

City Hall 317 College Street Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, December 2, 2019 5:30 PM City Hall, Briefing Room

Call to Order - Commissioner Briefing - Council Chambers

It is the intent of the Planning and Zoning Commission to be briefed by staff, and that all items on the agenda shall be available or open for discussion during the Briefing Session. The Planning and Zoning Commission may ask applicants and other interested parties for information or presentations. All interested parties are invited to attend. Briefings are taped.

Agenda Review	
	Public Hearing 6:30 p.m. Council Chambers
	Chairperson Joshua Spare Presiding

Invocation

Pledge of Allegiance to the US Flags and to the Texas Flag

Citizen Comments

Public Hearing Consent Agenda

Items listed on the Public Hearing Consent Agenda are considered to be routine and will be approved by one motion and one vote. There will be no separate discussion of the Public Hearing Consent Agenda items unless requested. If discussion is desired on an item, it will be considered separately. The Commission may ask questions of those present on an item from the Public Hearing Consent Agenda.

1 <u>19-9566</u> Approval of Minutes of the November 4, 2019 P&Z meeting.

Attachments: PZ Draft Minutes 11-05-18.pdf

2 19-9567

P191201 - Final Plat - Burney Road Addition, Lots 1 and 2, Block 1 (Commissioner Fisher/City Council District 1). Final Plat to establish two commercial lots and identify existing easements on 8.063 acres. Being an 8.063 acre tract situated in the J.W. Haynes Survey, Abstract No. 794 and J.J Goodwin Survey, Abstract No. 589 in both City of Grand Prairie and City of Arlington, Tarrant County, Texas, zoned Light Industrial (LI), within the SH 360 Corridor Overlay District, addressed at 1901 N. State Highway 360, generally located west of SH 360 Service Road and north of Burney Road. The applicant is Maria Bonilla, Winkelmann & Associates, Inc. and the owner is Chris Dodd, CCI-NORTH HWY 360 LP.

<u>Attachments:</u> Exhibit A -Location Map.pdf
Exhibit B P191201 Burney Rd

3 19-9568

P191202 - Final Plat - Epic East Towne Crossing Phase 2 (Commissioner Hedin/City Council District 2). Final Plat for Epic East Towne Crossing Phase 2, Lots 1, 8R, 9-14, Block A. Epic East Towne Crossing Phase 1, Lots 1-3, 7, and 8, Block A, Tract 2.4, Charles J. Babcock Survey, Abstract No. 59, Pt Block 1, Career High School, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161, north of Mayfield Rd, and south of W Warrior Trl, and addressed as 1010 Mayfield Rd, 1020 Mayfield Rd, 1030 Mayfield Rd, 3182 S HWY 161, and 3162 S HWY 161. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P.

<u>Attachments:</u> Exhibit A - Location Map.pdf
Exhibit B - Final Plat.pdf

Public Hearing Postponement, Recess, and Continuations

In accordance with Section 1.11.5.7 of the Unified Development Code (UDC) a public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin. A public hearing may be recessed and continued any time after the hearing has commenced. Section 1.11.5.7.C of the UDC states if a postponement or continuance of a public hearing is to a specific date and time no later than 60 days from the first or most recent hearing, the announcement of the postponement of continuance at the public hearing in which the application has been postponed or continued by the Planning and Zoning Commission shall be sufficient notice and no additional notice is required. However, the Planning and Zoning Commission may direct staff to re-notify postponed or continued applications for which public hearings have not yet commenced.

4 19-9581

CPA191201- Comprehensive Plan Amendment - 161 Townhomes (Commissioner Fisher/City Council District 1). A request to change the Future Land use Map from Mixed use to High Density Residential. Located at 1325 Robinson Road, and 852 Robinson Court. Legally described as 4.39 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lots 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas.

Tabled

Tabled

5 19-9572

Z191201/CP191201 - Zoning Change/Concept Plan - 161 Townhomes (Commissioner Fisher/City Council District 1). A request to change the zoning from PD 102 to a Planned Development for Townhomes. The concept plan depicts 40 units with green space areas. Located at 1325 Robinson Road and 852 Robinson Court. Legally described as 2.95 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lot 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas. The applicant is Michael Wright, M. J. Wright Architects and the owner is Kelvin Hoang, Clouda Development LLC

Items for Individual Consideration

None

Public Hearing

Members of the public may address the Commission on items listed on the agenda under Public Hearing Items. Persons wishing to address the Commission must first complete a request to speak card. A person may also use the request to speak card to indicate his or her support or opposition to a case without speaking. Cards may be picked up at the desk by the entrance to the City Council Chambers and may be deposited at the desk or given to a staff member. Speaking time is generally limited to five minutes per speaker. Per the by-laws of the Planning and Zoning Commission, the applicant and those favoring the request shall have a maximum of 30 minutes, including rebuttal, to present their arguments for the request. Those in opposition to a request shall have a maximum of 30 minutes to present their arguments against the request. When a large group is present, it is encouraged that representatives be appointed to speak for the group so that redundant testimony is minimized. Commissioners may have questions of those speaking at the public hearing. The time used to answer the Commission's questions will not be deducted from the allotted 30 minutes. These rules may be temporarily suspended, in whole or in part, by a unanimous vote of the Commission.

6 19-9570

SU181004A - Specific Use Permit Renewal - 2625 W. Pioneer Parkway (Commissioner Fisher/City Council District 1). Specific Use Permit Renewal for a Billiard Room at Asia Times Square along with a request to extend operating hours to 2 a.m. Addressed as 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial. The owner is Matthew Loh, Asia Times Square.

City Council Action: December 17, 2019

Attachments: Exhibit A - Location Map.pdf

Exhibit B - Bida Em Floor Plan.pdf

7 19-9571

Z181101A/CP181101A - Zoning Change/Concept Plan - Lake Ridge Commons (Commissioner Connor/City Council District 4). Zoning Change and Concept Plan to amend the Planned Development District and Concept Plan for Lake Ridge Commons, a development on 91.113 acres, which includes single family detached, single family townhouse, multi-family, and commercial uses. Tract 1, William Linn Survey, Abstract No. 926, City of Grand Prairie, Tarrant County, Texas; Tract 1, William Linn Survey, Abstract No. 1726, Tract 2, A.B.F. Kerr Survey, Abstract No. 717, City of Grand Prairie, Dallas County, Texas. Zoned PD-384, within the Lake Ridge Corridor Overlay District, and generally located on the west side of Lake Ridge Pkwy, south of Hanger Lowe Rd. The consultant is Phillip Fisher, Macatee Engineering and the owner is Terry Jobe, Alluvium Development.

City Council Action: December 17, 2019

Attachments: Exhibit A - Location Description.pdf

Exhibit B - Concept Plan.pdf

Exhibit C - Conceptual Elevations.pdf

Exhibit i - Proposed PD Standards.pdf

8 19-9485

TA191201 - Text Amendment - Hotel/Motel. An Amendment to various articles of the Unified Development Code to establish hotel and lodging definitions and classifications, and to establish standards for hotel development and redevelopment. The applicant is the City of Grand Prairie Planning Department.

City Council Action: December 17, 2019

<u>Attachments:</u> Exhibit A - Draft Hotel Ordinance

Adjournment

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A., the Planning and Zoning Commission agenda was prepared and posted on Wednesday, November 27, 2019.

Chris Hartmann Planning Secretary

The City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.



City Hall 317 College Street Grand Prairie, Texas

Legislation Details (With Text)

File #: 19-9566 Version: 1 Name: Approval of Minutes of the November 4, 2019 P&Z

meeting

Type: Agenda Item Status: Consent Agenda

File created: 11/20/2019 In control: Planning and Zoning Commission

On agenda: 12/2/2019 Final action:

Title: Approval of Minutes of the November 4, 2019 P&Z meeting.

Sponsors: Indexes:

Code sections:

Attachments: PZ Draft Minutes 11-05-18.pdf

Date Ver. Action By Action Result

From

Chris Hartmann

Title

Approval of Minutes of the November 4, 2019 P&Z meeting.

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis



REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES NOVEMBER 5, 2018

COMMISSIONERS PRESENT:, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Clayton Fisher, Bill Moser, Lynn Motley, Shawn Connor.

COMMISSIONERS ABSENT: Eduardo Carranza and Chairperson Josh Spare

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Ted Helm, Planner, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

Vice-Chairman John Lopez called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Motley gave the invocation, commissioner Moser led the pledge of allegiance to the US Flag, and the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P181201 - Preliminary Plat - The Sutherland Addition, Lots 1 & 2, Block 1, P181202 - Final Plat - The Sutherland Addition, Lots 1 & 2, Block 1, P181203 - Preliminary Plat - V-Tran Addition, Lot 1, Block 1, P181204 - Amending Plat - Epic West Towne Crossing, Phase 1, Amending Plat, P181205 - Final Plat - Forum at Sara Jane Addition, Lots 1 & 2, Block A, and RP181201 - Replat - Eng at Polo Robinson Addition, Lot 1, Block 5.

<u>AGENDA ITEM: #2-APPROVAL OF MINUTES</u>: To approve the minutes of the Planning and Zoning Commission meeting of October 1, 2018.

<u>PUBLIC HEARING CONSENT AGENDA</u>: Item #3-P181101 - Preliminary Plat - Oakdale Addition, Preliminary Plat (City Council District 1). Preliminary Plat request for a proposed industrial warehouse use. John R. Baugh Survey, Abst. 137 and Henry P. Crocker Survey, Abst. 1703, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-39 (PD-39) within the Highway 161 Corridor Overlay (Hwy 161) and addressed 1000 & 1113 W. Oakdale Rd; 2651, 2701, 2703 & 2705 Hardrock Rd; 1317, 1400, 1401, 1405 and 1200 W. Oakdale Rd. The agent is Cody Hodge, Halff Associates.

Item #4-P181103 - Final Plat - Oakdale Addition, Final Plat (City Council District 1). Final Plat request for a proposed industrial warehouse use on a 54.16 acre tract. John R. Baugh Survey, Abst 137 and Henry P. Crocker Survey, Abst 1703, City of Grand Prairie, Dallas County, Texas,

zoned Planned Development-39 (PD-39) within the Highway 161 Corridor Overlay (Hwy 161) and addressed 1000 & 1113 W. Oakdale Rd; 2651, 2701, 2703 & 2705 Hardrock Rd; 1317, 1400, 1401, 1405 and 1200 W. Oakdale Rd. The agent is Cody Hodge, Halff Associates.

Item #5-P181104 - Final Plat - Prairie Ridge, Phase 2A (City Council District -). Final Plat for 108 single-family residential lots on 42.279 acres. Approximately 42.279 acres out of the J. Stewart Survey, Abstract No. 961, City of Grand Prairie, Ellis County, Texas, and located at the intersection of State Highway 287 and Prairie Ridge Blvd. The owner is Kyle Kruppa, PRA Prairie Ridge Dev. Corp.

Item #6-RP181102 - Replat - Dalworth Park Residential Replat, Lots 9R1 & 10R, Block 104 (City Council District 1). Replat request to subdivide one single family residential lot into two on 0.373 acre for the purpose to construct two single family residential detached homes. The applicant is Wayne Barton, Sempco Surveying and the owner is Eric Kane, Greylyn Properties.

Item #7-MTP180501 – Master Transportation Plan Amendment - Adoption of 2018 Master Transportation Plan and Thoroughfare Map, an update to the 2010 Master Transportation Plan.

Item #8-CPA180504 – Comprehensive Plan Amendment – Adoption of the 2018 Comprehensive Plan, an Update of the 2010 Comprehensive Plan.

Item #9-S181102 - Site Plan - Wolff Multifamily, Phase 1, Forum Drive & Sara Jane Parkway (City Council District 2). Site Plan for Wolff Multi-Family Phase 1, a 336-unit multi-family development on 14.228 acres. Tract 2, C D Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, zoned PD-377, within the SH 161Corridor Overlay and the I-20 Corridor Overlay, and generally located on the southwest corner of Forum Dr and Sara Jane Pkwy. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Jeffrey Moten, KIW Grand Prairie Venture.

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P181202, P181203, P181204, P181205, and RP181201, approve the minutes of October 5, 2018, and approve public hearing consent agenda items P181101, P181103, P181104, RP181102, MTP180501, CPA180504, and S181102.

Motion: Smith Second: Coleman

Ayes: Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith

Nays: None **Approved: 7-0** Motion: **carried.**

PUBLIC HEARING AGENDA Item #10– P181001 - Final Plat - Saldivar Addition Revised (City Council District 3). Planner Ted Helm presented the case report and gave a Power Point presentation to approve a Final Plat for Lots 1-R1 & 1-R2, Block 1, Saldivar Addition, for a Replat to split the property into two pieces. Lot 1, Block 1, Saldivar Addition, City of Grand Prairie, Dallas County, Texas. Zoned General Retail District and addressed as 2510 SE 14th St. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Juan SaLinas.

Mr. Helm stated the proposed lots are being created out of 1 lot, addressed as 2510 SE 14th St. The proposed property will have access to 14th Street and be strictly a residential development. The lots meet the dimensional requirements of the Single Family-Six Residential District. The owner is requesting an exception to the residential development standards regarding interior side yard setbacks. Article 6 of The Unified Development Code prohibits the primary building from being within 5 feet of a property line. The applicant intends to build a new house on Lot 1-R2 and will immediately demolish the primary structure lot 1-R1 once the new primary residence is built. The applicant is therefore requesting a variance to allow the plat to be filed with the existing house sitting 3 feet from the property line. If the plat is not filed prior to construction, the applicant must agree in writing to demolish the primary structure of the northern most lot once a new building is completed on the south lot. If the variance is approved, DRC recommends approval as presented.

Vice-Chairman Lopez noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

There being no discussion on the case commissioner Moser moved to close the public hearing and approve case P181001 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser Second: Connor

Ayes: Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith

Nays: None **Approved: 7-0**Motion: **carried.**

PUBLIC HEARING AGENDA Item #11– Z181101/CP181101 - Zoning Change/Concept Plan - Lake Ridge Commons, 7200 Lake Ridge Parkway (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Zoning Change and Concept Plan for Lake Ridge Commons, a mixed use development on 91.113 acres, including single family detached, single family townhouse, multi-family, and commercial uses. Tract 1, William Linn Survey, Abstract No. 926, City of Grand Prairie, Tarrant County, Texas; Tract 1, William Linn Survey, Abstract No. 1725, Tract 2, A.B.F. Kerr Survey, Abstract No. 717, City of Grand Prairie, Dallas County, Texas. Zoned A, within the

Lakeridge Overlay District, generally located on the west side of Lake Ridge Pkwy, south of Hanger Lowe Rd. The applicant is Jonathan Jobe, Alluvium Development and the owner is Bobby Waddle, Waddle Partners, LTD.

Ms. Ware stated the proposed planned development includes single family detached, single family townhouse, multi-family, and commercial uses. The accompanying concept plan includes the following elements: Internal streets with those in the townhome development designated as private; the extension of Grandway Drive east to intersect Lake Ridge Pkwy; and reconfiguration of access to gas well pad sites with a new access drive off of Grandway Drive. The single family detached, extension of Grandway Drive, and reconfiguration of access to the second gas well pad site will be built with the first phase. The single family townhouse will be developed in the second phase and the mixed use will be developed in the final phase. Residential phases will require Final Plat. Commercial phases will require Site Plan and Final Plat. Tracts 1A and 1B are designated for single family detached use. The concept plan depicts 98 individual lots on 31.64 acres for a density of 3.10 units per acre. Single family detached development will meet the Appendix W development standards for single family detached developments. The developer is proposing a walking trail connection between Lots 12 and 14, Block 3. This trail connection will provide residents with access to the walking trails on the townhouse and open space tracts. The developer has decreased the width of Lot 10, Block 3 from 80 ft. to 70 ft. in order to create this connection. Appendix W requires a minimum width of 80 ft. for lots situated at a "T" intersection. Open spaces, screening, and mail kiosks will be maintained by a mandatory homeowners association, which will be created at the time of final platting. The property is within the Peninsula Public Improvement District. The HOA and/or PID shall maintain perimeter screening walls and landscaping.

