



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, April 13, 2020

6:30 PM

City Hall, Briefing Room

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Due to an imminent threat to public health and safety arising from the COVID-19 pandemic, this meeting of the Planning and Zoning Commission shall be held via videoconference. The members of the Commission will participate remotely via videoconference. No facility shall be available for the public to attend in person.

Members of the public may participate in the meeting remotely via broadcast by webinar or telephone through the following URL location:

<https://zoom.us/j/618132018?pwd=WXRISTZHUVud05NSWozVXJ1c0QxUT09>  
Password: gdARBp467f

iPhone one-tap : US: +13462487799,,618132018#,,#414090# or  
+14086380968,,618132018#,,#414090#

Telephone: Dial(for higher quality, dial a number based on your current location):  
US: +1 346 248 7799 or +1 408 638 0968 or +1 669 900 6833 or +1 312 626 6799 or +1  
646 876 9923 or +1 253 215 8782 or +1 301 715 8592  
Webinar ID: 618 132 018  
Password: 414090  
International numbers available: <https://zoom.us/j/618132018?pwd=WXRISTZHUVud05NSWozVXJ1c0QxUT09>

All meeting participants will be automatically muted until it is their turn to speak. To be recognized to speak, use the “raise hand” feature in the Zoom meeting platform. Those joining the meeting by phone may press \*9 to raise your hand. After speaking, please remute your phone by pressing \*6.

Any speaker wishing to visually display documents in connection with a presentation must submit them to [sware@gptx.org](mailto:sware@gptx.org) and [chartman@gptx.org](mailto:chartman@gptx.org) in PDF format no later than 3:00 o'clock p.m. on Monday, April 13th.

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**Public Hearing**  
**6:30 p.m. Video Conference**

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**Chairperson Joshua Spare Presiding**

**Invocation**

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

**Citizen Comments - Citizens may speak during Citizen Comments for up to five minutes on any item not the agenda by completing and submitting a speaker card.**

**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**      [20-9872](#)      Approval of Minutes of the March 9, 2020 P&Z meeting.  
  
                 **Attachments:** [Draft PZ Minutes 03-09-20.pdf](#)
  
- 2**      [20-9898](#)      RP200301 - Replat - 161 Toll Road Retail Corners, Lots 1R1 & 1R2, Block A (Commissioner Hedin/City Council District 2). Replat of Lot 1, Block A, 161 Toll Road Retail Corners to create two lots on 3 acres. Lot 1, Block A, 161 Toll Road Retail Corners, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 Corridor Overlay District, and addressed as 3450 S HWY 161 and 1015 Ikea Pl. The consultant is Chris Reeder, Spooner & Associates and the owner is Dave Carter, Grand Prairie Corners, LP.  
  
                 **Attachments:** [Exhibit A - Location Map.pdf](#)  
                                 [Exhibit B - Replat.pdf](#)



- 3      [20-9874](#)      Z200301 - Zoning Change - SF-6 at Hardy Rd and Sheridan Dr. (Commissioner Perez/City Council District 3). A request to change the zoning from SF-4 Single-Family Four Residential District, to SF-6 Single-Family Six Residential District for residential use. Located at 1841, 1837, 1833, and 1829 Hardy Road. Legally described as Lots 1, 2, 3, & 4, Block F, Lake Crest No 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-4 Single-Family Four Residential District. The consultant is Luke Keeton, Keeton Surveying Co. and the owner is Walter Torres-Martinez, Sekant Development & Investments.  
**City Council Action: April 21, 2020**  
**Attachments:** [Exhibit A- Location Map](#)
- 4      [20-9901](#)      Z200402 - Zoning Change - 830 Tuskegee Single-Family (Commissioner Fisher/City Council District 1). A request to change the zoning from NS Neighborhood Service, to SF-4 Single-Family Four District to allow for a single-family dwelling. Located at 830 Tuskegee Street, legally described as Lot 8, Block 9, Tyre Estates Addition, City of Grand Prairie, Tarrant County, Texas. The applicant is Frank Alanzo and the owner is Manuel Garcia.  
**City Council Action: April 21, 2020**  
**Attachments:** [Exhibit A- Location Map](#)
- 5      [20-9877](#)      TA200402 - Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code to establish a definition of and to establish regulations for commissary or central food processing facility.  
**City Council Action: April 21, 2020**

### **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 or 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.*

*None*

**Items for Individual Consideration**

- 6**      [20-9882](#)      S200301 - Site Plan - Warehouses at I-30, Gifford, & Bagdad (Commissioner Moser/City Council District 5). Site Plan for a (5) five office/warehouse buildings totaling 738,080 sf. on (5) five lots, totaling 16.944 acres. Building 1 -143,617 sf on 3.297 acres, Building 2 -71,090 sf on 1.632 acres, Building 3 -178,944 sf on 4.108 acres, Building 4 -81,631 sf on 1.874 acres, Building 5 -262,797 sf -6.033 acres. 16.944 acres out of the Joseph Graham Survey, Abstract 506, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-41 (PD-41) District, within the IH-30 Corridor Overlay District, generally located southwest of IH 30 Service Road and Macarthur Boulevard, and north of Gifford Road extending west beyond Bagdad Road. The applicant is Michael Peinado, Lincoln Property Company, the consultant is Cody Hodge, Halff Associates, and the owner is Debbie Hobbs, I 30 Meyers JV II.

**City Council Action: April 21, 2020**

**Attachments:** [Exhibit i - Zoning Analysis Tables.pdf](#)

[Exhibit A - Location Map.pdf](#)

[Exhibit B - Site Plan.pdf](#)

[Exhibit C - Building Elevations.pdf](#)

[Exhibit D - Landscape Plan.pdf](#)

**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.*

- 7      [20-9875](#)      Z200302/CP200301 - Zoning Change/Concept Plan - Truck Repair and Parking at 2625 W Hunter Ferrell Rd (Commissioner Fisher/City Council District 1). Request to rezone Planned Development-9 (PD-9) District to PD-Light Industrial (PD-LI) District consisting of 2.23 acres to allow for a Heavy Truck Repair & Heavy Truck Parking Facility. Generally located south of Hunter Ferrell Road and approximately 1,755 feet west MacArthur Boulevard addressed at 2625 Hunter Ferrell Road, out of Isreal Jennings Survey, Abstract 679, Page 570, Tract 33, City of Grand Prairie, Dallas County, Texas. The consultant is John Villarreal, JV CADD, LLC and the owner is Luis Blanco.

**City Council Action: April 21, 2020**

**Attachments:** [Exhibit A - Location Map.pdf](#)

[Exhibit B - Concept Plan.pdf](#)

[Exhibit C - Conceptual Elevations.pdf](#)

- 8      [20-9902](#)      Z200303/CP200302 - Zoning Change/Concept Plan - Jefferson Grand Prairie (Commissioner Spare/City Council District 6). Zoning Change/Concept Plan for a multi-family and retail development with 29 dwelling units per acre and 19,000 sq. ft. of retail on 16.46 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned SF-1, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 E Interstate 20. The applicant is T. Miller Sylvan, JPI Real Estate Acquisition, LLC, the consultant is David Martin, Winstead PC, and the owner is Eric Clayton, JLH Inc. Loop 9 Joint Venture.

**City Council Action: April 21, 2020**

**Attachments:** [Exhibit A - Boundary Description.pdf](#)

[Exhibit B - Concept Plan.pdf](#)

[Exhibit C - Conceptual Renderings.pdf](#)

[Exhibit i - Proposed PD Standards.pdf](#)

[Exhibit ii - Neighborhood Correspondence.pdf](#)

- 9      [20-9903](#)      Z200401 - Zoning Change - SF and MF on S HWY 360 (Commissioner Spare/City Council District 6). Zoning change from PD-328 and Agriculture to a Planned Development District for Single Family, Multi-Family, and Open Space uses on 76.96 acres. Tracts 186713 and 186714, J Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-328 and addressed as 2925 Davis Drive. The Agent is Jeff Linder, Bannister Engineering, the applicant is Chase Debaun, Aerofirma Corporation, and the owner is Wm Scott Farrar, Ellis Joint Venture.

**City Council Action: April 21, 2020**

**Attachments:** [Exhibit A - Boundary Description.pdf](#)

[Exhibit B - Concept Plan.pdf](#)

[Exhibit C - Conceptual Renderings.pdf](#)

## **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 April 10, 2020.**

**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.**



## Legislation Details (With Text)

**File #:** 20-9872      **Version:** 1      **Name:** Approval of Minutes of the March 9, 2020 P&Z meeting  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 3/16/2020      **In control:** Planning and Zoning Commission  
**On agenda:** 4/13/2020      **Final action:**  
**Title:** Approval of Minutes of the March 9, 2020 P&Z meeting.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Draft PZ Minutes 03-09-20.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

Chris Hartmann

### Title

Approval of Minutes of the March 9, 2020 P&Z meeting.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MARCH 9, 2020**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson Shawn Connor, Secretary Max Coleman, and Commissioners, Eric Hedin, Cheryl Smith, Warren Landrum, Julia Perez, Bill Moser.

COMMISSIONERS ABSENT: Clayton Fisher

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, David Jones, Chief City Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Jonathan Tooley, Planning Tech, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Hedin gave the invocation, chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: None

AGENDA ITEM: #1 - APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of February 24, 2020.

PUBLIC HEARING CONSENT AGENDA: Item #2 – P200301 - Final Plat - Cedar Ridge Estates (Commissioner Spare/City Council District 6). Final Plat for Cedar Ridge Estates, a 52-lot single-family subdivision on 14.747 acres. Tracts 3B1A, 3B2, 3D, 3E, and 3F, Caroline M. Adams Survey, Abstract No. 38, City of Grand Prairie, Tarrant County, Texas, zoned PD-370, within the Lake Ridge Corridor Overlay District, generally located at the northwest corner of Day Miar Rd and E Seeton Rd, and addressed as 1221 N Day Miar Rd, 1227 N Day Miar Rd, and 1231 S Day Miar Rd. the consultant is Kylon Wilson, Stantec and the owner is John Arnold, Cedar Ridge SF, LTD.

Item #3-RP200302 - Replat - Epic West Towne Crossing Phase 1, Lots 7R1, 7R2, and 8R, Block B (Commissioner Hedin/City Council District 2). Replat of Lots 7 and 8, Block B of Epic West Towne Crossing Phase 1 to add a utility easement and create two lots out of Lot 7. Epic West Towne Crossing Phase 1, Lots 7 and 8, Block B, City of Grand Prairie, Dallas County, Texas,

## PLANNING AND ZONING COMMISSION MINUTES, MARCH 9, 2020

zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3110 S HWY 161. The consultant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic West Towne Crossing LP.

Item #4-S190602A – Site Plan Amendment - Raising Cane's at 3158 S Hwy 161 (Commissioner Hedin/City Council District 2). Site Plan Amendment for Raising Cane's at 3158 S Highway 161. Epic West Towne Crossing Phase II, Lot 1B, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3158 S Highway 161.

Motion was made to approve the minutes of January 6, 2020, approve public hearing consent agenda items P200301, RP200302, and S190602A.

Motion: Connor

Second: Coleman

Ayes: Coleman, Connor, Hedin, Landrum, Perez, Smith, Spare

Nays: None

**Approved: 7-0**

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item #5- S200302 - Site Plan - Prairie Gate Phase 2 and Aerofirma Office at I-20 and Westcliff Rd. (Commissioner Hedin/City Council District 2). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Site Plan for Prairie Gate Phase 2, a three-story multi-family development and a 7,935 square foot office building. 10.45 acres out of the Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-19, in the IH-20 Corridor Overlay, west of Westcliff Rd., north the IH-20 Service Road and south of Fish Creek Rd. The applicant is Chase Debaun, Aerofirma Corporation and the owner is Isibelle DeBaun, David Nicklas Foundation.

Mr. Jones stated the applicant intends to construct a three-story, 205-unit multi-family complex on approximately 8.5 acres and an 8,000 square foot office building with two metal storage buildings on approximately 2 acres. Any multi-family development as well as any development in a planned development district or overlay district requires City Council approval of a Site Plan. Development at this location requires site plan approval by City Council because the property is zoned PD-19 and is within the ID-20 Overlay District. There are two proposed uses on the property, multi-family residential and general office with accessory indoor storage. The multi-family will have access from Fish Creek Road and also from Phase 1. The offices will have access from Westcliff Road. No access is allowed from the IH-20 Frontage Road. While the primary uses are allowed within PD-19, the applicant is requesting several variances from the requirements of the

## **PLANNING AND ZONING COMMISSION MINUTES, MARCH 9, 2020**

Unified Development Code. The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code. The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The proposal meets or exceeds the landscape and screening requirements with the exception of parking lot trees. The building is primarily clad in cement fiber and stucco siding with stone and metal panel accents. The applicant proposes to construct two 16-foot tall metal storage buildings measuring approximately 2,400 square feet and 900 square feet. All surfaces on which vehicles are to be driven are required to have concrete paving. The applicant requests a gravel surface for the yard in front of the storage buildings. Appendix F requires windows along 50% of the total building length. Windows are shown along 17% of the length of the building. Windows are required equaling 30% of street facing façades. Only the east facade is street facing and shows windows on 14% of the overall square footage. The applicant is not providing covered walkways along the sides of the office building. The applicant requests to exceed the required parking by 5 spaces for the office building.

Mr. Jones started the Development Review Committee recommends approval with the following conditions:

- Pave all access drives per city specifications;
- Provide masonry on all building facades that are visible from IH-20 main-lanes or frontage road or screen with vegetation that metal facades are not visible.

Commissioner Connor asked about the covered walkways. Ms. Ware stated the covered walkways are a requirement.

Chairperson Spare stated there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Rodney Debaun, 2935 S. Belt Line Road, Grand Prairie, TX stepped forward representing the case. Mr. Debaun stated this would be their new office they are proposing to use a flat road base, not gravel, where the two storage metal buildings are located concrete at this location would not be feasible.

Chairperson Spare asked if they would be providing screening at this location. Mr. Debaun replied yes, they would be using landscaping as screening, they are improving the area to what used to be there they are proposing a very nice looking building. Mr. Spare asked Mr. Debaun to address the window percentages. Mr. Debaun stated he has spoken to the Mayor and other staff members regarding the window requirements, you cannot add a lot of windows to a small building. Mr. Spare asked what about the covered walkways. Mr. Debaun stated they would be constructing a covered porch and asked if this could account for a covered walkway.



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Dwight C. Germer, 1040 Kaylie Street, Grand Prairie, TX stepped forward in support of this request with modifications. He would like to see more entrances and exits off Westcliff Road and for the property not be elevated/raised, because he does not want people looking into their yards, he would also like to see proper landscaping, all he is asking for are some major improvements to the area.

Commissioner Smith asked if he has had any discussion with the builder on the entrances and exits. Mr. Germer stated he has spoken to staff about his concerns.

Transportation Planner Brett Huntsman stated the entrances and exits do meet the city's spacing requirements, Westcliff at the moment is to be utilized as a two-lane road.

There being no further discussion on the case commissioner Hedin moved to close the public hearing and approve case S200302 as presented, allowing a base press paving where the metal storage buildings are located and landscaping be allowed as screening. The action and vote being recorded as follows:

Motion: Hedin

Second: Coleman

Ayes: Coleman, Connor, Hedin, Landrum, Perez, Smith, Spare

Nays: None

**Approved: 7-0**

Motion: **carried.**

**Chairperson Spare stated the following case would be presented together, but voted on separately.**

PUBLIC HEARING AGENDA Item #6 - CPA190604 – Comprehensive Plan Amendment-Grand Oaks (Commissioner Hedin/City Council District 2). Amendment to the Comprehensive Plan from Open Space/Drainage to Medium Density Residential on 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr.

Item #7-Z190604/CP190604 - Planned Development Request/Concept Plan - Grand Oaks Single Family Residences (Commissioner Hedin/City Council District 2). Zoning Change and Concept Plan/PD Amendment for 59 lots intended for single-family residential development consisting of attached and detached units on the site of the former clubhouse for Grand Oaks Country Club. 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is Rick Mai, Rowsco, Inc.

## **PLANNING AND ZONING COMMISSION MINUTES, MARCH 9, 2020**

Chief City Planner David Jones presented the case reports and gave a Power Point presentation. The purpose of the request is to amend the Future Land Use Map from Open Space/Drainage to Medium-Density Residential so that the FLUM is consistent with a development proposed at this location. The Open Space/Drainage Land Use category primarily consists of floodplains located along the many waterways running through Grand Prairie. These areas should be preserved as public and neighborhood-oriented open spaces, and incorporate trails and drainage corridors which are left in a naturalistic state. Impacts on these areas should be closely considered when intense uses are proposed within close proximity. The proposal is consistent with goals, policies, and objectives in the 2010 and 2018 Comprehensive Plans, including: Encourage targeted revitalization efforts in mature neighborhoods; Encourage infill development in areas with existing infrastructure; Achieve a broad housing selection for a diverse population; Provide housing options that serve the needs of the population throughout the stages of their lives. The designation of Open Space/Drainage for this property does not currently match the definition of OS/D in the Comprehensive Plan. While most of the golf course does sit within a floodplain, it is not in a natural state. Amending the designation to Medium-Density Residential would facilitate the reuse of an underdeveloped site on into alignment with its potential, as well as alignment with neighboring development consisting of varying densities of residential uses. Should Council determine that the change is warranted, DRC recommends that it be subject to the following condition: Construction within the current floodplain shall be permitted consistent with requirements for development within the floodplain.

Mr. Jones stated the purpose of the zoning case is to create a planned development district to facilitate the development of for-sale residential units on the site of the former Grand Oaks clubhouse and tennis courts. Legal counsel for the applicant have submitted a written statement taking the position that the golf course does not qualify as a subdivision golf course under Sec. 212.0155 of the Texas Local Government Code. The applicant intends to construct 29 detached single-family homes and 30 townhomes on approximately 9.4 acres. Per SF-T standards, the unit minimum sizes would range from 1,150 square feet, up to 30% of units, to 1,300 square feet, minimum 70% of units. The Concept Plan depicts units ranging from 1,800 to 3,000 square feet. The Concept Plan depicts 13 open space lots and the private street. The Concept Plan depicts a single point of entry from Country Club Drive. This is acceptable so long as no more than 30 of the units are unsprinklered. This entrance will continue to be utilized for the golf course, which will remain open. A portion of the existing parking accommodated by the lot in front of the former clubhouse will be shifted to the east near the existing maintenance barn. The number of spaces shown for the golf course is double what is required for the club house but is roughly half of the requirement for an 18-hole golf course. The existing parking area contains approximately 196 parking spaces. The Concept Plan also depicts guest parking for the townhomes, and each home will have a two car garage with tandem parking in the driveway. As the circulator street doubles as a fire lane, a condition of approval is that tandem parking be adequate for a standard sized vehicle. The property is currently zoned PD for a Golf Course/Country Club but was originally zoned for residential. The former clubhouse is roughly 11,500 square feet with a restaurant, and was in the

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past used to host large events. The applicant submitted a Traffic Assessment in April that found there would be no significant traffic impacts from the development and that the Level of Service of existing roadways would stay roughly the same as current conditions. The proposed development does not meet the traffic generation threshold for a full Traffic Impact Analysis. The current PD authorizes only the golf course and country club uses. The proposal would add a base zoning district of Single-Family Townhome which would allow for single-family detached and townhome uses only for the area depicted on Exhibit A.

Mr. Jones stated as of March 6<sup>th</sup>, five property owners, four on Racquet Club Dr. and one on Green Hollow Dr., have submitted written opposition to the request. Staff has also received several phone calls from surrounding residents expressing verbal opposition. If the zoning is approved, the applicant will need to have the following approved prior to beginning development: Preliminary Plat showing final lot configuration and proposed drainage, detention, and flood plain; Final Plat showing proposed easements based upon final engineering design, lowest floor elevations of all residential lots, and flood plain boundaries after reclamation. Coordination with FEMA and neighboring jurisdictions is required to receive a floodplain development permit. If Council wishes to consider additional uses in this PD, the Development Review Committee recommends that the following conditions be included:

1. Common areas shall be maintained by an HOA established at the time a final plat is filed;
2. That no attached single family dwellings shall be permitted in any portions of the site bordering existing single-family homes;
3. That in portions of the site bordering properties with existing single-family homes, there shall be a minimum lot size of 5,000 square feet;
4. Construction of future parking areas within the current floodplain shall be 1 foot above the base flood elevation, and must be permitted consistent with requirements for development within the floodplain;
5. Adequate parking shall be maintained for clubhouse throughout the construction of the townhomes to prevent cars from using Racquet Club Drive for parking.
6. Back yard fences that are parallel to open space areas or sidewalks should be constructed of wrought iron;
7. Parking, landscaping, and appearance of townhomes must conform to Section 3.IV "Amenity and Design Standards for Townhouse Development" found in Appendix W;
8. No more than 30 units shall be constructed without in-unit sprinkler systems for fire suppression;
9. To prevent parking in the fire lane or on a public street, each townhome unit shall provide tandem parking equal to 20 feet of depth between the face of the garage and the fire lane.

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Chairperson Spare asked with no sidewalks, how would someone walk to the overflow parking lot. Mr. Jones stated the development would have some walking trails that could be utilized. Mr. Spare stated the width of the roads are a very concerning. Transportation Planner Brett Huntsman stated the roads are considered private streets and no one would be allowed to park along the street, because of the fire lanes. Mr. Spare asked if the width of the street is adequate for emergency vehicles. Mr. Huntsman replied yes.

Chairperson Spare stated he would be reading the names of the speaker cards in support of this request, but did not wish to speak.

Bob Miller  
Nile Smith  
Christopher Dunn  
Rick Mai, 617 Forestridge Lane, Sunrise Beach, MO  
Jo Lene Mai, 617 Forestridge Lane, Sunrise Beach, MO  
Tommy Garrett, 3625 Park Ridge Drive, Grand Prairie  
Jared Wright, 837 Country Club Place, Grand Prairie, TX  
Laura Villa, 905 Bonham Street, Grand Prairie, TX  
Alejandro Gutierrez, 4455 W. Illinois Avenue, Dallas, TX  
Jesse Lopez, 3305 S. Edelweiss Drive, Grand Prairie, TX  
Lupe Lopez, 3305 S. Edelweiss Drive, Grand Prairie, TX  
Joseph R. Anderson, 3831 Club Crest Court, Grand Prairie, TX  
Britney McNeely, 3881 Club Crest Court, Grand Prairie, TX  
Dyanm Adair, 3831 Club Crest Court, Grand Prairie, TX  
Kevin Smith, 2610 Jewell Drive, Arlington, TX  
Deborah Hastings, 1317 Tanbark Court, Grand Prairie, TX  
Kenneth Hastings, 1317 Tanbark Court, Grand Prairie, TX  
Jacob Mai, 3502 Las Colinas Blvd., Irving, TX

Chairperson Spare read the names of those in opposition, but did not wish to speak.

Betty Rahe, 3713 Green Hollow, Grand Prairie, TX  
Diane Nolen, 817 Country Club Place, Grand Prairie, TX  
Mike & Sally Richardson, 821 Country Club Place, Grand Prairie, TX  
Sue Harris, 3610 Racquet Club, Grand Prairie, TX  
James & Debbie Beaudin, 3522 Racquet Club, Grand Prairie, TX  
Linda Bishop, 3717 Green Hollow Drive, Grand Prairie, TX  
Rob Farquhar, 3638 Green Hollow Drive, Grand Prairie, TX  
Derf Pribble, 3710 Ridgewood Drive, Grand Prairie, TX  
Barbara Burnaugh, 3638 Park Ridge Drive, Grand Prairie, TX

## **PLANNING AND ZONING COMMISSION MINUTES, MARCH 9, 2020**

Susan Kemp, 3629 Park Ridge Drive, Grand Prairie, TX  
Mary Brown, 3726 Green Hollow Drive, Grand Prairie, TX  
Eugene R. Davies, 3714 Ridgewood Drive, Grand Prairie, TX  
Linda Lankford Watley, Dennis Waltey, 1020 Kaylie, Grand Prairie, TX  
Yelena M. French, 3634 Ridgewood Drive, Grand Prairie, TX  
Emilie Lopez, 3634 Ridgewood Drive, Grand Prairie, TX  
Stanley Chambers, 3605 Racquet Club Drive, Grand Prairie, TX  
Nicholas Watson, 805 Country Club Place, Grand Prairie, TX  
Joel Gonzalez, 3626 Green Hollow Drive, Grand Prairie, TX  
Cliff White, 805 Country Club Place, Grand Prairie, TX  
Alma Gonzalez, 3626 Green Hollow Drive, Grand Prairie, TX  
Brenda L. Guerra, Albert Guerra, 3630 Oakmont Drive, Grand Prairie, TX  
David Cook, 3605 Ridgewood Drive, Grand Prairie, TX  
Karen Wiegman, 3730 Green Hollow Drive, Grand Prairie, TX  
Ralph Wiegman, 3730 Green Hollow Drive, Grand Prairie, TX  
James Lawson, 809 Country Club, Grand Prairie, TX  
John M. Williams, 3717 Ridgewood Drive, Grand Prairie, TX  
Wayne & Carla Caldwell, 3725 Ridgewood Drive, Grand Prairie, TX  
Charles Bishop, 3717 Green Hollow Drive, Grand Prairie, TX  
Brice Rodrigues, 1046 Kaylie Street, Grand Prairie, TX  
Pam Chambers, 3605 Racquet Club, Grand Prairie, TX  
Angela Giessner, 3642 Green Hollow Drive, Grand Prairie, TX

Mr. Jones noted a petition with 19 signatures in support was submitted to staff.

Luis M. Salcedo, 401 College Street, Grand Prairie, TX, stepped forward representing the case. He stated staff has reviewed the plans along with the Fire department they are in support of this case. He said the HOA would be the ones controlling the parking to make sure no one parks along the fire lanes.

Chairperson Spare said what about the homeowners needing to park at the overflow parking lot how would they get there with no sidewalks along the street. What if the golf course has a special event where would those people park?

Commissioner Connor stated his major concern is the narrow streets and not having sidewalks.

Rik Adamski, 701 Commerce Street, Dallas, TX, stepped forward in support of this request. He stated the overflow parking would be shared parking, if there is a party or a golfing event this is where they would park. The club house is small it would only fit about 10 to 20 people therefore the parking should not be an issue.

## **PLANNING AND ZONING COMMISSION MINUTES, MARCH 9, 2020**

Shawn McNeely, General Manager of the Grand Oaks Golf Club, stated they no longer have parties at their club house, but do hold golfing events, their capacity is about 56 people so 98 parking spaces is adequate. The golf course is not a Country Club anymore where you come swimming and play tennis that is no longer available.

Commissioner Connor asked what is their weekend average on golfers. Mr. McNeely stated on a good weekend they have around 200 golfers.

Commissioner Coleman asked if any of the golfers bring their own golf carts. Mr. McNeely replied no, they do not bring any onsite.

Commissioner Perez asked if the homes and townhomes would be marketed as part of the golf course. Mr. McNeely replied yes.

Commissioner Smith stated she likes the community, but does not like not having sidewalks and asked if the community would be gated, because safety is a major concern even if they have an HOA sometimes it can be hard on an HOA to address all of the issues.

Commissioner Connor said if he was to live there and had visitors they would have to park at the overflow parking and walk to his home, because there are no sidewalks this is a safety concern.

Chairperson Spare stated when he looks at the design with no sidewalks and small streets it seems like they are maximizing the density.

Kelsea Kregel, 3518 S. Elm Street, Grand Prairie, TX, said she has lived here all her life and has seen the city transform to make it a better place to live, she believes this would be a great housing development for a fast growing city and she does not see a problem with the streets being proposed. She said some of the surrounding neighborhoods do not have sidewalks.

Courtney Smith works at the golf course, she said people are upset because the pool and tennis courts are no longer there. They had to open the golf course to the public in order to survive and they are still fighting hard to try and keep the golf course going.

Commissioner Connor stated golfing is hurting all over, the country club lifestyle is dissolving his concern is the density if they put in sidewalks and widen the street this would save the community and golf course.

Alex Sedillo, Midlothian, TX, stated he would like to support the development and the golf course, this golf course is one of the best places to play.

## **PLANNING AND ZONING COMMISSION MINUTES, MARCH 9, 2020**

**At 6:50 p.m. Commissioner Moser was present at the meeting.**

Kirk England, 3630 Green Hollow Drive, Grand Prairie, TX, stepped forward in opposition to this request. Mr. England presented the commission with a petition in opposition of 20 signatures within the 200-foot notification radius therefore the case would need a super majority to be approve. He said the applicant and owner have one thing in common they do not live in the Country Club area. He said they bought their homes, because of the country club although the parking lot of the country club is a dirt road and the buildings are in need of repair, he would ask that the owner make repairs to the current golf course. He said by adding these homes to their neighborhood it would bring down their property values.

Commissioner Connor said what if this case is not approved and the golf course closes, then what would happen, we just do not know.

Commissioner Hedin stated the density is tight he can see the decline of the golf course, but he understands why they want to develop this property, would there be any type of housing development they can agree on. Mr. England stated he cannot speak for everyone involved, but he would have to say no.

Merrick Mitchell, 3701 Green Hollow Drive, Grand Prairie, TX, stated he too sees the problems with this development the density and no sidewalks what about handicap parking, pets, walking in bad weather, etc. Would this development be aged age restricted? He is not in support of this request.

Commissioner Smith stated she commends everyone for coming to the meeting and believes there should be a meeting with the neighborhood and the developer they are tax payers and the commission is here to listen to them.

Darcell Franklin, 3301 Country Club Drive, Grand Prairie, TX, stated her street is the only entrance to the golf course traffic is already a problem and dangerous, her concern is the safety of the neighborhood. She said her alley is always being used as a drive her neighbors are always picking up debris and trash. She lives in a beautiful neighborhood.

Commissioner Connor advised Mrs. Franklin to contact the Mayor or Council in regards to the alleyway being used as a drive.

Galen Gatten 3622 Oakmont Drive, Grand Prairie, TX, stated this is a PD zoning and asked how would this development improve the golf course when the homes are tiny with no sidewalks, and asked that his case be denied.

## PLANNING AND ZONING COMMISSION MINUTES, MARCH 9, 2020

Sandi Morrison, 3633 Racquet Club, Grand Prairie, TX, stated she has lived in her home since 1984, but was burned down, she had the choice to move, but decided to rebuild and stay in her neighborhood that she loves. She asked that this case be denied the streets cannot handle any additional traffic it would make her ill to see homes going up for sale, because of this development.

Phillip Brown, 3726 Green Hollow Drive, Grand Prairie, TX, stated he too has lived in his home for 38 years. He said there are several factors to consider; one would be risk is the floodplain, if we were to have a big flood it would wash out these homes; seconded high density with environmental constraints, if you try to put too many homes in such a small place; and third golf course liability, golfing is going down not as desire as it used to be.

Chairperson Spare stated he would like to thank everyone for showing up and coming to the meeting.

Rik Adamski said they would like to be tabled to come up with another design.

Chairperson Spare stated the petition that was submitted directly affects the adjacent neighborhood, when these people purchased their homes they did their homework and the zoning was there for a golf course therefore he does not believe the zoning should be changed.

Commissioner Smith said she agrees with Chairperson Spare and these homeowners are already in the community.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and deny case CPA190604. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Coleman, Connor, Hedin, Landrum, Moser, Perez, Smith, Spare

Nays: None

**Denied: 8-0**

Motion: **carried.**

There being no further discussion on the case commissioner Coleman moved to close the public hearing and deny case Z190604/CP190604. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Coleman, Connor, Hedin, Landrum, Moser, Perez, Smith, Spare

Nays: None



## PLANNING AND ZONING COMMISSION MINUTES, MARCH 9, 2020

**Denied: 8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #8 - SU200301 - Specific Use Permit - 2045 N HWY 360 STE 250A (Commissioner Fisher/City Council District 1). Planner Nylicah Acosta presented the case report and gave a Power Point presentation for a Specific Use Permit to allow for an Event Center. Located at 2045 N Highway 360, Suite 250A, legally described as Lot 2, Block 6, Heather Ridge Addition, City of Grand Prairie, Tarrant County, zoned LI, Light Industrial. The applicant is Amadyn Nwabuisi, Victoria Grace Events.

Ms. Acosta stated the applicant intends to use a vacant tenant space on the second floor of an existing strip mall, and in the IH-360 Corridor. Event Centers require Specific Use Permit oversight in allowing City Council's determination as to the appropriateness of its setting in conjunction with neighboring properties and surrounding land uses. The tenant space is 6,874 sqft located on the second floor of the shopping center on 4.01 acres, and zoned LI Light Industrial. The building and property complies with Unified Development Code standards with respect to exterior materials, building setbacks and other development standards. The site has direct access via three existing ingress/egress drives from the access road of Hwy 360, a shared access drive via neighboring property to the east, and two additional direct access drives from Heather Ridge Lane. In accordance with the operational plan, the business will host weddings and birthday parties. The Victoria Grace Event Center will operate with the following hours of operation: Office Hours, Tuesday- Friday 11 AM to 5 PM; Event Hours, Saturday- Sunday 5 PM to 1 AM; and Event Hours, Sunday 3 PM to 9 PM. The event center will allow food warming, and licensed caterers to serve events. The center may have BYOB, so long as they are in compliance with TABC licenses and regulations. The shopping center has 227 parking spaces for 13 tenants. The event center will require 1 space per 4 seats, requiring 88 spaces, however, 69 are being provided. It should be noted, that the shopping center is already short parking, and the event center will be short 19 spaces. The applicant is requesting a parking variance to reduce the minimum parking requirement of 88 to 69, and a variance to hold events until 1 am. The Development Review Committee recommends approval with the following conditions:

1. Hours of Operation limited to 12:00 AM.
2. For any event at which alcohol is present, at least one (1) uniformed, state-licensed security guard qualified under Chapter 1702 of the Texas Occupations Code shall be physically present for the duration of the event, and during the disbursement of guests following the event, to ensure the orderly departure of guests after the event is over. For any event at which more than 150 persons are to attend, at least two (2) uniformed, state-licensed security guard qualified under Chapter 1702 of the Texas Occupations Code shall be present for the duration of the event, and during the disbursement of guests following the event, to ensure the orderly departure of guests after the event is

## PLANNING AND ZONING COMMISSION MINUTES, MARCH 9, 2020

over. It shall be the responsibility of the permit holder to provide state-licensed security guard when required.