Ms. Ware stated tracts 2A and 2B are designated for single family townhouse use. The concept plan depicts 100 townhouse lots on 15.94 acres, for a density of 6.27 units per acre. Single family townhouse development will meet the Appendix W development standards for single family townhouse developments. Walking trails are located throughout the townhouse development with connections to walking trails located on the open space tracts. The developer is proposing pedestrian connections between the townhouse development and the mixed use development to allow people that live in the townhouses to walk to the retail development. The internal streets will be private and are to be maintained by a mandatory HOA. The HOA will be created at the time of final platting and will also be responsible for maintaining open spaces, guest parking, and mail kiosks. The property is within the Peninsula PID. The HOA and/or PID shall maintain perimeter masonry screening walls and landscaping. Appendix W requires two points of access for neighborhoods with more than 30 units. The townhomes on Tract 2B have a single point of access off of Grandway Drive. The developer is proposing an emergency only access point off of Lake Ridge through the mixed use development to satisfy the Appendix W requirement.

Ms. Ware noted the applicant intends to develop a vertical mixed use development with commercial uses on the bottom floor and multi-family units above. Land use and development standards shall conform to the requirements prescribed for Neighborhood Services, General Retail One, Office,

and/or Multi-Family Three districts. Areas designated for non-residential uses are reserved for those uses allowed under Article 4 of the UDC in the NS, GR-1, and O districts. Up to 100% of Tracts 3A and 3B may be developed with non-residential uses. A minimum of 50% of the first floor space shall be designated as non-residential uses when residential use is included. The applicant is proposing covered parking only for multi-family use. Appendix W requires garage parking spaces for 30% of the require spaces in addition to covered parking spaces. Tracts 4A and 4B are designated as Open Space and will be used for floodplain management and passive recreation. A gas well pad site exists on each open space tract. The access drive for the gas well on Tract 4A will remain as is. The access drive for the gas well on Tract 4B will be reconfigured so that the site is accessible from the extended Grandway Drive. Masonry walls will buffer residents from concrete drives.

Ms. Ware stated the Development Review Committee recommends approval.

Commissioner Motley asked who would be responsible for maintaining the streets. Ms. Ware replied the Homeowners Association would be responsible for maintain the streets and would need to meet the Appendix W requirements.

Vice-Chairman Lopez noted there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Jonathan Jobe, Vice-President with Alluvium Development, 4017 Carol Lane, Arlington TX and Felix Wong, 2604 Aberdeen Drive, Arlington, TX stepped forward representing the case and to answer questions from the commission. Mr. Wong gave a presentation on the proposed development. He stated the development would consist of condominiums not apartments and would be individually owned.

Commissioner Smith stated she is concern with the homes being so close to a gas-well and the safety of the neighborhood. Mr. Wong stated there is a buffer zone on how close you can build to a gas-well.

Commissioner Connor noted the plans indicate 40% of the property would remain undeveloped, would these areas be developed sometime in the future. Mr. Wong replied no those areas are designated as open space and include the gas-well, they would remain undeveloped.

Commissioner Fisher asked what would be the cost of the homes. Mr. Wong replied the single family homes would be in the \$400,00s, the townhomes/condos anywhere from \$275K to \$325K.

Terrance Jobe, 2201 Riverwell Court, Fort Worth, TX and Phillip Fisher, 3519 Miles Street, Fort Worth were present in support of this request.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z181101/CP181101 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser Second: Coleman

Ayes: Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith

Nays: None **Approved: 7-0**Motion: **carried.**

PUBLIC HEARING AGENDA Item #12– S181104 - Site Plan - Penny Paws Animal Clinic, 2325 W. Warrior Trail (City Council District 2). Planner Ted Helm presented the case report and gave a Power Point presentation to approve a Site Plan for a proposed animal clinic. Lot 2, Block 1, Cornelius Addition, City of Grand Prairie, Tarrant County, Texas, and zoned Planned Development-58 (PD-58) and located at the address 2325 W. Warrior Trail. The applicant is Rick Davis and the owner is Rob Franklin.

Mr. Helm stated the applicant intends to construct an animal clinic off of Warrior Trail. Any development with a planned development district or overlay district requires City Council approval of a Site Plan. The 4,955 sq. ft. animal clinic will serve the residents of Grand Prairie and neighboring areas and function as a hospital for pets. The clinic provides treatments for diseases and general preventative care. The subject property is zoned PD-58 with a base zoning of Commercial District; development is subject to the standards for C District in the Unified Development Code. The following table evaluates the density and dimensional standards of the proposed development. The proposal meets or exceeds the density and dimensional requirements. The proposal meets the landscape and screening requirements. The exterior finish materials include stone and brick on 100 % of the façades. The Development Review Committee recommends approval as submitted.

Vice-Chairman Lopez noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Kenny Tillman, 3020 Bosswood Court, Grand Prairie, TX stepped forward in support of this request. Mr. Tillman lives adjacent to this development he is in support of the masonry wall, but was under the impression that the wall would run along the entire property not just the one lot. The vacant lots have been used for people to cut through and end-up walking through his property. Mr. Tillman asked if the animals would be kept inside the building. Mr. Jones replied yes all of the animals would be kept inside.

James Spurlock, 3003 Bosswood Court, Grand Prairie, TX stated he too has problems with people using these lots as a cut through their neighborhood, but understands the business to the west would be expanding therefore they would also be required to put up a masonry wall.

Matt Williamson stated he has seen the plans of the building expansion to the west and it does include a masonry wall.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case S181104 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Smith Second: Coleman

Ayes: Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith

Nays: None **Approved: 7-0**Motion: **carried.**

<u>PUBLIC HEARING AGENDA Item #13– SU181102/S181103 – Specific Use Permit/Site Plan - McDonald's Redevelopment, 3902 S. Great Southwest Parkway (City Council District 4).</u> Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan request to update and rebuild an existing McDonald's. Lot 1A, Block A, Southwest 20 Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-32 (PD-32) within Interstate 20 Corridor Overlay (I 20) and addressed 3902 S. Great Southwest Pkwy. The applicant is Clay Cristy, Clay Moore Engineering.

Mr. Lee stated the original restaurant was constructed in 1999 on 1.287 acre lot with subsequent renovations. The restaurant provides for indoor dining and a children's play area as well as drivethrough services. The applicant/owner (McDonald's) proposes to demolish the existing restaurant and construct a new 6,200 square foot restaurant with drive through facilities. The proposed facility shall provide for indoor dining and children's play areas as well. The site provides adequate parking for patrons and employees, 50 Spaces, including two accessible spaces. The site provides an existing commercial driveway for access from S. Great Southwest Parkway and ingress/egress via Outlet Parkway. The first vehicle stops provides for two ordermenu boards at the drive-through facility located on the north side of the facility allowing for vehicles to transverse in a counter-clockwise flow and provides for 6 vehicle stacking spaces. Two pickup windows are located on the south side of the building and the site allows for an existing two-way mutual access drive to the south connecting both neighboring commercial properties. The existing landscaping for the 1.287 acre site consists of 5-10 foot landscape buffers from the street frontage and adjacent properties including a variety of plantings for headlight screening. The new landscape features are generally similar to the existing elements however it provides additional shrubbery along the perimeter of the property. Overall, the site exceeds the minimum requirements. An exception to the required 30' landscape buffer is requested.

Mr. Lee stated the applicant is proposing to build two 12' X 12' masonry dumpster enclosure that will be clad in the same masonry materials as the building. The dumpster enclosure is being relocated form the northwest portion of the property to the southwest section of the site. The enclosure conforms to city standards. The Overlay Corridor Standards require the proposed building to be clad in 100% masonry materials, excluding doors, windows, and the parapet cornice features. The applicant proposes using brick as primary exterior materials and wood grain aluminum battens. The secondary materials consist of decorative masonry combination of exterior stone veneer. The building front 'PlaySpace' entry shall consist of two-foot masonry wainscot, glass storefront with metal canopy, with aluminum batten brown exteriors finishes. The building's materials and articulation generally complies with Corridor Overlay Standards as prescribed in Appendix F of the Unified Development Code with a few exceptions requested. There are two existing pole signs associated with the McDonalds restaurant. One is an off-site pole sign located 200+ feet southwest of the McDonald's property fronting the I-20 Service Road; A second pole sign is located on-site. In October, City Council amended Article 9, Sign Ordinance of the UDC specifically prohibiting pole signage of any type. Existing signs may remain in place so long as the building or site is not vacated. The demolition of the existing restaurant will void the grandfathered status for the existing pole signs. The applicant has requested an exception for the two pole signs to remain as-is. The applicant has requested the following exceptions to those standards.

- Covered walkway features along 50% of each facade. The west and south sides do not conform to this requirement. The applicant is proposing 100% coverings on the east facade facing Great Southwest Pkwy.
- 30' Landscape buffer along street frontages. Applicant proposes to retain the existing buffer.
- Requirement of 25% minimum stone along each building face. Only the south elevation conforms to this requirement. On the other facades, the applicant is proposing 25% accent material through a combination of stone, glass/glazing, and architectural metal panels.

Mr. Lee said staff does not object to the applicant's request to the above mentioned exceptions. Development Review Committee recommends approval of the request subject to the following:

• Staff recommends the existing on-site pole sign be removed following the demolition of the building in order to conform with the sign code. A monument sign is permissible in place of the on-site pole sign.

Vice-Chairman Lopez noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Matt Moore with Clay Moore Engineering, 1903 Central Drive, Ste 406, Bedford, TX stepped forward representing the case and to answer questions from the commission. He stated this

would be a 3 million dollar reinvestment, and asked for the Commission to move them forward with the exceptions or to table the case to see what other options they might have regarding the pole sign along Great Southwest Parkway. He stated removing the pole sign would put them in disadvantage with the other restaurants in the area, he feels they are being penalized by trying to make improvements.

Commissioner Coleman stated this McDonald's is well known, therefore he would like to see them put in a monument sign along Great Southwest Parkway this would really improve the area and the city's image. Mr. Moore stated his has owners, clients, and/or operators that want to keep the signage in place, it is important to them.

Commissioner Connor asked how long it would take to build the new restaurant. Mr. Moore replied about four months.

Commissioner Moser said with the new improvements to Great Southwest Parkway he would also like to see a monument sign along Great Southwest Parkway.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU181102/S181103 as presented and recommended by staff with a monument sign to be located along Great Southwest Parkway. The action and vote being recorded as follows:

Motion: Moser Second: Coleman

Ayes: Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith

Nays: None **Approved: 7-0**Motion: **carried.**

PUBLIC HEARING AGENDA Item #14— SU181002/S181002 - Specific Use Permit/Site Plan - 901 W. Oakdale Road Industrial Building (City Council District 1). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan for a two-story 221,335 square foot Transfer and Storage Terminal and Warehouse with Outside Storage at 901. W Oakdale Road. Situated in the John C. Read Survey, Abstract No. 875, City of Grand Prairie, Dallas County, Texas. The 12.584 acre property is zoned Light Industrial (LI) District and is located at southeast corner of Hardrock and Oakdale, within the State Highway-161 (SH-161) Corridor Overlay and addressed as 901 W. Oakdale Road. The agent is Mark Potter, Pritchard Associates and the owner is Jeffrey Cornwell, Airgas USA.

Mr. Jones stated Crow Holdings seeks to construct and operate a 221,335 sq. ft. two-story transfer and storage terminal facility and outside storage. The proposal also includes the

construction a dumpster enclosure, concrete parking & drive aisles, and landscape improvements. The multiple tenants building is intended to accommodate speculative office/showroom warehouse businesses. The subject property is zoned Planned Development 39 District allowing for light industrial uses. The property is within the State Highway 161 Corridor Overlay District, as such, the development shall adhere to the additional architectural standards specified in Appendix F: Corridor Overlay District Standards of the UDC. Owned by Airgas, USA, the partially developed site has been used in the past for industrial uses, including those associated with industrial storage and transfer of combustible gaseous materials and products. Drainage runs generally to the southeast and a portion of the property lies within the 100 year flood plain. Municipal water services exist in the area and the applicant will connect to those services; however sanitary sewer is not available and requires connection to an off-site sewer main to the northeast of Oakdale Road. Access to the subject property will be from two proposed commercial driveways from W. Oakdale Road along the eastern and western portion of the development. A separate 30' ingress/egress drive is being provided along Hardrock Road on the southwestern portion of the development. Visitor and employee entrance will be served primarily via 30' drive/fire lane along the northern section of the development. Truck storage and screened truck docks are orientated on the eastern site of the building with access being providing via a looped 30' drive way/ fire lane around the development. Parking requirements are based on the use of the facility. Customer and employee parking calculations are based on an office/warehouse ratio. The ratio is 1 space per 325 sq. ft. for office uses and 1 per 5,000 sq. ft. + 20 spaces per UDC. A total of 97 are required. The applicant provides 116 spaces including 8 accessible spaces.

Mr. Jones stated the Overlay Corridor Standards require the proposed building to be clad in 100% masonry materials, excluding doors, windows, and the parapet cornice features. The applicant proposes using a concrete tilt-wall panel as primary exterior materials. The secondary materials consist of decorative masonry reveals and combination of exterior stone veneer. The building will feature an approximate seventy-nine feet articulation on each corner of the north side facing Oakdale Road and provide alternating textured panels, composite metal canopy and metal sunshade. The building's materials and articulation complies with Corridor Overlay Standards as prescribed in Appendix F of the Unified Development Code. The proposed site exceeds the minimum landscaping 5% requirements for GR zoned property. 30' feet landscape buffers are proposed along W. Oakdale Road. A total of 91,454 sq. ft. of irrigated landscaping is being provided including 50+ trees, perimeter shrubbery, and additional plantings throughout the development including 14 parking lot trees and 42 street trees along W. Oakdale Road. The applicant is proposing to build two 12' X 12' masonry dumpster enclosure that will be clad in the same masonry materials as the building. The proposed enclosures conform to city standards. The applicant is proposing parking in excess of 115% of the minimum required parking spaces.

Mr. Jones stated the Development Review Committee presented this case in October with several concerns and recommended tabling the case until the following were addressed:

- 1. Staff does not support the request for outside storage due to the speculative nature of outside storage activity along with the applicant's uncertainty of the scale, type and specific location for outside storage uses. **Outside storage was removed from the plan.**
- 2. Due to the large amount of trash found on the adjacent site from the former municipal landfill, staff recommends the applicant or property owner submit an approved vapor intrusion study/model and mitigation plan and a letter from the TCEQ authorizing applicant to disturb final cover over a closed municipal landfill.- CHI will provide boring logs and environmental data from the site investigation to the City of Grand Prairie no later than 11/30/18; Based on the site investigation, CHI will work with the City of Grand Prairie environmental department to determine if TCEQ needs to be involved with the project.
- 3. Submit a plan to secure access to sewer services via easement through adjacent property or across Oakdale per Engineering standards and review by the Engineering Department. Staff has agreed with the applicant on a plan to secure sewer from the north by connecting to an existing manhole east of the 161 Frontage Road. Routing of the proposed sewer will require TXDoT approval.

Mr. Jones stated based on the applicant's response, staff recommends approval of the SUP and Site Plan.

Commissioner Fisher stated we recently approved a warehouse in this area and heard from people who feel there are already too many big box warehouses in the area, he understands why these warehouses are being built, but he is in favor of enforcing the moratorium that is being put in place by Council on spec warehouses.

Commissioner Coleman stated he is in support of the moratorium regarding industrial uses, but the property is zoned for this type of use.

Commissioner Moser stated this area is zoned for these types of uses, and asked why staff is asking for a moratorium on the next case.

Vice-Chairman Lopez noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Brad Cooper with Crow Holdings, 3819 Maple Avenue, Dallas, TX stepped forward in support of this request and to answer questions from the commission.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case SU181002/S181002 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Moser

Ayes: Coleman, Connor, Lopez, Moser, Motley, Smith

Nays: Fisher **Approved: 6-1** Motion: **carried.**

Steve Norwood stated the following case was a city initiated case by the City Council, Councilman Cole Humphrey and Councilwoman Jorja Clemmons have indicated their districts have become inundated with big box warehouses. We have hired two consulting firms to conduct a study on two different corridors of the city and Economic Development is also conducting a study. We are not oppose to warehouses, but would like to make sure they are the best use for our city.

<u>ITEM FOR INDIVIDUAL CONSIDERATION Item #15</u>— Chief City Planner David Jones presented an Ordinance enacting a 90-day moratorium on the acceptance and processing of applications and permits for development and use of commercial property within the corporate limits of the City for industrial tilt-wall buildings designed to accommodate industrial uses, including the storage and movement of goods or freight by the utilization of heavy load vehicles.

Mr. Jones stated this topic was presented to the City Council at the October 16, 2018 City Council meeting as a briefing item. This is the first reading of the ordinance and first public hearing. Since 2013, over 100 million square feet of industrial space has been constructed in the Dallas-Ft. Worth metroplex. Of this construction, 8.67 million square feet, or almost 10%, has occurred in Grand Prairie. Another 2.5 million square feet is approved or in process, accounting for about 10% of all industrial development in the Metroplex. With less than 3% of the area's population, Grand Prairie has seen an disproportionate impact from the construction of industrial warehouses, shipping and freight facilities, fulfillment centers, and freight forwarders, otherwise known as transfer and storage terminals. Whereas residential or retail development is built for a specific tenant or end-user, 70% of industrial space currently under construction in the Metroplex is unleased or "speculative", making the impacts of these buildings hard to quantify until long after construction. With industrial vacancy rates low across the area, these trends can be expected to continue for the foreseeable future. Grand Prairie's appeal as a center for production and logistics is largely due to its central location within the Metroplex, available land, freeway network, and proximity to DFW Airport. The attached maps show that industrial development and construction has not been isolated to one or two pockets of the City, but rather has occurred in all areas and in all Council districts. Approval of this moratorium will allow staff to assess whether the City's current industrial zoning is disproportionally allocated, and whether development codes are inadequate and require revision to properly regulate construction of industrial buildings. City Council heard this item at a special called meeting on Tuesday, October 30th. A second reading is scheduled for Tuesday, November 6th at 6:30pm.

Vice-Chairman Lopez noted there were no questions for staff, there being no further discussion on the case commissioner Motley moved to close the public hearing and approve the 90-day moratorium as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Motley	
Second: Moser	
Ayes: Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith	
Nays: None	
Approved: 7-0	
Motion: carried.	
Commissioners Comments:	
Commissioner Smith moved to adjourn the meeting of November 5, 2018. adjourned at 8:15 p.m.	The meeting
Joshua Spare, Chairperson	
ATTEST:	
Cheryl Smith, Secretary	

An audio recording of this meeting is available on request at 972-237-8255.



City Hall 317 College Street Grand Prairie, Texas

Legislation Details (With Text)

File #: 19-9567 Version: 1 Name: P191201 - Final Plat - Burney Road Addition, Lots 1

and 2, Block 1

Type: Agenda Item Status: Consent Agenda

File created: 11/20/2019 In control: Planning and Zoning Commission

On agenda: 12/2/2019 Final action:

Title: P191201 - Final Plat - Burney Road Addition, Lots 1 and 2, Block 1 (Commissioner Fisher/City

Council District 1). Final Plat to establish two commercial lots and identify existing easements on 8.063 acres. Being an 8.063 acre tract situated in the J.W. Haynes Survey, Abstract No. 794 and J.J Goodwin Survey, Abstract No. 589 in both City of Grand Prairie and City of Arlington, Tarrant County, Texas, zoned Light Industrial (LI), within the SH 360 Corridor Overlay District, addressed at 1901 N. State Highway 360, generally located west of SH 360 Service Road and north of Burney Road. The applicant is Maria Bonilla, Winkelmann & Associates, Inc. and the owner is Chris Dodd, CCI-NORTH

HWY 360 LP.

Sponsors:

Indexes:

Code sections:

Attachments: Exhibit A -Location Map.pdf

Exhibit B P191201 Burney Rd

Date Ver. Action By Action Result

From

Chris Hartmann

Title

P191201 - Final Plat - Burney Road Addition, Lots 1 and 2, Block 1 (Commissioner Fisher/City Council District 1). Final Plat to establish two commercial lots and identify existing easements on 8.063 acres. Being an 8.063 acre tract situated in the J.W. Haynes Survey, Abstract No. 794 and J.J Goodwin Survey, Abstract No. 589 in both City of Grand Prairie and City of Arlington, Tarrant County, Texas, zoned Light Industrial (LI), within the SH 360 Corridor Overlay District, addressed at 1901 N. State Highway 360, generally located west of SH 360 Service Road and north of Burney Road. The applicant is Maria Bonilla, Winkelmann & Associates, Inc. and the owner is Chris Dodd, CCI-NORTH HWY 360 LP.

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Consider a Final Plat to establish two (2) commercial lot and identify easements to accommodate the improvements on the property. The 8.063-acre property is zoned Light Industrial (LI) District and is within the SH 360 Overlay Corridor District. The property is generally located northwest of Burney Road and

File #: 19-9567, Version: 1

Southbound SH 360 Service Road, specifically addressed at 1901 N. State Highway 360. The property is situated in the J.W, Haynes Survey, Abstract No. 794 & J.J Goodwin Survey, Abstract 589, Grand Prairie, Tarrant County, Texas. The property is located in City Council District 1, represented by Councilwoman Jorja Clemson.

ADJACENT LAND USES AND ACCESS:

The following table summarizes the zoning designation and existing land use for surrounding properties.

Direction	Zoning	Existing Use
North	Light Industrial (LI) District	Undeveloped
South	Light Industrial (LI)	Mini-warehouse Facility
East	Light Industrial (LI)	State Highway SB Service Road
West	City of Arlington-PD Commercial	Undeveloped

COMMENTS:

The unplatted 8.063-acre site bisects the cities of Grand Prairie and Arlington, Texas. An existing multi-story 146,000 sq. ft. commercial office facility and associated parking is located on the site. The primary access for the facility are existing commercial driveways via southbound SH 360 Service Road.

The plat as presented shall establish two separate lots to consolidate the existing business's boundaries and allow for future parking immediately and adjacent to the west. In addition, it shall provide for a separate lot (Lot 2) to accommodate future development on that property.

No appeals requested.

RECOMMENDATION

The Development Review Committee recommends approval.





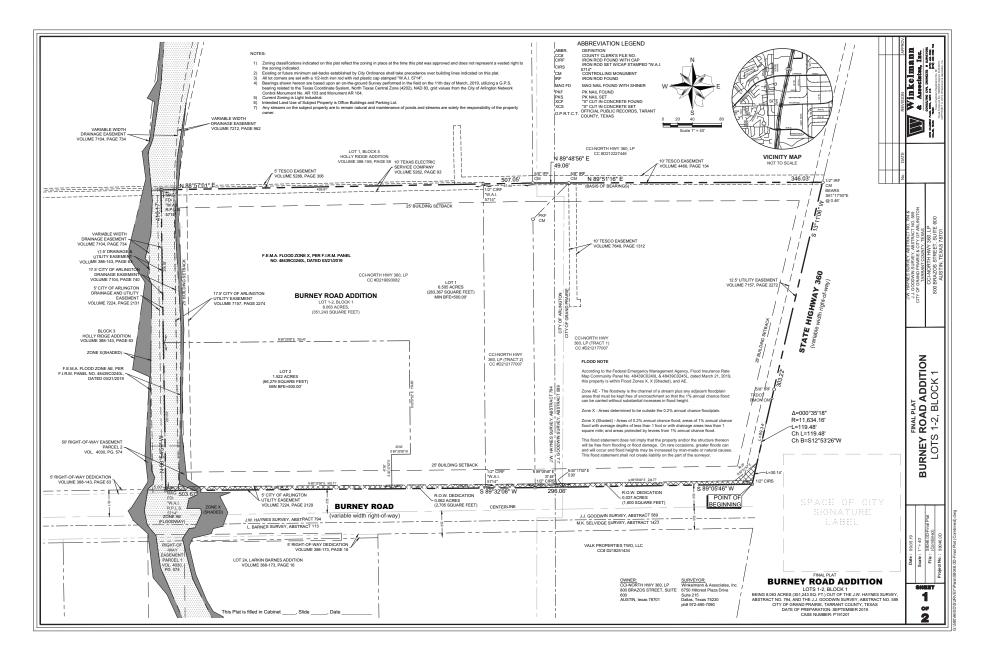
CASE LOCATION MAP
Case Number P191201
Burney Road Addition, Lots 1 and 2, Block 1



City of Grand Prairie
Planning and Development

(972) 237-8257

www.gptx.org



OWNER'S CERTIFICATION	ANNUAL PROPERTY.		PROV
STATE OF TEXAS § COUNTY OF TARRANT §	OWNER'S DEDICATION	Approved by the City of Arlington Planning and Zoning Commission on	
WHEREAS, CCHNORTH HWY 360, LP, is the side owner of a tract of land situated in the J.W. HAYNES SURVEY, ABSTRACT NO. 784, and the J.J. GODDWIN SURVEY, ABSTRACT NO. 586, in both City of Grand Prairie and the City of Artington, Tarrant County, 200, 200, 200, 200, 200, 200, 200, 20	NOW, THEREFORE, INDOW ALL MEN BY THESE PRESENTS: That CCN/NORTH-HMY 300, I.P. adding here in by and finough its duly authorised difficers, does hereby adopt this plat designating the herein above described properly as Blanker's ROAD ADDITION, Lost 12, Block 1, an addition to the City of Arindon. Texas, and does hereby declarate, in his smith, is to the public use loverer, this street, all open described the control of the	(Date) Chairman-Planning and Zoning Commission	In Kelmann Associates, Inc. on the server a survey on the server a survey of the server a s
BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said Tract 1, said iron rod being at the intersection of the Northerly right-of-way line of Burney Road (60" right-of-way) and the Westerly right-of-way of State Highway 300 (orariable width right-of-way).	pals. No buildings, fences, here, shrube or other improvements or growthe shall be constructed or placed upon, over or assess the examemets as shown, except that indicaspe improvements may be placed in directapee assements, approved by the fifty of fenglion. In addition, utility assements may also be used for the mutual use and accommodation of all polici utilities desiring to use or using the same unless the assement Advisigation and public utility entities shall have the eight to enteror and use per record as of parts of any buildings, fromes, frees, shallow or other	Secretary-Planning and Zoning Commission	REVISK WILLIAMS CONGULTING CONGULT CONG
THENCE South 89 deg 05 min 46 sec West, along the Southerly line of said Tract 1 and the Northerly right-of-way of said Burney Road, a distance of 296.06 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said Tract 2:	Adrigion and public citility entities shall have the right to emrow and leap removal all or parts of any bullering. Horse, trees, shrules or other improvements or programs which may in your well design or interest with the constitution, annationance, or efficiency of their respective systems in said elementaril. The City of Arrigina and public citility entitles shall all all times have the full right of ingress and agrees to in terms of the programs of the p		A THE PARTY IN
THENCE South 60 deg 32 min 00 sec West, continuing along the Northerly right-of-way of said Burney Read and along the Southerly THENCE South 60 deg 32 min 00 sec West, continuing along the Northerly right-of-way of said Burney Read and said grant Southerly South-Westerly come of said Tract 2 and the Southersletty come of said COLHORT New York, 1975 the Continuing along the Southerly Inter of said COLHORT New York (Park of a total distance of said of Southersletty or the Southersletty come of Book 3, 144) Rogard Addition, and Inter of said COLHORT New York (Park of Southersletty Come of Book 3, 144) Rogard Addition, and County, Texas. 1974 Alongia, according to the plat New York contact in Values 28 Art (A, 1994 CD, 100 CB) of Receiver County County, Texas.	This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Arlington, Texas WITNESS, my hand, this theday of2019.		DATE
THEIGIC North CO ago SL en ico St ex. Vised, departing the Northerly right-of-may classif Servery Road, and storing the Westerly Fire of and CCN-North My 500 E.P bits and set Establey five of sell floors. 3, of situles of 61 of 15 and 61 of 15 of 16 of 18 and 8 with white the amenged "WALA IR P.L.S. 5714" found for the Northwesterly corner of said SCCN-North My 500, LP text and a Northwesterly corner of said SCCN-North My 500, LP text and a Northwesterly corner of said SCD-North My 500, LP text and a Northwesterly corner of said SCD-North My 500, LP text and a Northwesterly corner of said SCD-North My 500, LP text and a Northwesterly corner of said SCD-North My 500, LP text and a Northwesterly corner of said SCD-North My 500, LP text and a Northwesterly corner of said SCD-North My 500, LP text and a Northwesterly corner of said SCD-North My 500, LP text and a Northwesterly corner of said SCD-North My 500, LP text and a Northwesterly corner of said SCD-North My 500, LP text and a Northwesterly corner of said SCD-North My 500, LP text and a Northwesterly corner of said SCD-North My 500, LP text and a Northwesterly corner of said SCD-North My 500, LP text and a Northwesterly corner of said SCD-North My 500, LP text and a Northwesterly corner of said SCD-North My 500, LP text and a Northwesterly corner of said SCD-North My 500, LP text and a Northwesterly corner of said SCD-Northwesterly corner of sa	Authorized Signature of Owner STATE OF TEXAS §		2
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CCI-North Hwy 360 tract (D212227446), a distance of 49.06 feet to a 5/8-inch iron rod found for the Northeasterly corner of said Tract 2 and a Northwesterly corner of said Tract 1;	Given under my hand and seal of office, this day of 2019.		RVEY, AZ URVEY, AZ NT COUN NT COUN S STRE! IN, TEX
THERCE North 88 deg 51 min 16 sec East, continuing along the Southerly line of said CCI-North Hwy 300 tract (D212227449) and along the Northerly line of said Text. A collators, and a solid part of the Southeasterly come of said Text 1 and the Southeasterly come of said CCI-North Hwy 300 tract (D212227446), said iron rod being situated in the Westerly line of said State 16 planey 300.	Notary Rublic in and for the State of Texas		HAYNES SI GOODWIN S OF GRAND P TARRA CGI-NO AUST
THENCE South 13 deg 11 min 08 sec West, along the Easterly line of said Tract 1 and the Westerly right-of-way of said State Highway 360, distance of 303.2 Sect to a brass morement stamped "XDDO" found for comes, aid morument being the beginning of a curve to the left, with a radius of 11,854.16 feet, a central angle of 00 deg 35 min 18 sec, a chord bearing of South 12 deg 53 min 28 sec West, and a chord length of 19.48 feet;	My Cammission Expires On:		J.W. J.J.C GITY C
THENCE along said curve to the left, an arc distance of 119.48 feet to the POINT OF BEGINNING.	SURVEYOR'S CERTIFICATE		
CONTAINING within these metes and bounds 8.063 acres or 351,243 square feet of land, more or less.	KNOW ALL MEN BY THESE PRESENTS:		
Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 11th day of March, 2019, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Certaria Zone (4202), NAD 83, grid values from the City of Arlington Network Control Monument No. AR 103 and Monument AR 104.	That I, Leouad J. Lucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the comer monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Arington & Grand Planties.		
OWNER'S DEDICATION			8
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:	PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.		<u>Ĕ</u> −
THITCCHADRTH HIM' 500. LP dues tently afost this jest resignating the hence above described property as DURBEY ROUAL ADDITION an addition to the Cly of Grand Pretire. To case and does hereby decided to the Cly of Grand Pretire in the surplice forever the streets, alley and storm water conveyance areas above thereon. The easements shown thereon are hereby decided and reserved for the purposes is inclined. The sulfage, access CSP monuments and for term easements while the open to the public of the property center. No buildings or other improvements, including funces, shall be permitted in an encoion hazard estement. No buildings or other improvements, including funces, shall be permitted in an encoion hazard estement. No buildings or other improvements that of the property center. No buildings or other improvements that of the property center, and the property center. The buildings of the property center, and the property center of the property center. The buildings or other improvements that of the property center of the property center. The buildings or other improvements that constituted or placed upon, over or across the easements as shown except as permitted by Cly Ordinances. No improvements that constituted or placed upon, over or across the easements as shown except as permitted by Cly Ordinances. No improvements that are the property of the purpose of constitution, maniferance or efficiency of all respective property for the purpose of constitution, permitted and the property of the purpose of reading reteres and any numbers are of severe required or ordinary performed by that URING performed by that URING performed by that URING.	(near) Signature of Registered Public Land Surveyor Registration No. 5714 Leonard J. Lueiter Registered Professional Land Surveyor Texas Registerion No. 5714 Withelemann & Associates, Inc. 1707 Mittorel Paga Drives, Subl. 2 115 Dublas, Texas Popplation Land Surveyor Lucial Texas Popplation Sublemann & Associates, Inc. 1707 Mittorel Paga Drives, Subl. 2 115 Dublas, Texas PS2-20 Lucial Registerior Land Company Staff C		BURNEY ROAD ADDITION LOTS 1-2, BLOCK 1
This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.	COUNTY OF DALLAS §		5
WITNESS, my hand, this theday of, 2019.	Before me, the undensigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lucker, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he exocuted the same for the purpose and considerations therein expressed.		B
CCI-NORTH HWY 360, LP	Given under my hand and seal of office, thisday of, 2019.		
Authorized Signature of Owner			16
STATE OF TEXAS §	Notary Public in and for the State of Texas		na P
COUNTY OF \$			8.00FE
Before me, the undersigned submitty, a Nutary Public in and for the State of Texas, on this day personally appeared. Owner, known to be the person cannot as substrated to the foregoing instrument and acknowledged to me that he searcated the same for the purpose and considerations therein expressed.	My Commission Expires On:		Date: 09.05 Scale: N/A Fie: 5804 Fie: (Com
Given under my hand and seal of office, this day of _, 2019.		OWNER: CCHAORTH HWY 380, LP Winkelmann & Associates, Inc. BURNEY ROAD ADDIT	
Notary Public in and for the State of Toxas		800 BRAZOS STREET, SUITE 6750 Hildrest Plazar Drive 5 Suite 215 Su	HAYNES SURVEY, ABSTRACT NO. 589 INT COUNTY, TEXAS
My Commission Expires On:		CASE NUMBER: P191201	2



City Hall 317 College Street Grand Prairie, Texas

Legislation Details (With Text)

File #: 19-9568 Version: 1 Name: P191202 - Final Plat - Epic East Towne Crossing

Phase 2

Type: Agenda Item Status: Consent Agenda

File created: 11/20/2019 In control: Planning and Zoning Commission

On agenda: 12/2/2019 Final action:

Title: P191202 - Final Plat - Epic East Towne Crossing Phase 2 (Commissioner Hedin/City Council District

2). Final Plat for Epic East Towne Crossing Phase 2, Lots 1, 8R, 9-14, Block A. Epic East Towne Crossing Phase 1, Lots 1-3, 7, and 8, Block A, Tract 2.4, Charles J. Babcock Survey, Abstract No. 59, Pt Block 1, Career High School, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161, north of Mayfield Rd, and south of W Warrior Trl, and addressed as 1010 Mayfield Rd, 1020 Mayfield Rd, 1030 Mayfield Rd, 3182 S HWY 161, and 3162 S HWY 161. The applicant is William Winkelmann, Winkelmann & Associates

and the owner is Mark Davis, Epic East Towne Crossing, L.P.