Commissioner Coleman asked who makes sure there is a security guard onsite at all times. Ms. Acosta stated this would be the owner's responsibility, but if there are complaints to the police staff can bring the SUP forward for re-discussion.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Amadyn Nwabuisi with Victoria Grace Events, 4415 Hanover Street, Grand Prairie, TX stepped forward to represent the case. She stated she has lived in Grand Prairie for 25 years. She is requesting to stay open until 1 p.m., but if she is required to close at 12 midnights she would comply.

Commissioner Moser asked who was doing the remodeling of the building and has she already signed a lease. Ms. Nwabuisi stated the landlord is the one remodeling the building, she signed a lease based on the SUP being approved.

Commissioner Smith asked what type of events would be held at this location. Ms. Nwabuisi stated weddings, birthday parties, church events, etc. She has always worked on event planning, but she is wanting to have her own venue.

Commissioner Connor asked for the occupancy load of the venue and if closing at midnight would impact her operation. Ms. Nwabuisi stated the venue's occupancy would be anywhere from 100 to 350 people and no the time would not impact her operation.

Commissioner Moser asked for the zoning of the property. Ms. Acosta replied light industrial event venues are permitted with an SUP.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case SU200301 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Smith

Second: Landrum

Ayes: Coleman, Connor, Hedin, Landrum, Moser, Perez, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**

## PLANNING AND ZONING COMMISSION MINUTES, MARCH 9, 2020

PUBLIC HEARING AGENDA Item #9 - SU200302 - Specific Use Permit - Enterprise Rent-A-Car at 4136 S Carrier Pkwy., Suite 580. (Commissioner Spare/City Council District 6). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Specific Use Permit to allow for an Auto Rental uses within an existing commercial lease space. The subject property is zoned Planned Development-173 (PD-173) District and is located within Interstate Highway-20 (IH-20) Overlay Corridor District. The 1,256 sf lease space is generally located northwest of W. Westchester Parkway and S. Carrier Parkway. The existing lot is platted as Westchester Commercial Phase One. The applicant is Jordan Woolf and the owner is Will Gravlee, Westchester.

Mr. Jones stated PD-173 allows for a wide variety of land uses, ranging from multifamily, retail, commercial and service-related uses. The original land use designation for Tract 1 allows for Commercial/Office uses, further UDC, Article 4: Permissible Uses requires Specific Use Permit oversight for Auto Rental Uses. The referenced property of this request was developed in 1987, Westchester Commercial, Phase One, Block 5, Lot 1RA. Westchester Phase One consists of single story commercial lease spaces. The referenced location for this request is 1,256 square foot lease space located along the southern end of a 24,150 sq. ft. building. The development has two existing commercial driveway access points along Westchester Parkway. In addition, mutual access easements serve the center providing for adequate and safe vehicular circulation to and from S. Carrier Parkway to the east and W. Westchester Parkway to the south. An updated parking study and analysis is provided to demonstrate minimum on-site parking to accommodate current and proposed uses. Based on the combination of retail, commercial, assembly and service uses 160 parking spaces are required. The site provides for 184 regular parking spaces including five accessible spaces dispersed within the site. Customer and vehicle inventory spaces for the auto rental business shall be located near the business with approximately 20 maximum spaces designated for over-night parking. Directly to the rear employee entry of the business shall be a designated 'bucket-wash' make ready area for returning vehicles. This area shall consist of a new 430 sq. ft. canopy with brick columns and materials to match the existing building. All run-off shall comply with Environmental Department standards as well as the Westchester Homeowners Review Committee and approval provided conditions be met. The existing onsite landscaping complies with minimum requirement for parking lot trees, street trees and landscape buffers along Westchester Parkway. The site has an existing 15' X 24' masonry dumpster enclosure cladded in the same masonry materials as the building. The dumpster enclosure is located at the mid-rear portion of the building. The enclosure conforms to city standards.

Mr. Jones stated the Development Review Committee recommends approval of the request subject to: Compliance with Auto-Related Business (ARB) Standards including registration, Environmental Standards, Westchester HOA Review Committee conditions, and Compliance with Building Codes and necessary permits for canopy addition.

## PLANNING AND ZONING COMMISSION MINUTES, MARCH 9, 2020

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Jordan Woolf with Enterprise Rent-A-Car, 3026 Tanglewood Park, Fort Worth, TX stepped forward representing the case.

There being no further discussion on the case commissioner Connor moved to close the public hearing and approve case SU200302 as presented by staff. The action and vote being recorded as follows:

Motion: Connor

Second: Moser

Ayes: Coleman, Connor, Hedin, Landrum, Moser, Perez, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #10 - SU180504B – Specific Use Permit Renewal - 3025 Hardrock Road (Commissioner Fisher/City Council District 1). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a six months annual/periodic review of a Specific Use Permit to allow Trucking and Storage Terminal Uses. The 2.94-acre property is located at the northeast Hardrock Rd. and W. Oakdale Rd. The property is zoned Planned Development 39 (PD-39) District and within the SH 161 Corridor Overlay District.

Mr. Jones stated as required by Ordinance No. 10466-2018 for Specific Use Permit 1044 the City Council shall conduct a public hearing six-month months after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, 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 other applicable regulatory requirements and/or enforced by the state and federal government. The applicant is requesting an expansion of their truck and trailer parking operation to exceed the minimum trucking and storage from no more than five to maximum of fifteen trucks and trailers. Compliance with current standard has been sporadic at best. DRC recommends Planning & Zoning Commission extending the SUP with current conditions including a six-month review for compliance. Staff recommends the Commission not grant the expansion as requested by the applicant.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

## PLANNING AND ZONING COMMISSION MINUTES, MARCH 9, 2020

Sushil Chaugan, 3025 Hardrock Road, Grand Prairie, TX stepped forward representing the case. Mr. Chaugan stated he has been in California where he has another business and was not aware of the violations, but he has cleaned up the property. He said their business has suffered a great loss, because they do not have the space needed to conduct their business to the fullest they are in need of more parking. He is agreeable to paving the additional parking spaces in order for them to expand their business.

Commissioner Connor said with him being in California he needs to make sure his manager complies with the city's requirements.

Commissioner Coleman stated he needs to add some cameras so he can monitor his business, at this time he can only support a six-months extension, but not the expansion of the property.

Chairperson Spare stated this case is here because of the six-months review, not the expansion. Deputy City Attorney Mark Dempsey stated the case was not brought forward as an expansion case, it was brought forward for a six-months review from Council approval. Chairperson Spare asked if the commission could add some conditions to the SUP. Mr. Jones replied yes the commission can add to the SUP; that the case be administratively approved for the expansion, after the six-months if no violations are noted on the property.

There being no further discussion on the case commissioner Spare moved to close the public hearing and approve case SU180504B, with a six-month extension, including administrative approval of Site Plan to expand parking lot with concrete if the applicant adds bollards to prevent parking on non-paved areas and uses video surveillance to monitor truck parking remotely. The applicant must return to P&Z and Council in six months to verify this has been done, and any violations within the six-month period will result in the SUP coming back for revocation. The action and vote being recorded as follows:

Motion: Spare

Second: Smith

Ayes: Coleman, Connor, Hedin, Landrum, Moser, Perez, Smith, Spare

Nays: None

**Approved: 8-0**

Motion: **carried.**

**PLANNING AND ZONING COMMISSION MINUTES, MARCH 9, 2020**

Chairperson Spare moved to adjourn the meeting. The meeting adjourned at 9:45 p.m.

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Joshua Spare, Chairperson

ATTEST:

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Max Coleman, Secretary

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



## Legislation Details (With Text)

<b>File #:</b>	20-9898	<b>Version:</b>	1	<b>Name:</b>	RP200301 - 161 Toll Road Retail Corners, Lots 1R1 & 1R2, Block A
<b>Type:</b>	Agenda Item	<b>Status:</b>			Consent Agenda
<b>File created:</b>	4/2/2020	<b>In control:</b>			Planning and Zoning Commission
<b>On agenda:</b>	4/13/2020	<b>Final action:</b>			
<b>Title:</b>	RP200301 - Replat - 161 Toll Road Retail Corners, Lots 1R1 & 1R2, Block A (Commissioner Hedin/City Council District 2). Replat of Lot 1, Block A, 161 Toll Road Retail Corners to create two lots on 3 acres. Lot 1, Block A, 161 Toll Road Retail Corners, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 Corridor Overlay District, and addressed as 3450 S HWY 161 and 1015 Ikea Pl. The consultant is Chris Reeder, Spooner & Associates and the owner is Dave Carter, Grand Prairie Corners, LP.				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Replat.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

Chris Hartmann

### Title

RP200301 - Replat - 161 Toll Road Retail Corners, Lots 1R1 & 1R2, Block A (Commissioner Hedin/City Council District 2). Replat of Lot 1, Block A, 161 Toll Road Retail Corners to create two lots on 3 acres. Lot 1, Block A, 161 Toll Road Retail Corners, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 Corridor Overlay District, and addressed as 3450 S HWY 161 and 1015 Ikea Pl. The consultant is Chris Reeder, Spooner & Associates and the owner is Dave Carter, Grand Prairie Corners, LP.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

Replat of Lot 1, Block A, 161 Toll Road Retail Corners to create two lots on 3 acres. Lot 1, Block A, 161 Toll Road Retail Corners, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 Corridor Overlay District, and addressed as 3450 S HWY 161 and 1015 Ikea Pl.

#### PURPOSE OF REQUEST:

The purpose of the Replat is to create two lots out of one lot and create additional utility easements.

**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-294	IKEA
South	PD-294	Undeveloped
West	PD-397	Undeveloped
East	PD-294	Undeveloped

**HISTORY:**

- May 1, 2017: The Planning and Zoning Commission approved a Preliminary Plat for 161 Toll Road Retail Corners (Case Number P170504).
- May 16, 2017: City Council approved a Specific Use Permit and Site Plan for two retail buildings (Case Number SU170501/S170507).
- September 11, 2017: The Planning and Zoning Commission approved a Final Plat for 161 Toll Road Retail Corners (Case Number P170901).

**PLAT FEATURES:**

The plat depicts the necessary utility easements and meets density and dimensional requirements.

**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval with the following conditions:

1. The existing waste water system extending into the site will need to be physically modified to comply with City standards for a public wastewater main and be inspected and accepted for maintenance by the City of Grand Prairie, with a maintenance bond presented to the City at 100% of estimated value, to run for two years post acceptance.
2. Prior to submitting final mylars for signatures, the applicant shall file the Declaration of Operating and Cost-Sharing Agreement with the county and reference the agreement with the instrument number in the notes section of the plat.



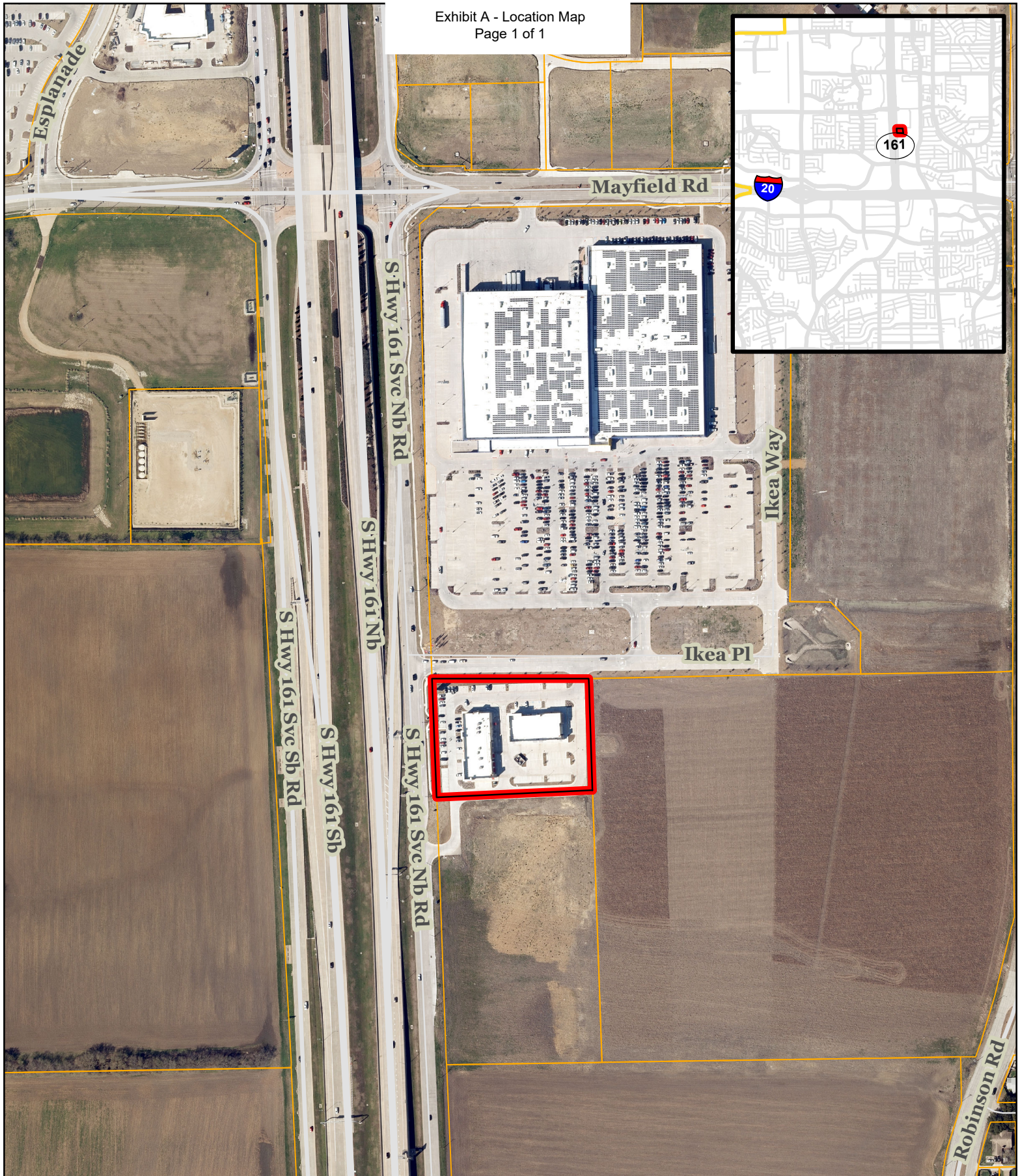
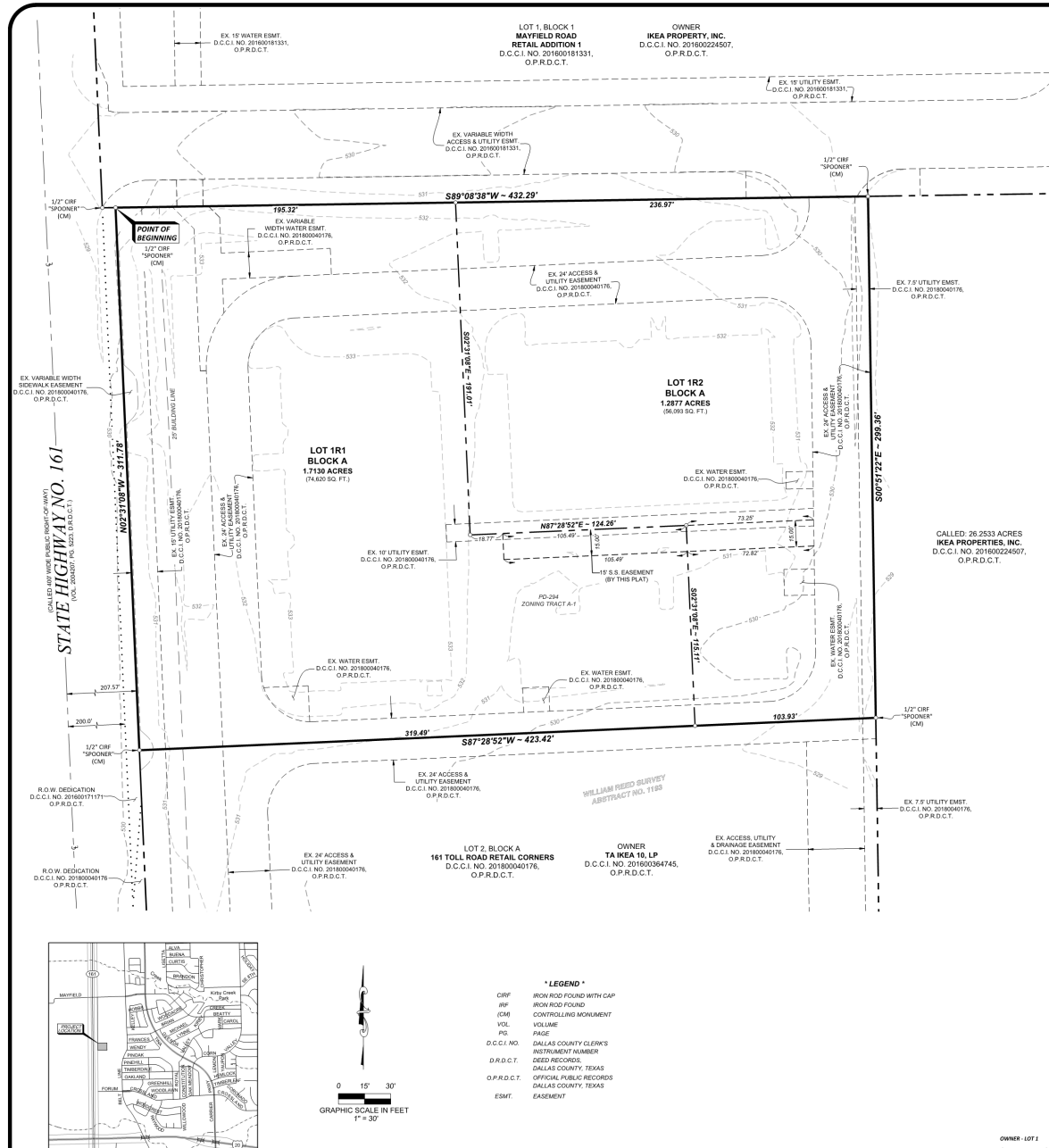




Exhibit B - Replat  
Page 1 of 1



**\* OWNER'S CERTIFICATION \***

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, GRAND PRAIRIE CORNERS, LP, are the sole owner of a 3.0008 acre tract of land located in the William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, said 3.0008 acre tract of land being all of LOT 1, BLOCK 1, 161 TOLL ROAD RETAIL CORNERS, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 201800040176, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 3.0008 acre tract of land also being all of that certain tract of land conveyed to GRAND PRAIRIE CORNERS, LP, by deed thereof filed for record in Dallas County Clerk's Instrument No. 201700171157 O.P.R.D.C.T., said 3.0008 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with a cap stamped "SPOONER" found (Controlling Monument) at the northwest lot corner of said Lot 1, same being on the south lot line of Lot 1, Block 1, Mayfield Road Retail Addition 1, being an Addition to the said City and State, according to the plat thereof filed for record in Denton County Clerk's Instrument No. 201600181331, O.P.R.D.C.T., said beginning point also being at the northeast corner of a right-of-way dedication, conveyed to the State of Texas, by deed thereof filed for record in Dallas County Clerk's Instrument No. 201600171171, O.P.R.D.C.T.;

**THENCE** North 89°08'38" East, along the common line of said 161 Toll Road Retail Corners and said Mayfield Road Retail Addition 1, a distance of 432.29 feet to a 1/2 inch iron rod with a cap stamped "SPOONER" found (Controlling Monument) at the northeast lot corner of said Lot 1, 161 Toll Road Retail Corners, same being the northwest property corner of a called 26.2533 acre tract of land conveyed to IKEA Properties, Inc., by deed thereof filed for record in Dallas County Clerk's Instrument No. 201600224507, O.P.R.D.C.T.;

**THENCE** South 00°51'12" East, along the east lot line of said Lot 1, a distance of 299.36 feet to a 1/2 inch iron rod with a cap stamped "SPOONER" found (Controlling Monument) at the southeast lot corner of said Lot 1, same being the northeast lot corner of Lot 2, of said Block A, 161 Toll Road Retail Corners;

**THENCE** South 87°28'52" West, along the common line of said Lots 1 and 2, Block A, a distance of 423.42 feet to a 1/2 inch iron rod with a cap stamped "SPOONER" found (Controlling Monument) at the southwest lot corner of said Lot 1, same being the northwest lot corner of said Lot 2, and being on the east property line of the aforementioned right-of-way dedication, said east property line being the existing east right-of-way line of State Highway No. 161 (being a variable width public right-of-way with controlled access, a portion of said right-of-way being conveyed to the State of Texas, by deed thereof filed for record in Volume 2004207, Page 5223, Deed Records, Dallas County, Texas);

**THENCE** North 02°31'08" West, along the west lot line of said Lot 1 and along the said east right-of-way line, a distance of 311.78 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **3.0008 acres (130,713 square feet)** of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

**THAT, WE, GRAND PRAIRIE CORNERS, LP,** do hereby adopt this plat designating the hereon-above described property as **LOTS 1R1 & 1R2, BLOCK 1, 161 TOLL ROAD RETAIL CORNERS**, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alley and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No building or other improvements or growths, except fences, vegetation, driveways and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS MY HAND at \_\_\_\_\_ County, \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

GRAND PRAIRIE CORNERS, LP

By: \_\_\_\_\_  
Dave Carter

STATE OF TEXAS §  
COUNTY OF DALLAS §

**BEFORE ME,** the undersigned a Notary Public in and for said County and State, on this day personally appeared **DAVE CARTER**, 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 consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public, State of Texas

OWNER: LOT 1  
GRAND PRAIRIE CORNERS, LP  
803 DOLLAHIVE, SUITE 720  
DALLAS, TEXAS 75229  
714-240-1559  
ATTN: DAVE CARTER

OWNER:  
IKEA PROPERTY, INC.  
D.C.C.I. NO. 201600224507,  
O.P.R.D.C.T.

OWNER:  
TA IKEA 16, LP  
D.C.C.I. NO. 201600364745,  
O.P.R.D.C.T.

ENGINEER:  
**CROSS ENGINEERING CONSULTANTS**  
1111 S. Tenthon St.  
75234-4499  
ATTN: Gary McInnis, P.E.  
McKinney, Texas 75069  
972-342-4499  
Gary McInnis, P.E.

SURVEYOR:  
**SPOONER & ASSOCIATES**  
OVER 25 YEARS OF SERVICE  
309 BYERS STREET, SUITE 100, ELLEASS, TEXAS 76039  
(817) 858-8445 WWW.SPOONER-AND-ASSOCIATES.COM  
ATTN: ERIC SPOONER - S.A. No. 15-0213-SP  
TREC-P-19162, 10/06/2012

STATE OF TEXAS §  
COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Grand Prairie.

THIS DOCUMENT IS  
**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY  
ERIC S. SPOONER, R.P.L.S.  
MARCH 25, 2020

Eric S. Spooner, R.P.L.S. \_\_\_\_\_ Date  
Texas Registration No. 5922

STATE OF TEXAS §  
COUNTY OF TARRANT §

**BEFORE ME,** the undersigned a Notary Public in and for said County and State, on this day personally appeared Eric S. Spooner, 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 consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public, State of Texas

**\* GENERAL NOTES \***

- The bearings and distances shown hereon are based on a local coordinate system based on NAD83, Texas North Central Zone 4202, scaled from grid to surface at N: 6.936,070.89 E: 2.423,737.33, using a combined scale factor of 1.0002380817, derived from GPS RTK observations using the North Texas VRS Network (maintained by Western Data Systems).
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain), as shown on Map No. 48113C0435 L and 48113C0445 K, maps revised July 7, 2014, for Dallas County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- The subject property is not located within the 100 year floodplain per FIRM Panel No. 48113C0435 L and 48113C0445 K, dated July 7, 2014.
- This plat is based off an ALTA/ACSM Land Title Survey that was prepared with the benefit of a copy of the Commitment for Title Insurance prepared by First American Title Insurance Company, G.P. No. 1002-192442-RTT, Commitment No. 1002-192442-RTT, having and effective date of December 1, 2016, and issued December 15, 2016; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of the said Commitment. No other research for matters of record not listed in said Commitment was performed by Spooner & Associates, Inc.
- Unless shown otherwise hereon, all property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922".
- Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
- Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
- The purpose of this plat is subdivide one non-residential lot into two non-residential lots.

FINAL PLAT BEING A REPLAT OF  
**LOTS 1R1 & 1R2, BLOCK A  
161 TOLL ROAD  
RETAIL CORNERS**

BEING A REPLAT OF A 3.0008 ACRE TRACT OF LAND LOCATED IN THE WILLIAM REED SURVEY, ABSTRACT NO. 1193, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAID 3.0008 ACRE TRACT OF LAND BEING ALL OF LOT 1, BLOCK A, 161 TOLL ROAD RETAIL CORNERS, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN D.C.C.I. NO. 201800040176, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID 3.0008 ACRE TRACT ALSO BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRAND PRAIRIE CORNERS, LP, BY DEED THEREOF FILED FOR RECORD IN D.C.C.I. NO. 201700171157, O.P.R.D.C.T.

2 LOTS - 3.0008 ACRES

CASE NO. RP200201  
SHEET 1 OF 1



## Legislation Details (With Text)

**File #:** 20-9874      **Version:** 1      **Name:** Z200301 - SF-6 at Hardy Rd and Sheridan Dr  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 3/16/2020      **In control:** Planning and Zoning Commission  
**On agenda:** 4/13/2020      **Final action:**  
**Title:** Z200301 - Zoning Change - SF-6 at Hardy Rd and Sheridan Dr. (Commissioner Perez/City Council District 3). A request to change the zoning from SF-4 Single-Family Four Residential District, to SF-6 Single-Family Six Residential District for residential use. Located at 1841, 1837, 1833, and 1829 Hardy Road. Legally described as Lots 1, 2, 3, & 4, Block F, Lake Crest No 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-4 Single-Family Four Residential District. The consultant is Luke Keeton, Keeton Surveying Co. and the owner is Walter Torres-Martinez, Sekant Development & Investments.  
City Council Action: April 21, 2020

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A- Location Map](#)

Date	Ver.	Action By	Action	Result
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### From

Chris Hartmann

### Title

Z200301 - Zoning Change - SF-6 at Hardy Rd and Sheridan Dr. (Commissioner Perez/City Council District 3). A request to change the zoning from SF-4 Single-Family Four Residential District, to SF-6 Single-Family Six Residential District for residential use. Located at 1841, 1837, 1833, and 1829 Hardy Road. Legally described as Lots 1, 2, 3, & 4, Block F, Lake Crest No 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-4 Single-Family Four Residential District. The consultant is Luke Keeton, Keeton Surveying Co. and the owner is Walter Torres-Martinez, Sekant Development & Investments.

**City Council Action: April 21, 2020**

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

A request to change the zoning from SF-4 Single-Family Four Residential District to SF-6 Single-Family Six Residential District to allow for one residential dwelling on four individually platted lots.

**Table 1: Adjacent Zoning and Land Uses**

Direction	Zoning	Existing Use
North	SF-4	Single-Family Residences
South	SF-4	Single-Family Residences
East	None	Avenue C
West	SF-4	Single-Family Residences

**PURPOSE OF REQUEST:**

The purpose of this request is to change the zoning on 0.896 acres from SF-4 Single-Family Four Residential District to SF-6 Single-Family Six Residential District, to allow the applicant to move forward with a replat (RP200303) of four residential lots, being 1, 2, 3, and 4 to create Lots 1R, 1R-1, 2R, 3R, and 4R. The SF-4 density maximum of 5.8 units per acre and lot width only allow for 4 lots being 60 feet wide, whereas the SF-6 district density maximum is 8.7 units per acre, and allows for five 50-foot-wide lots. The lot reasonably accommodates the uses permitted in the SF-6 base zoning district, and staff has found no indication of adverse impacts on neighboring lands in relation to this zoning, or adverse effects on the public health, safety, or welfare.

**CONFORMANCE WITH COMPREHENSIVE PLAN:**

The Future Land Use Map (FLUM) designates the subject property as Low Density Residential (LDR). Low Density Residential according to the Comprehensive Plan is 0-6 dwelling units per net acre. Considering this property will have one dwelling unit on 0.178 acre lots, the request is consistent with the FLUM.

**ZONING REQUIREMENTS**

The existing base zoning is SF-4 Single-Family Four Residential District. The proposed base zoning for the 0.896 acres is SF-6. All zoning will defer to the Unified Development Code (UDC) as amended.

***Dimensional Requirements***

The following outlines the minimum dimensional requirements of the SF-6 district and provides an analysis of the proposed compliance with the district.

Standard	Required	Meets
Minimum Lot Area	5,000 s.f.	Yes
Minimum Lot Width	50 ft.	Yes
Minimum Lot Depth	100 ft.	Yes
Minimum Front Yard Setback	25 ft.	Yes

**VARIANCES:**

None.

**RECOMMENDATION:**

DRC recommends approval of the proposed zone change from SF-4 Single-Family Four Residential District to SF-6 Single-Family Six Residential District with the condition that the applicant pay for any necessary relocation of utilities.

**Body**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE LOTS 1, 2, 3, AND 4, BLOCK B, WARLICK ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, LOCATED AT 1829, 1833, 1837 AND 1841 HARDY ROAD, FROM SF-4 SINGLE-FAMILY FOUR RESIDENTIAL DISTRICT TO SF-6 SINGLE-FAMILY SIX RESIDENTIAL DISTRICT; 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 **SF-4 Single-Family Four Residential District to SF-6 Single-Family Six Residential District**; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on **April 13, 2020**, 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 **8-0** 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 **SF-4 Single-Family Four Residential District to SF-6 Single-Family Six Residential District**; 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 April 21, 2020, 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 **SF-4 Single-Family Four Residential District to SF-6 Single-Family Six Residential District**; 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 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 20<sup>TH</sup> 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 **SF-4 Single-Family Four Residential District to SF-6 Single-Family Six Residential District**; as depicted in **Exhibit A - Location Map**.

Description of Land:

Being Lots 1, 2, 3, & 4, Block F, Lake Crest No 2 Addition, City of Grand Prairie, Dallas County, Texas, generally located at 1841, 1837, 1833, and 1829 Hardy Road, and depicted in Exhibit A - Zoning Boundary, incorporated herein by reference;

## SECTION 2.

THAT, land uses shall be restricted to those uses permitted in the **Single-Family Six Residential District (SF-6) allowing for residential uses** as specified in Article 4 - “Permissible Uses” of the Unified Development Code of the City of Grand Prairie, Texas, as amended.

## SECTION 3.

Any structure on the property described in Exhibit A hereby made non-conforming by this ordinance shall be subject to the requirements and procedures of Article 19 of the Unified Development Code.

## SECTION 4.

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 5.

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

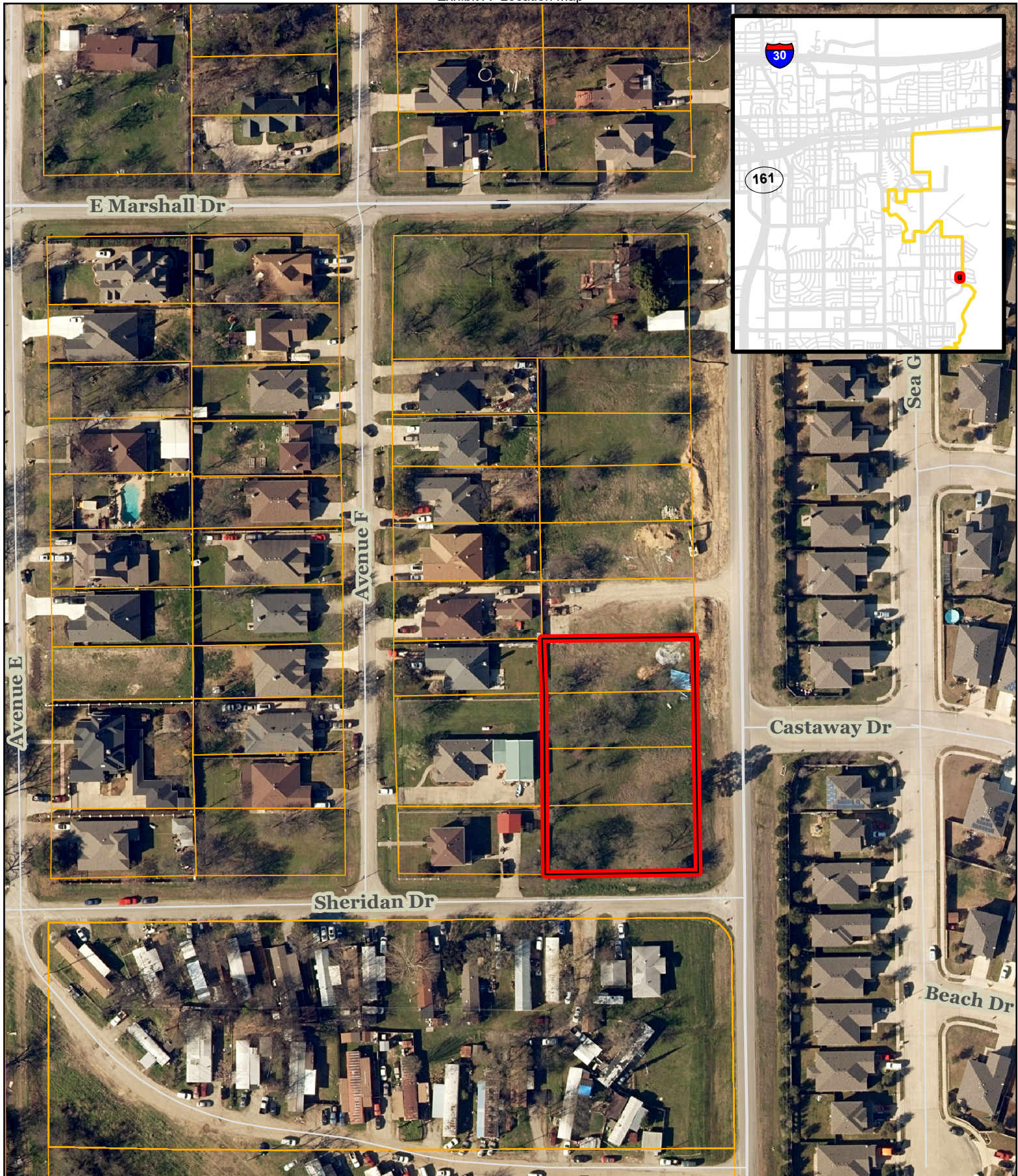
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS 21<sup>st</sup> DAY OF APRIL 2020.**

**ORDINANCE NO.**





Exhibit A- Location Map



CASE LOCATION MAP  
Case Number Z200301  
SF-6 at Hardy Rd and Sheridan Dr



City of Grand Prairie  
Development Services

(972) 237-8255  
[www.gptx.org](http://www.gptx.org)





## Legislation Details (With Text)

<b>File #:</b>	20-9901	<b>Version:</b>	1	<b>Name:</b>	Z200402 - Zoning Change - 830 Tuskege Single-Family
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	4/2/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	4/13/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Z200402 - Zoning Change - 830 Tuskegee Single-Family (Commissioner Fisher/City Council District 1). A request to change the zoning from NS Neighborhood Service, to SF-4 Single-Family Four District to allow for a single-family dwelling. Located at 830 Tuskegee Street, legally described as Lot 8, Block 9, Tyre Estates Addition, City of Grand Prairie, Tarrant County, Texas. The applicant is Frank Alanzo and the owner is Manuel Garcia. City Council Action: April 21, 2020				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A- Location Map](#)

Date	Ver.	Action By	Action	Result
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### From

Chris Hartmann

### Title

Z200402 - Zoning Change - 830 Tuskegee Single-Family (Commissioner Fisher/City Council District 1). A request to change the zoning from NS Neighborhood Service, to SF-4 Single-Family Four District to allow for a single-family dwelling. Located at 830 Tuskegee Street, legally described as Lot 8, Block 9, Tyre Estates Addition, City of Grand Prairie, Tarrant County, Texas. The applicant is Frank Alanzo and the owner is Manuel Garcia.