Sponsors:

Indexes:

Code sections:

Attachments: Exhibit A - Location Map.pdf

Exhibit B - Final Plat.pdf

Date Ver. Action By Action Result

From

Chris Hartmann

Title

P191202 - Final Plat - Epic East Towne Crossing Phase 2 (Commissioner Hedin/City Council District 2). Final Plat for Epic East Towne Crossing Phase 2, Lots 1, 8R, 9-14, Block A. Epic East Towne Crossing Phase 1, Lots 1-3, 7, and 8, Block A, Tract 2.4, Charles J. Babcock Survey, Abstract No. 59, Pt Block 1, Career High School, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161, north of Mayfield Rd, and south of W Warrior Trl, and addressed as 1010 Mayfield Rd, 1020 Mayfield Rd, 1030 Mayfield Rd, 3182 S HWY 161, and 3162 S HWY 161. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P.

Presenter

Savannah Ware, AICP, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Final Plat for Epic East Towne Crossing Phase 2, Lots 1, 8R, 9-14, Block A. Epic East Towne Crossing Phase 1, Lots 1-3, 7, and 8, Block A, Tract 2.4, Charles J. Babcock Survey, Abstract No. 59, Pt Block 1, Career High

File #: 19-9568, Version: 1

School, City of Grand Priarie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161, north of Mayfield Rd, and south of W Warrior Trl, and addressed as 1010 Mayfield Rd, 1020 Mayfield Rd, 1030 Mayfield Rd, 3182 S HWY 161, and 3162 S HWY 161.

PURPOSE OF REQUEST:

The purpose of this request is to replat five existing lots into six lots and plat two additional lots. This Final Plat will also:

- Establish additional drainage easements, water easements, and sewer easements on the platted lots;
- Partially abandon an existing access easement and establish an access easement on the platted lots to align with the drive shown on the approved Site Plan; and
- Establish drainage, water, utility, access, and screening wall easements on the two new lots.

ADJACENT LAND USES AND ACCESS:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-273A	School (Dubiski Career High School)
South	PD-294	IKEA
West	PD-364	Undeveloped; Retail/Restaurant
East	PD-91; PD-144	Church, Undeveloped (Floodway); Sinş

HISTORY:

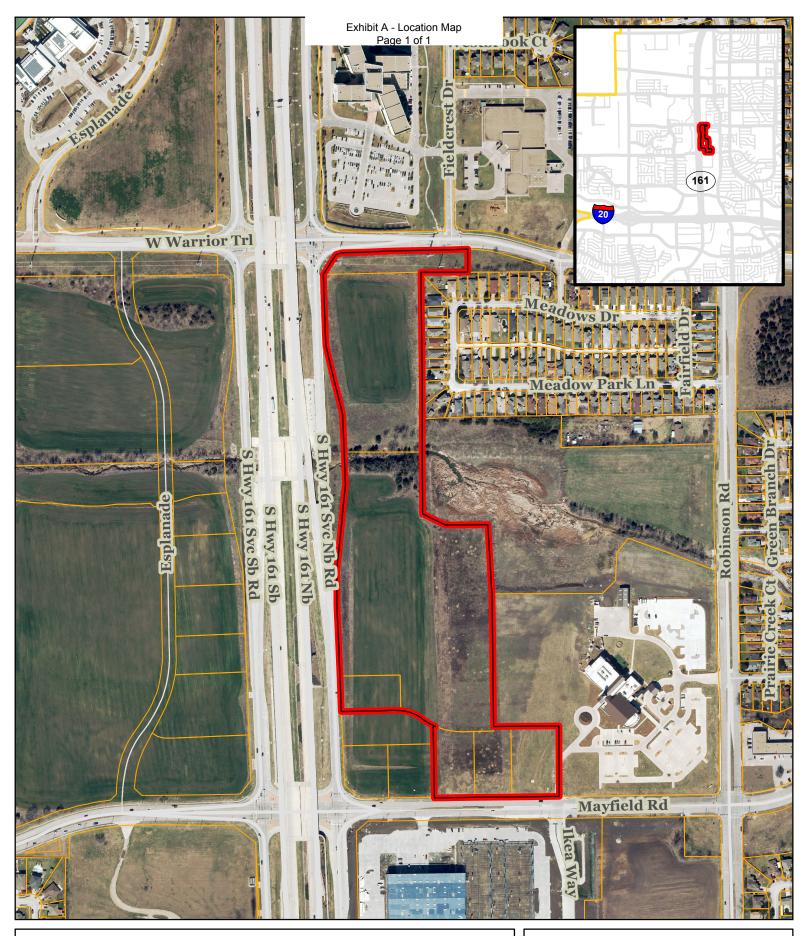
- August 7, 2017: The Planning and Zoning Commission approved a Preliminary Plat for Epic East Towne Crossing Phase 1 (Case Number P170804).
- September 11, 2017: The Planning and Zoning Commission approved a Final Plat for Epic East Towne Crossing Phase 1 (Case Number P170903).
- October 15, 2019: City Council approved a Site Plan (Case Number S191001) for Epic East Towne Crossing Phase 2.

PLAT FEATURES:

The plat depicts the necessary easements and meets applicable dimensional requirements.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.





CASE LOCATION MAP
Case Number P191202
Epic East Towne Crossing Phase 2

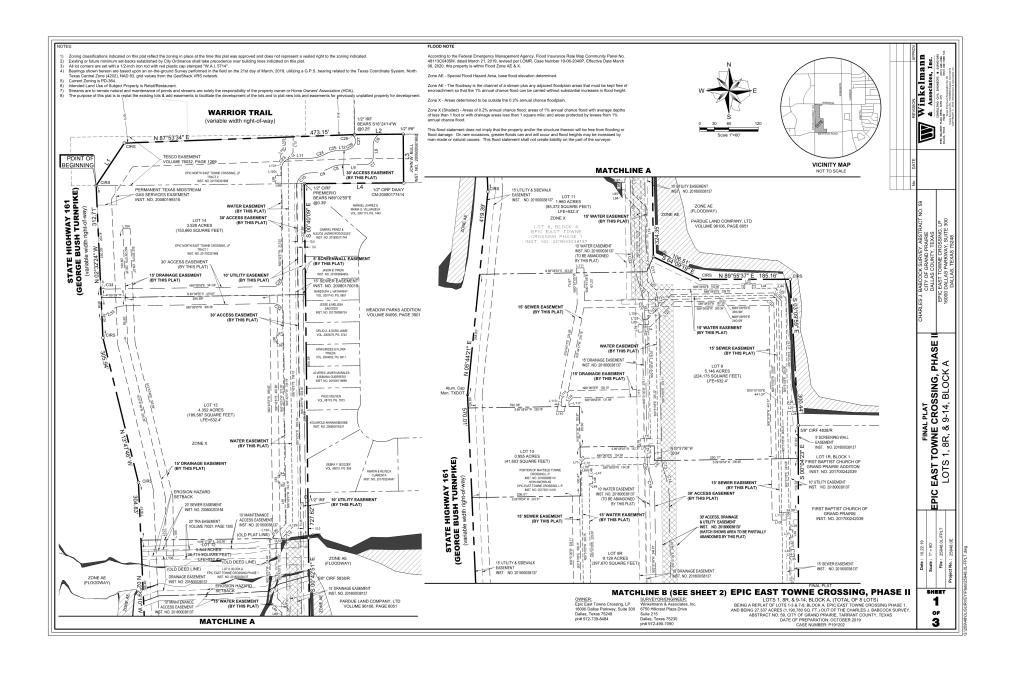


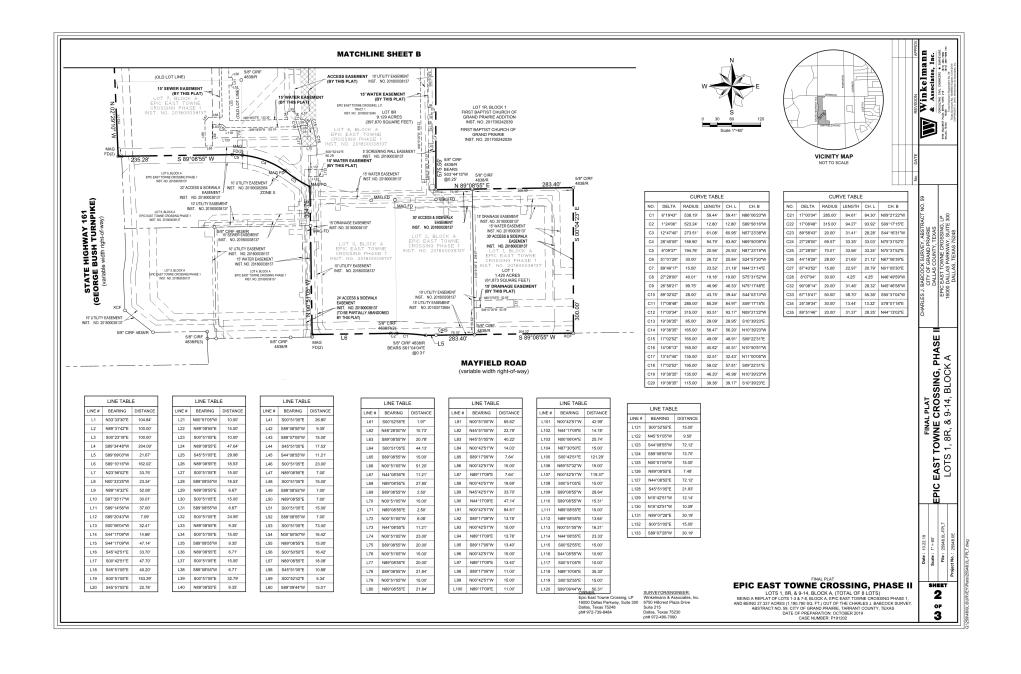
City of Grand Prairie

Development Services

(972) 237-8255

www.gptx.org





OWNERS CERTIFICATE

STATE OF TEXAS § COUNTY OF DALLAS §

WRIETERS, Egic Mort Best Town Consists, LP. In the sole women of a Brack of band stated in the MORRESS L BARDOCK SHIPPY, ASSTATCH On SO, Gry of most Phose, Datas Consist, Trans and being all of Lost 1-8, Block A, Egic Egic East Towns Crossing Phase 1, according to the plat thereof recorded post 000003187; Officer Pacific Records Callos Courty, Freax, and Beng all of Tracts 1-8, 2s described in deed to Egic North East Towns Crossing, LP, as recorded in Instrument Number 2017/0021969, Officia Public Records, Dalles Loonly, Towas, and deep more perficulely described as 150 lows.

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southerly come El acomer cipi between the Easterly right-of-way of State Hightway 161, a variable wise southerly compared to a comer cipi between the Easterly right-of-way, and the southerly right-of-way, of Warrior Drive, a variable width right-of-way, said iron rod being the Southwest owner of said Tract 1.

THENCE North 33 deg 33 min 30 sec East, along the Southeast line of said corner clip and the Northwest line of said Tract 2, a distance of 104.84 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northwest corner of said Tract 2 and the Northeast corner of said Corner clip:

THENCE North 87 deg 53 in 34 East, along the Northerly line of said Tract 2 and the Southerly right-of-way of said Warrior Drive, a distance of 473.15 feet to a point for corner, from which a 1/2-inch iron rod found bears 50wth 16 deg 24 min 14 sec West, at a distance of 0.25 feet;

THENCE North 89 deg 31 min 42 sec East, continuing along the Northerly line of said Tract 2 and the Southerly right-of-way of said Warrior Drive, a distance of 100,00 feet to a 1/2-inch iron rod found for the ortheast corner of said Tract 2 and the Northwest corner of a tract of land as described in deed to John W. Bull. as recorded in Instrument Number 200600081662. Official Public Records, Dallas County, Texas

THENCE South 00 deg 23 min 18 sec East, along the Easterly line of said Tract 2 and the Westerly line of Intervice. Doctor 10 orags of and factor of 100 feet to a 172-bit above the control intel 2 and interviewing the anal John W. Bull bract, a distance of 100 feet to a 172-bit him no not with yellow Section cap stamped "DAN" South 6 Southeast corner of said Tract 2 and the Southeast corner of said John W. Bull tract, as all orn or being situated in the Northerly line of Meadow Prints Addition, an addition to the City of Grant Prains. Dallast County, Texas, according to the plat thereof recorded in Volume 84/95, Page 39/01, Official Public Records, States County, Texas;

THENCE South 89 deg 34 min 48 sec West, along the Southerly line of said Tract 2 and the Northerly line of said Meadow Parks Addition, a distance of 204.09 feet to a point for the Northeast corner of said Tract 1 and the Northeast corner of said Meadow Parks Addition, from which a 112-iron rod with orange plastic cap stamped "PREMIER" found bears North 89 deg 02 min 55 sec East, at a distance of 0.39 feet;

THENCE South 00 deg 40 min 09 sec East, departing the Southerly line of said Tract 2 and along the THENCE South 00 day 40 min 09 sec East, departing the Southey) line of sald Tract 2 and along the Easterly line of sald Tract 1 and the Westerly line of said Meadow Parks Addition and sense of 63.41.76 et the Southwest corner of said Meadow Parks Addition and the Northwest corner of 1 stract of land as described in deed to Parksto Lead Company, I. T. Da set or sold cell for Meadow Parks Addition and the Northwest corner of 1 stract of land as described in deed to Parksto Lead Company, I. T. Da set or sold disclosured VI 27.6 Set to 1 st 2-in-ch in or old with red plastic cap stamped VI A.1. 5714 set for the Southwest corner of and Tract 1 and the Workhest corner of 10°C, Block A. Epic East Toware Ossain Plans 1, and addition to the City of Orand Northest corner of 10°C, Block A. Epic East Toware Ossain Plans 1, and addition to the City of Orand Northest Corner of 10°C, Block A. Epic East Toware Ossain Plans 1, and addition to the City of Orand Northest Corner of 10°C, Block A. Epic East Toware Ossain Plans 1, and addition to the City of Orand Northest Corner of 10°C, Block A. Epic East Toware Ossain Plans 1, and addition to the City of Orand Northest Corner of 10°C, Block A. Epic East Toware Ossain Plans 1, and addition to the City of Orand Northest Corner of 10°C, Block A. Epic East Northey Ossain Plans 1, and addition to the City of Orand Northest Corner of 10°C, Block A. Epic East Northey Ossain Plans 1, and addition to 10°C, and 10°C, a

THENCE South 00 deg 42 min 51 sec East, along the Easterly line of said Lot 8 and the Westerly line of said Pardue Land Company, LTD tract, a distance of 324.35 feet to a 1/2-inch iron rod with red plastic cap stamped "VA.1.51" set for a Northeasterly comer of said Lot 8.

THENCE South 64 deg 09 min 19 sec East, along a Northerly line of said Lot 8, a distance of 106.51 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 89 deg 55 min 37 sec East, continuing along the Northerly line of said Lot 8, a distance of 185.16 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northeasterly

THENCE South 03 deg 09 min 59 sec East, along the Easterly line of said Lot 8, a distance of 300.44 feet

THENCE South 00 deg 04 min 23 sec East, continuing along the Easterly line of said Lot 8, a distance of 575.55 feet to a point for corner, from which a 5/8-inch iron rod with red plastic cap stamped "4838" bears South 03 deg 144 min 15 sec West, at a distance of 0.25 feet, said point being a Northerly corner of Lot 2, Block A, said Epic East Towne Crossing Phase 1;

Block A, said tipic Last I (owner Cossing Phase 1; THENEE moth 36 log 60 min 65 see Cleat, along the Northerly line of said Lot 2, passing at a distance of 75, 10 feet, a 584-inch iron rod with red plastic cap stamped *4838* found for the Northeast correr of said Lot 2 and the Northerest corner of Lot. 1, block A, said Epic Earl Towner Crossing Phase 1, and confiniting along the Northerly line of said Lot 1 for a total distance of 283.40 feet to a 584-inch iron rod with red plastic cap stamped *4358* Low for the Northerest corner of said Lot. 1

THENCE South 00 deg 04 min 23 sec East, along the Easterly line of said Lot 1, a distance of 300.00 feet to a point for comer, from which a X-cut in concrete bears south 90 deg 2 min 11 sec West, at a distance of 00.00 fet to a point for comer, from which a X-cut in concrete bears south 90 deg 2 min 11 sec West, at a distance of 0.28 feet, said point being situated in the Northerly right-of-way of Mayfield Road, a variable width

THENCE along the Northerly right-of-way of said Mayfield Road and the Southerly line of said Epic East owne Crossing Phase 1 the following:

South 80 deg 06 min 55 sec West, passing at a distance of 204.22 feet a 5/8-inch iron rod with red plastic cap stamped "4938" found for the Southwest corner of said Lot 1 and the Southwest corner said (2), confirming to solid distance of 283.40 feet to a 1/2-inch iron rod with red plastic cap stamped "WA.1.5714" set for corner;

South 89 deg 09 min 03 sec West, a distance of 21.67 feet to a point for corner, from which a 5/8-incl would or way us min us see viest, a distance of 21.67 feet to a point for corner, from which a 58-in-ch from rod with not plastic cap stamped "438" bears South of 6eg 0 km in 04 kee East, at a distance of 0.31 feet, said point being the beginning of a curve to the left, with a radius of 538.19 feet, a central angle of 0.6 deg 19 min 43 sec, a chord bearing of North 86 deg 06 min 23 sec West, and a chord length of 554 feet.

Along said curve to the left, an arc distance of 59.44 feet to a 5r8-inch iron rod with red plastic cap stamped '4835' found for corner, said iron rod being the beginning of a non-tangent curve to the left, with a radius of 5224 feet, a central angle of 01 deg 24 min 06 sec, a chord bearing of 89 deg 56 min 16 sec West, a chord length of 12.80 feet;

Along said non-tangent curve to the left, an arc distance of 12.80 feet to a 5/8-inch iron rod with red plastic cap stamped "4838" found for corner:

South 89 deg 10 min 16 sec West, a distance of 162.02 feet to a Mag-Nail found for the Southwes corner of Lot 3, Block A, said Epic East Towne Crossing Phase 1, said Mag-Nail being situated in the Easterly line of said Lot 4, Block A, said Epic East Towne Crossing Phase 1;

cassery into of sale Lor4, a looc A, said Epic East Towne Clossing Phase 1;
"HEMCE Roth of long 95 into 105 see Voice, deparing the Northern pright-of-way of Maryfeld Road, along
the Easterly line of said Lor4 and the Westlery line of said Lor3, a distance of 30.4 76 feet to a Mag-Nall
found for the Rothers conner of said Lor3, and Mag-Nall of the Southerly line of said Lor8, said
Mag-Nall Being the beginness conner of said Lor3, and Mag-Nall of the Southerly line of said Lor8, said
Mag-Nall Being the beginness of a non-tangent curve to the right, with a saids of 27.53 feet and Lor8, said
Mag-Nall Being the Mag-Nall Southern of Nathern 57 dig 25 mm 89 sec. Wheel, and a chord length of
50.55 feet;

THENCE along said non-tangent curve to the right, an arc distance of 61.08 feet to a Mag-Nail found for comer, said Mag-Nail being the beginning of a curve to the left, with a radius of 188.90 feet, a central angle of 28 deg 45 min 05 sec, a chord bearing of North 69 deg 50 min 09 sec West, and a chord length of 93.80 feet;

THENCE along said curve to the left, an arc distance of 94.79 feet to a Mag-Nail found for the Southwes corner of said Lot 8 and the Southeast corner of Lot 7, Block A, said Epic East Towne Crossing Phase 1, said Mag-Nail being the beginning of a curve to the left, with a radius of 194.76 feet, a central angle of 06 deg 09 min 37 sec, a chord bearing of North 87 deg 23 min 19 sec West, and a chord length of 20.93 fee THECNE along said curve to the left and the Southerly line of said Lot 7, an arc distance of 20.94 feet to a Mag-Nail found for corner:

THENCE South 89 deg 08 min 55 sec West, along the Southerly line of said Lot 7, a distance of 235.28 feet to a Mag-Nail found for the Southwest corner of said Lot 7, said Mag-Nail being situated in Easterly right-of-way of said State Highway 161;

THENCE along the Easterly right-of-way of said State Highway 161, and the Easterly line of said Lots 7 &

North 02 deg 29 min 10 sec West, a distance of 570.01 feet to an Aluminum Monument stamped

North 05 deg 44 min 21 sec East, a distance of 419.39 feet to a 1/2-inch iron rod with red plastic cap

North 02 deg 29 min 10 sec West, passing at a distance of 186.46 feet the Northwest corner of said Lot 8, continuing along the Westerly line of said Tract 1 for a total distance of 304.83 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 13 deg 47 min 46 sec West, continuing along the Easterly right-of-way of said State Highway 161 and the Westerly line of said Tract 1, a distance of 305.94 feet to a 1/2-inch iron rod with red plastic cap stamped "VALI.574" set for company.

THENCE North 02 deg 32 min 24 sec West, continuing along the Easterly right-of-way of said State Highway 161 and the Westerly line of said Tract 1, a distance of 305.94 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 27.337 acres or 1,190,780 square feet of land, more or less Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 20th day of October, 2019, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), MAD 83, grid values from the GeoShack VRS network.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EPIC EAST TOWNS COACSING. LP & EPIC EAST TOWNS COACSING. LP d. shearly adopt this paid designating the hirocondoxine diseased property as EPIC EAST TOWNS COACSING. PLASS II an addition to the City of Grand Phatie. Texas and does hereby dedicate to the City of Grand Phatie in fee sample flowers the stress, alley and storm water conveyance areas shown thereon. The easternation of the company of the stress, all the company of the compa THAT EPIC EAST TOWNE CROSSING. LP & EPIC EAST TOWNE CROSSING. LP do hereby ador

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

WITNESS, my hand, this the day of , 2019. EPIC EAST TOWNE CROSSING, LP Authorized Signature of Owne

STATE OF TEXAS COUNTY OF

Authorized Signature of Owner

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day appeared . Owner, known to me to be the person whos subscribed to the foregoing instrument and acknowledged to me that he executed the same for the pu

Given under my hand and seal of office, this day of , 2019 Notary Public in and for the State of Texas My Commission Evoires On: FPIC FAST TOWNE CROSSING LP

STATE OF TEXAS COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared.

Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and

Given under my hand and seal of office, this day of . 2019

(seal) Signature of Registered Public Land Surveyor Registration No. 5714

KNOW ALL MEN BY THESE PRESENTS:

Notary Public in and for the State of Texas

My Commission Expires On

It I, Leonard J. Lucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land that the corner monuments shown thereon as set were properly placed under my personal supervision in ordance with the Subdivision Ordinance of the City of Grand Praities.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker Registered Professional Land Surveyor Texas Registration No. 5714 Winkelmann & Associates, Inc 6750 Hillcrest Plaza Drive, Suite 215 (972) 490-7090

STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day pers appeared Locaard J. Lucker, Land Surveyor, known to me to be the person whose name is subscribed foregoing instrument and acknowledged to me that he executed the same for the purpose and consider therein expresses.

Notary Public in and for the State of Texas



ABBREVIATION LEGEND

IRON ROD FOUND WITH CAP IRON ROD SET W/CAP STAMPED *W.A.I. IRON ROD SET WICAP STAM 5714" CONTROLLING MONUMENT CLEANOUT ELECTRIC ELECTRIC BOX

AIR CONDITIONER

BOLLARD COMMUNICATION

COUNTY CLERK'S FILE NO.

ELECTRIC BOX ELECTRIC METER FIRE HYDRANT FIBER OPTIC MARKER FLAG POLE GAS

GAS
GRATE INLET
GROUND LIGHT
GAS METER
GAS MARKER
GAS RISER
GAS VALVE
GUY WIRE
BUILDING HEIGHT

BUILDING HEIGHT HANDICAPPED IRRIGATION CONTROL VALVE INLET IRON ROD FOUND



VICINITY MAP

ABBREVIATION LEGEND

LIGHT POLE MAG NAIL SET WITH SHINER STAMPED "W.A.I. R.P.L.S. 5714" MAIL BOX MAG MAIL BOX MANHOLE METAL POST OVERHEAD LINES PIN FLAG PK NAIL FOUND DK NAIL SET PK NAIL SET PAINT MARK POWER POLE SIGNAL BOX

SIGN SIGNAL POLE SANITARY SEWER STORM WATER STORM WATER
TELEPHONE MARKER
TELEPHONE PEDESTAL
TRANSFORMER PAD
TRAFFIC SIGN
UNDERGROUND CABLE MARKER

UNDERGROUND CABLE MARKEI WATER METER WOOD POST WATER VALVE "X" CUT IN CONCRETE FOUND "X" CUT IN CONCRETE SET

CIRS

Regarding Table A. Item 11 course information from plans and any evaluable information will be combined with observe vendence of diffusion portunation bedoors better by the develope view of the underground vollation. However, fusioning with the exact boation of underground features cannot be accurately, completely and reliably depicted. In addition, it some juncticions, \$11 or other similar utility became requests from surveyors may be ignored or result in an incomplete response, in which case the sample shall not do not be plan or may how this affected the surveyors assessment of the activities of the sample shall not be activities of the sample shall not be activities of the surveyors assessment of the activities of the sample shall not be surveyors assessment of the activities of the sample shall not be surveyors assessment of the activities of the sample shall not be surveyors assessment of the activities of the sample shall not be surveyors assessment of the activities of the sample shall not be surveyors assessment of the sample shall not be surveyors.

Regarding Table A, Item 16, there was/was no evidence of recent earth moving work, building constru additions observed in the process of conducting the fieldwork.

Regarding Table A, Item 17, proposed changes in street right-of-way lines, if such information is made available to the surveyor by the controlling jurisdiction. There was/was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldown.

Regarding Table A, Item 18, (If there has been a field delineation of wetlands conducted by a qualified specialist hired by the client, the surveyor shall locate any delineated markers observed in the process of conducting the fieldwork and show them on the face of the plat or map.) No markers were observed in the process of conducting the fieldwork.

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detait Requirements for ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 13 and 14 of Table A thereof. The fieldwork was completed.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker (Original signature in red ink)
Registered Professional Land Surveyor
Texas Registration No. 5714
I.lueker@winkelmann.com

6750 Hillcrest Plaza Drive, Suite 215

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

INAL PLAT NE CROSSING, PH R, & 9-14, BLOCK A TOWN! EAST 1 LOTS \mathbf{c}

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REMISION

** Winkelmann

** Associates, Inc.

ORGANISM: SMT. 28. (1972)

TALLA SMT. 28. (1972)

3 %

EPIC EAST TOWNE CROSSING, PHASE II

EUTS 1.68F, & 9-14. BLOCK A. (TOTAL OF 8.10TS)
BEING AFER JAY OLD TS 1.87, BLOCK, ETG DEAT TOWNE CROSSING PHISE 1.
AND BEING 27. 337 ACRES 1; 190, 708 SQ. FT) GUT OF THE CHARLES, I BABCOCK SURVEY,
ABSTRACT NO. 59, CITY OF GRAND PRIMER THARRAIT COUNTY, TEXAS
DATE OF PREPARATION COTOBER 2019
CASE NUMBER; P19132

Scale :

SHEET 3 OF 3



City Hall 317 College Street Grand Prairie, Texas

Legislation Details (With Text)

File #: 19-9581 Version: 1 Name: CPA191201- 161 Townhomes

Type: Ordinance Status: Postponement

File created: 11/26/2019 In control: Planning and Zoning Commission

On agenda: 12/2/2019 Final action:

Title: CPA191201- Comprehensive Plan Amendment - 161 Townhomes (Commissioner Fisher/City Council

District 1). A request to change the Future Land use Map from Mixed use to High Density Residential. Located at 1325 Robinson Road, and 852 Robinson Court. Legally described as 4.39 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lots 5, Block 1, out of the Robinson Court Replat Addition,

City of Grand Prairie, Dallas County, Texas.

Tabled

Sponsors:

Indexes:

Code sections:

Attachments:

Date Ver. Action By Action Result

From

Chris Hartmann

Title

CPA191201- Comprehensive Plan Amendment - 161 Townhomes (Commissioner Fisher/City Council District 1). A request to change the Future Land use Map from Mixed use to High Density Residential. Located at 1325 Robinson Road, and 852 Robinson Court. Legally described as 4.39 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lots 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas.

Tabled

Presenter

Nyliah Acosta, Planner

Recommended Action

Tabled

Analysis

Body



City Hall 317 College Street Grand Prairie, Texas

Legislation Details (With Text)

File #: 19-9572 Version: 1 Name: Z191201/CP191201 - Zoning Change/Concept Plan

- 161 Townhomes

Type: Ordinance Status: Postponement

File created: 11/20/2019 In control: Planning and Zoning Commission

On agenda: 12/2/2019 Final action:

Title: Z191201/CP191201 - Zoning Change/Concept Plan - 161 Townhomes (Commissioner Fisher/City

Council District 1). A request to change the zoning from PD 102 to a Planned Development for Townhomes. The concept plan depicts 40 units with green space areas. Located at 1325 Robinson Road and 852 Robinson Court. Legally described as 2.95 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lot 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas. The applicant is Michael Wright, M. J. Wright Architects and the owner is Kelvin

Hoang, Clouda Development LLC

Tabled

Sponsors:

Indexes:

Code sections:

Attachments:

Date Ver. Action By Action Result

From

Chris Hartmann

Title

Z191201/CP191201 - Zoning Change/Concept Plan - 161 Townhomes (Commissioner Fisher/City Council District 1). A request to change the zoning from PD 102 to a Planned Development for Townhomes. The concept plan depicts 40 units with green space areas. Located at 1325 Robinson Road and 852 Robinson Court. Legally described as 2.95 acres out of the Charles Gibbs Abstract 534 Pg 372 and Lot 5, Block 1, out of the Robinson Court Replat Addition, City of Grand Prairie, Dallas County, Texas. The applicant is Michael Wright, M. J. Wright Architects and the owner is Kelvin Hoang, Clouda Development LLC

Tabled

Presenter

Nyliah Acosta, Planner

Recommended Action

Tabled

Analysis

Body

File #: 19-9572, Version: 1



City Hall 317 College Street Grand Prairie, Texas

Legislation Details (With Text)

File #: 19-9570 Version: 1 Name: SU181004A - SUP Renewal - 2625 W. Pioneer

Parkway

Type: Ordinance Status: Public Hearing

File created: 11/20/2019 In control: Planning and Zoning Commission

On agenda: 12/2/2019 Final action:

Title: SU181004A - Specific Use Permit Renewal - 2625 W. Pioneer Parkway (Commissioner Fisher/City

Council District 1). Specific Use Permit Renewal for a Billiard Room at Asia Times Square along with a request to extend operating hours to 2 a.m. Addressed as 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light

Industrial. The owner is Matthew Loh, Asia Times Square.