**City Council Action: April 21, 2020**

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

A request to change the zoning from "NS" Neighborhood Service to "SF-4" Single-Family Four Residential District to allow for one residential dwelling on 0.19 acres.

<b>Table 1: Adjacent Zoning and Land Uses</b>
---

Direction	Zoning	Existing Use
North	NS, SF-4	Single-Family R
South	NS, SF-4	Single-Family R
West	SF-4	Single-Family R
East	SF-4	Single-Family R

#### **PURPOSE OF REQUEST:**

The purpose of this request is to change the zoning on 0.19 acres from “NS” to “SF-4” to allow for the construction of a single-family residence. The lot reasonably accommodates the uses permitted in the “SF-4” base zoning district, and staff has found no indication of adverse impacts on neighboring lands in relation to this zoning, or adverse effects on the public health, safety, or welfare. Approving the change to “SF-4” will align the zoning to the proposed use of the property.

#### **CONFORMANCE WITH COMPREHENSIVE PLAN:**

The Future Land Use Map (FLUM) designates the subject property as Low Density Residential (LDR). Low Density Residential according to the Comprehensive Plan is 0-6 dwelling units per net acre. Considering this property will have one dwelling unit on 0.19 acres, the request is consistent with the FLUM.

#### **ZONING REQUIREMENTS**

The existing base zoning is “NS” Neighborhood Service District. The proposed base zoning for the 0.3584 acres is “SF-4”. All zoning will defer to the Unified Development Code (UDC) as amended.

#### ***Dimensional Requirements***

The following outlines the minimum dimensional requirements of the “SF-4” district and provides an analysis of the proposed compliance with the district.

Standard	Required	Meets
Minimum Lot Area	7,200 s.f.	Yes
Minimum Lot Width	60 ft.	Yes
Minimum Lot Depth	110 ft.	Yes
Minimum Front Yard Setback	25 ft.	Yes

#### **VARIANCES:**

None.

#### **RECOMMENDATION:**

DRC recommends approval of the proposed zone change from “NS” to “SF-4”.

#### **Body**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE LOT 8, BLOCK 9, TYRE ESTATES ADDITION, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, LOCATED AT 830 TUSKEGEE ROAD, FROM NS NEIGHBORHOOD SERVICE DISTRICT TO SF-4 SINGLE-FAMILY FOUR RESIDENTIAL DISTRICT; 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 **NS Neighborhood Service District to SF-4 Single-Family Four Residential District**; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on **April 13, 2020**, 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 **8-0** 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 **NS Neighborhood Service to SF-4 Single-Family Four Residential District**; 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 **April 21, 2020**, 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 **NS Neighborhood Service to SF-4 Single-Family Four Residential District**; 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 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 20<sup>TH</sup> 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 **NS Neighborhood Service to SF-4 Single-Family Four Residential District**; as depicted in **Exhibit A - Location Map**.

Description of Land:

Being Lot 8, Block 9, Tyre Estates Addition, City of Grand Prairie, Tarrant County, Texas, located at, and depicted in Exhibit A - Zoning Boundary, incorporated herein by reference;

## **SECTION 2.**

THAT, land uses shall be restricted to those uses permitted in the **NS Neighborhood Service to SF-4 Single-Family Four Residential District** as specified in Article 4 - “Permissible Uses” of the Unified Development Code of the City of Grand Prairie, Texas, as amended.

## **SECTION 3.**

Any structure on the property described in Exhibit A hereby made non-conforming by this ordinance shall be subject to the requirements and procedures of Article 19 of the Unified Development Code.

## **SECTION 4.**

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.

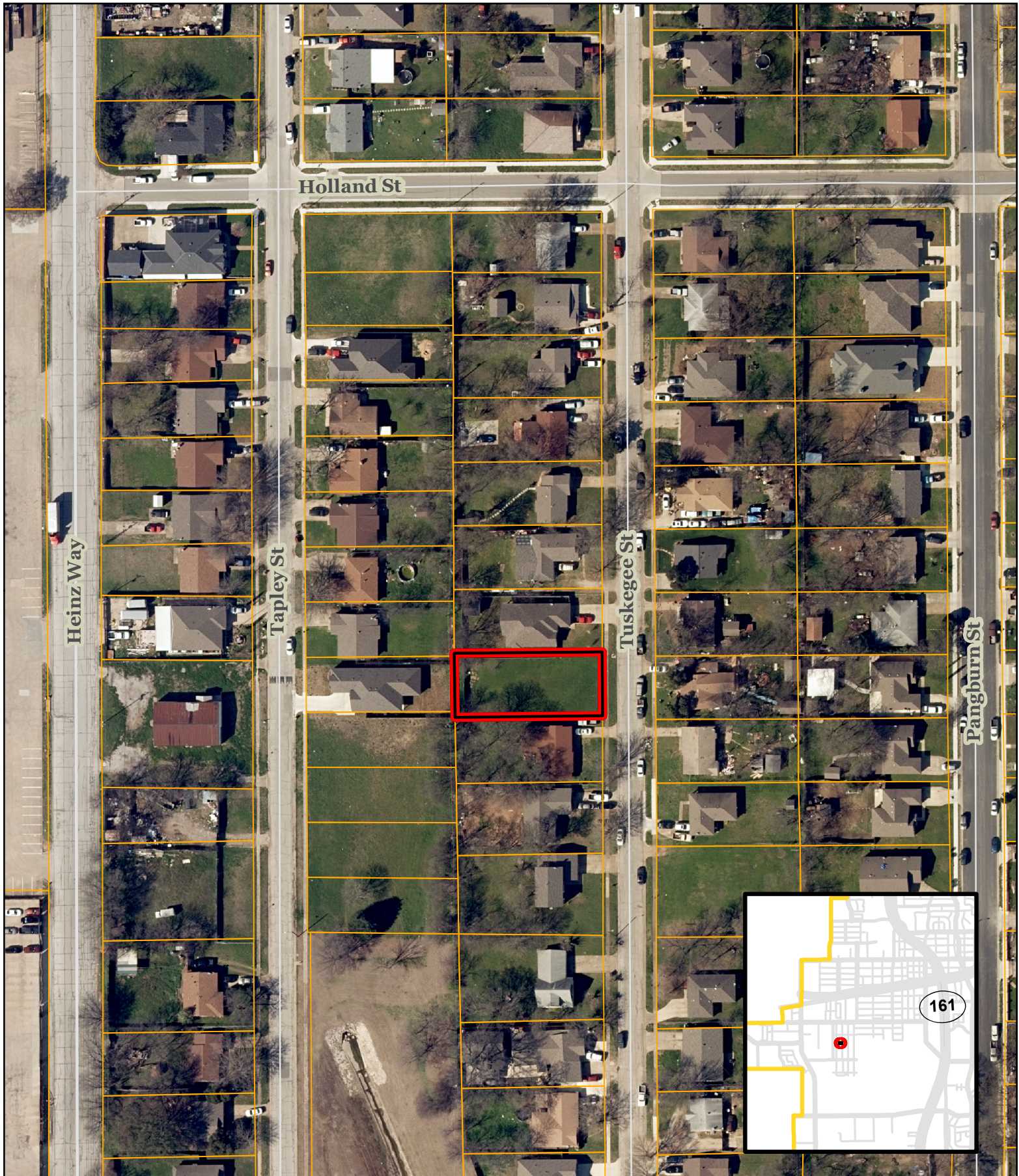
## **SECTION 5.**

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 21<sup>st</sup> DAY OF APRIL 2020.**

**ORDINANCE NO.**





# CASE LOCATION MAP

Case Number Z200402

SF - 4 at 830 Tuskegee St.



City of Grand Prairie  
Development Services

(972) 237-8255

[www.gptx.org](http://www.gptx.org)





## Legislation Details (With Text)

<b>File #:</b>	20-9877	<b>Version:</b>	1	<b>Name:</b>	TA200402 – Text Amendment – Amend Article 4 and Article 30, Commissary.
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	3/16/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	4/13/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	TA200402 - Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code to establish a definition of and to establish regulations for commissary or central food processing facility. City Council Action: April 21, 2020				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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### From

Chris Hartmann

### Title

TA200402 - Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code to establish a definition of and to establish regulations for commissary or central food processing facility.

**City Council Action: April 21, 2020**

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

### PURPOSE OF REQUEST:

The purpose of this request is to add “commissary” to the use charts and definitions in the City’s Unified Development Code (UDC).

### PROPOSED DEFINITION:

*Commissary:* A specialized food establishment other than a restaurant, grocery, or other food-related businesses listed as Manufacturing in Article 4, typically with no retail storefront or public dining area, that has the capabilities of cooking, cooling, reheating, preparing, stocking, storing, and replenishing food items for off-premise sale or consumption. Includes Commissary as defined in Sec. 13-236 of the Code of Ordinances.

**PERMISSIBLE USE:**

Staff proposes that Commissary be allowed in the following zoning districts.

MANUFACTURING / MINING AND CONSTRUCTION	NAICS CODE	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
COMMISSARY	See Article 30						X*		X*			X	X	X

\*A Commissary is allowed by right in the General Retail (GR) and Commercial (C) Districts if the following conditions are met:

1. The commissary building, including attached freezer, shall not exceed 8,000 sq. ft.
2. The commissary shall be used for centralized food prep for a single restaurant or entity.
3. The commissary shall not be used as a shared kitchen for multiple restaurants, mobile food units, or entities.
4. Overnight parking of mobile food units or food trucks is prohibited.
5. Maintenance, repair, or washing of mobile food units or trucks is prohibited on site.

**Body**



## Legislation Details (With Text)

<b>File #:</b>	20-9882	<b>Version:</b>	1	<b>Name:</b>	S200301 - Site Plan - Warehouses at I-30, Gifford, & Bagdad
<b>Type:</b>	Agenda Item	<b>Status:</b>			Items for Individual Consideration
<b>File created:</b>	3/18/2020	<b>In control:</b>			Planning and Zoning Commission
<b>On agenda:</b>	4/13/2020	<b>Final action:</b>			
<b>Title:</b>	S200301 - Site Plan - Warehouses at I-30, Gifford, & Bagdad (Commissioner Moser/City Council District 5). Site Plan for a (5) five office/warehouse buildings totaling 738,080 sf. on (5) five lots, totaling 16.944 acres. Building 1 -143,617 sf on 3.297 acres, Building 2 -71,090 sf on 1.632 acres, Building 3 -178,944 sf on 4.108 acres, Building 4 -81,631 sf on 1.874 acres, Building 5 -262,797 sf - 6.033 acres. 16.944 acres out of the Joseph Graham Survey, Abstract 506, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-41 (PD-41) District, within the IH-30 Corridor Overlay District, generally located southwest of IH 30 Service Road and Macarthur Boulevard, and north of Gifford Road extending west beyond Bagdad Road. The applicant is Michael Peinado, Lincoln Property Company, the consultant is Cody Hodge, Halff Associates, and the owner is Debbie Hobbs, I 30 Meyers JV II. City Council Action: April 21, 2020				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit i - Zoning Analysis Tables.pdf](#)  
[Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Building Elevations.pdf](#)  
[Exhibit D - Landscape Plan.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

Chris Hartmann

### Title

S200301 - Site Plan - Warehouses at I-30, Gifford, & Bagdad (Commissioner Moser/City Council District 5). Site Plan for a (5) five office/warehouse buildings totaling 738,080 sf. on (5) five lots, totaling 16.944 acres. Building 1 -143,617 sf on 3.297 acres, Building 2 -71,090 sf on 1.632 acres, Building 3 -178,944 sf on 4.108 acres, Building 4 -81,631 sf on 1.874 acres, Building 5 -262,797 sf -6.033 acres. 16.944 acres out of the Joseph Graham Survey, Abstract 506, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-41 (PD-41) District, within the IH-30 Corridor Overlay District, generally located southwest of IH 30 Service Road and Macarthur Boulevard, and north of Gifford Road extending west beyond Bagdad Road. The applicant is Michael Peinado, Lincoln Property Company, the consultant is Cody Hodge, Halff Associates, and the owner is Debbie Hobbs, I 30 Meyers JV II.

**City Council Action: April 21, 2020**

### Presenter

Savannah Ware, AICP, Chief City Planner



## Recommended Action

Approve

## Analysis

### SUMMARY:

Site Plan for five office/warehouse buildings totaling 738,080 sq. ft. on 16.94 acres out of the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-41 (PD-41) District, within the IH-30 Corridor Overlay District, generally located southwest of IH 30 Service Road and Macarthur Boulevard, and north of Gifford Road extending west beyond Bagdad Road.

### PURPOSE OF REQUEST:

The applicant intends to construct five office/warehouse buildings on 16.94 acres. Site Plan approval by City Council is required for any project involving industrial use, within a Planned Development District, or within a Corridor Overlay District. Development at this location requires City Council approval of a Site Plan because the property is intended for industrial use, is zoned PD-41, and within the IH-30 Corridor Overlay District.

The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts.

### 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	LI	Undeveloped
South	SF-4	Single Family Residential
	PD-41	Commercial, Industrial
West	SF-4	Single Family Residential
East	C	Undeveloped

### PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposal includes five office/warehouse-buildings along the IH-30 Corridor. The buildings are speculative and will be developed without specific tenants.

- Building 1 is 36,750 sq. ft. The site will be accessible from Gifford St and Garden Way and includes a west-facing truck dock with ten overhead doors.
- Building 2 is 16,595 sq. ft. The site will be accessible from Gifford St and Burbank Way and includes an east-facing truck dock with six overhead doors.
- Building 3 is 53,800 sq. ft. The site will be accessible from two different points on Gifford St. The western drive will also provide access to Building 4. Building 3 will have loading docks on the east and west sides.
- Building 4 is 16,800 sq. ft. The site will be accessible from Gifford St and Bagdad Rd. The loading

dock faces east and has six overhead doors.

- Building 5 is 83,200 sq. ft. and will be accessible from Bagdad Rd. The site includes two truck loading/unloading areas north of the building. The truck docks include 24 overhead doors that face IH-30.

## **ZONING REQUIREMENTS:**

### *Density and Dimensional Requirements*

Development is subject to the LI standards in the UDC. Page one of Exhibit i - Zoning Analysis Tables evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

### *Landscape and Screening*

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the UDC. Page two of Exhibit i - Zoning Analysis Tables summarizes the requirements for each lot. In most instances, the landscape area, number of trees, and number of shrubs exceeds what is required. However, the proposal does not meet all of the landscape and screening requirements.

### *Building Materials and Design*

Industrial buildings greater than 50,000 sq. ft. are subject to the requirements in Appendix X of the UDC. If industrial buildings are less than 50,000 sq. ft. and within a Corridor Overlay District, Appendix F applies. Appendix F is intended for commercial development. While three of the proposed buildings are less than 50,000 sq. ft., they are intended for industrial use. The applicant has requested that staff evaluate all five buildings using Appendix X requirements for buildings greater than 50,000 sq. ft.

Appendix X requires that primary facades include at least three design elements and secondary facades include at least two design elements. Page three of Exhibit i - Zoning Analysis Tables evaluates the design elements for each building. The proposed building elevations do not meet Appendix X requirements.

## **VARIANCES:**

City Council may approve variances to Appendix X if the applicant demonstrates that the proposal meets the intent of the ordinance and that the alternative design or measure provides an equal or greater level of quality and standard of development as mandated by the regulations. As a part of this Site Plan, the applicant is requesting the variances listed below.

### *Building 1*

1. Foundation Plantings - Appendix X requires foundation plantings along primary facades without public entrances to conceal the base of the building. The proposal partially meets this requirement but does not include foundation plantings along all primary facades.
2. Building Entrance Plantings - Appendix X requires areas planted with annuals, perennials, or native grasses around public building entrances. The area must equal 1% of the overall building dimension and be situated so that no portion is more than 50 ft. from the entrance. The proposal includes landscape areas at the site entrance which is more than 50 ft. from the building entrance.
3. Truck Screening - Truck docks must be screened by a wing wall that is either architecturally finished as an integral portion of the building or include an opaque living screen. The proposal does not include a wing wall.
4. 30 Ft. Landscape Buffer - Appendix X requires a 30 ft. landscape buffer along all streets. Proposed

parking areas encroach this buffer.

5. Building Design Elements for Primary Facades (North and South) - Primary facades must include three building design elements. The north and south facades include two elements.
6. Building Design Elements for Secondary Facades (West) - Secondary facades must include two building design elements. The west facade includes one.

#### *Building 2*

1. Foundation Plantings - Appendix X requires foundation plantings along primary facades without public entrances to conceal the base of the building. The proposal partially meets this requirement but does not include foundation plantings along all primary facades.
2. Truck Screening - Truck docks must be screened by a wing wall that is either architecturally finished as an integral portion of the building or include an opaque living screen. The proposal does not include a wing wall.
3. 30 Ft. Landscape Buffer - Appendix X requires a 30 ft. landscape buffer along all streets. Proposed parking areas encroach this buffer.
4. Building Design Elements for Primary Facades (North and South) - Primary facades must include three building design elements. The north and south facades include two elements.
5. Building Design Elements for Secondary Facades (West) - Secondary facades must include two building design elements. The east facade includes one.

#### *Building 3*

1. Foundation Plantings - Appendix X requires foundation plantings along primary facades without public entrances to conceal the base of the building. The proposal partially meets this requirement but does not include foundation plantings along all primary facades.
2. Building Entrance Plantings - Appendix X requires areas planted with annuals, perennials, or native grasses around public building entrances. The area must equal 1% of the overall building dimension and be situated so that no portion is more than 50 ft. from the entrance. The proposal does not include building entrance plantings.
3. Truck Screening - Truck docks must be screened by a wing wall that is either architecturally finished as an integral portion of the building or include an opaque living screen. The proposal does not include a wing wall.
4. 30 Ft. Landscape Buffer - Appendix X requires a 30 ft. landscape buffer along all streets. Proposed parking areas encroach this buffer.
5. Building Design Elements for Primary Facades (North and East) - Primary facades must include three building design elements. The north and east facades include two elements.
6. Truck Docks Facing Street - Appendix X does not allow truck docks to face the street. The proposal includes a truck dock that faces Burbank Way.

#### *Building 4*

1. Foundation Plantings - Appendix X requires foundation plantings along primary facades without public entrances to conceal the base of the building. The proposal partially meets this requirement but does not include foundation plantings along all primary facades.
2. Truck Screening - Truck docks must be screened by a wing wall that is either architecturally finished as an integral portion of the building or include an opaque living screen. The proposal does not include a

wing wall.

3. 30 Ft. Landscape Buffer - Appendix X requires a 30 ft. landscape buffer along all streets. Proposed parking areas encroach this buffer.
4. Building Design Elements for Primary Facades (North and South) - Primary facades must include three building design elements. The north and south facades include two elements.
5. Building Design Elements for Secondary Facades (East) - Secondary facades must include two building design elements. The east facade includes one.

#### *Building 5*

1. Foundation Plantings - Appendix X requires foundation plantings along Primary Facades without public entrances to conceal the base of the building. The proposal does not include foundation plantings.
2. Truck Screening - Truck docks must be screened by a wing wall that is either architecturally finished as an integral portion of the building or include an opaque living screen. The proposal does not include a wing wall.
3. 30 Ft. Landscape Buffer - Appendix X requires a 30 ft. landscape buffer along all streets. Proposed parking areas encroach this buffer.
4. Tree Preservation - Appendix X requires that the applicant preserve 30% of total caliper of existing trees and all of trees over 24" caliper. The applicant is preserving 25.8% of existing trees and three out of the 15 trees over 24" caliper.
5. Building Design Elements for Primary Facades (North, South, West and East) - Primary facades must include three building design elements. The north, south, west, and east facades include one element.
6. Truck Docks Facing Street - Appendix X does not allow truck docks to face the street. The proposal includes truck docks facing I-30.
7. Driveway Spacing - The southernmost driveway does not meet the minimum spacing requirement of 160 ft.

### **RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval with the following conditions:

1. The applicant shall submit a letter of 'No Hazard to Air Navigation' from Federal Aviation Administration (FAA) to the City before submitting applications for building permits.
2. The applicant shall provide wing walls as required by Appendix X and submit revised plans that include wing walls.
3. The applicant shall provide a masonry screening wall along property lines adjacent to residential zoning districts and submit revised plans that show the location, height, and material of the screening wall.
4. The applicant shall provide a double row of three-inch-caliper trees along the south and west property boundaries of Lot 5. The trees shall be offset so that trees are spaced every 15 feet. The applicant shall submit revised plans that show the double row of trees.
5. The applicant shall revise the proposed building elevations so that at least two primary facades on each building include three building design elements.

6. The applicant shall revise the proposed building elevations so that all secondary facades include the required number of building design elements.
7. As a compensatory measure for the requested variances, the applicant shall provide an activation feature listed in Section 6 of Article X, a coordinated signage plan with a landscape corner feature at each street intersection, or a comparable element.

**Table 2-1: Site Data Summary for Lot 1**

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	143,617	Yes
Min. Lot Width (Ft.)	100	630.42	Yes
Min. Lot Depth (Ft.)	150	218.83	Yes
Front Setback (Ft.)	25	25	Yes
Side Setback (Ft.)	30	30	Yes
Max. Height (Ft.)	50	26	Yes
Max. Floor Area Ratio	1:1	0.256:1	Yes

**Table 2-2: Site Data Summary for Lot 2**

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	71,090	Yes
Min. Lot Width (Ft.)	100	397.92	Yes
Min. Lot Depth (Ft.)	150	152.5	Yes
Front Setback (Ft.)	25	25	Yes
Side Setback (Ft.)	30	30	Yes
Max. Height (Ft.)	50	26	Yes
Max. Floor Area Ratio	1:1	0.233:1	Yes

**Table 2-3: Site Data Summary for Lot 3**

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	178,944	Yes
Min. Lot Width (Ft.)	100	720.5	Yes
Min. Lot Depth (Ft.)	150	255.83	Yes
Front Setback (Ft.)	25	25	Yes
Side Setback (Ft.)	30	30	Yes
Max. Height (Ft.)	50	26	Yes
Max. Floor Area Ratio	1:1	0.3:1	Yes

**Table 2-4: Site Data Summary for Lot 4**

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	81,631	Yes
Min. Lot Width (Ft.)	100	320.5	Yes
Min. Lot Depth (Ft.)	150	258.42	Yes
Front Setback (Ft.)	25	25	Yes
Side Setback (Ft.)	30	30	Yes
Max. Height (Ft.)	50	26	Yes
Max. Floor Area Ratio	1:1	0.2:1	Yes

**Table 2-5: Site Data Summary for Lot 5**

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	262,792	Yes
Min. Lot Width (Ft.)	100	453.75	Yes
Min. Lot Depth (Ft.)	150	673.5	Yes
Front Setback (Ft.)	25	25	Yes
Side Setback (Ft.)	50	50	Yes
Max. Height (Ft.)	50	26	Yes
Max. Floor Area Ratio	1:1	0.32:1	Yes

**Table 4-1: Landscape & Screening Requirements for Lot 1**

Standard	Required	Provided	Meets
Area (Sq. Ft.)	14,362	64,004	Yes
Trees	59	59	Yes
Shrubs	288	335	Yes
Foundation Plantings	Along Primary Facades	Partially	No
Entrance Plantings	At Building Entrance	At Site Entrance	No
Truck Screening	Wing Wall	No	No

**Table 4-2: Landscape & Screening Requirements for Lot 2**

Standard	Required	Provided	Meets
Area (Sq. Ft.)	7,109	38,558	Yes
Trees	29	37	Yes
Shrubs	142	199	Yes
Foundation Plantings	Along Primary Facades	Partially	No
Entrance Plantings	At Building Entrance	Yes	Yes
Truck Screening	Wing Wall	No	No

**Table 4-3: Landscape & Screening Requirements for Lot 3**

Standard	Required	Provided	Meets
Area (Sq. Ft.)	17,895	53,911	Yes
Trees	74	96	Yes
Shrubs	358	379	Yes
Foundation Plantings	Along Primary Facades	Partially	No
Entrance Plantings	At Building Entrance	65 ft. from Entrance	No
Truck Screening	Wing Wall	No	No

**Table 4-4: Landscape & Screening Requirements for Lot 4**

Standard	Required	Provided	Meets
Area (Sq. Ft.)	8,163	30,476	Yes
Trees	33	41	Yes
Shrubs	163	253	Yes
Foundation Plantings	Along Primary Facades	Partially	No
Entrance Plantings	At Building Entrance	At Building Entrance	Yes
Truck Screening	Wing Wall	No	No

**Table 4-5: Landscape & Screening Requirements for Lot 5**

Standard	Required	Provided	Meets
Area (Sq. Ft.)	26,280	64,416	Yes
Trees	105	110	Yes
Trees Preserved	30% of Total Caliper	25.8%	No
Trees Preserved 24"+	15	3	No
Shrubs	526	588	Yes
Foundation Plantings	Along Primary Facades	None	No
Entrance Plantings	At Building Entrance	At Building Entrance	Yes
Truck Screening	Wing Wall	No	No

**Table 5-1: Building Design Elements for Building 1**

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total Elements	Meets
North	Primary	x	x								2	No
South	Primary	x	x								2	No
West	Secondary	x									1	No
East	Primary	x	x			x					3	Yes

**Table 5-2: Building Design Elements for Building 2**

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total Elements	Meets
North	Primary	x	x								2	No
South	Primary	x	x								2	No
West	Primary	x	x			x					3	Yes
East	Secondary	x									1	No

**Table 5-3: Building Design Elements for Building 3**

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total Elements	Meets
North	Primary	x	x								2	No
South	Primary	x	x			x					3	Yes
West	Secondary	x			x						2	Yes
East	Primary	x				x					2	No

**Table 5-4: Building Design Elements for Building 4**

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total Elements	Meets
North	Primary	x	x								2	No
South	Primary	x	x								2	No
West	Primary	x	x		x						3	Yes
East	Secondary	x									1	No

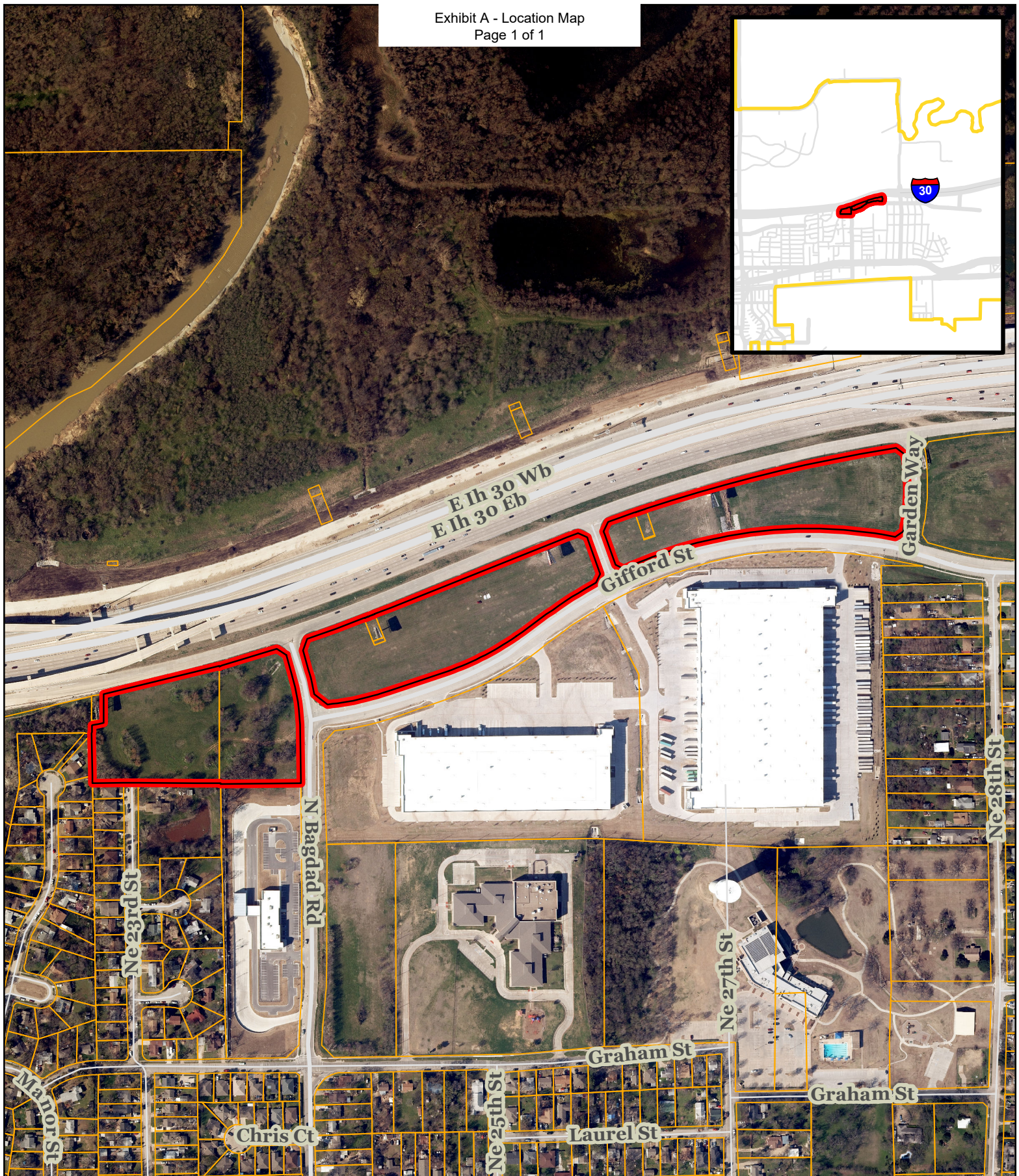
**Table 5-5: Building Design Elements for Building 5**

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total Elements	Meets
North	Primary	x									1	No
South	Primary	x									1	No
West	Primary	x									1	No
East	Primary	x									1	No

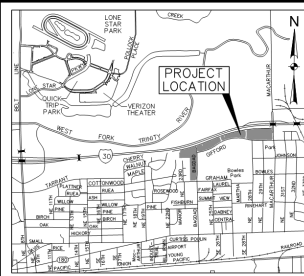
**Table 5-6: Summary of Building Design Elements**

Primary Facades		Primary Facades		Secondary Facades		Secondary Facades	
Letter	Element	Letter	Element	Letter	Element	Letter	Element
a.	Masonry Accents	a.	Masonry Accent				
b.	Glass – 15%	b.	Cornice Projection				
c.	Awning	c.	Windows – 30%				
d.	Cornice Projection	d.	Articulation				
e.	Articulation						
f.	Accent Lighting						
g.	Colonnade						
h.	Wing Wall						
i.	Windows – 30%						

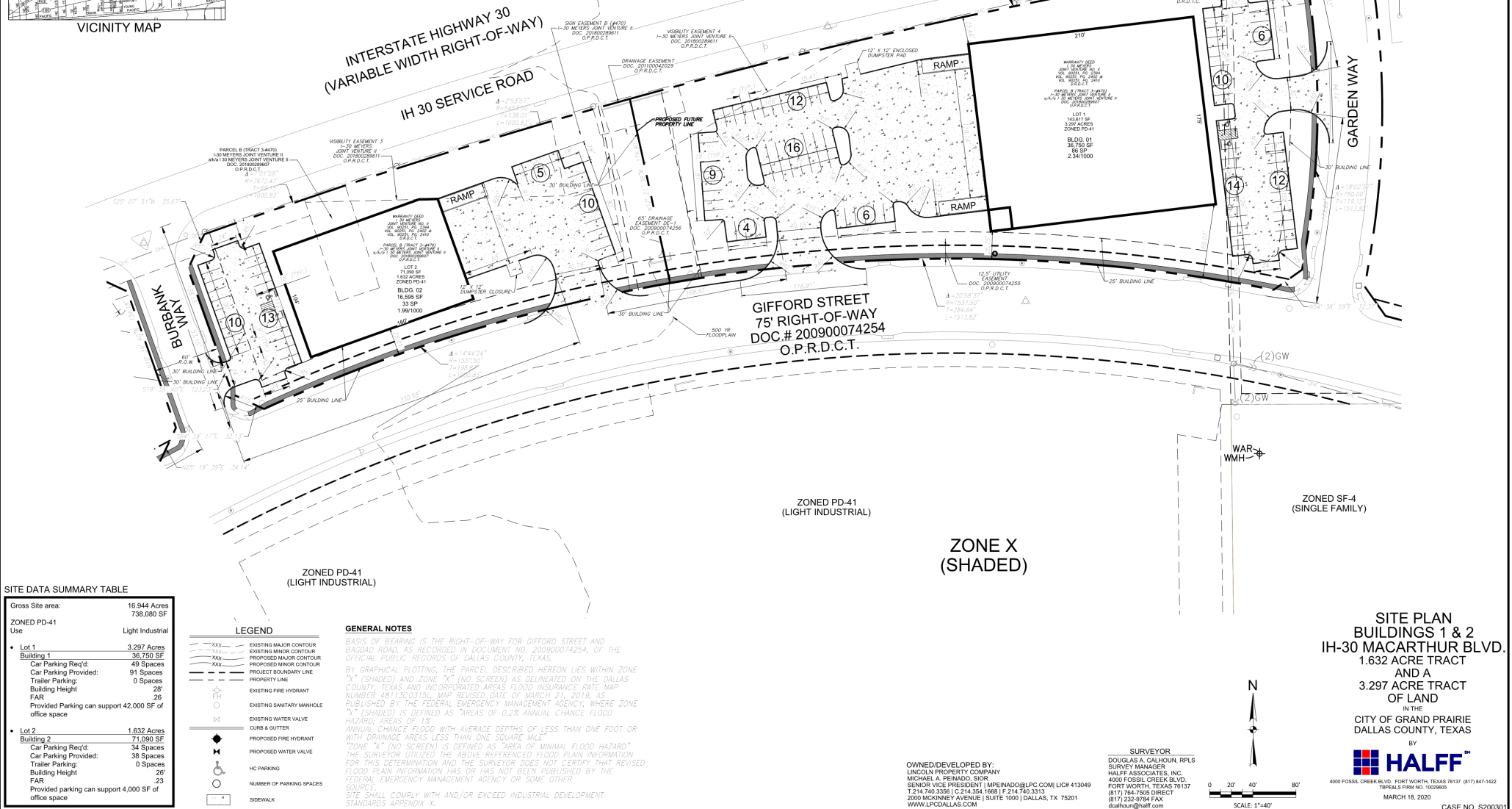








VICINITY MAP



### SITE DATA SUMMARY TABLE

Gross Site area:	16.944 Acres 738,080 SF
Zone PD-41 Used	Light Industrial
<ul style="list-style-type: none"> <li>Lot 1           <ul style="list-style-type: none"> <li>Building 1 3,297 Acres 36,750 SF</li> <li>Car Parking Req'd: 49 Spaces</li> <li>Car Parking Provided: 91 Spaces</li> <li>Trailer Parking: 0 Spaces</li> <li>Building Height 28'</li> <li>FAR 26</li> <li>Provided Parking can support 42,000 SF of office space</li> </ul> </li> <li>Lot 2           <ul style="list-style-type: none"> <li>Building 2 1,632 Acres 71,090 SF</li> <li>Car Parking Req'd: 34 Spaces</li> <li>Car Parking Provided: 38 Spaces</li> <li>Trailer Parking: 0 Spaces</li> <li>Building Height 26'</li> <li>FAR 23</li> <li>Provided parking can support 4,000 SF of office space</li> </ul> </li> </ul>	