City Council Action: December 17, 2019

Sponsors:

Indexes:

Code sections:

Attachments: Exhibit A - Location Map.pdf

Exhibit B - Bida Em Floor Plan.pdf

Date Ver. Action By Action Result

From

Chris Hartmann

Title

SU181004A - Specific Use Permit Renewal - 2625 W. Pioneer Parkway (Commissioner Fisher/City Council District 1). Specific Use Permit Renewal for a Billiard Room at Asia Times Square along with a request to extend operating hours to 2 a.m. Addressed as 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial. The owner is Matthew Loh, Asia Times Square.

City Council Action: December 17, 2019

Presenter

David P. Jones, AICP, Chief City Planner

Analysis

SUMMARY:

Specific Use Permit for a Billiard Room with 10 tables at Asia Times Square, addressed as 2625 W. Pioneer Pkwy., Suite 900. Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial and located at 2625 W. Pioneer Pkwy., Grand Prairie, Texas.

ADJACENT LAND USES AND ACCESS:

Table 1: Adjacent Zoning and Land Uses

File #: 19-9570, Version: 1

Direction	Zoning	Existing Use
North	LI, Light Industrial	Heavy Commercial
South	LI, Light Industrial	Undeveloped
West	City of Arlington	Auto Dealer; Undeveloped
East	LI, PD-350	Retail; Restaurants; Auto Repair

PURPOSE OF REQUEST:

The applicant proposes to extend hours of operation to 2am for an existing 10-table billiard parlor within a lease space at Asia Times Square. Staff has concerns with extending the hours beyond midnight due to the lack of surrounding activity and surveillance in the area. Hours of operation at similar nearby uses include the existing Asia Times Square event center and the event center at 2155 S Great Southwest Pkwy., which are both 8am-midnight.

Per the applicant's operational plan, the hours of operation will be 8am-2am, Monday-Sunday. The attached floor plan depicts a game area dimensioned at approximately 30 feet x 80 feet (2,400 square feet) and a vestibule and bar area approximately 30 feet x 30 feet (900 square feet). The applicant's utilizes the space both for pay-by-the-hour daily play and for hosting tournaments.

The applicant will continue to utilize on-site security monitoring and cameras at each table and outside the facility. The Grand Prairie Police Department reported no complaints or issues associated with the billiard parlor; however, the Police Department has expressed significant concerns regarding an extension of the hours of operation to 2am.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission renew the Specific Use Permit <u>as currently written</u>. If the Planning and Zoning Commission elects to amend the SUP to allow for hours of operation to 2am, staff recommends that the amendment be subject to the following conditions:

1. That the Specific Use Permit be reviewed six months from the date of occupancy to determine compliance.

Body

AN ORDINANCE AMENDING THE ZONING MAP AND ORDINANCE BY SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR A BILLIARD PARLOR AT ASIA TIMES SQUARE, SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to amend the zoning designation of said site for a Specific Use Permit for a Billiard Parlor; and;

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on December 2, 2019, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the creation of Specific Use Permit for a Billiard Parlor; is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership

File #: 19-9570, Version: 1

appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted to recommend approval to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a Specific Use Permit for a Billiard Parlor; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 P.M. on December 17, 2019 to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION I.

That Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

and passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for the property location shown in Exhibit A - Location Map and described as follows:

2625 W. Pioneer Parkway (Spur 303), Suite 900, being described as Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, 13.71 acres zoned LI, Light Industrial.

SECTION 2.

THAT, FOR OPERATION OF A BILLIARD PARLOR:

1. As outlined within the Floor Plan attached herein as Exhibit B - Floor Plan, and the Operational Plan attached herein as Exhibit C - Operational Plan, and as more specifically stated and codified herein, the development shall adhere to the following operational standards:

File #: 19-9570, Version: 1

- a. Must comply with all federal, state, and local laws;
- b. Hours of operation shall not extend beyond 2am;
- c. Operation shall be limited to ten tables;
- d. Must comply with any outstanding Development Review Committee comments for the Specific Use Permit found in File No. SU181004 including and especially any requirements related to life safety and emergency egress.
- 2. Future expansions to this use, including, but not limited to, the addition of billiard tables, or food service, will require the submittal of a revised site layout to the Director of Development Services or designee. The Director at his or her sole discretion shall determine whether a change to the layout is significant enough to allow for administrative approval or if it will require approval by City Council.

SECTION 3.

THAT all development must conform to the approved Development Plans, which are herein incorporated by reference.

- 1. By this SUP Ordinance, this Specific Use Permit for a **Specific Use Permit for a Billiard Parlor** shall automatically terminate if the use is abandoned for a period of six (6) months or more.
- 2. Within six (6) months after adoption of this ordinance, the Specific Use Permit shall be brought before the City Council for review of operations and compliance. If it is found that the operator is not in compliance with the conditions of this Specific Use Permit or has received one or more citations for non-compliance with the terms herein or any other applicable city, state, or federal law, the Council shall have the authority to suspend or terminate this Specific Use Permit upon a recommendation from the Planning and Zoning Commission and a public hearing called for the purpose of suspending or terminating this Specific Use Permit.
- 3. The operation of this site shall be in strict compliance with the requirements of this SUP Ordinance, the Unified Development Code, the City of Grand Prairie Code of Ordinances, city adopted building codes, city adopted fire codes, and with other applicable regulatory requirements administered and/or enforced by the state and federal government.
- 4. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
- 5. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy
- 6. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its SUP number and title.

SECTION 4.

THAT it is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 5.

THAT all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 6.

File #: 19-9570, Version: 1

THAT this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE $17^{\rm TH}$ OF DECEMBER, 2019.

ORDINANCE NO. XXXXX-2019 SPECIFIC USE PERMIT NO. 1062A CASE NO. SU181004B Exhibit A - Location Map Page 1 of 2





CASE LOCATION MAP
Case Number: SU181004

Billiard Room, 2625 W. Pioneer Parkway

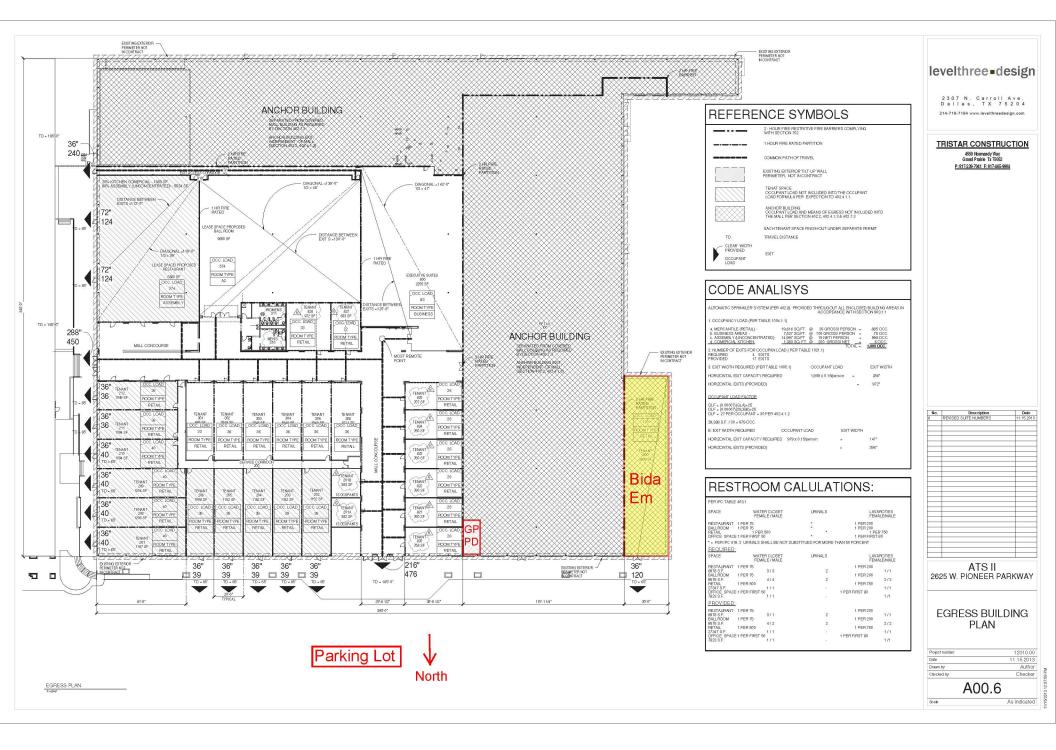


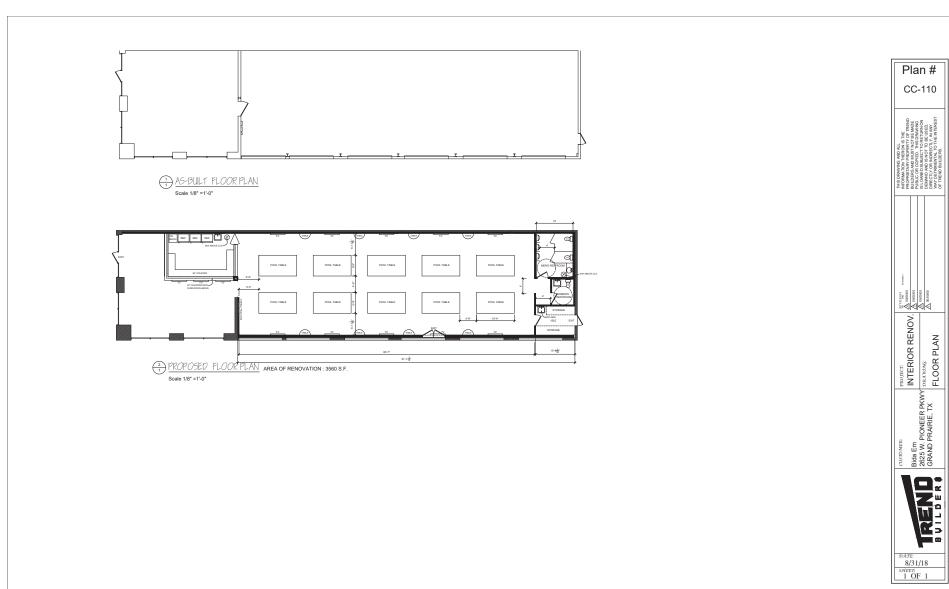
City of Grand Prairie

Planning and Development

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SU181004



City of Grand Prairie

City Hall 317 College Street Grand Prairie, Texas

Legislation Details (With Text)

File #: 19-9571 Version: 1 Name: Z181101A/CP181101A - Lake Ridge Commons

Type: Ordinance Status: Public Hearing

File created: 11/20/2019 In control: Planning and Zoning Commission

On agenda: 12/2/2019 Final action:

Title: Z181101A/CP181101A - Zoning Change/Concept Plan - Lake Ridge Commons (Commissioner

Connor/City Council District 4). Zoning Change and Concept Plan to amend the Planned

Development District and Concept Plan for Lake Ridge Commons, a development on 91.113 acres, which includes single family detached, single family townhouse, multi-family, and commercial uses. Tract 1, William Linn Survey, Abstract No. 926, City of Grand Prairie, Tarrant County, Texas; Tract 1, William Linn Survey, Abstract No. 1726, Tract 2, A.B.F. Kerr Survey, Abstract No. 717, City of Grand Prairie, Dallas County, Texas. Zoned PD-384, within the Lake Ridge Corridor Overlay District, and generally located on the west side of Lake Ridge Pkwy, south of Hanger Lowe Rd. The consultant is

Phillip Fisher, Macatee Engineering and the owner is Terry Jobe, Alluvium Development.

City Council Action: December 17, 2019

Sponsors:

Indexes:

Code sections:

Attachments: Exhibit A - Location Description.pdf

Exhibit B - Concept Plan.pdf

Exhibit C - Conceptual Elevations.pdf
Exhibit i - Proposed PD Standards.pdf

Date Ver. Action By Action Result

From

Chris Hartmann

Title

Z181101A/CP181101A - Zoning Change/Concept Plan - Lake Ridge Commons (Commissioner Connor/City Council District 4). Zoning Change and Concept Plan to amend the Planned Development District and Concept Plan for Lake Ridge Commons, a development on 91.113 acres, which includes single family detached, single family townhouse, multi-family, and commercial uses. Tract 1, William Linn Survey, Abstract No. 926, City of Grand Prairie, Tarrant County, Texas; Tract 1, William Linn Survey, Abstract No. 1726, Tract 2, A.B.F. Kerr Survey, Abstract No. 717, City of Grand Prairie, Dallas County, Texas. Zoned PD-384, within the Lake Ridge Corridor Overlay District, and generally located on the west side of Lake Ridge Pkwy, south of Hanger Lowe Rd. The consultant is Phillip Fisher, Macatee Engineering and the owner is Terry Jobe, Alluvium Development.

City Council Action: December 17, 2019

Presenter

Savannah Ware, AICP, Senior Planner

Analysis

SUMMARY:

File #: 19-9571, Version: 1

Zoning Change and Concept Plan to amend the Planned Development District and Concept Plan for Lake Ridge Commons, a development on 91.113 acres, which includes single family detached, single family townhouse, multi-family, and commercial uses. Tract 1, William Linn Survey, Abstract No. 926, City of Grand Prairie, Tarrant County, Texas; Tract 1, William Linn Survey, Abstract No. 1726, Tract 2, A.B.F. Kerr Survey, Abstract No. 717, City of Grand Prairie, Dallas County, Texas. Zoned PD-384, within the Lake Ridge Corridor Overlay District, and generally located on the west side of Lake Ridge Pkwy, south of Hanger Lowe Rd.

PURPOSE OF REQUEST:

The purpose of the request is to amend an existing Planned Development District and Concept Plan. The applicant seeks to revise the development standards for single family townhouse and mixed use.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-249	Single Family Residential
	A	Single Family Residential
	PD-249A	Detention Ponds
	PD-202A	Gas Well, Undeveloped
South	PD-298A	Single Family Residential
	A	Undeveloped
West	PD-249; PD-298A	Single Family Residential
East	PD-231A; A	Undeveloped

HISTORY:

• November 20, 2018: City Council approved a Zoning Change and Concept Plan (Case Number Z181101/CP181101), creating a Planned Development District (PD-384) for single family detached, single family townhouse, and mixed uses on 91.113 acres.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The 2010 Comprehensive Plan's Future Land Use Map (FLUM) designation for this location is Mixed Use (MU). Development in the mixed use category should include a mixture of retail, high density residential, personal service and some limited office uses in a pedestrian oriented development. The proposal is consistent with the FLUM and following goals, policies, and objectives in the 2010 Comprehensive Plan:

- Goal 8: Provide recreational options and protect open space;
- Objective 2: Encourage development that will reduce urban sprawl;
- Objective 2, Policy 4: Encourage land use patterns that reflect a mix of integrated community uses; and
- Objective 3, Policy 13: Locate higher density residential uses along roadways designated as minor arterials, principle arterials or limited access thoroughfares.

DEVELOPMENT CHARACTERISTICS AND STANDARDS:

Tracts 2A and 2B

The applicant is proposing a housing product they describe as "Detached Townhouse." One of the primary differences between the proposed product and the existing product is that the proposed product is detached

File #: 19-9571, Version: 1

(individual units do not share common walls) while the existing product is attached (individual units share common walls).

The following table compares the proposed development characteristics and standards with the existing development characteristics and standards.

Table 2: Development Characteristics and Standards Comparison

Standard	Existing	Proposed
Acreage	15.94	13.48
Number of Lots	100	73
Maximum Density	13.2	13.2
Proposed Density	6.27	5.41
Product Type	Attached	Detached
Min. Living Area (Sq. Ft.)	1,150-1,299 (30%); 1,300 (70%)	1,300
Min. Lot Area (Sq. Ft.)	1,680-3,299 (30%); 1,300 (70%)	4,000
Min. Lot Width	21-29 (30%); 30 (70%)	40
Min. Lot Depth	80-99 (30%); 100 (70%)	100
Front Setback	17	20
Rear Setback	10	10
Interior Side Setback (Ft.)	0	5
Side on Street Setback (Ft.)	15	15
Max. Height (Ft.)	35	35
Max. Lot Coverage (%)	60	60
Masonry Requirements	Appendix W	80%
Internal Streets	Private	Public
Alleys	Yes	No
Garage		
Guest Parking Calculation	1 Space/5 Units	Not Required
Min. Guest Parking	20 Spaces	Not Required

Tracts 3A and 3B

The existing zoning allows Tracts 3A and 3B for commercial use (with base zoning districts of Neighborhood Services, General Retail One, and Office) or a combination of multi-family and non-residential uses. If Tracts 3A and 3B are developed with residential use then at least 50% of the first floor must be reserved for non-residential use. PD-384 prevents the conversion of space reserved for commercial use to a residential dwelling use or a non-residential use that is solely related to the operation of the residential building, such as a leasing office.

The applicant is proposing to develop Tract 3A as 100% commercial and Tract 3B as multi-family. The applicant is proposing 14 live/work units which would account for about 5% of the total multi-family units. The applicant is proposing to increase the maximum density from 26 dwelling units per acre to 28.06 dwelling units per acre.

RECOMMENDATION:

This development sits at a prominent location along Lake Ridge Parkway, and the PD contains standards that are designed to create a unique mixed-use development. Given that the conditions of the site and the surrounding area are largely unchanged from November 2018, staff recommends that the development standards for Tracts 3A and 3B remain in place. Staff also believes the existing townhome regulations should

File #: 19-9571, Version: 1

remain in place as a rear entry product with common landscaping and facade maintenance. To the extent that the proposed changes deviate from these standards, staff recommends those changes not be approved.

Body





CASE LOCATION MAP
Case Number Z181101A/CP181101A
Lake Ridge Commons

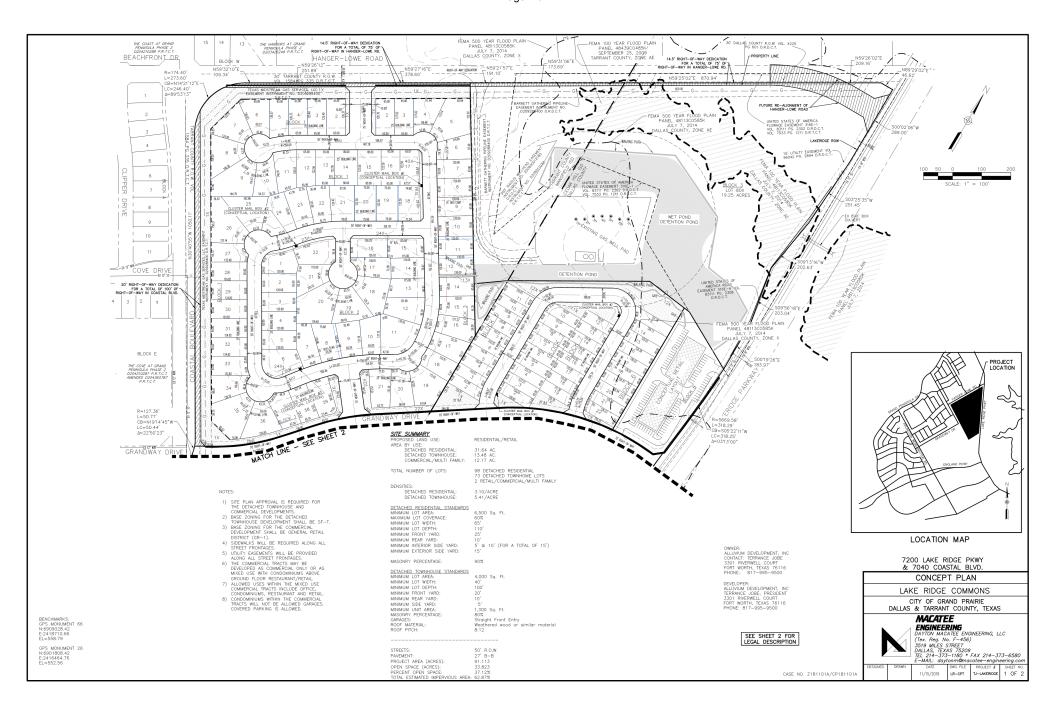


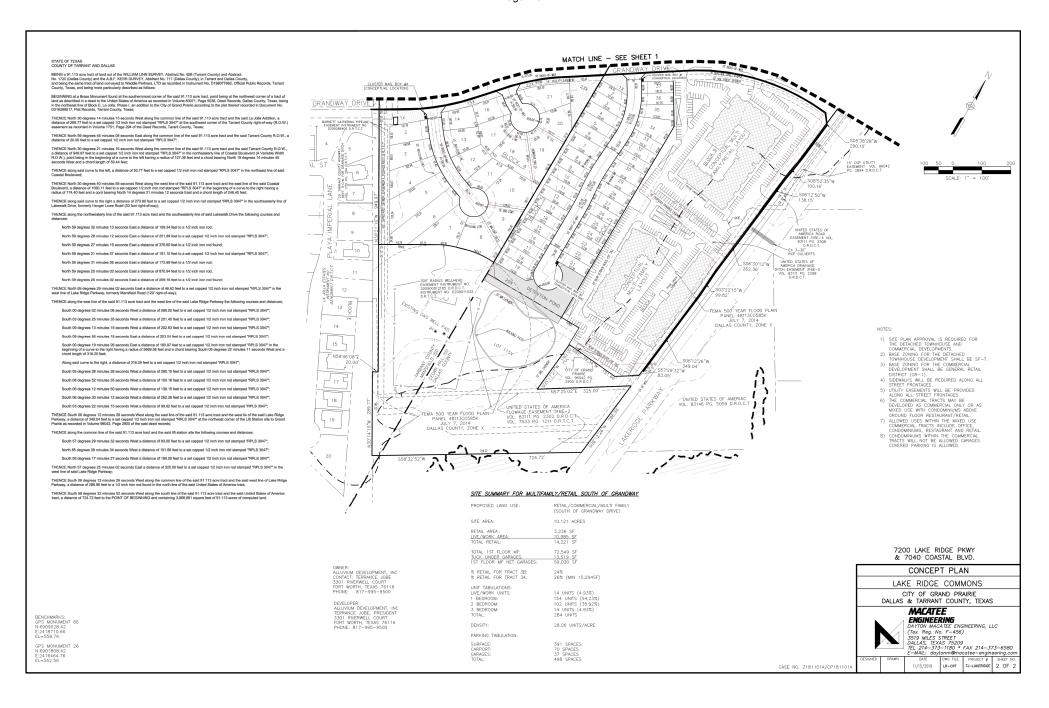
City of Grand Prairie

Development Services

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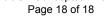














Case Number Z181101A/CP181101A

BGO ARCHITECTS

Ordinance No. 10564-2018 Page **1** of **6**

ORDINANCE NO. 10564-2018

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 91.113 ACRES OUT OF THE WILLIAM LINN SURVEY, ABSTRACT NO. 926 AND NO. 1725 AND THE A.B.F. KERR SURVEY, ABSTRACT NO. 717, CITY OF GRAND PRAIRIE, DALLAS COUNTY AND TARRANT COUNTY, TEXAS, GENERALLY LOCATED ON THE WEST SIDE OF LAKE RIDGE PKWY, SOUTH OF HANGER LOWE RD, AND AS MORE FULLY DESCRIBED BELOW, FROM AGRICULTURE (A) DISTRICT TO A PLANNED DEVELOPMENT FOR SINGLE FAMILY DETACHED, SINGLE FAMILY DETACHED TOWNHOUSE AND MIXED USES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of Agriculture (A) District to a Planned Development for Single Family Detached, Single Family Detached Townhouse and Mixed Uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on November 5, 2018, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7 to 0 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Agriculture (A) District to a Planned Development for Single Family Detached, Single Family Detached Townhouse and Mixed Uses; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on November 20, 2018, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of Agriculture (A) District to a Planned Development for Single Family Detached, Single Family Detached Townhouse and Mixed Uses; and; and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

Ordinance No. 10564-2018

Page 2 of 6

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1.

THAT Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone from its classification of Agriculture (A) District to a Planned Development for Single Family Detached, Single Family Detached Townhouse and Mixed Uses; as depicted in Exhibit A - Location Map and described in Exhibit B - Legal Description.

SECTION 2.

THAT the purpose of this planned development is to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

SECTION 3.

THAT any development on the property described herein shall substantially comply with the following development standards:

I. Applicability

All development that occurs within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, driveways, parking areas, amenity areas, trails, fencing, other common areas, and pedestrian connections made between the single-family detached, single-family detached townhouse tracts and the commercial or mixed use tracts, and the open space shall substantially conform to the locations shown in Exhibit D - Concept Plan.

II. Phasing

Phasing of the development shall be consistent with Exhibit E - Phasing Plan. The extension of Grandway Drive, reconfiguration of access to gas well sites, and installation of the masonry wall intended to screen the gas well drives from adjacent single family detached development shall be included in Phase 1.

Ordinance No. 10564-2018 Page **3** of **6**

III. Zoning Regulations

Base zoning districts for tracts within the Planned Development District shall be consistent with Exhibit C - Land Use and Exhibit B - Legal Description. Any zoning, land use requirement or restriction not contained within this zoning ordinance shall conform to those requirements and/or standards prescribed in the Unified Development Code.

A. Tract IA and Tract 1B: Single Family Detached

- i. Development shall meet Appendix W development standards for single family detached developments and the SF-5 zoning district. Where requirements of Appendix W and the SF-5 zoning district are in conflict, the strictest requirement shall prevail.
- ii. The developer shall provide a walking trail connection on Tract lA as shown in Exhibit D - Concept Plan. This trail connection shall provide access to the walking trails on the townhouse and open space tracts.
- iii. In order to accommodate the walking trail connection, the width of Lot 10, Block 3 may be reduced from 80 ft. to 70 ft.
- iv. The developer shall provide perimeter screening along Hanger Lowe Rd and Coastal Blvd. Perimeter screening shall consist of a living screen, a masonry screening wall, or a combination of each in accordance with the following:
 - Living screen shall be installed in conjunction with a minimum eight foot fence on the homeowner's property meeting the single-family fencing requirements found in Article 8 and Appendix V of the Unified Development Code, including the requirement for galvanized metal posts, and the living screen shall consist of an evergreen species capable of reaching a minimum of eight feet in height at maturity.
 - 2. Masonry screening wall shall be a minimum of six feet in height with columns or pilasters spaced at a minimum 50 feet on center. A wooden fence on the homeowner's property is not required where a masonry wall is constructed.

B. Tract 2A and Tract 2B: Single Family Detached Townhouse

- i. Development shall meet Appendix W standards for single family townhouse development with the following exceptions:
 - a) Minimum floor area shall be 1,300 square feet
 - b) All garages shall be straight front entry garages.

Ordinance No. 10564-2018 Page **4** of **6**

- c) Minimum masonry requirement is 80%.
- d) All roofs shall consist of weathered wood or similar shade.
- e) All roofs shall have an 8:12 pitch.
- f) Minimum building setbacks shall be as follows:

-Front yard: 20 foot

-Rear yard: 10 foot

-Side yard: 5 foot

- g) No guest parking is required.
- h) Minimum Lot Area is 4,000 square feet.
- i) Minimum Lot Width is 40 feet.
- j) Minimum Lot depth is 100 feet.
- ii. Internal streets shall be private and shall be maintained by the homeowners association.
- iii. The location and extent of walking trails shall be consistent with Exhibit D Concept Plan.
- iv. The developer shall provide a minimum of two pedestrian connections with each phase. These pedestrian connections shall allow detached townhouse residents to walk to the adjacent commercial uses.
- v. Final building design shall conform to the character, materials, and massing shown in Exhibit F Conceptual Elevations. Where there is a conflict between any architectural regulation, statement, or exhibit within this ordinance regarding townhomes and the architectural requirements for townhomes found in Appendix W of the Unified Development Code, Appendix W shall prevail.
- vi. Screening along the shared boundary of the Detached Townhouse phase and the Mixed Use phase may consist of wrought iron fencing a minimum of six feet in height with masonry columns spaced a minimum of 30 feet on center and a living screen consisting of an evergreen species capable of reaching a minimum of eight feet in height at maturity

Ordinance No. 10564-2018

Page **5** of **6**

C. Tract 3A and 3B: Non-Residential & Mixed Use

- i. Land use and development standards for commercial development shall conform to the requirements prescribed for Neighborhood Services (NS), General Retail One (GR-1), Office (0) districts. Density and dimensional requirements of residential development shall comply with Multi-Family Three (MF-3) district with the following exceptions:
 - a) Maximum density is 28 DU/AC
- ii. Tract 3A shall be developed as 100% Non-Residential.
- iii. Areas designated for non-residential uses are reserved for those uses allowed under Article 4 of the UDC in the NS, GR-1, and 0 districts. Up to 100% of Tract 3A and 3B may be developed with non-residential uses.
- iv. For residential uses, a minimum of 50% of the gross square footage of the first floor shall be designed for and reserved as non-residential uses. The total amount of non-residential use provided shall be a minimum of 50% of the net square footage of the first floor for residential uses (excluding garages). The required total non-residential use can be accounted for on both tracts 3A and 3B. Conversion of space reserved for commercial use to a residential dwelling use, including short-term residential rentals, or to a non-residential use that is solely related to the operation of the residential building, such as a leasing office, or to a non-residential use that is restricted only to the residents who live in the building is not allowed by this ordinance.
- v. Garage parking spaces shall not be required for residential uses in the Mixed Use phase. For the mixed-use development, 8% of the total required parking will be tuck under garage parking spaces.
- vi. Final building design shall conform to the character shown in Exhibit F Conceptual Elevations.
- D. Tract 4A and 4B: Open Space/Floodplain
 - i. Land in Tract 4A and 4B shall be reserved for floodplain management and passive recreation. With the consent of applicable governing authorities, retention/detention ponds may be constructed within tracts 4A and 4B.
 - ii. The developer shall provide walking trails and the location and extent of the trails shall be consistent with Exhibit D Concept Plan. The developer shall provide the trail shown on Tract 4A with the development of Phase 2A. The developer shall provide the trail on Tract 4B with the development of phase 2B.

SECTION 4. THAT prior to the issuance of any building permits, a Site Plan shall first be reviewed and approved by the City Council for each commercial or multi-family phase and a Final Plat shall

Exhibit i - Proposed PD Standards Page 6 of 6

Ordinance No. 10564-2018

Page **6** of **6**

first be approved by the Planning and Zoning Commission for each single-family detached or single-family detached townhouse phase upon demonstration that such is in conformance to the requirements of this ordinance and the Unified Development Code. Any variance from the requirements of this ordinance or the Unified Development Code or modification of the requirements contained herein may only be approved by City Council.

SECTION 5. THAT it is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 6. THAT all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 7. THAT this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED	AND	APPROVED	BY	THE	CITY	COUNCIL	OF	THE	CITY	OF	GRAND
PRAIRIE.	, TEX	AS, ON THIS	THI	\mathbf{E}	D	AY OF				•	



City of Grand Prairie

City Hall 317 College Street Grand Prairie, Texas

Legislation Details (With Text)

File #: 19-9485 Version: 1 Name: TA191101 – Text Amendment - Hotel/Motel

Type: Ordinance Status: Public Hearing

File created: 10/21/2019 In control: Planning and Zoning Commission

On agenda: 12/2/2019 Final action:

Title: TA191201 - Text Amendment - Hotel/Motel. An Amendment to various articles of the Unified

Development Code to establish hotel and lodging definitions and classifications, and to establish standards for hotel development and redevelopment. The applicant is the City of Grand Prairie

Planning Department.

City Council Action: December 17, 2019

Sponsors:

Indexes:

Code sections:

Attachments: Exhibit A - Draft Hotel Ordinance

Date Ver. Action By Action Result

From

Chris Hartmann

Title

TA191201 - Text Amendment - Hotel/Motel. An Amendment to various articles of the Unified Development Code to establish hotel and lodging definitions and classifications, and to establish standards for hotel development and redevelopment. The applicant is the City of Grand Prairie Planning Department.