### LEGEND

- |  |                           |
|--|---------------------------|
|  | EXISTING MAJOR CONTOUR    |
|  | EXISTING MINOR CONTOUR    |
|  | PROPOSED MAJOR CONTOUR    |
|  | PROPOSED MINOR CONTOUR    |
|  | PROJECT BOUNDARY LINE     |
|  | PROPERTY LINE             |
|  | EXISTING FIRE HYDRANT     |
|  | EXISTING SANITARY MANHOLE |
|  | EXISTING WATER VALVE      |
|  | CURB & GUTTER             |
|  | PROPOSED FIRE HYDRANT     |
|  | PROPOSED WATER VALVE      |
|  | HC PARKING                |
|  | NUMBER OF PARKING SPACES  |
|  | SIDEWALK                  |

### GENERAL NOTES

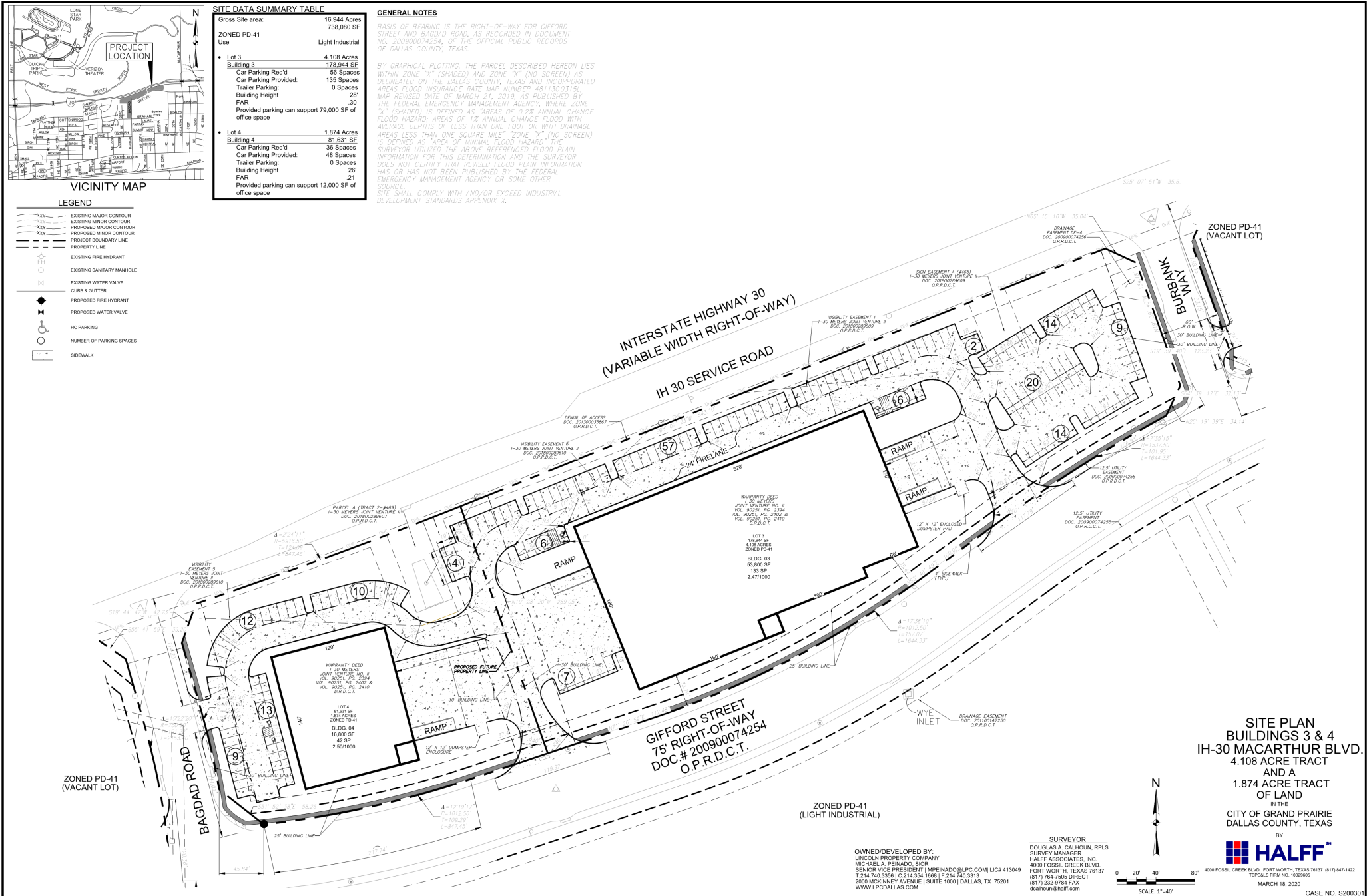
OWNED/DEVELOPED BY:  
LINCOLN PROPERTY COMPANY  
MICHAEL A. PEINADO, SIOR  
SENIOR VICE PRESIDENT | MPEINADO@LPC.COM | LIC# 413049  
T.214.740.3356 | C.214.354.1668 | F.214.740.3313  
2000 MCKINNEY AVENUE | SUITE 1000 | DALLAS, TX 75201  
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**SURVEYOR**  
DOUGLAS A. CALHOUN, RPLS  
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**SITE PLAN  
BUILDINGS 1 & 2  
IH-30 MACARTHUR BLVD.  
1.632 ACRE TRACT  
AND A  
3.297 ACRE TRACT  
OF LAND  
IN THE  
CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS**



4000 FOSSIL CREEK BLVD. FORT WORTH, TEXAS 76137 (817) 847-1422  
TBPE&LS FIRM NO. 10029605  
MARCH 18, 2020  
CASE NO. S200301



	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROJECT BOUNDARY LINE
	PROPERTY LINE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY MANHOLE
	EXISTING WATER VALVE
	CURB & GUTTER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	HC PARKING
	NUMBER OF PARKING SPACES
	SIDEWALK

WARRANTY DEED  
CITY OF GRAND PRAIRIE  
VOL. 4269, PG. 365  
D.R.D.C.T.

VOUGHT  
MANOR #4  
VOL. 16, PG. 21  
D.R.D.C.T.

Gross Site area:	16.944 Acres
Zoned PD-41 Use	738,080 SF
	Light Industrial
• Lot 5	6.033 Acres
Building 5	262,797 SF
Car Parking Req'd	37 Spaces
Car Parking Provided:	113 Spaces
Trailer Parking:	00 Spaces
Building Height	28'
FAR	0.32
Provided parking can support 76,000 SF of office space	

**SURVEYOR**  
DOUGLAS A. CALHOUN, RPLS  
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HALFF ASSOCIATES, INC.  
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dcalhoun@halff.com

**SITE PLAN  
BUILDING 5  
IH-30 MACARTHUR BLVD.  
6.033 ACRE TRACT  
OF LAND  
IN THE  
CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS**



4000 FOSSIL CREEK BLVD. FORT WORTH, TEXAS 76137 (817) 847-1422  
TBPE&LS FIRM NO. 10029605  
MARCH 18, 2020

CASE NO. S200301

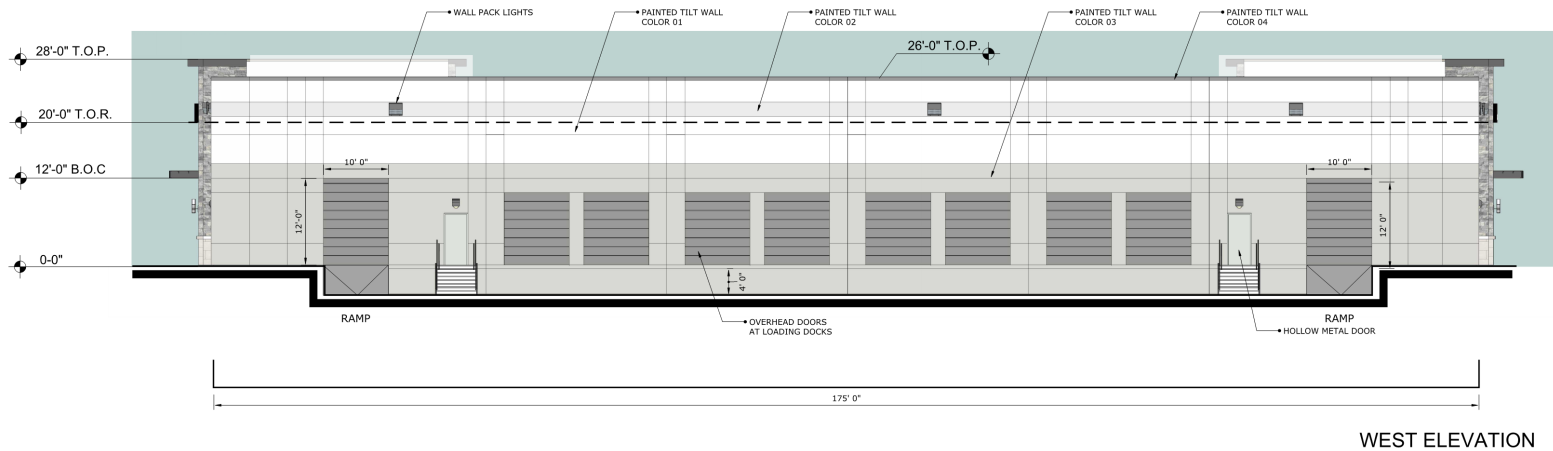
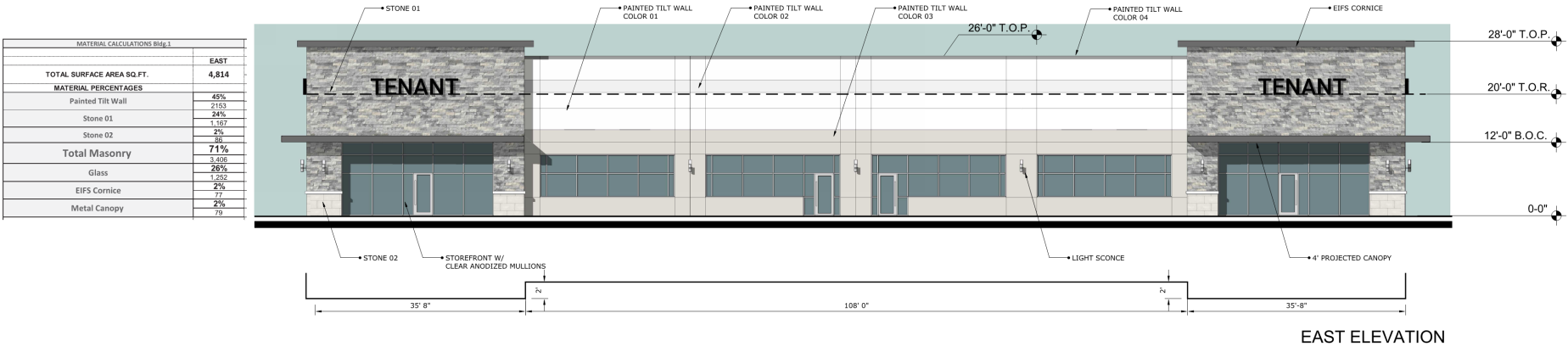
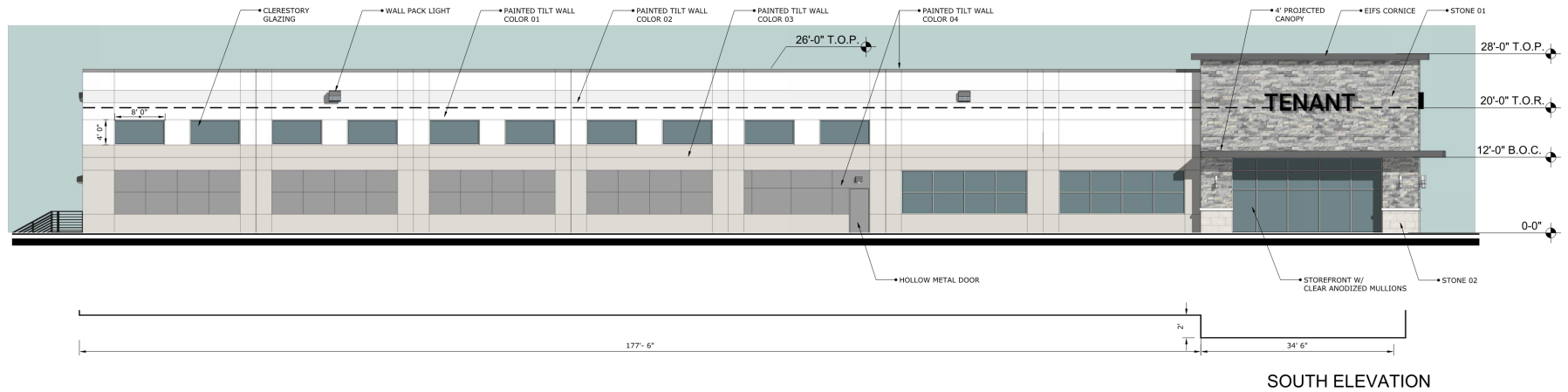
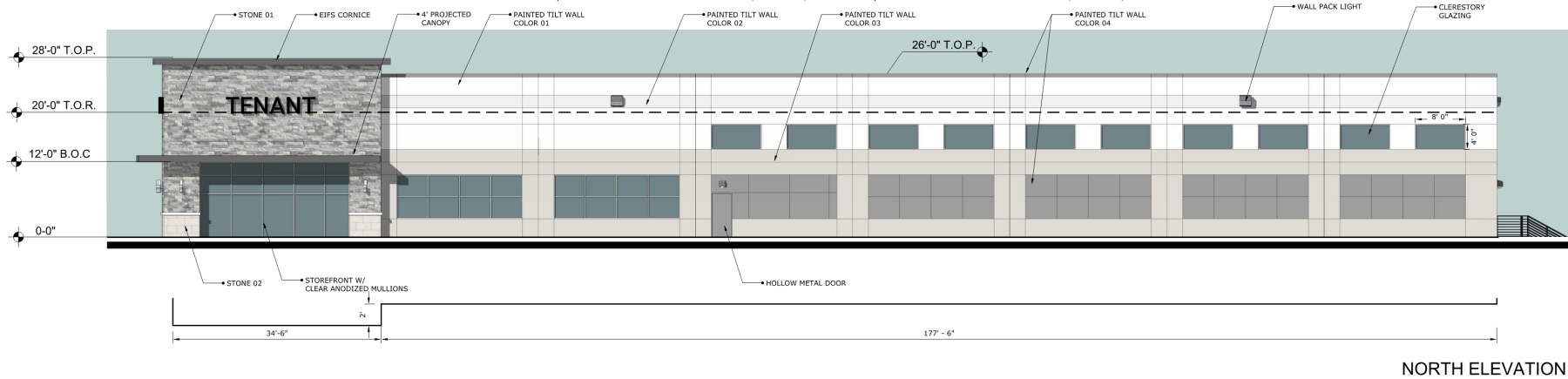


Exhibit C - Building Elevations  
Page 2 of 12

MATERIAL CALCULATIONS Bldg.1	
	NORTH
TOTAL SURFACE AREA SQ.FT.	5,591
MATERIAL PERCENTAGES	
Painted Tilt Wall	71%
Stone 01	19%
Stone 02	1%
Total Masonry	82%
Glass	16%
EIFS Cornice	1%
Metal Canopy and Personnel doors	1%

MATERIAL CALCULATIONS Bldg.1	
	SOUTH
TOTAL SURFACE AREA SQ.FT.	5,591
MATERIAL PERCENTAGES	
Painted Tilt Wall	71%
Stone 01	19%
Stone 02	1%
Total Masonry	82%
Glass	16%
EIFS Cornice	1%
Metal Canopy and Personnel Doors	1%



I.H.30 - MacARTHUR BLVD.

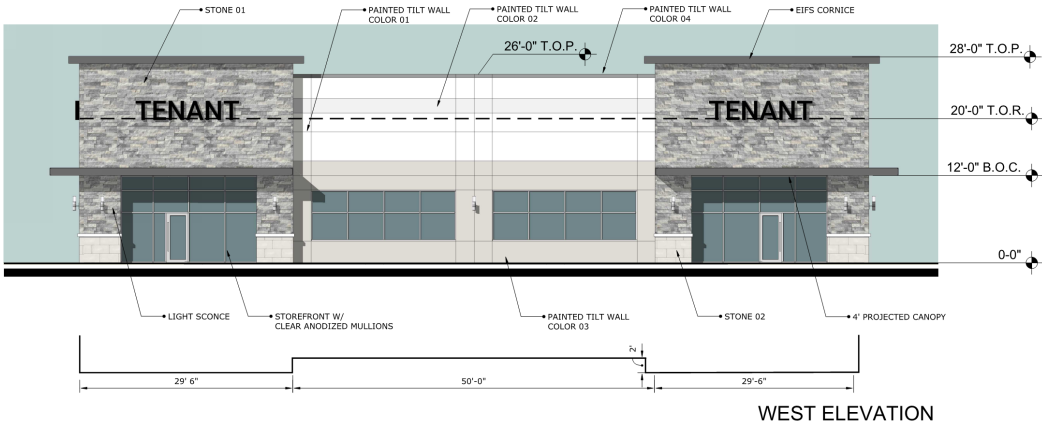
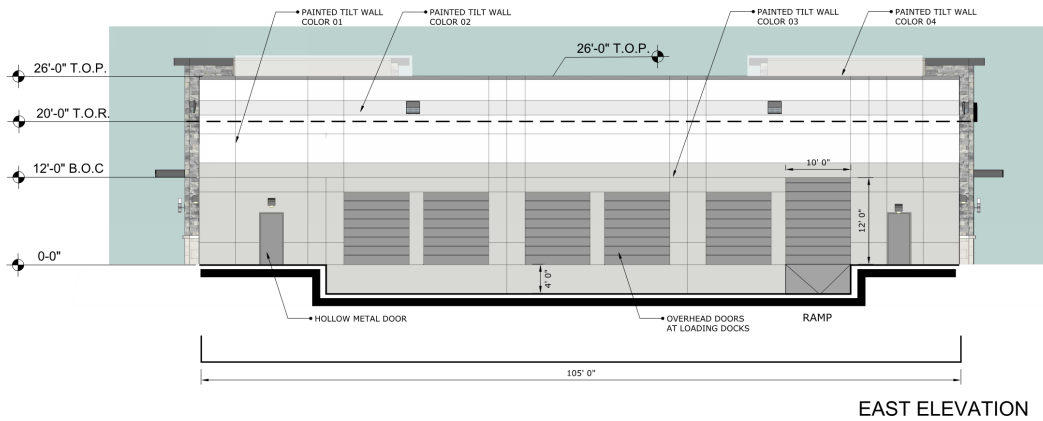
LPC

Bldg.1 NORTH / SOUTH ELEVATIONS  
Scale: 1/8" = 1'-0" Date: 03.18.2020

O'BRIEN

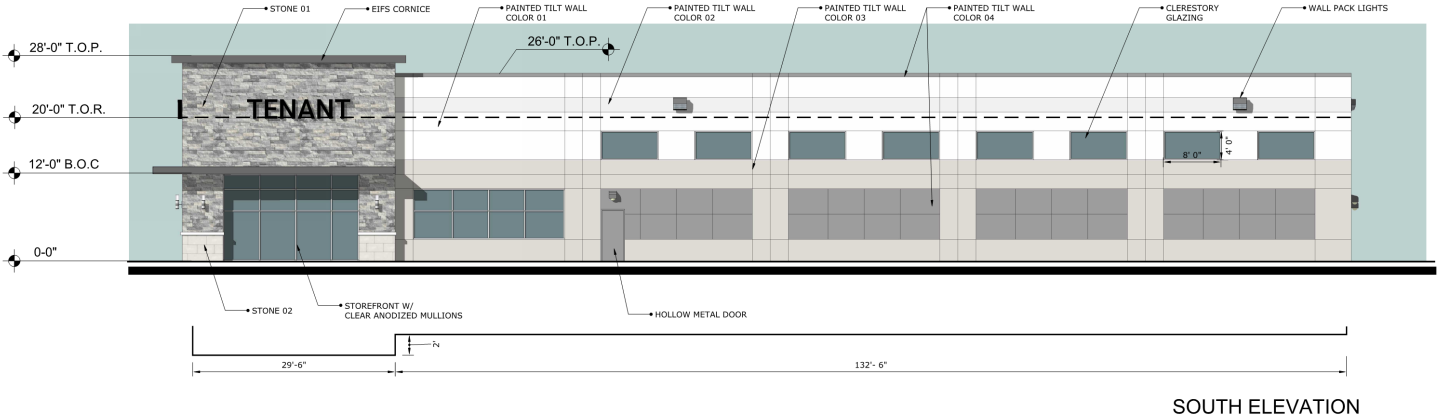
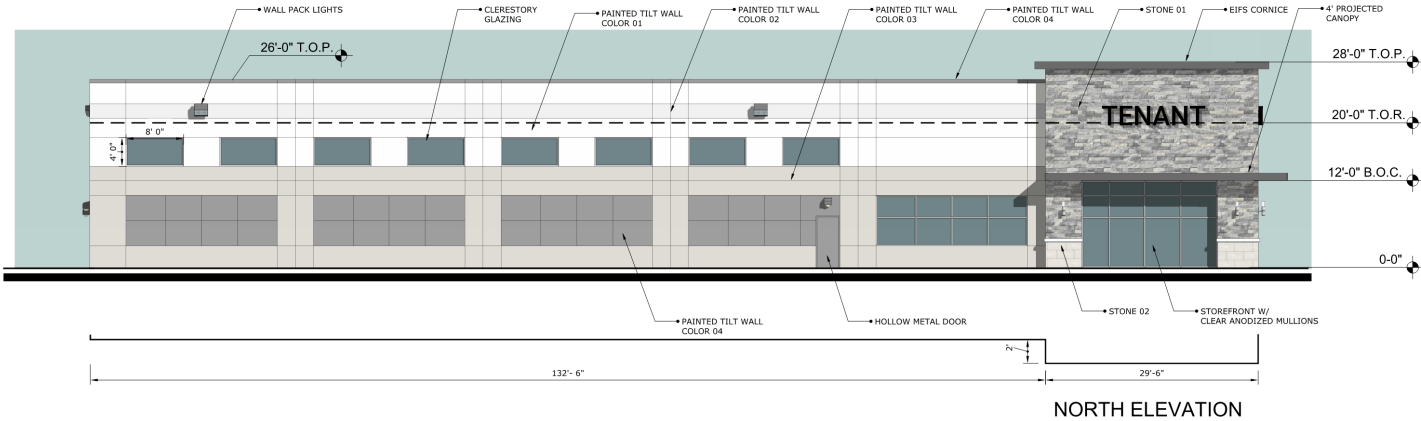


MATERIAL CALCULATIONS Bldg.2	
	EAST
TOTAL SURFACE AREA SQ.FT.	3,040
MATERIAL PERCENTAGES	
Painted Tilt Wall	79%
Stone 01	2409
Stone 02	0%
Total Masonry	79%
Glass	2,409
EIFS Cornice	0%
Overhead Doors and Personnel Doors	21%
	635



MATERIAL CALCULATIONS Bldg.2	
	WEST
TOTAL SURFACE AREA SQ.FT.	2,988
MATERIAL PERCENTAGES	
Painted Tilt Wall	34%
Stone 01	1022
Stone 02	34%
Total Masonry	69%
Glass	2,067
EIFS Cornice	24%
Metal Canopy	2%
	129

MATERIAL CALCULATIONS Bldg.2	
	NORTH
TOTAL SURFACE AREA SQ.FT.	4,242
MATERIAL PERCENTAGES	
Painted Tilt Wall	71%
Stone 01	3018
Stone 02	12%
Stone 02	496
Stone 02	1%
Stone 02	42
Total Masonry	84%
Glass	3,524
EIFS Cornice	14%
EIFS Cornice	600
EIFS Cornice	1%
EIFS Cornice	32
Metal Canopy and Personnel Doors	1%
Metal Canopy and Personnel Doors	56



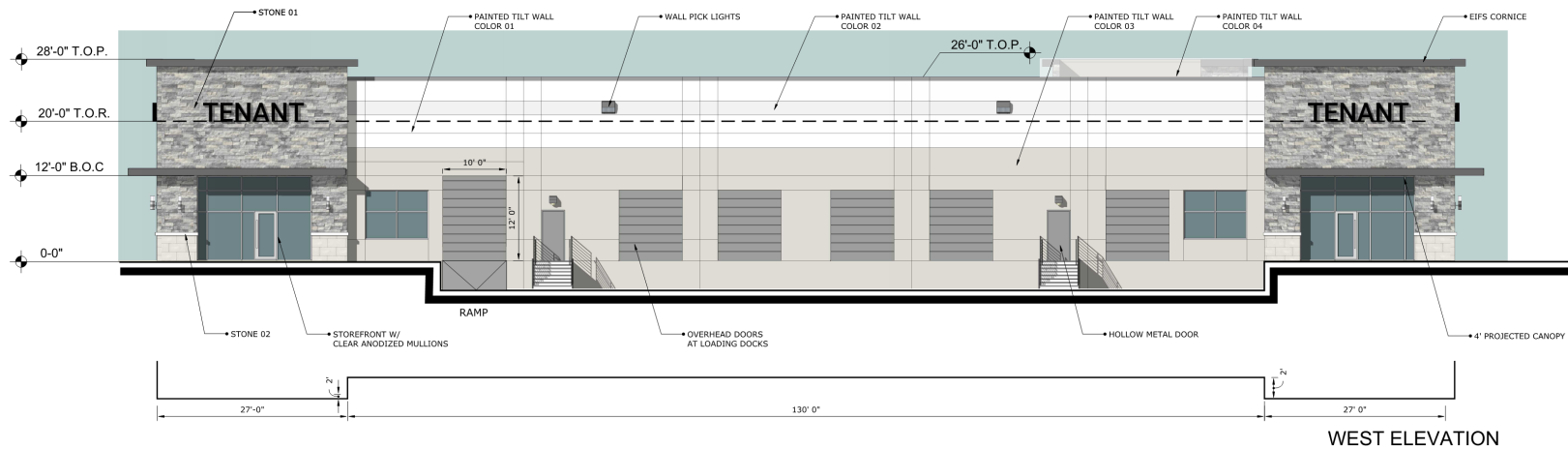
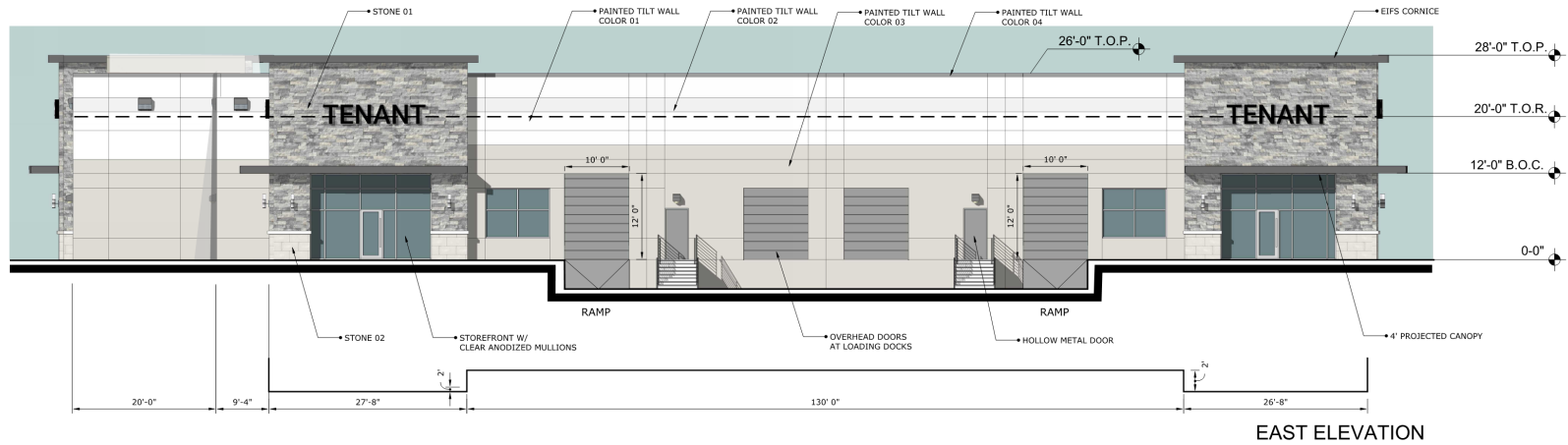
MATERIAL CALCULATIONS Bldg.2	
	SOUTH
TOTAL SURFACE AREA SQ.FT.	4,242
MATERIAL PERCENTAGES	
Painted Tilt Wall	71%
Stone 01	3018
Stone 02	12%
Stone 02	496
Stone 02	1%
Stone 02	42
Total Masonry	84%
Glass	3,524
EIFS Cornice	14%
EIFS Cornice	600
EIFS Cornice	1%
EIFS Cornice	32
Metal Canopy and Personnel Doors	1%
Metal Canopy and Personnel Doors	56



Exhibit C - Building Elevations  
Page 5 of 12

MATERIAL CALCULATIONS Bldg.3	
	EAST
TOTAL SURFACE AREA SQ. FT.	5,126
MATERIAL PERCENTAGES	
Painted Tilt Wall	58%
Stone 01	3022
Stone 02	932
	2%
	58
Total Masonry	79%
Glass	10%
	522
EIFS Cornice	1%
	58
Metal Canopy / Overhead Doors / Personnel Doors	10%
	506

MATERIAL CALCULATIONS Bldg.3	
	WEST
TOTAL SURFACE AREA SQ. FT.	5,381
MATERIAL PERCENTAGES	
Painted Tilt Wall	58%
Stone 01	3165
Stone 02	927
	2%
	58
Total Masonry	77%
Glass	10%
	518
EIFS Cornice	1%
	80
Metal Canopy / Overhead Doors / Personnel Doors	13%
	685



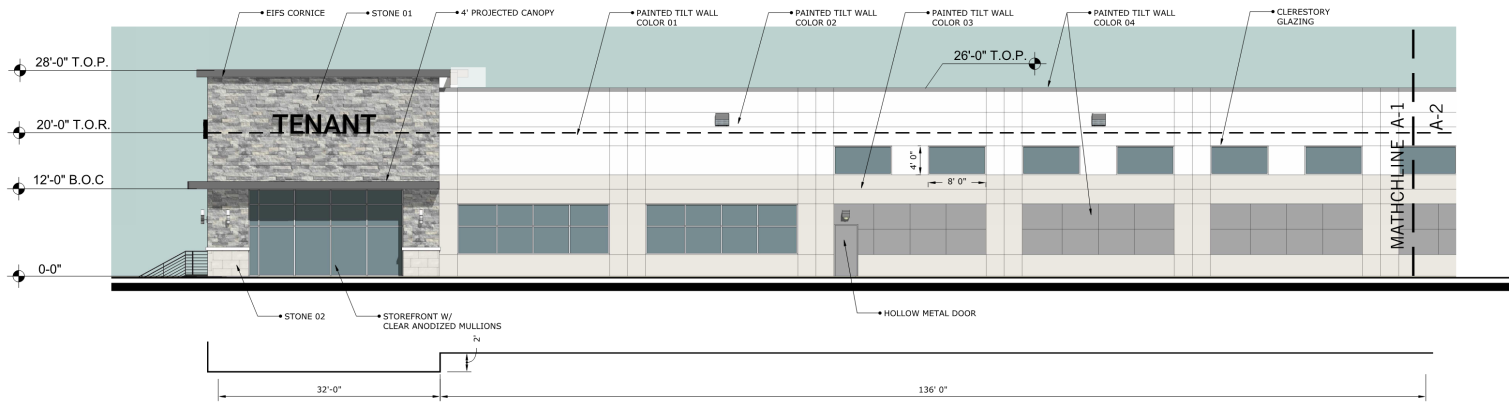
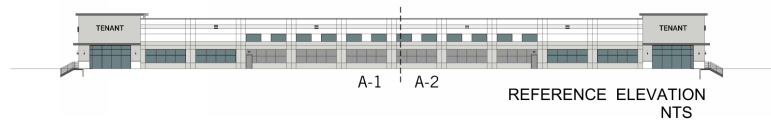
I.H.30 - MacARTHUR BLVD.

LPC

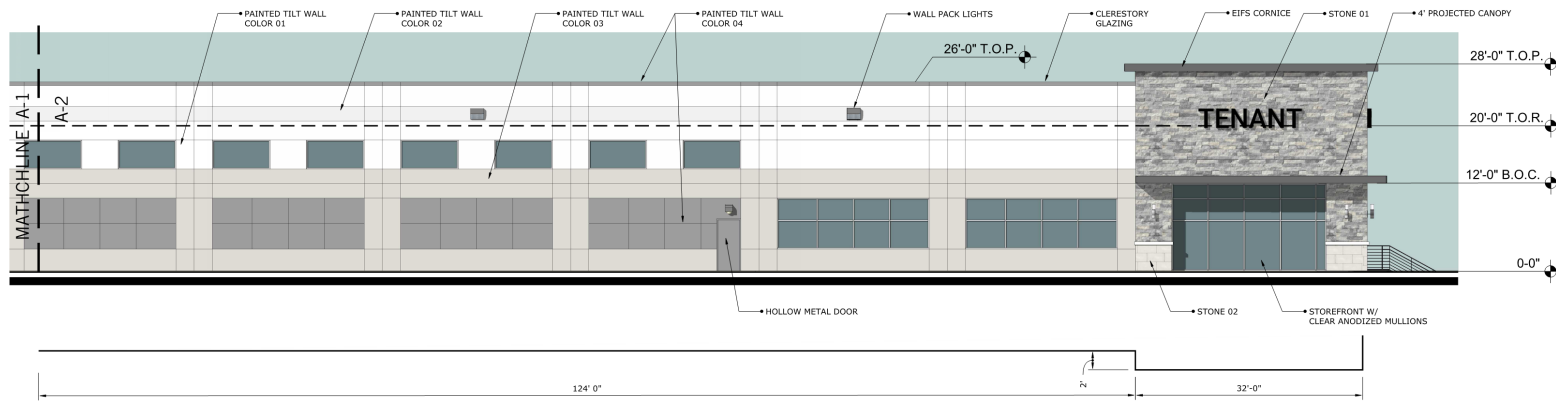
Bldg.3 EAST / WEST ELEVATIONS  
Scale: 1/8"= 1'-0" Date:03.18.2020

OBRIEN

Exhibit C - Building Elevations  
Page 6 of 12



NORTH ELEVATION  
A-1 (PARTIAL)



NORTH ELEVATION  
A-2 (PARTIAL)

MATERIAL CALCULATIONS Bldg.3	
	NORTH
TOTAL SURFACE AREA SQ.FT.	8,566
MATERIAL PERCENTAGES	
Painted Tilt Wall	67%
Stone 01	12%
Stone 02	1%
Total Masonry	81%
Glass	17%
EIFS Cornice	1%
Metal Canopy and Personnel Doors	1%

I.H.30 - MacARTHUR BLVD.

LPC

Bldg.3

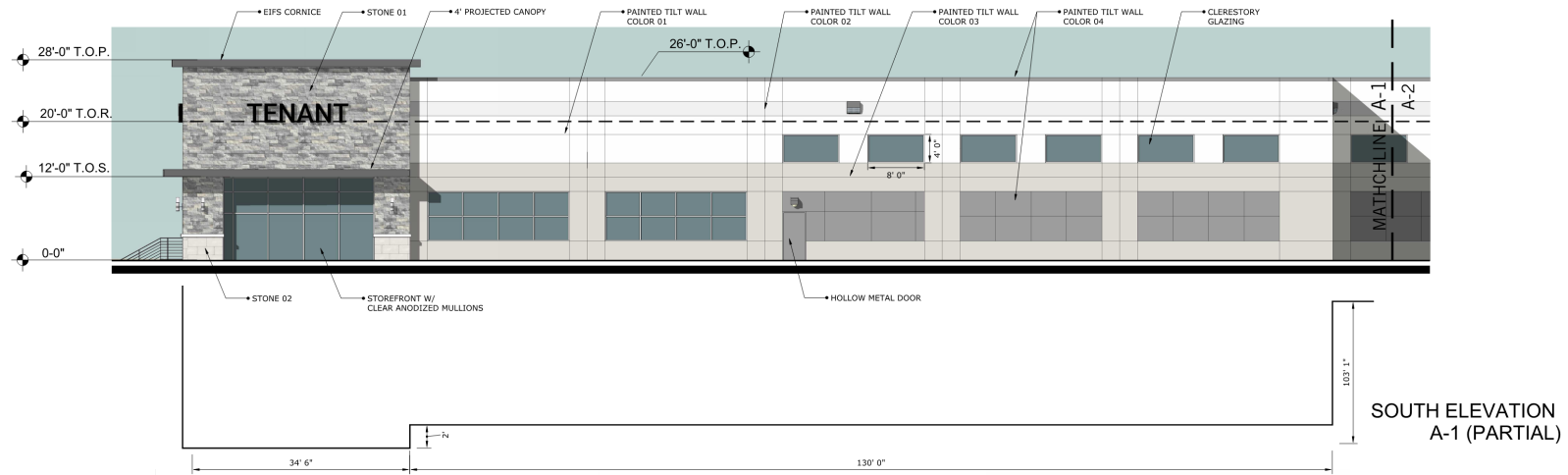
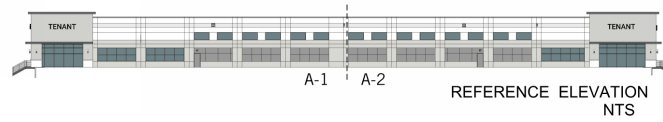
NORTH ELEVATIONS

Scale: 1/8" = 1'-0"

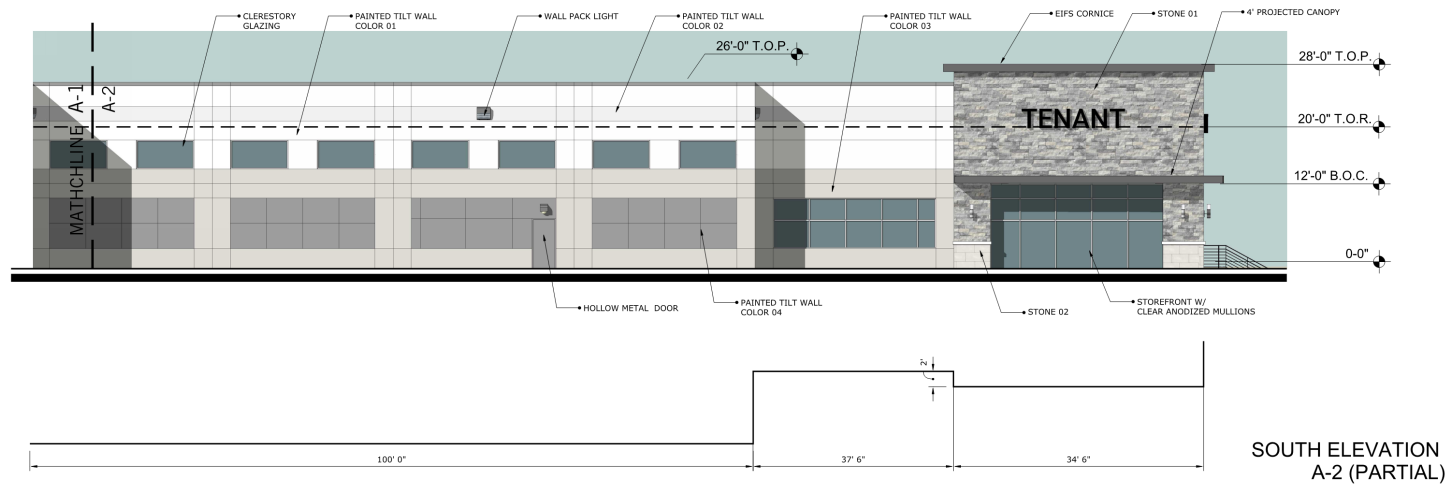
Date:03.18.2020

OBRIEN

Exhibit C - Building Elevations  
Page 7 of 12



MATERIAL CALCULATIONS Bldg.3	
TOTAL SURFACE AREA SQ. FT.	8,570
MATERIAL PERCENTAGES	
Painted Tilt Wall	65%
Stone 01	13%
Stone 02	1%
Total Masonry	79%
Glass	19%
EIFS Cornice	1%
Metal Canopy and Overhead Doors	1%



I.H.30 - MacARTHUR BLVD.

LPC

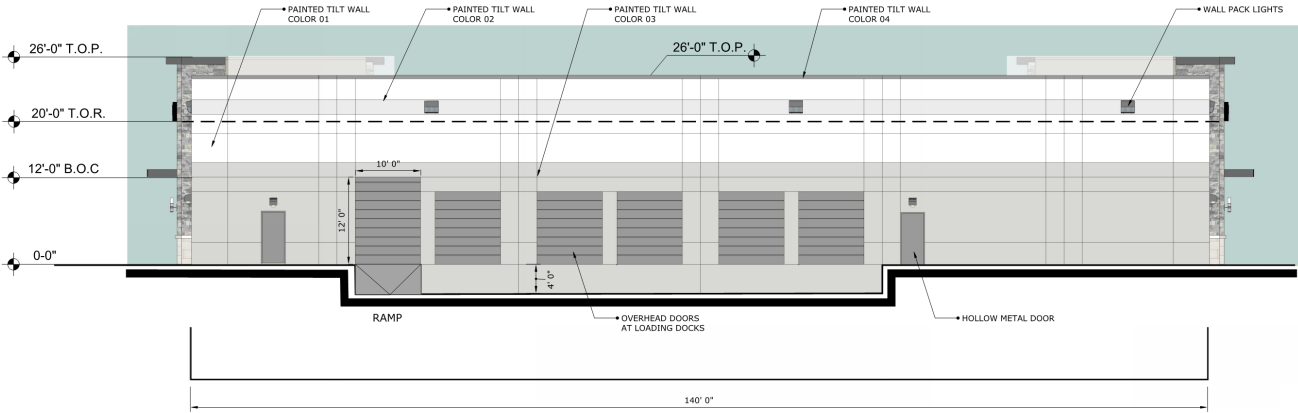
Bldg.3

SOUTH ELEVATIONS

Scale: 1/8"= 1'-0"

Date:03.18.2020

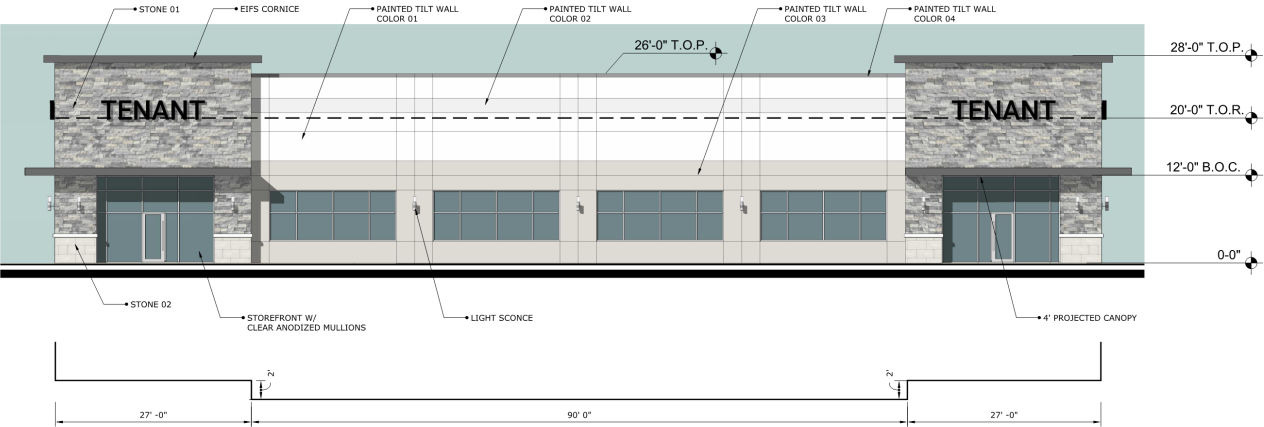
OBRIEN



MATERIAL CALCULATIONS Bldg.4	
	EAST
TOTAL SURFACE AREA SQ. FT.	3,940
MATERIAL PERCENTAGES	
Painted Tilt Wall	87%
Stone 01	3424
Stone 02	0
Total Masonry	87%
Glass	3,424
EIFS Cornice	0
Overhead Doors and Personnel Doors	13%
	518

EAST ELEVATION

MATERIAL CALCULATIONS Bldg.4	
	WEST
TOTAL SURFACE AREA SQ. FT.	3,883
MATERIAL PERCENTAGES	
Painted Tilt Wall	48%
Stone 01	1019
Stone 02	896
Total Masonry	73%
Glass	2,625
EIFS Cornice	880
Metal Canopy	13
	58
	3%
	120



WEST ELEVATION

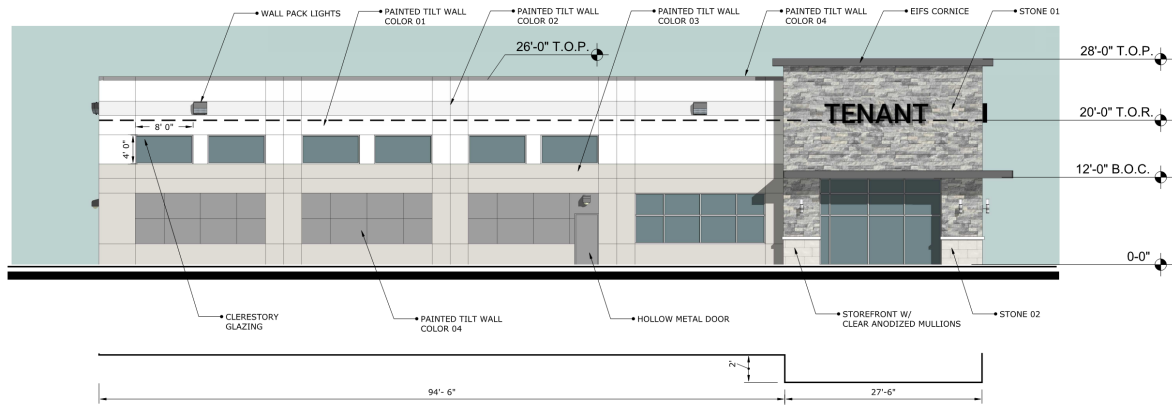
I.H.30 - MacARHTUR BLVD.

LPC

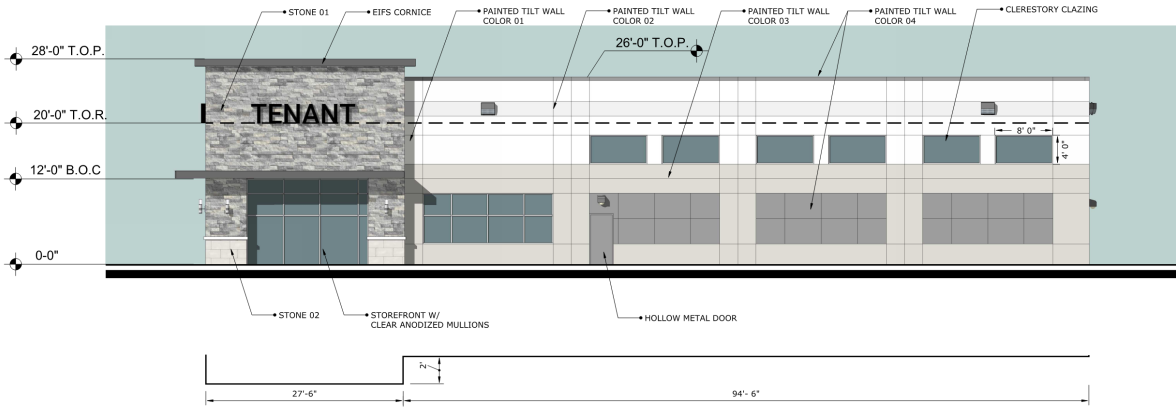
Bldg.4 EAST / WEST ELEVATIONS  
Scale: 1/8"= 1'-0" Date:03.18.2020



MATERIAL CALCULATIONS Bldg.4	
	NORTH
TOTAL SURFACE AREA SQ. FT.	3,419
MATERIAL PERCENTAGES	
Painted Tilt Wall	67%
Stone 01	14%
Stone 02	1%
Total Masonry	82%
Glass	15%
EIFS Cornice	1%
Metal Canopy and Personnel Doors	2%



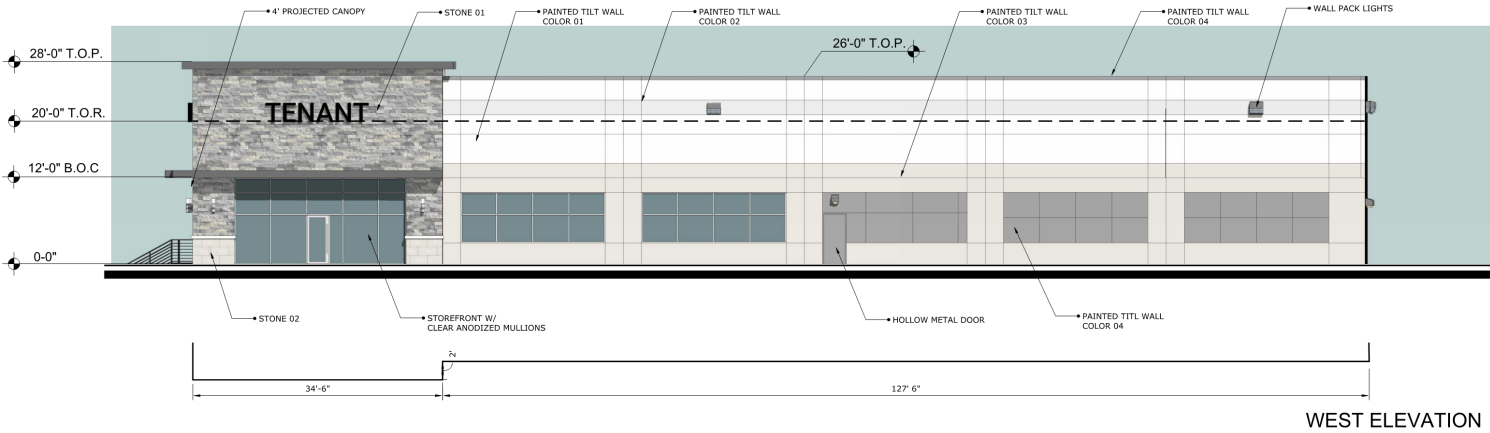
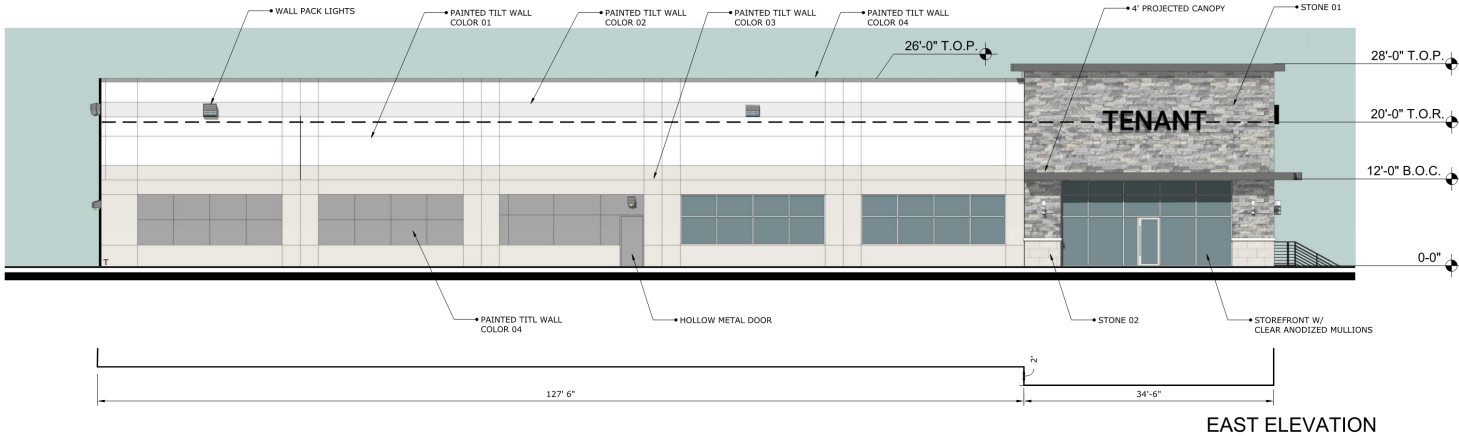
NORTH ELEVATION



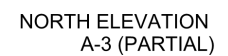
SOUTH ELEVATION

MATERIAL CALCULATIONS Bldg.4	
	SOUTH
TOTAL SURFACE AREA SQ. FT.	3,419
MATERIAL PERCENTAGES	
Painted Tilt Wall	67%
Stone 01	14%
Stone 02	1%
Total Masonry	82%
Glass	15%
EIFS Cornice	1%
Metal Canopy and Personnel Doors	2%

MATERIAL CALCULATIONS Bldg.5	
	EAST
TOTAL SURFACE AREA SQ.FT.	4,286
MATERIAL PERCENTAGES	
Painted Tilt Wall	76%
Stone 01	13%
Stone 02	1%
Total Masonry	84%
Glass	13%
EIFS Cornice	1%
Metal Canopy and Personnel Doors	1%



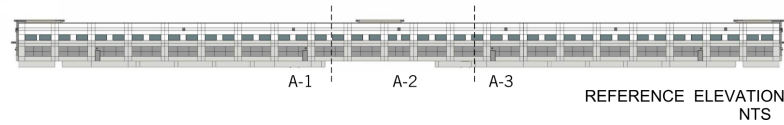
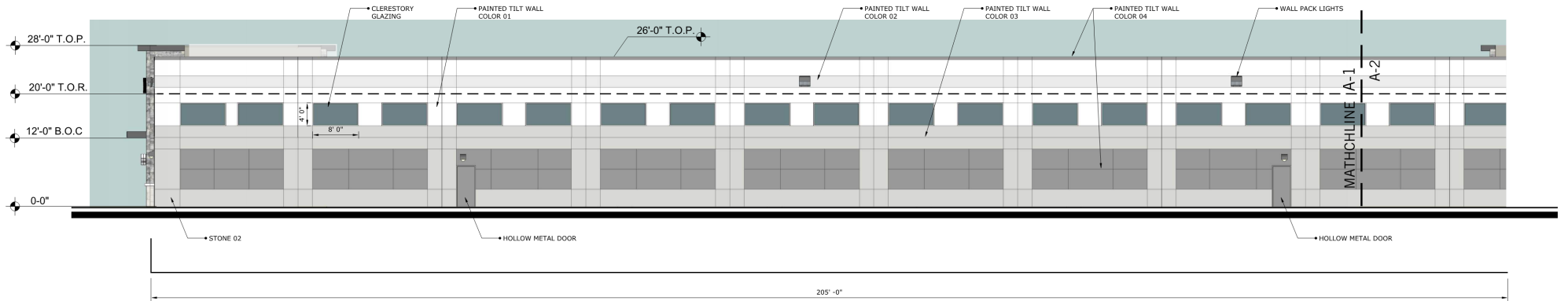
MATERIAL CALCULATIONS Bldg.5	
	WEST
TOTAL SURFACE AREA SQ. FT.	4,286
MATERIAL PERCENTAGES	
Painted Tilt Wall	76%
Stone 01	13%
Stone 02	1%
Total Masonry	84%
Glass	13%
EIFS Cornice	1%
Metal Canopy and Personnel Doors	1%



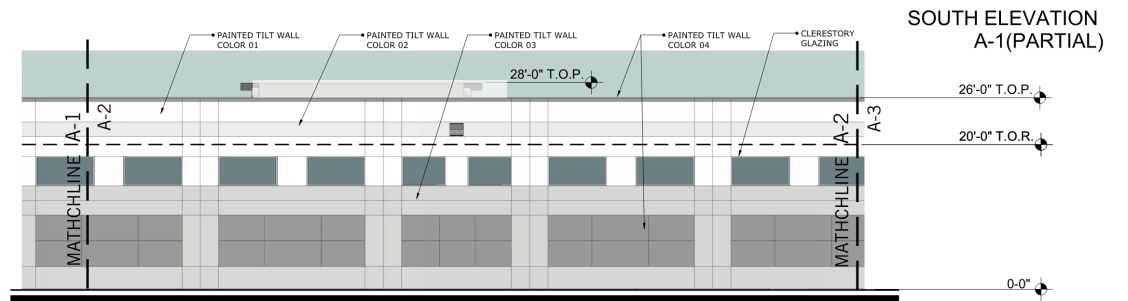
ÓBRIEN



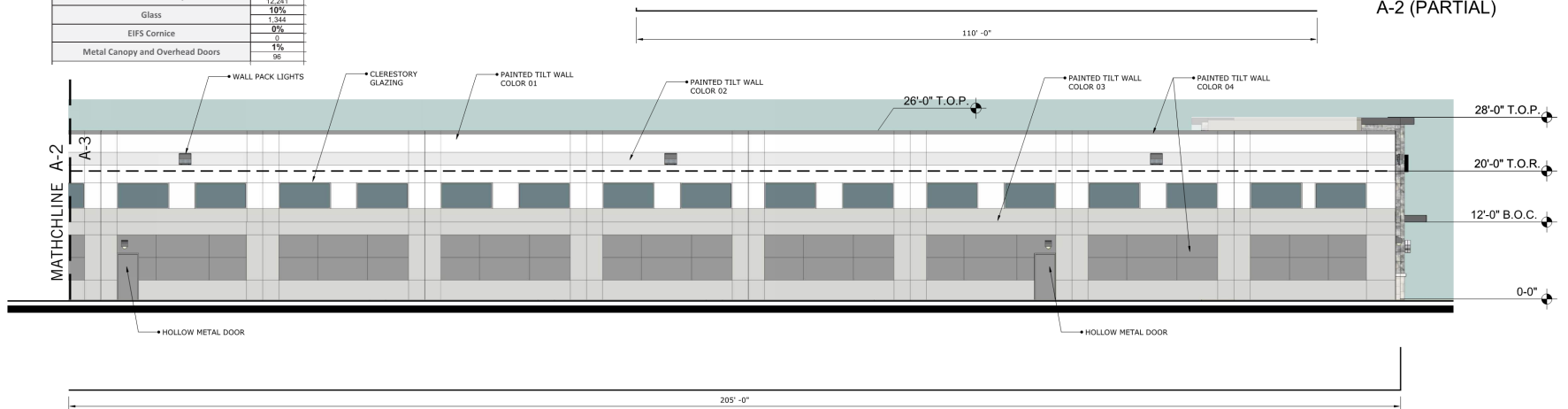
Exhibit C - Building Elevations  
Page 12 of 12



MATERIAL CALCULATIONS Bldg.5	
TOTAL SURFACE AREA SQ.FT.	SOUTH 13,681
MATERIAL PERCENTAGES	SOUTH
Painted Tilt Wall	98%
Stone 01	0%
Stone 02	0%
Total Masonry	89%
Glass	10%
EIFS Cornice	0%
Metal Canopy and Overhead Doors	1%
	96



SOUTH ELEVATION  
A-2 (PARTIAL)



SOUTH ELEVATION  
A-3 (PARTIAL)

I.H.30 - MacARHTUR BLVD.

LPC

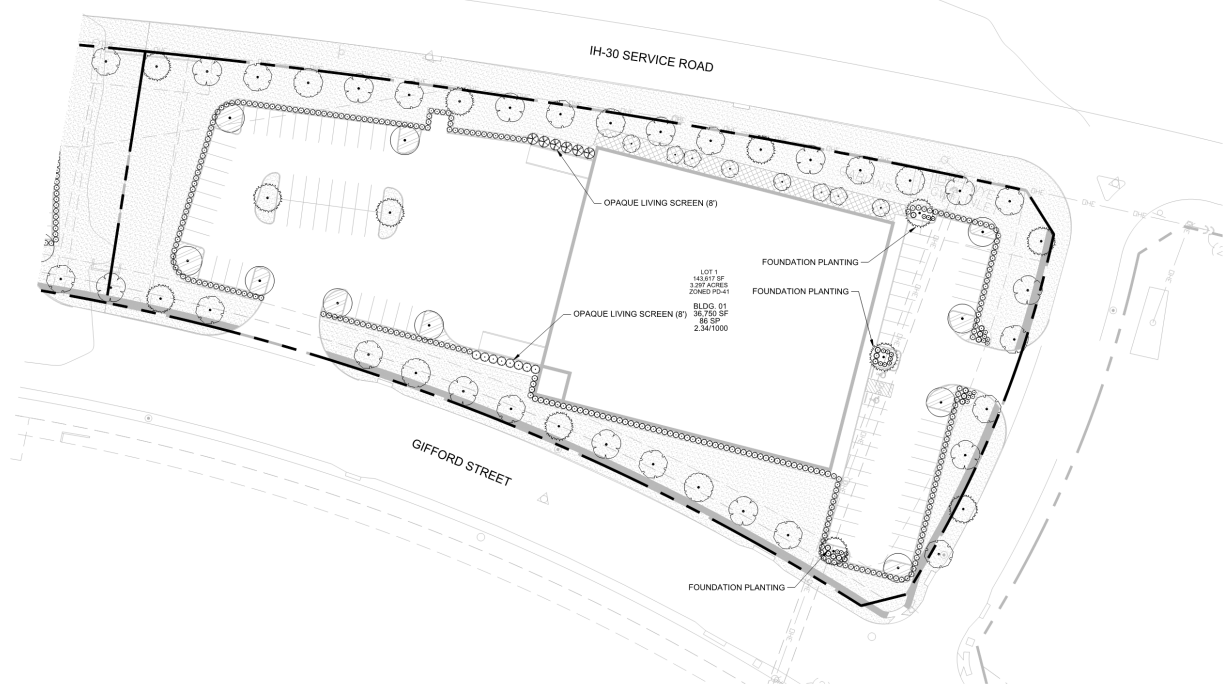
Bldg.5

SOUTH ELEVATIONS

Scale: 1/8"= 1'-0"

Date:03.18.2020

Exhibit D - Landscape Plan  
Page 1 of 6



LANDSCAPE TABULATIONS

SITE LANDSCAPE REQUIREMENTS

- 10% of the overall size of the platted lot shall be landscaped.
- One (1) tree, 3" cal., per per 500 s.f. of req. landscape area, 1 per 5 truck bays
- One (1) shrub per 50 s.f. of required landscape area.
- 1% of the overall building dimension shall be situated so that no portion is more than 50' from a public building entrance and planted with annuals, perennials, or native grasses.
- All portions of a Primary Facade not used as an entrance or planting area shall have a row of hedges along the perimeter of the building varying in height from 36" to 60" at maturity.

Total Site Area: 143,617 s.f. (3.297 acres)  
Overall Building Dimensions: 36,750 s.f.

Required	Provided
14,361 s.f. (10%)	64,004 s.f. (45%)
(31) trees, 3"	(59) trees, 3"
(288) shrubs	(335) shrubs
368 s.f. (1%)	527 s.f. (1.4%)
Foundation Planting	Foundation Planting

PERIMETER PARKING LOT AND SCREENING REQUIREMENTS

- Parking shall be screened from public or private street right-of-ways and located within the 30' setback using a 36" ht. Berm, living screen, masonry wall, or combination.
- Perimeter parking lot screening shall be offset at least 6' for every 60 L.F. of screening length.

INTERNAL PARKING LOT REQUIREMENTS

- No parking space shall be further than 100' from a tree.
- No more than 10 parking spaces shall be provided without a landscape island separating the run of spaces.
- One (1) tree, 3" cal., for every 30 parking spaces.

Parking Spaces: 86  
Required (5) trees, 3" cal.  
Provided (15) trees, 3" cal.

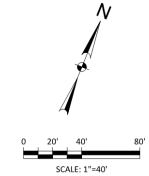
STREET TREE REQUIREMENTS

- Street trees shall be planted parallel to the street between 30-50 feet on center.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	4	Cercis canadensis texensis / Texas Redbud	30 gal	
	6	Juniperus virginiana / Eastern Red Cedar	B&B/Cont.	3" Cal
	4	Lagerstroemia x 'Acoma' / Acoma Crape Myrtle Multi-Trunk	30 gal	
	5	Quercus muhlenbergii / Chinkapin Oak	B&B/Cont.	3" Cal
	14	Quercus shumardii / Shumard Red Oak	B&B/Cont.	3" Cal
	12	Quercus virginiana / Southern Live Oak	B&B/Cont.	3" Cal
	12	Taxodium distichum / Bald Cypress	B&B/Cont.	3" Cal
	10	Ulmus crassifolia / Cedar Elm	B&B/Cont.	3" Cal
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	
	57	Abelia x 'Rose Creek' / Rose Creek Abelia	5 gal min.	
	10	Hesperaloe parviflora / Red Yucca	5 gal min.	
	232	Ilex cornuta 'Burfordi Nana' / Dwarf Burford Holly	5 gal min.	
	8	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	30 gal.	
	15	Miscanthus sinensis 'Adagio' / Adagio Maiden Grass	5 gal min.	
	13	Salvia greggii / Autumn Sage	5 gal min.	