City Council Action: December 17, 2019

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis

The City has witnessed a recent increase in requests for hotels, particularly budget hotels and those offering extended stay accommodations. During deliberations regarding a Specific Use Permit request for a hotel on the north side of Interstate 20, the Planning and Zoning Commission and the City Council expressed concern regarding the number, concentration, and character of some proposed new hotels, particularly in the southern portion of the city.

Subsequently, staff was directed to prepare an ordinance updating and establishing zoning and land use guidelines for hotel development. The current regulations in the UDC simply define a hotel as transient lodging intended for patrons that do not stay longer than 30 days. There are no other requirements that a hotel provide amenities or addition features beyond what is required for any other commercial building, even though they are used for lodging members of the public. The current ordinance also requires an SUP only if a hotel is within an

File #: 19-9485, Version: 1

overlay, within 200 feet or residential, or within 900 feet of a similar use.

The ordinance proposed by staff draws from several best practices used by other cities to regulate hotels by means of a Chain Scale Rating, amenities and features requirements, and restrictions on concentration and separation distance between hotels. The ordinance also establishes an SUP requirement for hotels anywhere in the city. Any existing hotel that is abandoned or destroyed would be required to obtain an SUP prior to resuming operations or reconstruction.

Staff presented these changes to the Public Safety, Health, and Environment Committee on November 4th, and the City Council Development Committee on November 5th. Both Committees recommended approval.

Body

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING ARTICLE 4, "PERMISSIBLE USES" AND ARTICLE 30, "DEFINITIONS" OF THE UNIFIED DEVELOPMENT CODE, ESTABLISHED BY ORDINANCE NUMBER 4779, PASSED ON NOVEMBER 20, 1990; TO CREATE DEFINITIONS AND REGULATIONS FOR THE DEVELOPMENT AND OPERATION OF LODGINING FACILITIES, INCLUDING HOTELS AND EXTENDED-STAY RESIDENCE HOTELS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, Section 1.11.3.1 of the Unified Development Code of the City of Grand Prairie, Texas states: "Amendments to the text of the Unified Development Code shall be initiated only by action of the City Council or City Council Development Committee directing the City Manager or designee to initiate such a request on behalf of the City, or by the initiative of the City Manager or designee.", and

WHEREAS, the Office of the City Manager directed staff to initiate the preparation of an ordinance amending the Unified Development Code for submittal to the Planning and Zoning Commission of Grand Prairie, Texas for consideration of a recommendation to the City Council; and

WHEREAS, Notice was given of a public hearing on said amendments to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 P.M. on December 2, 2019, such Notice of the time and place of such hearing having been given at least ten (10) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, after consideration of said amendments, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted to recommend to the City Council of Grand Prairie, Texas, that said amendments should be approved since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on December 17, 2019 to consider the advisability of amending the Code of Ordinances and the Unified Development Code as recommended by the Planning and Zoning Commission, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1

THAT, Article 4, "Permissible Uses" of the Unified Development Code, City of Grand Prairie, Texas, be amended, with proposed additions of text being shown in <u>underlined print</u>, and deleted text being shown with a single line strikethrough:

SECTION 15 – LODGING FACILITIES

11.15.1 Chain Scale Rating

- a. All new hotels, as well as those which are under construction on or after December 17, 2019, shall be classified as one of the following use types based on a hotel's chain scale rating. In order to be classified as a Luxury Hotel, an Upper-Upscale Hotel, and Upscale Hotel, an Upper-Midscale Hotel, a Midscale Hotel, or an Economy Hotel, a hotel must be associated with a hotel brand rated at the corresponding scale level in the most recent listing of chain scale ratings published by STR, Inc. An Extended-Stay Residence Hotel is a subclassification of a hotel classified by chain scale rating.
 - 1. If STR, Inc., ceases to publish chain scale ratings for hotels, another rating entity may be used by the Director of Development Services or designee. The "Average Daily Rate" shall be used when assessing the chain scale of hotels.
 - 2, A franchise agreement or similar contract from a hotel brand must be provided to the Director of Development Services or designee, with enough information to ascertain compliance with this ordinance prior to issuance of any development permit associated with the hotel project.
 - 3. A Certificate of Occupancy may only be issued for a hotel that is associated with a hotel brand rated with the appropriate chain scale rating above.
 - 4. Any existing hotel not classified in the most recent listing of chain scale ratings published by STR, Inc., shall be classified as an Independent Hotel.
 - 5. Except as provided in this Section, no Certificate of Occupancy shall be approved for a hotel that is not classified by a chain scale rating.

11.15.2 General Design Standards for All Hotels

The design standards of this section shall apply to all hotels.

a. Entry Features

- 1. The site shall be accessible from a public sidewalk and employ landscaping that is maintained in a healthy condition complementary to the streetscape and forming an entry feature with flowering perennial plants, seasonal color, or some combination.
- 2. All public building entrances shall incorporate arcades, roofs, alcoves, porticos, and awnings that protect pedestrians from the sun and inclement weather. This requirement shall not apply to loading areas.
- 3. Primary building entrances shall be defined and treated as a signature element of the building and articulated with architectural elements such as pediments, columns, porticos, and overhangs.

- 4. A porte-cochere or other covered area shall be provided immediately adjacent to the building entrance nearest the registration desk, with an area for temporary parking of at least two vehicles underneath the covered area for guests checking in and out.
- 5. All hotels shall provide at least one additional design element such as, but not limited to, a water feature, sculpture, or public art at the building entrance. Any such design element shall be constructed or fabricated to a size proportional to the primary building entrance.

b. Site Design

- <u>1. All landscaping shall be provided in accordance with this section, Article 8 Landscaping and Screening, and Appendix F Corridor Overlay District Standards, if applicable.</u>
- 2. Pedestrian connectivity shall be provided between the parking area of the hotel and adjacent uses, such as restaurants or retail.
- 3. All outside equipment such as air conditioners, pool equipment, satellite dishes, etc., shall be screened from view by a masonry screening wall and landscaping. Individual portable window-mounted air conditioning units are prohibited. Packaged Terminal Air Conditioners (PTAC) are allowed.
- 4. Hotels shall conform to Crime Prevention Through Environmental Design (CPTED) principles by providing unobstructed visibility in all public areas, open space areas, and driveway entrances from public streets, driveway intersections, and parking lots. Building and site lighting shall be employed to create safe and secure public areas while illuminating only those areas for which lighting is designed, and shall be designed to reduce glare and not spill over to adjacent properties or uses.
- 5. Parking Lot Lighting. Parking lots shall have exterior lighting in all publicly accessible areas without needlessly lighting adjacent properties or developments. All lighting shall be controlled by a photocell or seasonally-adjusted timer switch. Lighting fixtures that have been identified as non-operable shall be repaired to an operable state within 72 hours.

c. Building Design

- 1. Access to guest rooms shall be restricted exclusively to interior corridors, with access exclusively from the main entrance of the building or through entryways individually equipped with some form of security-controlled access system.
- 2. The hotel operator shall install and maintain, in proper working order, surveillance cameras in each interior hallway and lobby/lounge area, in each parking area so as to provide visibility to all parking spaces on site, and at each exterior door. The cameras shall be placed to provide visibility to the exterior of the building. Monitors shall be provided for security and other hotel personnel so that on-site activities are viewable at all times. Surveillance cameras shall be in operation 24 hours a day and records of images recorded shall be kept a minimum of 30 days.

d. Amenities

1. All hotels shall contain amenities available for the use of all guests, including, but not limited to, the following:

Tier 1

- (a) Wifi connectivity in all guest rooms and common areas;
- (b) Daily in-suite trash and linen service for all guests;
- (c) Lobby/waiting area with a minimum floor area of 2% of the overall building floor area;
- (d) For hotels with up to 120 rooms, an indoor or outdoor pool with a water surface area of at least 3,000 square feet. For hotels with more than 120 rooms, an indoor or outdoor pool with a water surface area of at least 3,000 square feet;
- (e) For hotels with up to 120 rooms, a fitness center measuring at least 500 square feet. For hotels with more than 120 rooms, a fitness center measuring at least 800 square feet;
- (f) In-suite coffee and beverage facilities;
- (g) Service of at least one meal per day;

Economy, Midscale, Independent, and Extended-Stay Residence Hotels shall provide all Tier 1 amenities.

Tier 2 (Must provide all Tier 1 amenities or equivalent)

- (a) Lobby/waiting area with a minimum floor area of 3% of the overall building floor area;
- (b) Outdoor park or landscaped common area measuring at least 5% of the overall building square footage. The common area shall contain one or more activation features such as sports and games, barbecue grills, shaded lounge areas, playground, pet walk, or similar active or passive recreation features;
- (c) Service of at least one meal per day plus a snack bar or concessions area serving non-processed foods;
- (d) At least 10,000 square feet of meeting space or other programmable space;
- (e) One or more electric vehicle charging stations;
- (f) Permeable pavement equivalent to 1 permeable space per ten (10) required spaces;

Items (b) and (c) are required for all Extended-Stay Residence Hotels. Midscale hotels shall provide at least one (1) Tier 2 amenity; Upper-Midscale hotels shall

provide three (3) Tier 2 amenities; Upscale hotels shall provide all Tier 2 amenities.

Tier 3 (Must provide all Tier 1 and 2 amenities or equivalent)

- (a) One or more full-service restaurants, as defined in Article 30, with direct access to the hotel lobby or shared interior corridor. Three meals must be served daily and room service must be made available to hotel guests;
- (b) At least 20,000 square feet of meeting space or other programmable space;
- (c) Retail space with a public storefront;
- (d) Rooftop patio or common area with drink service. "Rooftop" is defined as a finished surface at least partially open to the sky above one or more habitable hotel floors;
- (e) Corner rooms with windows providing for multiple viewing angles;
- (f) Lobby with an indoor active water feature or substantial art feature, and an unobstructed ceiling height of at least 20 feet;
- (g) Valet parking or structured parking available to all guests;
- (h) Height of six (6) or more stories.

<u>Upper-Upscale hotels shall provide item (h) and at least one (1) other Tier 3 amenity, Luxury hotels shall provide item (h) and at least three (3) other Tier 3 amenities.</u>

e. Limits on Concentration of Hotels

<u>Subject to Council approval, any site on which a hotel is proposed may not cause the concentration of similar hotels within a one (1) mile radius to exceed the following:</u>

Hotel Classification	Maximum number of hotels allowed within 1
	<u>mile</u>
Extended-Stay Residence Hotel	2, or more than 250 rooms
Economy/Independent	<u>3</u>
Midscale/Upper-Midscale	<u>4</u>
<u>Upscale/Upper-Upscale</u>	<u>5</u>
Luxury	No Limitation

f. Loss of Nonconforming Status

1. If a nonconforming hotel use on a particular parcel shall cease operation for a period of more than 6 months, then such nonconforming use shall be deemed to be permanently

abandoned and shall not be reinstituted on that parcel or any other parcel in any district which does not permit the discontinued use. For the purposes of this paragraph, to "cease operation" shall mean to intentionally abandon the nonconforming use. The temporary suspension of a use shall not constitute abandonment, provided the property is not used during the period of suspension for any other purpose. The preceding provision shall apply in all cases except those specified.

2. If (1) a non conforming hotel structure or (2) a structure occupied by a nonconforming hotel use is destroyed, it may not be rebuilt unless the structure or use is rebuilt in conformance to all the provisions of this Section 4.15. For purposes of this section, a structure is destroyed if it has suffered damage, neglect, disrepair, or impairment in excess of 50% of its reasonable value. If such a structure is not destroyed, reconstruction will be permitted, but the size or function of the nonconforming structure, or any nonconforming use occupying the structure, cannot be expanded.

SECTION 16 – USE CHARTS

FAMILY LIVING RESIDENTIAL	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-Z	SF-A	2F	ТН
SHORT-TERM RESIDENTIAL RENTAL (Registration Required, See Building Official)		5									

RETAIL AND COMMERCIAL USES	NAICS CODE	MU	0	NS	GR	GR1	С	C-1	CA	НС	LI	ні
HOTEL / MOTEL *	721110	X			X ⁵⁶							
LODGING FACILITY (Hotel, Including Extended Stay) (See Section 4.15)	See Article 30	<u>s</u>	<u>S</u>		<u>S</u>							

SECTION 2

THAT Sections of Article 4 "Permissible Uses" not included in this amendment, shall remain in full force and effect, save and except for necessary modifications to the "Table of Contents" affecting page numbering, and for necessary modifications to related terminology or phrases that have been modified by this amendment that will affect a similar modification to interrelated terminology and phrases cross-referenced in other Articles in the Unified Development Code.

SECTION 3

THAT, Article 30, "Definitions" of the Unified Development Code, City of Grand Prairie, Texas, be amended, with proposed additions of text being shown in <u>underlined print</u>, and deleted text being shown with a single line strikethrough:

<u>Hotel:</u> Facility offering transient lodging accommodations to the general public and may provide additional services such as restaurants, meeting rooms, and recreation facilities. See "Lodging Facilities"

Lodging Facility: A commercial use consisting of units in a single building or associated group of buildings constructed and operated to an institutional standard, where lodging, one or more daily meals, cleaning, including trash services, and linen services are provided to transient visitors and guests for a defined period, typically on a "per night" basis. For the purposes of this definition, "transient" refers to a person or persons occupying any hotel for a period not exceeding thirty (30) consecutive days. Specific lodging use types include:

- 1. Hotel, Luxury: A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is associated with hotel brands that are rated based on their average daily rate as "luxury" by STR, Inc., in its most recently published chain scale ratings for hotels in North America.
- 2. Hotel, Upper-Upscale: A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is associated with hotel brands that are rated based on their average daily rate as "upper-upscale" by STR, Inc., in its most recently published chain scale ratings for hotels in North America.
- 3. Hotel, Upscale: A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is associated with hotel brands that are rated based on their average daily rate as "upscale" by STR, Inc., in its most recently published chain scale ratings for hotels in North America.
- **4. Hotel, Upper-midscale:** A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is associated with hotel brands that are rated based on their average daily rate as "upper-midscale" by STR, Inc., in its most recently published chain scale ratings for hotels in North America.
- **5. Hotel, Midscale:** A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is associated with hotel brands that are rated based on their average daily rate as "midscale" by STR, Inc., in its most recently published chain scale ratings for hotels in North America.
- **6. Hotel, Economy:** A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is associated with hotel brands that are rated based on their average daily rate as "economy" by STR, Inc., in its most recently published chain scale ratings for hotels in North America.
- **7. Hotel, Independent:** A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is associated with hotel brands that are rated based on their average daily rate as "independent" by STR, Inc., in its most recently published chain scale ratings for hotels in North America.

- **8. Hotel, Convention:** A building or group of buildings providing transient lodging accommodations to the general public for compensation, which is closely located to and associated by agreement with a Convention Center.
- **9. Extended-Stay Residence Hotel (Subclassification of Hotel):** Any hotel as that term is defined herein that offers rental units for stays extending 30 consecutive days or more, or a multi-dwelling unit extended-stay lodging facility consisting of efficiency units or suites with a complete kitchen suitable for long-term (30 days or more) occupancy. Accessory use include meeting rooms, clubhouse, and recreation facilities intended for the use of residents and their guests. This definition shall not include other dwelling units as defined in the Unified Development Code. See Ch. 28, Sec. 10 "Limitation on continuous and cumulative occupancy and use" of the Grand Prairie Code of Ordinances.

11. RV Park: See "Recreational Vehicle Park"

SECTION 4

THAT Sections of Article 30 "Definitions" not included in this amendment, shall remain in full force and effect, save and except for necessary modifications to the "Table of Contents" affecting page numbering, and for necessary modifications to related terminology or phrases that have been modified by this amendment that will affect a similar modification to interrelated terminology and phrases cross-referenced in other Articles in the Unified Development Code.

SECTION 5

THAT if any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions and such holding shall not affect the validity of the remaining portions thereof.

SECTION 6

THAT all of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Grand Prairie, Texas, in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved of all personal liability for any damage that might occur to persons or property as a result of any act required or permitted in the discharge of his said duties.

SECTION 7

THAT any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provisions of this article shall be fined in an amount not to exceed two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative or other remedies provided by state law, and the power of injunction

as provided in V.T.C.A. Local Government Code Section 54.016 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

SECTION 8

THAT this ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 17th DAY OF DECEMBER, 2019.

ORDINANCE NO. ####-2019 CASE NO. TA191201