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	59,526 sf	Cynodon dactylon / Bermuda Grass	Sod/Seed	
	2,444	Euonymus fortunei / Wintercreeper	4" pot	
	3,007 sf	Trachelospermum asiaticum / Asian Jasmine	4" pot	



LANDSCAPE PLAN  
BUILDING 1  
IH-30 MACARTHUR BLVD.  
IN THE  
CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS

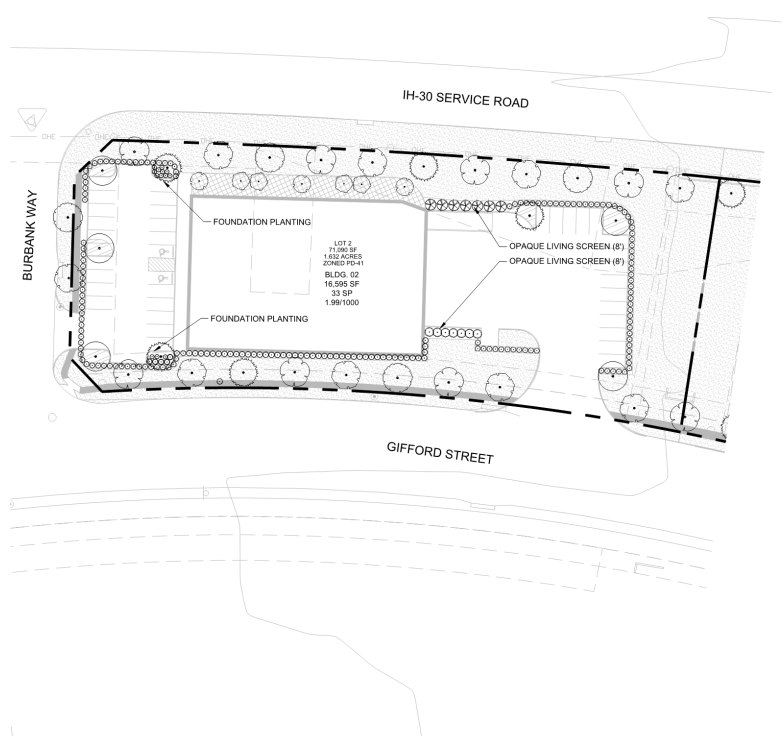


OWNED/DEVELOPED BY:  
LINCOLN PROPERTY COMPANY  
MICHAEL A. PEINADO, SOR  
SENIOR VICE PRESIDENT | MPEINADO@LPC.COM | LIC# 413049  
T: 214.740.3356 | C: 214.354.1668 | F: 214.740.3313  
2000 MCKINNEY AVENUE | SUITE 1000 | DALLAS, TX 75201  
WWW.LPCDALLAS.COM

SURVEYOR  
DOUGLAS A. CALHOUN, RPLS  
SURVEY MANAGER  
HALFF ASSOCIATES, INC.  
4000 FOSSIL CREEK BLVD.  
FORT WORTH, TEXAS 76137  
(817) 764-7555 DIRECT  
(817) 232-9794 FAX  
dcalhoun@halff.com

4000 FOSSIL CREEK BLVD. FORT WORTH, TEXAS 76137 (817) 847-1422  
TSPSALS FIRM NO. 1002965  
FEBRUARY 21, 2020

CASE NO. S200301



LANDSCAPE TABULATIONS

SITE LANDSCAPE REQUIREMENTS

- 10% of the overall size of the platted lot shall be landscaped.
- One (1) tree, 3" cal., per 500 s.f. of required landscape area.
- One (1) shrub per 50 s.f. of required landscape area.
- 1% of the overall building dimension shall be situated so that no portion is more than 50' from a public building entrance and planted with annuals, perennials, or native grasses.
- All portions of a Primary Facade not used as an entrance or planting area shall have a row of hedges along the perimeter of the building varying in height from 36" to 60" at maturity.

Total Site Area: 71,000 s.f. (1.674 acres)  
Overall Building Dimensions: 16,595 s.f.

Required	Provided
7,109 s.f. (10%)	38,558 s.f. (55%)
(16) trees, 3"	(37) trees, 3"
(143) shrubs	(199) shrubs
166 s.f. (1%)	432 s.f. (2.6%)
Foundation Planting	Foundation Planting

PERIMETER PARKING LOT AND SCREENING REQUIREMENTS

- Parking shall be screened from public or private street right-of-ways and located within the 30' setback using a 36" ht. Berm, living screen, masonry wall, or combination.
- Perimeter parking lot screening shall be offset at least 6' for every 60 l.f. of screening length.

INTERNAL PARKING LOT REQUIREMENTS

- No parking space shall be further than 100' from a tree.
- No more than 10 parking spaces shall be provided without a landscape island separating the run of spaces.
- One (1) tree, 3" cal., for every 20 parking spaces.

Parking Spaces: 33  
Required (8) trees, 3" cal.  
Provided (8) trees, 3" cal.

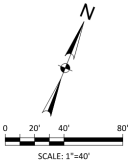
STREET TREE REQUIREMENTS

- Street trees shall be planted parallel to the street between 30-50 feet on center.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	3	Cercis canadensis texensis / Texas Redbud	30 gal	
	7	Juniperus virginiana / Eastern Red Cedar	B&B/Cont.	3" Cal
	4	Lagerstroemia x 'Acoma' / Acoma Crape Myrtle Multi-Trunk	30 gal	
	4	Quercus muehlenbergii / Chinkapin Oak	B&B/Cont.	3" Cal
	9	Quercus shumardii / Shumard Red Oak	B&B/Cont.	3" Cal
	5	Quercus virginiana / Southern Live Oak	B&B/Cont.	3" Cal
	7	Taxodium distichum / Bald Cypress	B&B/Cont.	3" Cal
	5	Ulmus crassifolia / Cedar Elm	B&B/Cont.	3" Cal
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	
	45	Abelia x 'Rose Creek' / Rose Creek Abelia	5 gal min.	
	129	Ilex comuta 'Burfordii Nana' / Dwarf Burford Holly	5 gal min.	
	7	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	30 gal.	
	5	Miscanthus sinensis 'Adagio' / Adagio Maiden Grass	5 gal min.	
	13	Salvia greggii / Autumn Sage	5 gal min.	

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	35,049 sf	Cynodon dactylon / Bermuda Grass		Sod/Seed
	924	Euonymus fortunei / Wintercreeper		4" pot
	2,507 sf	Trachelospermum asiaticum / Asian Jasmine		4" pot

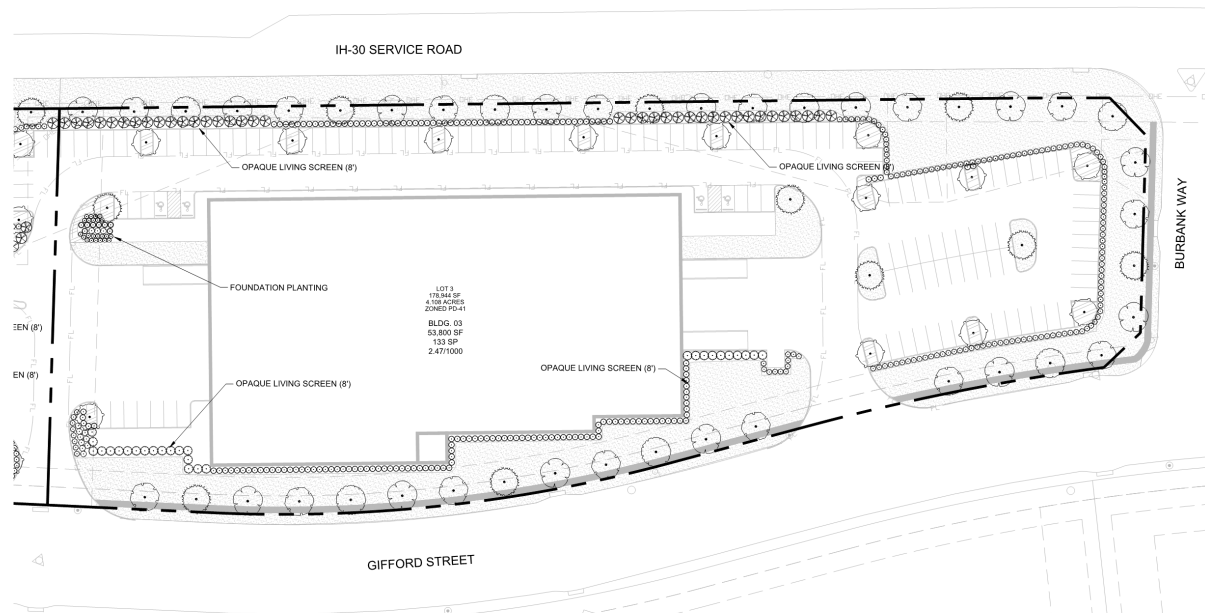


LANDSCAPE PLAN  
BUILDING 2  
IH-30 MACARTHUR BLVD.  
IN THE  
CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS

OWNED/DEVELOPED BY:  
LINCOLN PROPERTY COMPANY  
MICHAEL A. PEINADO, SIOB  
SENIOR VICE PRESIDENT | MPEINADO@LPC.COM | LIC# 413049  
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dcalhoun@halff.com

**HALFF**  
4000 FOSSIL CREEK BLVD. FORT WORTH, TEXAS 76137 (817) 847-1422  
TFPEALS FIRM NO. 10029605  
FEBRUARY 21, 2020



LANDSCAPE TABULATIONS

SITE LANDSCAPE REQUIREMENTS

- 10% of the overall size of the platted lot shall be landscaped.
- One (1) tree, 3" cal., per per 500 s.f. of required landscape area.
- One (1) shrub per 50 s.f. of required landscape area.
- 1% of the overall building dimension shall be situated so that no portion is more than 50' from a public building entrance and planted with annuals, perennials, or native grasses.
- All portions of a Primary Facade not used as an entrance or planting area shall have a row of hedges along the perimeter of the building varying in height from 36" to 60" at maturity.

Total Site Area: 178,944 s.f. (4.108 acres)  
Overall Building Dimensions: 53,800 s.f.

Required	Provided
17,895 s.f. (10%)	53,911 s.f. (30%)
(38) trees, 3"	(96) trees, 3"
(358) shrubs	(379) shrubs
538 s.f. (3%)	1,311 s.f. (2.4%)
Foundation Planting	Foundation Planting

PERIMETER PARKING LOT AND SCREENING REQUIREMENTS

- Parking shall be screened from public or private street right-of-ways and located within the 30' setback using a 36" ht. Berm, living screen, masonry wall, or combination.
- Perimeter parking lot screening shall be offset at least 6' for every 60 l.f. of screening length.

INTERNAL PARKING LOT REQUIREMENTS











- No parking space shall be further than 100' from a tree.
- No more than 10 parking spaces shall be provided without a landscape island separating the run of spaces.
- One (1) tree, 3" cal., for every 20 parking spaces.



Parking Spaces: 133  
Required (7) trees, 3" cal.  
Provided (17) trees, 3" cal.

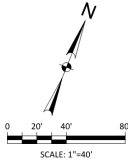
STREET TREE REQUIREMENTS

- Street trees shall be planted parallel to the street between 30-50 feet on center.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	37	Juniperus virginiana / Eastern Red Cedar	B&B/Cont.	3" Cal
	13	Pistacia chinensis / Chinese Pistache	B&B/Cont.	3" Cal
	7	Quercus muehlenbergii / Chinkapin Oak	B&B/Cont.	3" Cal
	15	Quercus shumardii / Shumard Red Oak	B&B/Cont.	3" Cal
	10	Quercus virginiana / Southern Live Oak	B&B/Cont.	3" Cal
	14	Taxodium distichum / Bald Cypress	B&B/Cont.	3" Cal
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	---
	166	Abelia x 'Rose Creek' / Rose Creek Abelia	5 gal min.	
	142	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	5 gal min.	
	28	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	30 gal.	
	12	Leucophyllum frutescens 'Compacta' / Compact Texas Ranger	5 gal min.	
	8	Miscanthus sinensis 'Adagio' / Adagio Maiden Grass	5 gal min.	
	23	Salvia greggii / Autumn Sage	5 gal min.	

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	57,777 sf	Cynodon dactylon / Bermuda Grass	Sod/Seed	
	2,825	Euonymus fortunei / Wintercreeper	4" pot	

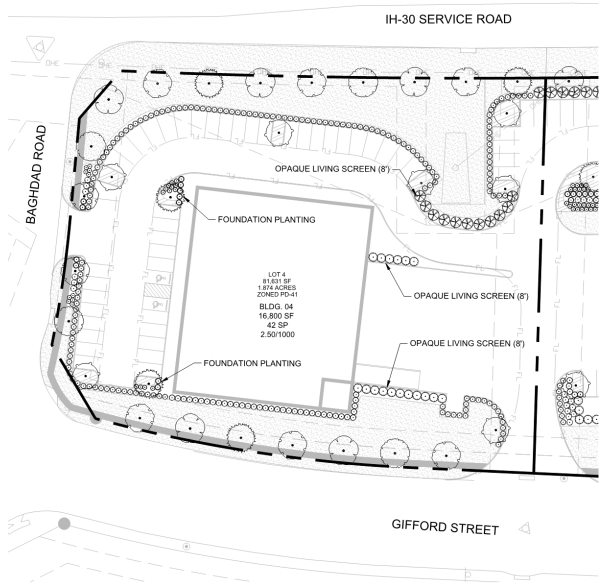


LANDSCAPE PLAN  
BUILDING 3  
IH-30 MACARTHUR BLVD.  
IN THE  
CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS

OWNED/DEVELOPED BY:  
LINCOLN PROPERTY COMPANY  
MICHAEL A. PEINADO, SIOB.  
SENIOR VICE PRESIDENT | MPEINADO@LPC.COM | LIC# 413049  
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SURVEYOR  
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**HALFF**  
4000 FOSSIL CREEK BLVD., FORT WORTH, TEXAS 76137 (817) 847-1422  
TXPEALS FIRM NO. 10029605  
FEBRUARY 21, 2020  
CASE NO. S200301



LANDSCAPE TABULATIONS

SITE LANDSCAPE REQUIREMENTS

- 10% of the overall size of the platted lot shall be landscaped.
- One (1) tree, 3" cal., per per 500 s.f. of required landscape area.
- One (1) shrub per 50 s.f. of required landscape area.
- 1% of the overall building dimension shall be situated so that no portion is more than 50' from a public building entrance and planted with annuals, perennials, or native grasses.
- All portions of a Primary Facade not used as an entrance or planting area shall have a row of hedges along the perimeter of the building varying in height from 36" to 60" at maturity.

Total Site Area: 81,630 s.f. (1.874 acres)  
Overall Building Dimensions: 16,800 s.f.

Required	Provided
8,163 s.f. (10%)	30,476 s.f. (37%)
(18) trees, 3"	(41) trees, 3"
(154) shrubs	(253) shrubs
168 s.f. (1%)	432 s.f. (2.5%)
Foundation Planting	Foundation Planting

PERIMETER PARKING LOT AND SCREENING REQUIREMENTS

- Parking shall be screened from public or private street right-of-ways and located within the 30' setback using a 36" ht. Berm, living screen, masonry wall, or combination.
- Perimeter parking lot screening shall be offset at least 6' for every 60 l.f. of screening length.

INTERNAL PARKING LOT REQUIREMENTS

- No parking space shall be further than 100' from a tree.
- No more than 10 parking spaces shall be provided without a landscape island separating the run of spaces.
- One (1) tree, 3" cal., for every 20 parking spaces.

Parking Spaces: 42  
Required (3) trees, 3" cal.  
Provided (8) trees, 3" cal.

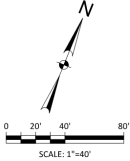
STREET TREE REQUIREMENTS

- Street trees shall be planted parallel to the street between 30-50 feet on center.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	12	Juniperus virginiana / Eastern Red Cedar	B&B/Cont.	3" Cal
	7	Pistacia chinensis / Chinese Pistache	B&B/Cont.	3" Cal
	4	Quercus muehlenbergii / Chinkapin Oak	B&B/Cont.	3" Cal
	8	Quercus shumardi / Shumard Red Oak	B&B/Cont.	3" Cal
	5	Quercus virginiana / Southern Live Oak	B&B/Cont.	3" Cal
	5	Taxodium distichum / Bald Cypress	B&B/Cont.	3" Cal
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	---
	36	Abelia x 'Rose Creek' / Rose Creek Abelia	5 gal min.	
	10	Hesperaloe parviflora / Red Yucca	5 gal min.	
	160	Ilex comuta 'Burfordi Nana' / Dwarf Burford Holly	5 gal min.	
	17	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	30 gal.	
	6	Leucophyllum frutescens 'Compacta' / Compact Texas Ranger	5 gal min.	
	11	Miscanthus sinensis 'Adagio' / Adagio Maiden Grass	5 gal min.	
	13	Salvia greggii / Autumn Sage	5 gal min.	

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT
	29,274 sf	Cynodon dactylon / Bermuda Grass	Sod/Seed
	1,202	Euonymus fortunei / Wintercreeper	4" pot



LANDSCAPE PLAN  
BUILDING 4  
IH-30 MACARTHUR BLVD.  
IN THE  
CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS

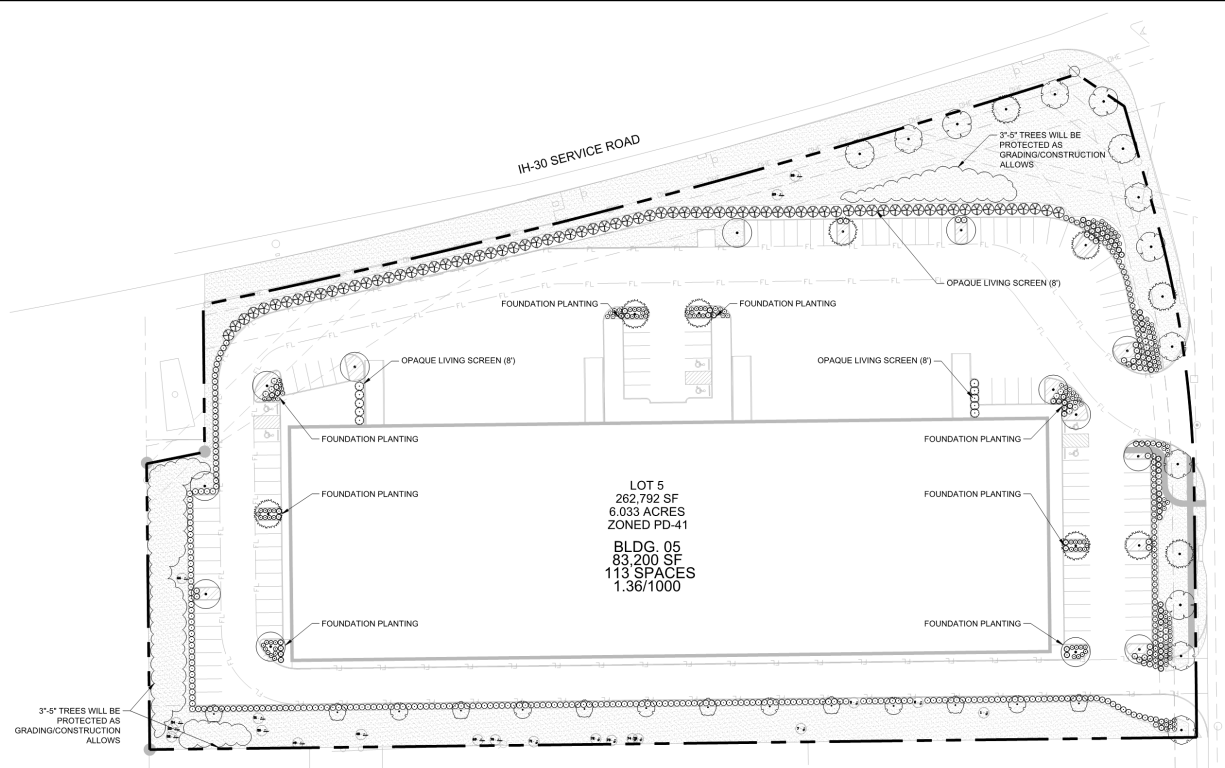
OWNED/DEVELOPED BY:  
LINCOLN PROPERTY COMPANY  
MICHAEL A. PEINADO, SDR  
SENIOR VICE PRESIDENT | MPEINADO@LPC.COM | LIC# 413049  
T 214.740.3358 | C 214.354.1668 | F 214.740.3313  
2000 MCKINNEY AVENUE | SUITE 1000 | DALLAS, TX 75201  
WWW.LPCDALLAS.COM

SURVEYOR  
DOUGLAS A. CALHOUN, RPLS  
SURVEY MANAGER  
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4000 FOSSIL CREEK BLVD.  
FORT WORTH, TEXAS 76137  
(817) 756-7555 DIRECT  
(817) 232-9784 FAX  
dcalhoun@halff.com

**HALFF**  
4000 FOSSIL CREEK BLVD. FORT WORTH, TEXAS 76137 (817) 847-1422  
TXPEALS FIRM NO. 1002965  
FEBRUARY 21, 2020  
CASE NO. S200301







LANDSCAPE TABULATIONS

SITE LANDSCAPE REQUIREMENTS

- 10% of the overall size of the platted lot shall be landscaped.
- One (1) tree, 3" cal., per 500 s.f. of required landscape area.
- One (1) shrub per 50 s.f. of required landscape area.
- 1% of the overall building dimension shall be situated so that no portion is more than 50' from a public building entrance and planted with annuals, perennials, or native grasses.
- All portions of a Primary Facade not used as an entrance or planting area shall have a row of hedges along the perimeter of the building varying in height from 36" to 60" at maturity.

Total Site Area: 262,800 s.f. (6.033 acres)  
Overall Building Dimensions: 83,200 s.f.

Required	Provided
26,280 s.f. (10%)	64,416 s.f. (25%)
(110) trees, 3"	(110) trees, 3"
(526) shrubs	(588) shrubs
332 s.f. (1%)	1,409 s.f. (1.8%)
Foundation Planting	Foundation Planting

PERIMETER PARKING LOT AND SCREENING REQUIREMENTS

- Parking shall be screened from public or private street right-of-ways and located within the 30' setback using a 36" ht. Berm, living screen, masonry wall, or combination.
- Perimeter parking lot screening shall be offset at least 6' for every 60 l.f. of screening length.

INTERNAL PARKING LOT REQUIREMENTS

- No parking space shall be further than 100' from a tree.
- No more than 10 parking spaces shall be provided without a landscape island separating the run of spaces.
- One (1) tree, 3" cal., for every 20 parking spaces.

Parking Spaces: 113  
Required (6) trees, 3" cal.  
Provided (20) trees, 3" cal.

STREET TREE REQUIREMENTS

- Street trees shall be planted parallel to the street between 30-50 feet on center.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	GAL	SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	6	Cercis canadensis texensis / Texas Redbud	30 gal			64	Miscanthus sinensis 'Adagio' / Adagio Maiden Grass	5 gal min.
	74	Juniperus virginiana / Eastern Red Cedar	B&B/Cont.	3" Cal		167	Myrica cerifera 'Pumila' / Dwarf Wax Myrtle	5 gal min.
	8	Lagerstroemia x 'Acoma' / Acoma Crape Myrtle Multi-Trunk	30 gal			46	Salvia greggii / Autumn Sage	5 gal min.
	2	Quercus muehlenbergii / Chinkapin Oak	B&B/Cont.	3" Cal		63,580 sf	Cynodon dactylon / Bermuda Grass	Seed/Seed
	7	Quercus shumardi / Shumard Red Oak	B&B/Cont.	3" Cal		1,460	Euryonymus fortunei / Wintercreeper	4" pot
	10	Quercus virginiana / Southern Live Oak	B&B/Cont.	3" Cal				
	4	Taxodium distichum / Bald Cypress	B&B/Cont.	3" Cal				
	13	Ulmus crassifolia / Cedar Elm	B&B/Cont.	3" Cal				
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT					
	94	Abelia x 'Rose Creek' / Rose Creek Abelia	5 gal min.					
	115	Hesperaloe parviflora / Red Yucca	5 gal min.					
	72	Ilex comuta 'Burfordii Nana' / Dwarf Burford Holly	5 gal min.					
	10	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	30 gal.					
	20	Leucophyllum frutescens 'Compacta' / Compact Texas Ranger	5 gal min.					

OWNED/DEVELOPED BY:  
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(817) 232-9784 FAX  
dcalhoun@halff.com

LANDSCAPE PLAN  
BUILDING 5  
IH-30 MACARTHUR BLVD.  
IN THE  
CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS



4000 FOSSIL CREEK BLVD. FORT WORTH, TEXAS 76137 (817) 847-1422  
TPEALS FIRM NO. 10028625  
FEBRUARY 21, 2020

CASE NO. S200301



## Legislation Details (With Text)

<b>File #:</b>	20-9875	<b>Version:</b>	1	<b>Name:</b>	Z200302/CP200301 - Truck Repair and Parking at 2625 W Hunter Ferrell Rd
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	3/16/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	4/13/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Z200302/CP200301 - Zoning Change/Concept Plan - Truck Repair and Parking at 2625 W Hunter Ferrell Rd (Commissioner Fisher/City Council District 1). Request to rezone Planned Development-9 (PD-9) District to PD-Light Industrial (PD-LI) District consisting of 2.23 acres to allow for a Heavy Truck Repair & Heavy Truck Parking Facility. Generally located south of Hunter Ferrell Road and approximately 1,755 feet west MacArthur Boulevard addressed at 2625 Hunter Ferrell Road, out of Isreal Jennings Survey, Abstract 679, Page 570, Tract 33, City of Grand Prairie, Dallas County, Texas. The consultant is John Villarreal, JV CADD, LLC and the owner is Luis Blanco. City Council Action: April 21, 2020				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Concept Plan.pdf](#)  
[Exhibit C - Conceptual Elevations.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

Chris Hartmann

### Title

Z200302/CP200301 - Zoning Change/Concept Plan - Truck Repair and Parking at 2625 W Hunter Ferrell Rd (Commissioner Fisher/City Council District 1). Request to rezone Planned Development-9 (PD-9) District to PD-Light Industrial (PD-LI) District consisting of 2.23 acres to allow for a Heavy Truck Repair & Heavy Truck Parking Facility. Generally located south of Hunter Ferrell Road and approximately 1,755 feet west MacArthur Boulevard addressed at 2625 Hunter Ferrell Road, out of Isreal Jennings Survey, Abstract 679, Page 570, Tract 33, City of Grand Prairie, Dallas County, Texas. The consultant is John Villarreal, JV CADD, LLC and the owner is Luis Blanco.

**City Council Action: April 21, 2020**

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Deny

### Analysis

## **SUMMARY:**

Request to rezone Planned Development-9 (PD-9) District to PD-Light Industrial (PD-LI) District consisting of 2.23 acres to allow for a Heavy Truck Repair & Heavy Truck Parking Facility. Generally located south of Hunter Ferrell Road and approximately 1,755 feet west MacArthur Boulevard, addressed at 2625 Hunter Ferrell Road, out of Isreal Jennings Survey, Abstract 679, Page 570, Tract 33, City of Grand Prairie, Dallas County, Texas.

## **PURPOSE OF REQUEST:**

The applicant intends to develop the subject property for Truck Repair and Parking. The Concept Plan depicts a 5,000 sq. ft. building and 19 parking spaces for trucks. The purpose of the request is to rezone the property to a Planned Development District with Light Industrial (LI) as the base zoning district that allows Heavy Truck Parking and Heavy Truck Repair by right.

Heavy Truck Parking requires a Specific Use Permit for properties zoned LI. Heavy Truck Repair requires a Specific Use Permit when located within 300 ft. of any residential zoning district.

## **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	City of Irving	Single Family Residential
South	Light Industrial	Undeveloped
West	Light Industrial	Mobile Home, Auto Repair
East	Light Industrial	Auto Repair, Truck Parking

## **HISTORY:**

- February 20, 1968: City Council approved a zoning change and specific use permit (Case Number 680204) which created Planned Development-9 District for a mobile home park.

## **PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The site is accessible from W Hunter Ferrell Rd. The Concept Plan depicts a 5,000 sq. ft. building to be used for Heavy Truck Repair and a parking lot with spaces for 19 trucks.

## **CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this location as Low Density Residential. Low Density Residential areas generally range between zero and six dwelling units per acre. The proposed zoning district and use conflicts with the FLUM.

## **ANALYSIS:**

- The subject property is currently zoned for residential use, which is consistent with the FLUM. Rezoning the property to LI with Heavy Truck Repair and Parking is inconsistent with the FLUM. There have been no physical changes to the area since adoption of the 2018 Comprehensive Plan that would warrant amending the FLUM.
- The 2018 Comprehensive Plan identifies this area for potential floodplain reclamation and medium density residential. Public input regarding this area of the City shows a desire for more residential opportunities.

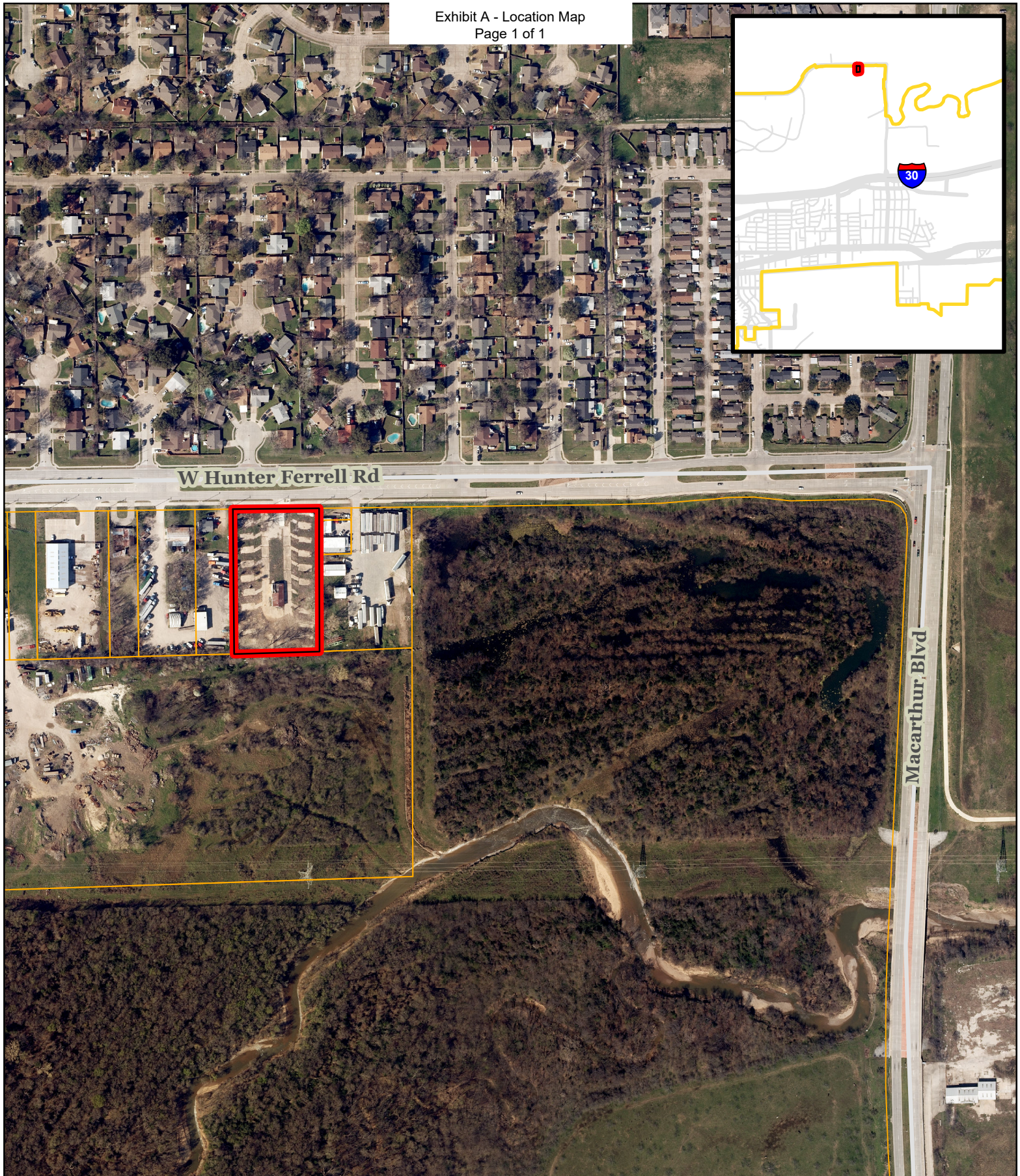
- This site is along the veloweb, a regional network of trails designed for bicyclists, pedestrians, and other non-motorized forms of transportation. The trail connects this property to the City's trailhead and Lone Star Trail. A DART bus stop is in front of the subject property. This creates a unique amenity and opportunity for creating housing near alternative forms of transportation.
- The proposed use is incompatible with the existing residential neighborhood. Rezoning the property to allow this use could have an adverse impact on the adjacent residential neighborhood.
- The subject property is within the floodplain. The owner will need to provide a Hydrologic/Hydrology Study to show that the property will not have, or cause, any adverse impacts upstream or downstream. Development at this location will require a Floodplain Development Permit and possibly a Letter of Map Revision base on fill (LOMR-F).

**RECOMMENDATION:**

The Development Review Committee (DRC) recommends denial of the request.

**Body**



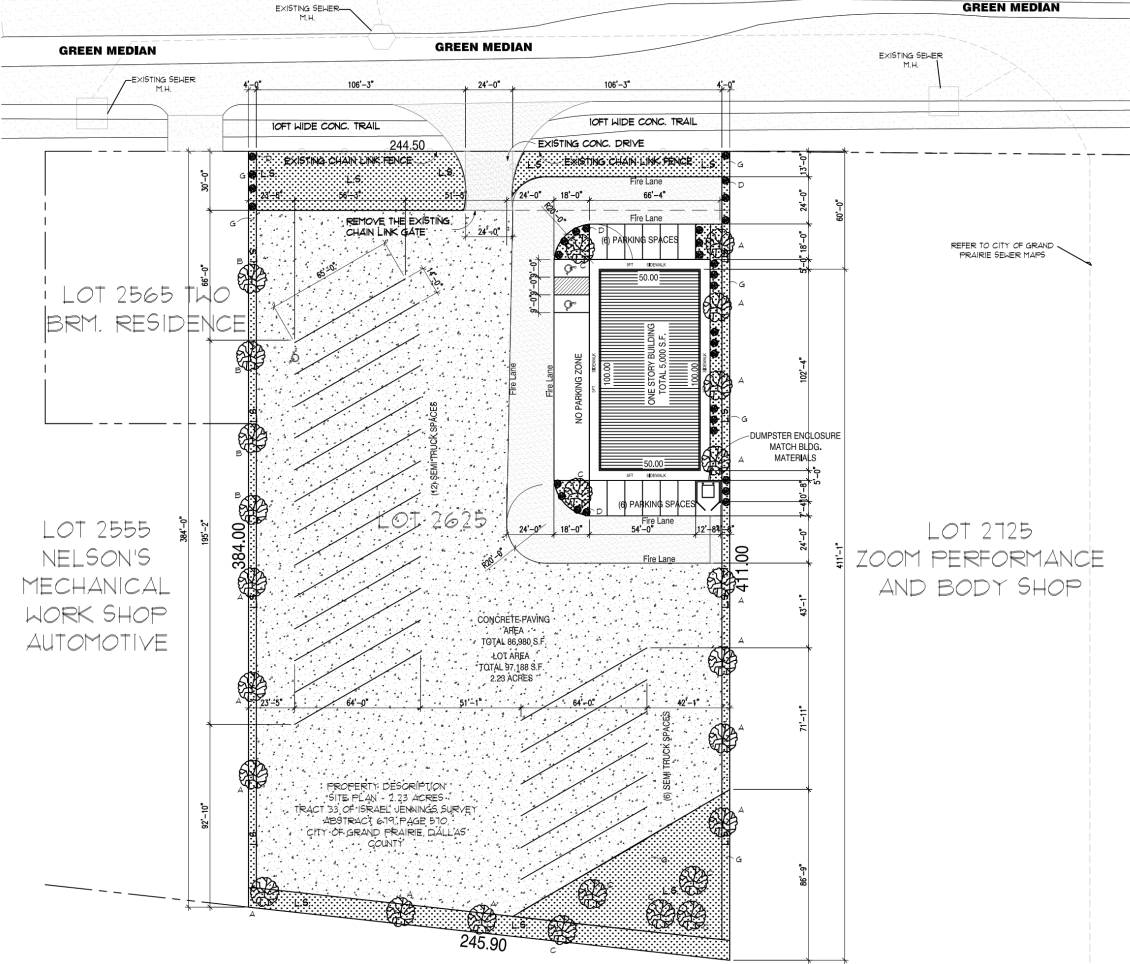




RESIDENTIAL  
ZONING

RESIDENTIAL  
ZONING

W. HUNTER FERRELL RD.



PROPOSED  
SITE PLAN

1

SCALE: 1"=30'-0"

CODE RESEARCH

2015 EDITION OF THE INTERNATIONAL BUILDING CODE ADOPTION  
WITH ANY AMENDMENTS  
2015 EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC)  
2015 EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC)  
2015 INTERNATIONAL FUEL GAS CODE  
2015 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
2015 INTERNATIONAL FIRE CODE  
2017 EDITION OF THE NATIONAL ELECTRICAL CODE (NEC)  
2012 TEXAS ACCESSIBILITY STANDARDS (TAS)  
SUMMARY OF WORK: DEVELOP PROPERTY INTO A TRUCK REPAIR SHOP WITH OPEN  
PARKING FULLY PAVED WITH CONCRETE  
HEIGHT OF BUILDING -- 1 STORY - 24 FEET HIGH  
NEW BUILDING  
CONSTRUCTION TYPE: TYPE II-B NON COMBUSTIBLE  
SPRINKLERED NON SPRINKLERED  
TRAVEL DISTANCE  
COMMON PATH OF TRAVEL -- 15' MAXIMUM ALLOWED  
OCCUPANCY LOADS  
OFFICE AREA  
REPAIR GARAGE  
TOTAL OCCUPANCY  
AREA  
NO. OF OCCUPANTS  
5,000 sq. ft.  
14

SITE DATA SUMMARY

GENERAL SITE DATA  
NOTE: THE ENTIRE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN  
CURRENT ZONING: PD-9 DISTRICT  
PROPOSED ZONING: INDUSTRIAL  
LAND USE: 97,188 S.F.  
LOT AREA: 2.23  
ACRES: 5,000 S.F.  
BUILDING AREA: 1 STORY 24 FT.  
BUILDING HEIGHT: 5%  
LOT COVERAGE: 65.1  
FLOOR AREA RATIO:  
PARKING PROVIDED: 1/100  
REQUIRED OFFICE PARKING: 10 SPACES  
PROVIDED PARKING: 14 SPACES  
SEMI-TRUCK ACCESSIBLE PARKING REQUIRED: 18 SPACES  
ACCESSIBLE PARKING REQUIRED: 2 SPACES  
ACCESSIBLE PARKING PROVIDED: 2 SPACES  
LANDSCAPE LEGEND  
LANDSCAPE AREA 10% REQUIRED: 9,718 S.F.  
ID. QTY. TYPE SIZE  
A 10 CEDAR ELM 3" CALIPER  
B 10 LIVE OAK 3" CALIPER  
C 2 CRAPPE MYRTLE 6" B&T  
D 17 BUFORD HOLLY 3" GAL.  
E X RED YUCCA 6" GAL.  
F X SOFT YUCCA 6" GAL.  
G X BERMUDA GRASS 3 GAL.  
H X ABELIAS 3 GAL.  
TOTAL LANDSCAPE PROVIDED 17%: 16,277 S.F. (17%)

PERMEABLE AREA  
PERMEABLE PAVEMENT: 74,411 S.F.  
BUILDING AREA AND SIDEWALK: 6,800 S.F.  
TOTAL PERMEABLE AREA: 81,211 S.F.  
IMPERVIOUS AREA  
BUILDING FOOTPRINT AREA: 5,000 S.F.  
AREA OF SIDEWALKS, PAVEMENT  
AND OTHER IMPERVIOUS FLATWORK: 1,800 S.F.  
OTHER IMPERVIOUS AREA: 74,411 S.F.  
TOTAL IMPERVIOUS AREA: 81,211 S.F.  
SUM OF TOTAL LANDSCAPE AREA + TOTAL PERMEABLE AREA  
+ TOTAL IMPERVIOUS AREA: 97,188 S.F.  
TOTAL IMPERVIOUS AREA: 81,211 S.F.



VICINITY MAP

SCALE: N.T.S.

ZONING EXHIBIT/CONCEPT PLAN  
CASE NO. Z200302/CP200301

PROPERTY DESCRIPTION:  
SITE PLAN - 2.23 ACRES  
TRACT 33 OF ISRAEL JENNINGS SURVEY  
ABSTRACT 679, PAGE 570,  
CITY OF GRAND PRAIRIE, DALLAS COUNTY

Project Consultant:  
JV CADD, LLC  
JOHN A. VILLARREAL  
P.O. Box 1264  
Wylie, Texas 75098  
972-442-2135  
Owner:  
SEMI-TRUCK  
REPAIR SHOP  
Luis Blanco  
2625 W. Hunter Ferrell Road  
Grand Prairie, Texas 75050  
(214) 815-5890

No.	Revision/Issue	Date
1	ISSUED FOR OWNER REVIEW	11-18-19
2	ISSUED FOR FINAL REVIEW	02-11-20
3	RESPONSE TO DMC COMMENTS	03-06-20

Consultant

Date Affixed: XX-KX-2020

PROJECT  
Z200302/CP200301 - ZONING CHANGE/  
CONCEPT PLAN - TRUCK REPAIR AND  
PARKING AT  
2625 W. HUNTER FERRELL RD.,  
GRAND PRAIRIE, TEXAS 75050



JOHN A. VILLARREAL

JV CADD, LLC  
CONSULTING ARCHITECTURAL DESIGN DEVELOPMENT  
P.O. Box 1264  
Wylie, Texas 75098  
Ph: 972-429-9096  
Fax: 972-429-8788  
EM: jvcadd@aol.com

Drawn By: JAV

Checked By: JAV

Project

19-145

Date

NOVEMBER 18, 2019

Scale

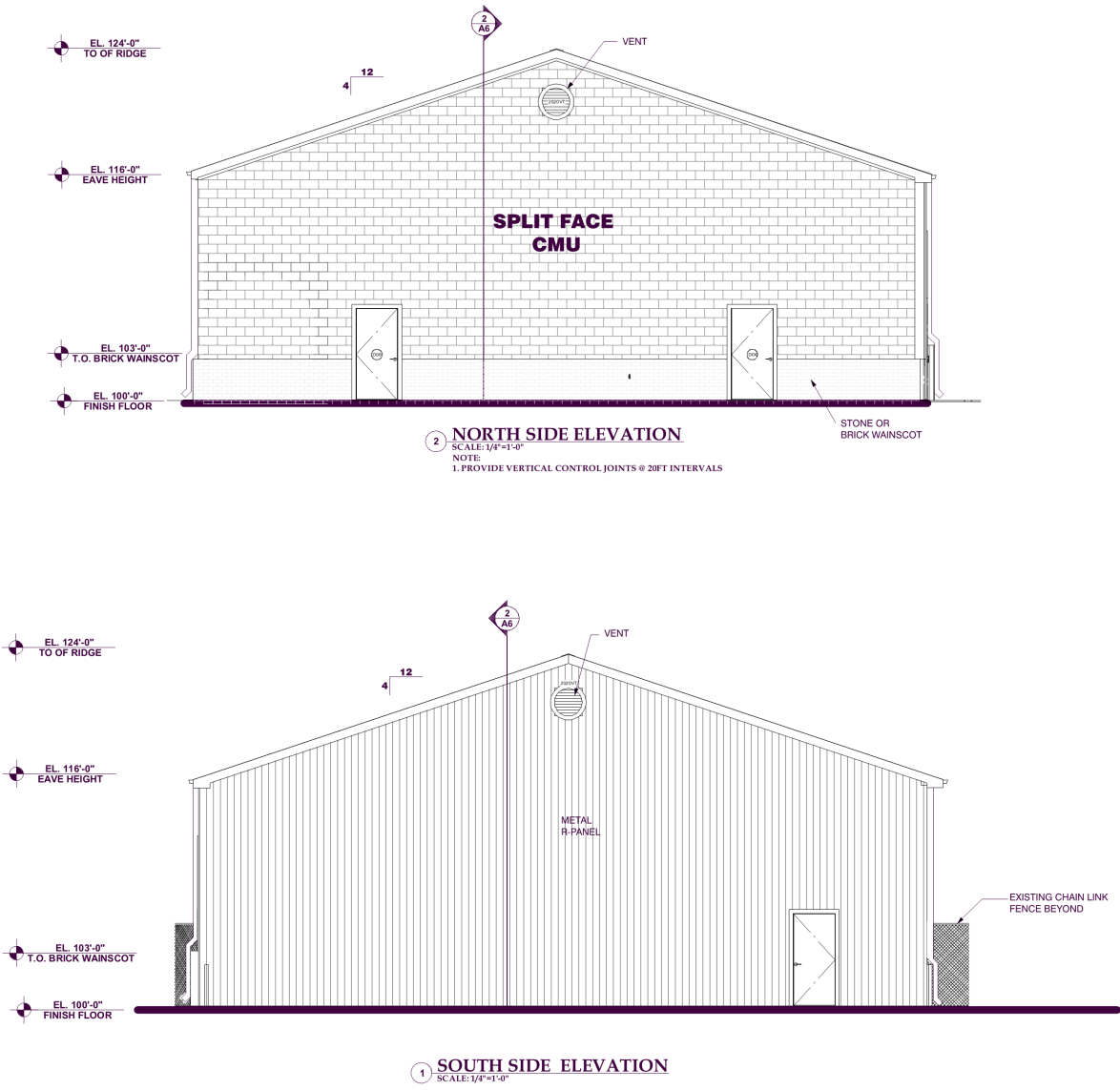
AS INDICATED

Sheet

SP1

CASE NO. Z200302/CP200301





**ZONING EXHIBIT/CONCEPT PLAN**  
**CASE NO. Z200302/CP200301**  
PROPERTY DESCRIPTION:  
SITE PLAN - 2.23 ACRES  
TRACT 33 OF ISRAEL JENNINGS  
SURVEY  
ABSTRACT 679, PAGE 510,  
CITY OF GRAND PRAIRIE, DALLAS  
COUNTY

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**SEMI-TRUCK  
REPAIR SHOP**  
Luis Blanco  
2625 W. Hunter Ferrell Rd.  
Grand Prairie, 75050  
(214) 815-5890

3	RESPONSE TO DRC COMMENTS	03-06-20
2	PAZ APPLICATION	02-11-20
1	SUBMITTED FOR OWNER APPROVAL	11-18-19
No	Revision/Issue	DATE

CONSULTANT:

Project: **Z200302/CP200301 - ZONING CHANGE/CONCEPT PLAN - TRUCK REPAIR AND PARKING AT**  
**2625 W. Hunter Ferrell Rd., Grand Prairie, Texas 75050**

CERTIFIED PROFESSIONAL, BUILDING DESIGNER  
NATIONAL COUNCIL OF BUILDING DESIGNERS  
JOHN A. VILLARREAL  
03/04/20

**JV CADD, LLC**  
Established Architecture/Design/Development  
JOHN A. VILLARREAL  
PROJECT CONSULTANT

P.O. Box 1264 972-429-9596  
Wylie, Texas 75098 jvcadd@aol.com

Drawn By: **JAV**

Checked By: **JAV**

Project: **19-145**

Date: November 18, 2019

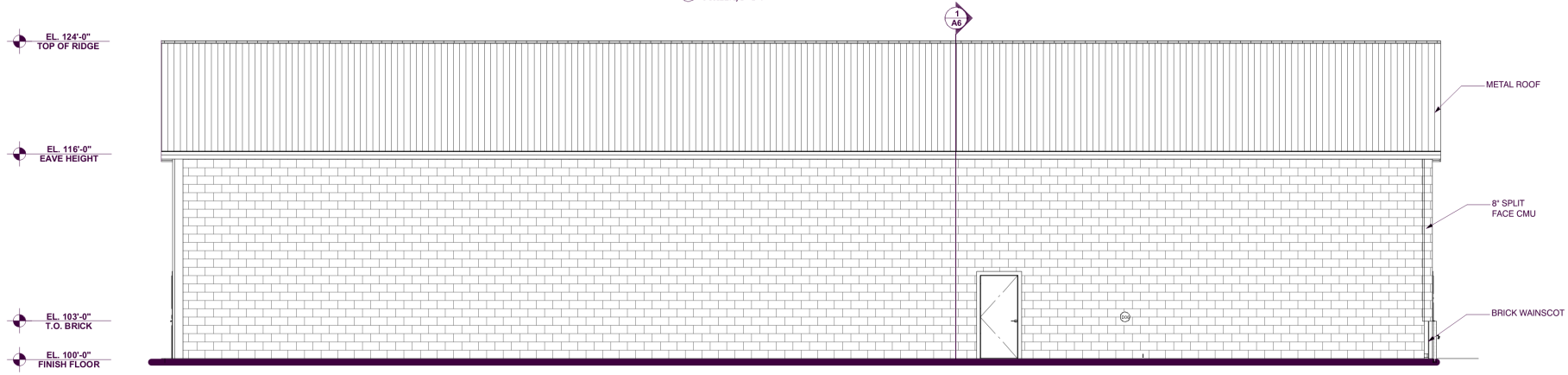
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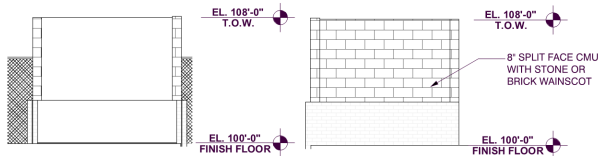
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2 WEST SIDE ELEVATION  
SCALE: 1/4"=1'-0"



1 EAST SIDE ELEVATION  
SCALE: 1/4"=1'-0"  
NOTE:  
1. PROVIDE VERTICAL CONTROL JOINTS @ 20FT INTERVALS



4 DUMPSTER  
SCALE: 1/4"=1'-0"

3 DUMPSTER  
SCALE: 1/4"=1'-0"

**ZONING EXHIBIT/CONCEPT PLAN**  
**CASE NO. Z200302/CP200301**  
PROPERTY DESCRIPTION:  
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ABSTRACT 679, PAGE 510,  
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Grand Prairie, Texas 75050  
(214) 815-5890

No.	Revision/Issue	DATE
3	RESPONSE TO DRC COMMENTS	03-06-20
2	P&Z APPLICATION	02-11-20
1	SUBMITTED FOR OWNER APPROVAL	11-18-19

CONSULTANT:

**Z200302/CP200301 - ZONING CHANGE/  
CONCEPT PLAN - TRUCK REPAIR AND  
PARKING AT**  
**2625 W. Hunter Ferrell Rd.  
Grand Prairie, Texas 75050**



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Drawn By: JAV

Checked By: JAV

Project:

**19-145**

Date: November 18, 2019

Scale:

As Indicated

Sheet:

**A5**

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## Legislation Details (With Text)

<b>File #:</b>	20-9902	<b>Version:</b>	1	<b>Name:</b>	Z200303/CP200302 - Zoning Change/Concept Plan - Jefferson Grand Prairie
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	4/2/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	4/13/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Z200303/CP200302 - Zoning Change/Concept Plan - Jefferson Grand Prairie (Commissioner Spare/City Council District 6). Zoning Change/Concept Plan for a multi-family and retail development with 29 dwelling units per acre and 19,000 sq. ft. of retail on 16.46 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned SF-1, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 E Interstate 20. The applicant is T. Miller Sylvan, JPI Real Estate Acquisition, LLC, the consultant is David Martin, Winstead PC, and the owner is Eric Clayton, JLH Inc. Loop 9 Joint Venture. City Council Action: April 21, 2020				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Exhibit A - Boundary Description.pdf</a> <a href="#">Exhibit B - Concept Plan.pdf</a> <a href="#">Exhibit C - Conceptual Renderings.pdf</a> <a href="#">Exhibit i - Proposed PD Standards.pdf</a> <a href="#">Exhibit ii - Neighborhood Correspondence.pdf</a>				

Date	Ver.	Action By	Action	Result
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### From

Chris Hartmann

### Title

Z200303/CP200302 - Zoning Change/Concept Plan - Jefferson Grand Prairie (Commissioner Spare/City Council District 6). Zoning Change/Concept Plan for a multi-family and retail development with 29 dwelling units per acre and 19,000 sq. ft. of retail on 16.46 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned SF-1, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 E Interstate 20. The applicant is T. Miller Sylvan, JPI Real Estate Acquisition, LLC, the consultant is David Martin, Winstead PC, and the owner is Eric Clayton, JLH Inc. Loop 9 Joint Venture.

**City Council Action: April 21, 2020**

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

## Analysis

### **SUMMARY:**

Zoning Change/Concept Plan for a multi-family and retail development with 29 dwelling units per acre and 19,000 sq. ft. of retail on 19.73 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned SF-1, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 W Interstate 20.

### **PURPOSE OF REQUEST:**

The purpose of the request is to rezone the subject property to a Planned Development District for Multi-Family and Commercial Uses.

### **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-294B; PD-28	Undeveloped
South	SF-1	Church
West	PD-342; SF-1	QT, Hotel; Undeveloped
East	SF-1	Undeveloped, Single Family

### **PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The applicant is proposing a Planned Development District for Multi-Family and Commercial uses. The Concept Plan depicts two tracts totaling 19.73 acres. The applicant intends to develop 3.23 acres with I-20 frontage for commercial uses. The Concept Plan shows three restaurant/retail buildings and a central plaza.

The applicant intends to develop 16.5 acres for multi-family use. The Concept Plan shows 14 residential buildings and one leasing/clubhouse building. A linear open space amenity runs through the multi-family tract and includes a trail that connects to another open space amenity designed around an existing pond.

The applicant is proposing to develop the two tracts without a fence separating the commercial and multi-family uses. Gates will prevent vehicular access to the multi-family tract for non-residents but the open space amenity is designed to be used by both residents and non-residents.

A drive off of the I-20 frontage road will provide access to both the commercial and multi-family developments. The applicant is proposing to use an existing drive off of Lake Ridge Pkwy to provide access to the multi-family. This drive is located between the Quick Trip convenience store and Staybridge Hotel (currently under construction). The drive is located on hotel property. The applicant has obtained written permission from the property owner to make improvements and extend the existing access easement to the property line.

In conjunction with this development request, the applicant submitted a Traffic Impact Analysis (TIA) to the Transportation Department. The purpose of a TIA is to analyze the impact of a proposed development on the existing road network and identify improvements necessary to mitigate impacts.

The TIA indicates that the Lake Ridge Pkwy and I-20 intersections are currently operating beyond capacity. The proposed development would add additional volumes to this intersection. Staff worked with the applicant to develop on-site improvements, as well as identify long-term strategies to improve the overall efficiency of the network.

The TIA recommends that the applicant do the following to mitigate development impact:

1. Install an eastbound right-turn deceleration lane at the intersection of I-20 Eastbound Frontage Road and Drive 1;
2. Restripe the QT access drive along Lake Ridge Pkwy to provide two outbound lanes and one inbound lane; and
3. Improve about 300 linear ft. of Vineyard Rd from the I-20 frontage road to the retail drive.

The TIA also identified two mitigations that would alleviate some existing and anticipated traffic issues:

1. Install a northbound free right-turn at the intersection of I-20 Eastbound Frontage Road and Lake Ridge Pkwy; and
2. Expand Lake Ridge Pkwy through the I-20 interchange from a six-lane arterial to an eight-lane arterial to improve operations at the two signalized intersections to an acceptable level of service.

### **CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this location as Commercial/Retail/Office. Commercial uses are more intense than retail establishments, yet also provide goods and services for the public. Examples include hotels, automotive services, and big box retailers. Retail land use is intended to provide for a variety of restaurants, shops, grocery stores, and personal service establishments. Approval of this request will require an amendment to the FLUM.

### **ZONING REQUIREMENTS:**

#### *Commercial*

The applicant is proposing Commercial (C) as the base zoning district with some modifications:

- No interior side yard setback shall be required.
- A Coffee Shop with a drive-through shall be allowed by right.
- No screening shall be required between Tract 1 and Tract 2.

#### *Multi-Family*

The applicant is proposing Multi-Family Three as the base zoning district with some modifications:

- Minimum rear yard setback shall be 20 ft.
- The number of one-bedroom units shall not exceed 65%.
- Garages shall account for 20% of required parking.
- Carports shall account for 10% of required parking.

### **ANALYSIS:**

Planned development districts provide for design flexibility in combining and mixing uses into integral land use units. In the past, successful projects have been able to show how variances or deviations from the zoning standards contribute to a higher quality of development. The applicant is requesting variances to the setbacks in order to position buildings around an internal open space amenity. This open space is unique in that it is intended as an amenity for residents and non-residents.

The subject property is included in the 161 Focus Area in the 2018 Comprehensive Plan. The vision for this area is to create a rich commercial district and recreation destination through high quality entertainment and commercial venues and retail services. The Comprehensive Plan includes photos to illustrate the type and



quality of development envisioned for this area. Staff is concerned that the depth of the commercial tract is not sufficient to create the type of development envisioned for this area.

The property is within the I-20 Corridor Overlay District and is subject to Appendix F: Corridor Overlay District Standards. Appendix F is intended to produce high quality places by emphasizing elements like urban form and usable open space in addition to building design. One of the goals is to promote alternatives to strip development. Staff is concerned that the depth of the commercial tract is not sufficient to create an alternative to strip development.

In 2019, City Council adopted a development and economic development policy. According to this policy, multi-family projects should be built on properties already zoned for multi-family development. The goal is to prevent properties intended for commercial development from being developed for multi-family.

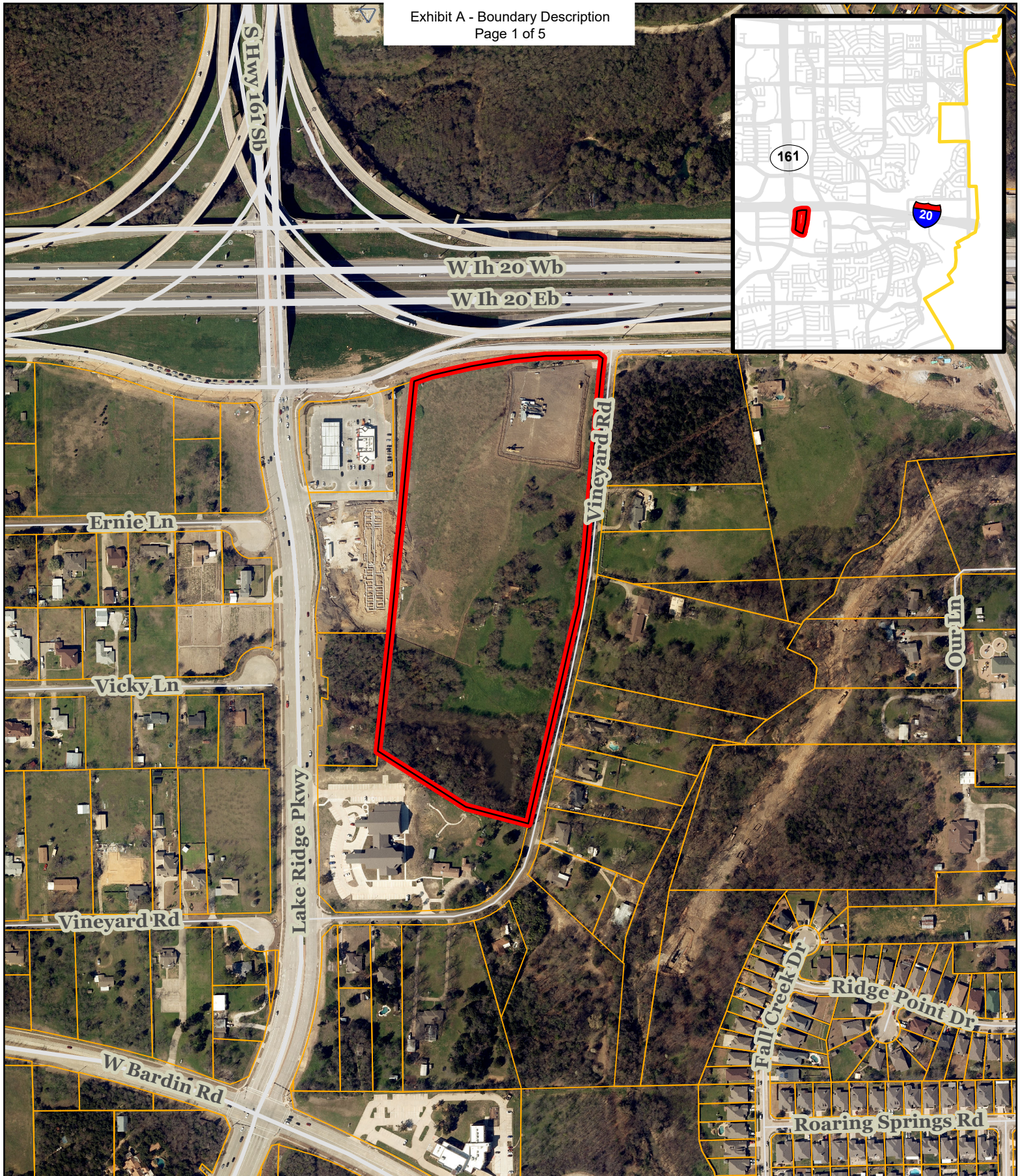
**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval of the variances to the internal side setback, rear yard setback, and required screening between tracts and the following conditions:

1. Any drive-through, including a coffee shop with a drive-through, shall require approval of a Specific Use Permit;
2. Multi-family development shall meet Appendix W. During Site Plan review, the applicant may request an increase to the number of one-bedroom units and a decrease in required garage parking if the building design meets Appendix W recommendations;
3. The location, character, and amount of open space shall be consistent with what is shown on the Concept Plan;
4. The guidelines and requirements for Usable Open Space found in Appendix F shall apply to the open space amenity on the multi-family tract.

**Body**







## **ZONING DESCRIPTION**

(REFERENCE SURVEY PLAT BY KEETON SURVEYING COMPANY, DATED 06/05/2014, REVISED 12/09/2019)

**BEING** a tract of land in the Stephen B. McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, and being a portion of a 19.771 acre tract of land described in deed to J.L.H. Inc. Loop 9 Joint Venture, recorded in Inst. No. 201600217509 of the Official Public Records of Dallas County, Texas, and being more particularly as follows:

**BEGINNING** at the intersection of the south line of Interstate Highway 20 (Formerly Fish Creek Road) (Variable width right-of-way) with the west line of Vineyard Road (60 foot wide right-of-way);

**THENCE** South 05°37'01" West, with the west line of said Vineyard Road for a distance of 761.57 feet to a point for corner;

**THENCE** South 12°34'05" West, with the west line of said Vineyard Road for a distance of 807.44 feet to the northeast corner of Lot 1, Block 1, Seventh-Day Adventist Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201000133431, Official Public Records of Dallas County, Texas;

**THENCE** North 75°28'04" West with the north line of said Lot 1 for a distance of 201.58 feet to a point for corner;

**THENCE** North 56°45'30" West, with the north line of said Lot 1, for a distance of 365.15 feet to a point in the east line of a tract of land conveyed to Maha and Maber Bsiso by deed record in Volume 95052, Page 423, of the Deed Records of Dallas County, Texas;

**THENCE** North 05°23'01" East, with the east line of said Maha and Maber Bsiso tract for a distance of 374.41 feet to the northeast corner of said Maber and Maha Tract and the southeast corner of Lot 2, Block 1, QT 946 Addition according to the plat thereof recorded in Inst No. 201700222694, of the Official Public Records of Dallas County, Texas;

**THENCE** North 05°39'40" East, with the west line of said Loop 9 Joint Venture tract and the east line of said Lot 2, Block 1, QT 946 Addition a distance of 849.84 feet to the northeast corner of said Lot 2, Block 1, QT 946 Addition and the northwest corner of said Loop 9 Joint Venture tract and being in the south line of said Interstate Highway 20;

**THENCE** North 73°00'42" East, with the north line of said Loop 9 Joint Venture Tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point,

**THENCE** North 76°05'22" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20 for a distance of 75.00 feet to an angle point;

**THENCE** North 79°10'02" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point;

**THENCE** North 82°14'41" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point;

**THENCE** North 85°19'21" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point;

**THENCE** North 82°21'21" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 24.74 feet to the southwest corner of a 0.0275 acre tract described in deed as Parcel 1 to The State of Texas, recorded in Inst No. 201600284985, Official Public Records of Dallas County, Texas;

**THENCE** North 89°30'30" East, with the south line of said State of Texas tract and same being the south line of said Interstate Highway 20, for a distance of 106.73 feet to the beginning of a curve to the left;

**THENCE** with said curve to the left and along the southerly right-of-way line of said Interstate Highway 20 having a radius of 5751.57 feet, arc length of 66.91 feet and a chord which bears North 89°10'31" East, 66.91 feet to a point for corner;

**THENCE** North 88°50'31" East, with the south line of said State of Texas tract same being the south line of said Interstate Highway 20, for a distance of 66.43 feet to the **POINT OF BEGINNING** and containing 19.74 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

**TRACT 1:**

**BEING** a tract of land in the Stephen B. McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, and being a portion of a 19.771 acre tract of land described in deed to J.L.H. Inc. Loop 9 Joint Venture, recorded in Inst. No. 201600217509 of the Official Public Records of Dallas County, Texas, and being more particularly as follows:

**BEGINNING** at the intersection of the south line of Interstate Highway 20 (Formerly Fish Creek Road) (Variable width right-of-way) with the west line of Vineyard Road (60 foot wide right-of-way);

**THENCE** South 5°37'01" West, with the west line of said Vineyard Road for a distance of 277.75 feet to a point for corner;

**THENCE** North 84°22'59" West, a distance of 621.38 feet to a point for corner in the west line of said Loop 9 Joint Venture tract and the east line of Lot 2, Block 1, QT 946 Addition according to the plat thereof recorded in Inst No. 201700222694, of the Official Public Records of Dallas County, Texas;

**THENCE** North 5°39'40" East, with the west line of said Loop 9 Joint Venture tract and the east line of said Lot 2, Block 1, QT 946 Addition a distance of 139.49 feet to the northeast corner of said Lot 2, Block 1, QT 946 Addition and the northwest corner of said Loop 9 Joint Venture tract and being in the south line of said Interstate Highway 20;

**THENCE** North 73°00'42" East, with the north line of said Loop 9 Joint Venture Tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point,

**THENCE** North 76°05'22" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20 for a distance of 75.00 feet to an angle point;

**THENCE** North 79°10'02" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point;

**THENCE** North 82°14'41" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point;

**THENCE** North 85°19'21" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point;

**THENCE** North 82°21'21" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 24.74 feet to the southwest corner of a 0.0275 acre tract described in deed as Parcel 1 to The State of Texas, recorded in Inst No. 201600284985, Official Public Records of Dallas County, Texas;

**THENCE** North 89°30'30" East, with the south line of said State of Texas tract and same being the south line of said Interstate Highway 20, for a distance of 106.73 feet to the beginning of a curve to the left;

**THENCE** with said curve to the left and along the southerly right-of-way line of said Interstate Highway 20 having a radius of 5751.57 feet, arc length of 66.91 feet and a chord which bears North 89°10'31" East, 66.91 feet to a point for corner;

**THENCE** North 88°50'31" East, with the south line of said State of Texas tract same being the south line of said Interstate Highway 20, for a distance of 66.43 feet to the **POINT OF BEGINNING** and containing 3.24 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

**TRACT 2:**

**BEING** a tract of land in the Stephen B. McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, and being a portion of a 19.771 acre tract of land described in deed



to J.L.H. Inc. Loop 9 Joint Venture, recorded in Inst. No. 201600217509 of the Official Public Records of Dallas County, Texas, and being more particularly as follows:

**COMMENCING** from the intersection of the south line of Interstate Highway 20 (Formerly Fish Creek Road) (Variable width right-of-way) with the west line of Vineyard Road (60 foot wide right-of-way);

**THENCE** South 5°37'01" West, with the west line of said Vineyard Road for a distance of 277.75 feet to a point for corner, being the **POINT OF BEGINNING**;

**THENCE** South 5°37'01" West, with the west line of said Vineyard Road for a distance of 483.82 feet to a point for corner;

**THENCE** South 12°34'05" West, with the west line of said Vineyard Road for a distance of 807.44 feet to the northeast corner of Lot 1, Block 1, Seventh-Day Adventist Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201000133431, Official Public Records of Dallas County, Texas;

**THENCE** North 75°28'04" West, with the north line of said Lot 1 for a distance of 201.58 feet to a point for corner;

**THENCE** North 56°45'30" West, with the north line of said Lot 1, for a distance of 365.15 feet to a point in the east line of a tract of land conveyed to Maha and Mabersiso by deed record in Volume 95052, Page 423, of the Deed Records of Dallas County, Texas;

**THENCE** North 05°23'01" East, with the east line of said Maha and Mabersiso tract for a distance of 374.41 feet to the northeast corner of said Mabersiso and Maha Tract and the southeast corner of Lot 2, Block 1, QT 946 Addition according to the plat thereof recorded in Inst No. 201700222694, of the Official Public Records of Dallas County, Texas;

**THENCE** North 05°39'40" East, with the west line of said Loop 9 Joint Venture tract and the east line of said Lot 2, Block 1, QT 946 Addition a distance of 710.35 to a point for corner;

**THENCE** South 84°22'59" East, a distance of 621.38 feet to the **POINT OF BEGINNING** and containing 16.50 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Exhibit B - Concept Plan  
Page 1 of 1



Jefferson Grand Prairie  
Grand Prairie, Texas  
JPI

Womack+Hampton  
ARCHITECTS, L.L.C.  
Dallas, Texas 75201  
Phone 214 512 5000  
Fax 214 512 5001  
Email info@womackhampton.com



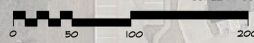
Sheet Number:

A1.1  
SITE

01 SITE PLAN

MARCH 27, 2020

CASE # Z200303/CP200302



SCALE: 1" = 50'



TRUE NORTH





Concept Leasing Rendering

March 24, 2020

Prepared For:



# JPI Grand Prairie

Grand Prairie, Texas

Prepared By:



**Womack + Hampton**  
Architects, L.L.C.  
4311 Oak Lawn Avenue, Suite 50  
Dallas, Texas 75219  
TEL 214.252.9000 FAX 214.252.9080  
www.womackhampton.com

Job No. 19019





Concept Rendering

March 19, 2020

Prepared For:



# JPI Grand Prairie

Grand Prairie, Texas

Prepared By:



**Womack + Hampton**  
Architects, L.L.C.  
4311 Oak Lawn Avenue, Suite 50  
Dallas, Texas 75219  
TEL 214.252.9000 FAX 214.252.9080  
www.womackhampton.com

Job No. 19019

## **PD Conditions**

### **I. In General**

- a. Development shall generally comply with Exhibit \_ – Concept Plan.
- b. Common amenities and open space shall be provided in the locations and of comparable in character and size as generally depicted on the Concept Plan. The final location of the proposed amenity and trail extension indicated on the Concept Plan shall be determined on the final site plan.
- c. The Property may be developed in phases.
- d. Screening
  - i. No screening is required between Tract 1 and Tract 2 as shown on the Concept Plan.
  - ii. A 6-foot masonry screening wall is required along Vineyard Road. The masonry wall may be located above a retaining wall and the combined height shall not exceed 6 feet in height.
  - iii. A “type 2” wrought-iron screening fence with masonry pillars is required along the portion of the Property adjacent to a church use. Maximum height is 6 feet.

### **II. Tract 1 (Commercial) (3.23 acres)**

- a. Definition
  - i. “Coffee Shop” means a restaurant that primarily serves coffee and related products. A coffee shop may include a drive-through.
- b. Uses
  - i. Unless otherwise stated, permitted uses shall be those uses allowed in the Commercial (C) district as described in the Unified Development Code (UDC) subject to the same conditions as described in the UDC.
  - ii. Coffee Shop is a permitted use. Otherwise, drive-through restaurants are prohibited.
- c. Yard, lot, & space
  - i. Unless otherwise stated, the density and dimensional requirements for the Commercial (C) district as described in the UDC shall apply.
  - ii. No interior side yard building setback is required.
- d. Design standards
  - i. The Corridor Overlay District standards as described in Appendix F of the UDC shall apply.
- e. Miscellaneous
  - i. All site plan submittals required for development shall be required at the time of development of Tract 1.

### **III. Tract 2 (Multi-family) (16.5 acres)**

- a. Uses
  - i. Permitted use shall be multi-family, subject to the same conditions as the Multi-Family-Three (MF-3) district as described in the UDC.



b. Yard, lot, and space

- i. Unless otherwise stated, the density and dimensional requirements for the MF-3 district as described in the UDC shall apply.
- ii. Maximum ratio of one-bedroom dwelling units is 65%.
- iii. Minimum rear yard building setback is 20 feet.
- iv. Minimum living area is 750 square feet per unit.

c. Design Standards

- i. Unless otherwise stated, the Residential Development Standards as described Appendix W in the UDC shall apply.
- ii. Minimum ratio of required parking spaces provided by garage is 20%.
- iii. Minimum ratio of required parking spaces provided by covered parking is 10%.
- iv. Building elevations are required and must be approved prior to development.

## Savannah Ware

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**From:** Whitcomb Larry [REDACTED]  
**Sent:** Wednesday, April 8, 2020 5:40 PM  
**To:** Savannah Ware  
**Subject:** RE: Zoning of area between Vineyard road and Lakeridge pkwy

Larry Whitcomb  
4021 Vineyard Road  
Grand Prairie Texas  
75052

[Sent from Yahoo Mail on Android](#)

On Wed, Apr 8, 2020 at 1:57 PM, Savannah Ware  
<[sware@GPTX.org](mailto:sware@GPTX.org)> wrote:

Hello Larry,

Will you resend the email below and include your name and address?

Thank you,

**Savannah Ware, AICP**

Chief City Planner

Development Services

City of Grand Prairie

300 W Main St.

P: 972-237-8258

**From:** Whitcomb Larry [REDACTED]  
**Sent:** Wednesday, April 8, 2020 1:28 PM  
**To:** Savannah Ware <[sware@GPTX.org](mailto:sware@GPTX.org)>  
**Subject:** Zoning of area between Vineyard road and Lakeridge pkwy

After discussing the current zoning of our area with those who are most affected, it is our desire to keep the zoning status as it is.

I request that any meetings affecting the zoning status of the area between Vineyard road and Lakeridge Pkwy, be tabled until after the lock down due to Covid-19, is lifted, so that we can have traditional meetings.

I am not tech savvy enough to be comfortable with virtual ( ZOOM) type meetings. Thank you for your consideration.

[Sent from Yahoo Mail on Android](#)

## Savannah Ware

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**From:** Cathy Dimaggio  
**Sent:** Friday, April 10, 2020 9:33 AM  
**To:** Bill Crolley; Savannah Ware  
**Subject:** FW: Proposed Development, Zoning Change at Lake Ridge Pkwy & Vineyard Rd. Case #Z200303/CP200302

FYI

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**From:** Jeff Wooldridge <jwooldridge@GPTX.org>  
**Sent:** Thursday, April 9, 2020 10:32 PM  
**To:** Billy Branum [REDACTED]  
**Cc:** Jeff Copeland <jcopeland@GPTX.org>; Greg Giessner <ggiessner@GPTX.org>; Mayor Ron Jensen <MayorRonJensen@GPTX.org>  
**Subject:** Re: Proposed Development, Zoning Change at Lake Ridge Pkwy & Vineyard Rd. Case #Z200303/CP200302

Billy,  
As Mayor Jensen stated we will look into how we will be handling speakers during our meetings. If you could please email me the concerns for or against this project that would be great.

Thank you for your email.

Jeff Wooldridge  
City Councilman, District 6  
City of Grand Prairie, Texas

On Apr 9, 2020, at 9:16 PM, Billy Branum [REDACTED] wrote:

Dear Council Members and Mayor:

The above referenced case is scheduled to go before the Planning & Zoning Commission on Monday, April 13, 2020.

Due to the current COVID-19 shelter-in-place orders, residents in the area cannot meet to discuss potential zoning changes that will *dramatically* affect our neighborhood. Therefore, we request that any decisions regarding planning and development for this property be postponed until the shelter-in-place orders are lifted.

Please advise if I should also direct this request to the members of the Planning & Zoning Commission.

Thank you for your consideration in this important matter.

Sincerely,  
Brent & Donna Branum  
1009 West I-20

Grand Prairie, TX 75052  
214-543-5212



## Legislation Details (With Text)

<b>File #:</b>	20-9903	<b>Version:</b>	1	<b>Name:</b>	Z200401 - Zoning Change – SF and MF on S HWY 360
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	4/2/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	4/13/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Z200401 - Zoning Change - SF and MF on S HWY 360 (Commissioner Spare/City Council District 6). Zoning change from PD-328 and Agriculture to a Planned Development District for Single Family, Multi-Family, and Open Space uses on 76.96 acres. Tracts 186713 and 186714, J Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-328 and addressed as 2925 Davis Drive. The Agent is Jeff Linder, Bannister Engineering, the applicant is Chase Debaun, Aerofirma Corporation, and the owner is Wm Scott Farrar, Ellis Joint Venture. City Council Action: April 21, 2020				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Boundary Description.pdf](#)  
[Exhibit B - Concept Plan.pdf](#)  
[Exhibit C - Conceptual Renderings.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

Chris Hartmann

### Title

Z200401 - Zoning Change - SF and MF on S HWY 360 (Commissioner Spare/City Council District 6). Zoning change from PD-328 and Agriculture to a Planned Development District for Single Family, Multi-Family, and Open Space uses on 76.96 acres. Tracts 186713 and 186714, J Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-328 and addressed as 2925 Davis Drive. The Agent is Jeff Linder, Bannister Engineering, the applicant is Chase Debaun, Aerofirma Corporation, and the owner is Wm Scott Farrar, Ellis Joint Venture.

**City Council Action: April 21, 2020**

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

Zoning change from PD-328 and Agriculture to a Planned Development District for Single Family, Multi-



Family, and Open Space uses on 76.96 acres. Tracts 186713 and 186714, J Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-328 and addressed as 2925 Davis Drive.

### **PURPOSE OF REQUEST:**

The purpose of the request is to rezone the subject property to a Planned Development District for Single Family Residential, Multi-Family Residential, and Open Space Uses. The proposal includes a 1.62 acre parcel that was not a part of PD-328, eliminates 13.25 acres of General Retail, and add 17.73 acres of Multi-Family. The table below compares the existing base zoning districts and the proposed.

**Table 1: Zoning Comparison of PD-328 and Proposed PD**

Base Zoning District	Existing Acreage	Proposed Acreage
General Retail	13.25	0
Multi-Family	15.2	32.93
Single Family	41.5	37.21
Agriculture	1.62	0
Open Space	0	6.82

### **ADJACENT LAND USES:**

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

**Table 2: Adjacent Zoning and Land Uses**

Direction	Zoning	Existing Use
North	PD-322	Gas Wells, Undeveloped
South	Agriculture; ETJ	Residential, Commercial, Cemetery
West	Agriculture	Undeveloped
East	Agriculture	Undeveloped

### **HISTORY:**

- September 16, 2008: City Council approved a zoning change (Case Number Z080701) which created Planned Development-328 District Single Family Detached Residential, Multi-Family, General Retail, and Mixed Use for Architecturally Integrated Residential above Retail uses.

### **PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The applicant is proposing a Planned Development District for Single Family, Multi-Family, and Open Space uses. The Concept Plan depicts two tracts totaling 32.93 acres for multi-family development at a density of 30 dwelling units per acre (about 988 units).

37.21 acres are designated for single family development. The Concept Plan depicts 105 residential lots, including a mixture of Single Family-Six and Single Family-Four lots.

The Concept Plan depicts an internal road network that connects to Davis Rd at two points. Davis is currently a two-lane, asphalt road. Its current configuration is consistent with rural type development. Davis will need to be improved to handle the proposed development. A Traffic Impact Analysis (TIA) will help determine how the phasing of the development impacts the timing of improvements.

The City will require the applicant to submit a TIA in conjunction with the next phase of development review. The TIA will assess the effects of the proposed development activity on the existing and planned roadway system. The Thoroughfare Plan shows a principal arterial that will connect Davis Dr to FM 661 Rd. The Concept Plan depicts right-of-way that will be dedicated with the final platting of the property.

### **CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this location as Commercial/Retail/Office. Commercial uses are more intense than retail establishments, yet also provide goods and services for the public. Examples include hotels, automotive services, and big box retailers. Retail land use is intended to provide for a variety of restaurants, shops, grocery stores, and personal service establishments. Neither the existing zoning nor the proposed zoning is consistent with the FLUM. Approval of this request will require an amendment to the FLUM.

### **ZONING REQUIREMENTS:**

#### *Single Family*

The applicant is proposing base zoning districts of Single Family-Four (SF-4) and Single Family-Six (SF-6) with the following modifications:

- SF-4 Minimum Lot Area: 7,200 sq. ft.
- SF-4 Minimum Lot Width: 62 ft.
- SF-4 Interior Side Setback: 5 ft.
- SF-6 Minimum Lot Width: 50 ft.
- SF-6 Minimum Front Yard: 20 ft.

The applicant is proposing alley service with rear garage entry for all SF-6 lots and detached rear yard garages for all SF-4 lots.

#### *Multi-Family*

The applicant is proposing Multi-Family Three base zoning with the following modifications:

- Maximum Density: 30 Dwelling Units per Acre.
- Maximum Height: 40 ft.
- Minimum Front Yard Setback: 10 ft.
- Minimum Rear Yard Setback: 10 ft.
- Minimum Interior Side Setback: 30 ft.
- Minimum Street Side Setback: 10 ft.
- Garages: 15% of Required Parking.

### **ANALYSIS:**

Planned development districts provide for design flexibility in combining and mixing uses into integral land use units. In the past, successful projects have been able to show how variances or deviations from the zoning standards contribute to a higher quality of development. The proposal includes variances to Appendix W. Typically, variances are considered during the site plan process. This allows staff to review the site plan, landscape plane, and building elevations to ensure that a proposal meets the intent of Appendix W.

Conceptually, staff does not object to the requested variances. Staff recommends that the variances be considered during the site plan approval process when staff can evaluate the site plan, landscape plan, and building elevations.

Appendix W offers incentives for meeting recommended design standards. If a development meets the recommended design, the applicant may request to reduce required garage parking by 5%, increase maximum density or FAR by 20%, reduce the required landscaped area by 5%, or increase the percentage of one-bedroom units by 10%.

In 2019 City Council adopted a development policy, which states that multi-family development should occur on land already zoned for multi-family development. PD-328 includes 13.25 acres of General Retail and provisions that allow for architecturally integrated mixed-use development. This proposal takes commercially zoned land and rezones it for multi-family development. It also eliminates the possibility of developing a vertically mixed-use product.

This proposal is located near the intersection of HWY 360 and HWY 287. Commercial and retail uses should be located along arterial and freeway corridors to take advantage of high traffic volumes and visibility. If the existing General Retail zoning is eliminated from the subject property, the City should prioritize opportunities for commercial development in this area.

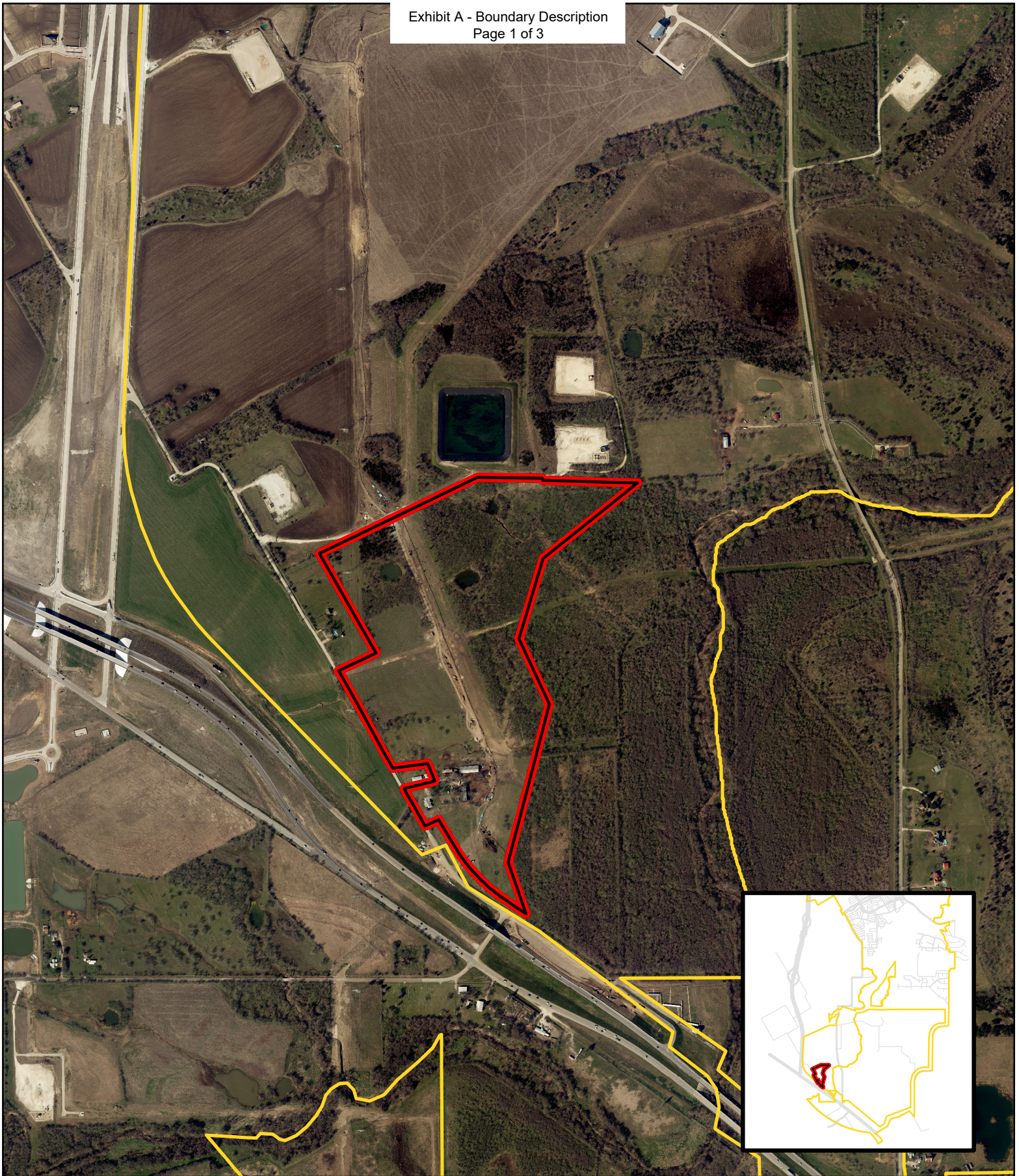
### **RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval with the following conditions:

1. The applicant shall submit a TIA at the time of preliminary platting.
2. Unless specified in the Planned Development District, single family development shall meet Appendix W.
3. Multi-family development shall meet Appendix W. Conceptually, staff does not object to the requested variances. Evaluation of variances during the Site Plan process will ensure that the proposal meets the intent of Appendix W.
4. Building Elevations shall be reviewed and approved with the Site Plan.
5. The new PD shall retain the provisions for mixed-use development in PD-328. For each 10% of first floor area dedicated for commercial or retail uses the developer may increase the maximum number of dwelling units per acre by 10% and increase the maximum allowable height by 10 ft. This will allow the applicant to develop the multi-family with commercial uses on the first floor without having to rezone the property.

### **Body**







LEGAL LAND DESCRIPTION:

BEING 76.960 acres (3,352,391 square feet) of land in the Joseph Lawrence Survey, Abstract Number 616, City of Grand Prairie, Ellis County, Texas; said 76.960 acres (3,352,391 square feet) of land described in a Warranty Deed to Ellis Joint Venture (hereinafter referred to as Ellis Joint Venture tract), as recorded in Instrument Number 21141507, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.), and being all of that certain tract of land described in a General Warranty Deed to Ellis Joint Venture (hereinafter referred to as Ellis Joint Venture 2 tract), as recorded in Volume 2805, Page 577, Deed Records, Ellis County, Texas (D.R.E.C.T.) and being all of that certain tract of land described in a Special Warranty Deed to Ellis Joint Venture (hereinafter referred to as Ellis Joint Venture 3 tract), Volume 2564, Page 281, D.R.E.C.T.; said 76.960 acres (3,352,391 square feet) of land being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a concrete monument found for the Northwesterly corner of the said Ellis Joint Venture tract, same being the Northerly corner of the William Telford, and wife, Kay Telford (hereinafter referred to as Telford tract), as recorded in Volume 738, Page 371, Deed Records, Ellis County, Texas (D.R.E.C.T.), same also being in the Southerly line of TEXDEVCO GP, LLC, (hereinafter referred to as TEXDEVCO tract), as recorded in Instrument Number 1900187, O.P.R.E.C.T.;

**THENCE** North 64 degrees 23 minutes 15 seconds East with the common line between said Ellis Joint Venture tract and said TEXDEVCO tract, passing at a distance of 424.28 feet, the Southeasterly corner of said TEXDEVCO tract, same being the Southwesterly corner of that certain tract of land described in a Special Warranty Deed to WM SUB GT, LP (hereinafter referred to as WM SUB GT tract), as recorded in Volume 2805, Page 57, D.R.E.C.T., continue with said course and the common line between said Ellis Joint Venture tract and said WM SUB GT tract for a total distance of 707.27 feet to a five-eighths inch iron rod with a plastic cap stamped "RPLS 4838" set;

**THENCE** North 64 degrees 53 minutes 00 seconds East with the common line between said Ellis Joint Venture tract and said WM SUB GT tract, same being a corner for said WM SUB GT tract, for a distance of 581.99 feet to a five eighths inch capped iron rod stamped "MYCOSKIE" found for corner;

**THENCE** South 88 degrees 32 minutes 15 seconds East with a common line between said Ellis Joint Venture Tract and WM SUB GT tract, passing at distance of 459.30 feet, the Southeasterly corner of said WM SUB GT tract, same being the Southwesterly corner of that certain tract of land described in a Special Warranty Deed to Nehemiah Partners, L.P. (hereinafter referred to as Nehemiah tract), as recorded in Volume 1661, Page 104, D.R.E.C.T., from which a one-half inch capped iron rod found stamped "RPLS 5857" bears South 11 degrees 23 minutes 30 seconds East a distance of 0.57 feet, and continue with said course and the common line between said Ellis Joint Venture tract and said Nehemiah tract for a total distance of 1150.28 feet to a concrete monument stamped "826-3" found for corner;

**THENCE** South 51 degrees 10 minutes 45 seconds West for a distance of 887.19 feet with a common line between Ellis Joint Venture and that certain tract of land described in a General Warranty Deed to the United States of America (hereinafter referred to as USA tract) as recorded in Volume 676, Page 506, Deed Records, Ellis County, Texas, to a concrete monument stamped "826-4" found for corner;

**THENCE** South 16 degrees 29 minutes 04 seconds West with a common line between said Ellis Joint Venture tract and said USA tract for a distance of 639.32 feet to a concrete monument stamped "826-5" found for corner;

**THENCE** South 25 degrees 05 minutes 36 seconds East with a common line between said Ellis Joint Venture tract and said USA tract for a distance of 532.26 feet to a concrete monument stamped "826-6" found for corner;

**THENCE** South 15 degrees 22 minutes 38 seconds West with a common line between said Ellis Joint Venture tract and said USA tract for a distance of 1151.24 feet to a concrete monument stamped "826-7" found for corner;

**THENCE** South 18 degrees 09 minutes 07 seconds East with a common line between said Ellis Joint Venture tract and said USA tract for a distance of 461.40 feet to a Texas Department of Transportation monument on the Northeasterly line of that certain tract of land described in a deed to the State of Texas (hereinafter referred to as State of Texas R.O.W.), Volume 809, Page 981, D.R.E.C.T., from which a one-half inch capped iron rod stamped "AREA SURVEYING" found, bears South 77 degrees 03 minutes 36 seconds East, a distance of 3.62 feet;

**THENCE** North 55 degrees 36 minutes 03 seconds West with a common line between said Ellis Joint Venture tract and said State of Texas R.O.W., a distance of 441.91 feet to a one-half inch iron rod found at the beginning of a non-tangent curve to the right, whose chord bears North 42 degrees 29 minutes 40 seconds West, a distance of 303.95 feet, from which a one-half inch iron rod found bears North 83 degrees 02 minutes 32 seconds East, a distance of 4.93 feet;

**THENCE** Northwesterly with the common line between said Ellis Joint Venture and said State of Texas R.O.W. and with said non-tangent curve to the right having a radius of 670.00 feet, through a central angle of 26 degrees 13 minutes 14 seconds, for an arc distance of 306.61 feet a five-eighths inch iron rod with a plastic cap stamped "RPLS 4838" set for corner;

**THENCE** North 29 degrees 23 minutes 03 seconds West with a common line between said Ellis Joint Venture tract and said State of Texas R.O.W., a distance of 204.43 feet to a Texas Department of Transportation monument, from which a one-half inch capped iron rod stamped "AREA SURVEYING" found bears North 67 degrees 52 minutes 02 seconds East, a distance of 6.69 feet;

**THENCE** South 60 degrees 19 minutes 57 seconds West with a common line between said Ellis Joint Venture tract and said State of Texas R.O.W., a distance of 44.88 feet to a mag nail set for corner, same being the Southeast corner of that certain tract of land described in a deed to Joe Bowers and Jeff Hansen (hereinafter referred to as Bowers tract), as recorded in Volume 2399, Page 2279, D.R.E.C.T., same also being in Davis Road, previously known as St. Paul Britton Road (variable width right-of-way);



**THENCE** North 29 degrees 25 minutes 56 seconds West with a common line between said Ellis Joint Venture Tract and said Bowers tract and with said Davis Road, a distance of 103.37 feet to a mag nail set, same being the Southeasterly corner of the aforesaid Ellis Joint Venture 2 tract, from which a one-half inch capped iron rod stamped "AREA SURVEYING" found bears North 74 degrees 34 minutes 55 seconds East, a distance of 19.83 feet;

**THENCE** North 29 degrees 26 minutes 34 seconds West with the common line between said Ellis Joint Venture 2 tract and said Bowers tract and with said Davis Road, pass at a distance of 142.26 feet, the Northeast corner of said Bowers tract, same being an angle point in the Easterly line of that certain tract of land described in a deed to James Edmund Kemp, Jr., Judy Anne Kemp Amonett, Carolyn Kemp Wittenbraker and John Stacy Kemp, Beneficiaries under the Will of Kames E. Kemp, deceased (hereinafter referred to as Kemp tract), as recorded in Volume 2171, Page 510, D.R.E.C.T. and continue with said course and the common line between said Ellis Joint Venture 2 tract and said Kemp tract and with said Davis Road for a total distance of 275.05 feet to a mag nail set for the Northwesterly corner of said Ellis Joint Venture 2 tract, same being the Southwesterly corner of that certain tract of land described in a General Warranty Deed to Carlo Restrepo, (hereinafter referred to as Restrepo tract), as recorded in Volume 2805, Page 570, D.R.E.C.T.,

**THENCE** North 75 degrees 00 minutes 04 seconds East, departing said Davis Road and said Kemp tract and with the common line between said Ellis Joint Venture 2 tract and Restrepo tract, pass at a distance of 21.38 feet a one-half inch iron rod with plastic cap found and continue with said course and continue with the common line between said Ellis Joint Venture 2 tract and Restrepo tract for a total distance of 254.19 feet to a one-half inch iron rod found for the Southeasterly corner of said Restrepo tract, same being a Westerly line of said Ellis Joint Venture Tract;

**THENCE** North 29 degrees 25 minutes 05 seconds West with a common line between said Ellis Joint Venture tract and said Restrepo tract, a distance of 177.07 feet to a one-half inch iron rod found for corner, same being the Northeastly corner of said Restrepo tract;

**THENCE** South 75 degrees 03 minutes 13 seconds West with a common line between said Ellis Joint Venture tract and said Restrepo tract, from which a one-half inch iron rod found a distance of 232.37 feet, and continue on said course for a total distance of 254.28 feet to a mag nail set for corner in a Easterly line of said Kemp tract, and in Davis Road, same being the Northwesterly corner of said Restrepo tract;

**THENCE** North 29 degrees 26 minutes 40 seconds West with a common line between said Ellis Joint Venture tract and said Kemp tract, a distance of 534.95 feet to a mag nail set for corner, same being the Southwesterly corner said Ellis Joint Venture 3 tract, from which a one-half inch capped iron rod found bears North 64 degrees 06 minutes 46 seconds East a distance of 21.97 feet,

**THENCE** North 29 degrees 30 minutes 55 seconds West with the common line between said Ellis Joint Venture 3 tract and said Kemp tract, a distance of 279.24 feet to a mag nail set for corner, same being the Northwesterly corner of said Ellis Joint Venture 3 tract, same being the Southwesterly line of said Telford tract;

**THENCE** North 64 degrees 05 minutes 22 seconds East, departing the Easterly line of said Kemp tract and departing said Davis Road and with the common line between said Ellis Joint Venture 3 tract and said Telford tract, pass at a distance of 22.64 feet, a concrete monument found and continue with said course and the common line between said Ellis Joint Venture 3 tract and said Telford tract for a total distance of 312.95 feet to a five-eighths inch iron rod with a plastic cap stamped "RPLS 4838" set for corner;

**THENCE** North 29 degrees 26 minutes 50 seconds West with a common line between said Ellis Joint Venture tract and said Telford tract a distance of 823.38 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 76.960 acres (3,352,391 square feet) of land.

SURVEYORS CERTIFICATE TO:

Ellis Joint Venture, AeroFirma and/or Assigns, Alliant National Title Insurance Company, and their affiliated entities, successors and assigns;

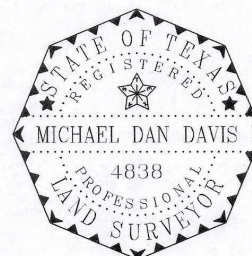
This is to certify that this map or plat and the survey on which it is based, were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS 2016.  
The field work was completed on November 27, 2019.

Planning Department

MAR 03 2020

Received

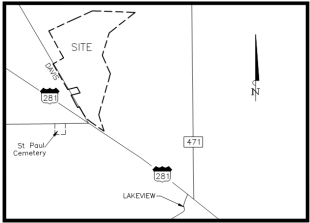
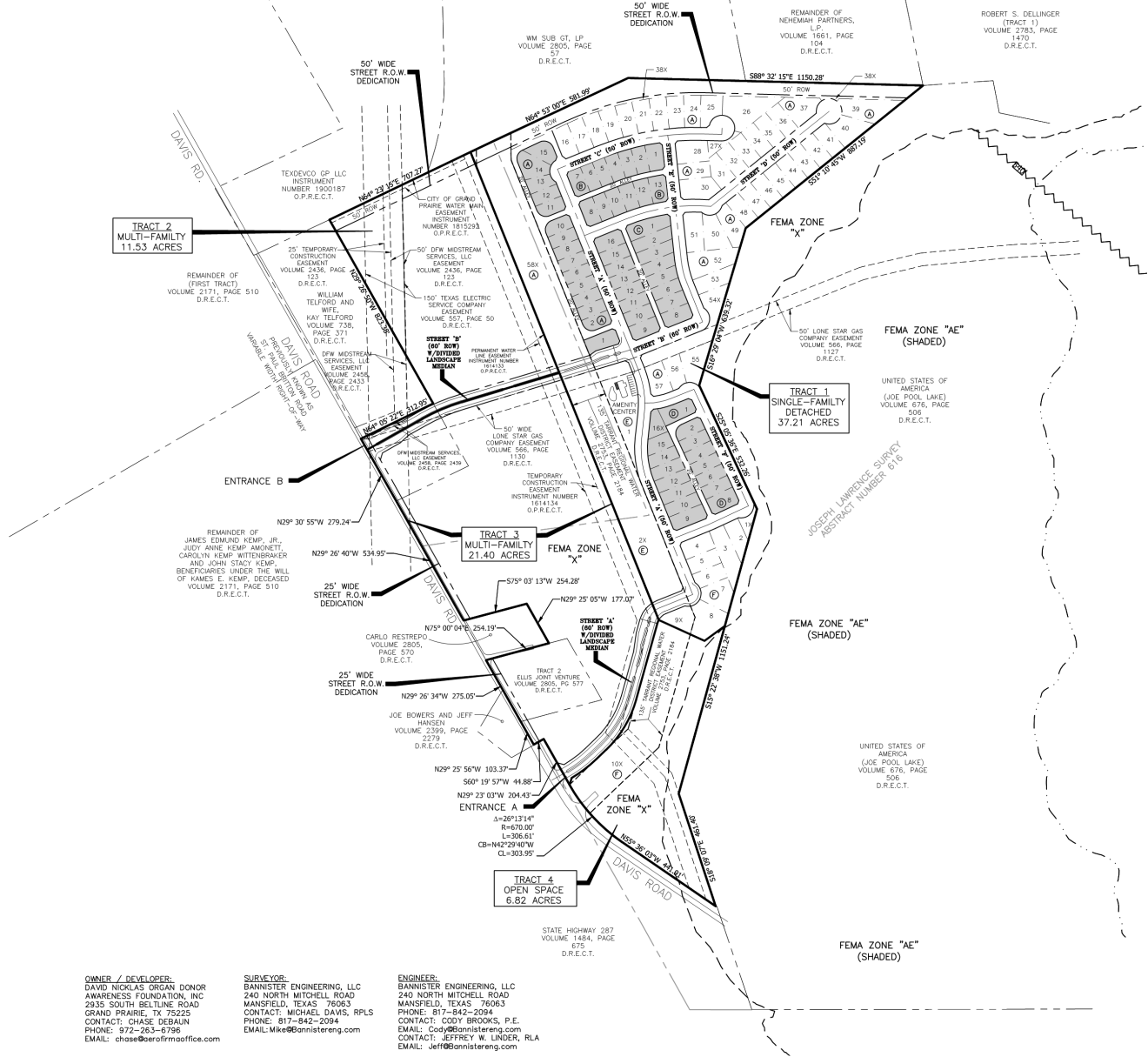
  
Michael Dan Davis                      DATE: 12/9/19  
— Registered Professional Land Surveyor No. 4838  
BANNISTER ENGINEERING, LLC  
T.B.P.L.S. REGISTRATION NO. 10193823  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
Office (817) 842-2094



REVISED: December 19, 2019 / Revised Easement Label.  
REVISED: December 11, 2019 / Addressed updated title commitment.



Exhibit B - Concept Plan  
Page 1 of 1



VICINITY MAP  
NOT TO SCALE  
CITY GRAND PRAIRIE, TEXAS

TRACT-1 SITE DATA SUMMARY:	
SF-6 RESIDENTIAL LOTS:	59
SF-4 RESIDENTIAL LOTS:	46
TOTAL RESIDENTIAL LOTS:	105
X-LOTS (OPEN SPACE):	7
AMENITY CENTER:	1
TOTAL ALL LOTS:	113

LEGEND

- SF-6 SINGLE-FAMILY
- SF-4 SINGLE FAMILY

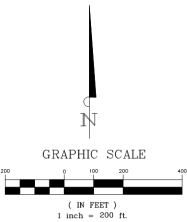


EXHIBIT "A"  
ZONING EXHIBIT  
FOR  
76.960 Acres of land  
out of the Joseph Lawrence Survey,  
Abstract Number 616, City of Grand Prairie,  
Ellis County, Texas

From: PD No. 328 and Agricultural  
To: Planned Development  
for Single-Family Residential,  
Multi-Family Residential and  
Open Space Use

Case Number Z200401

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)  
CONTACT: JEFFREY W. LINDER, RLA

Date Prepared: 02/04/2020  
Date Revised: 4/7/2020

OWNER / DEVELOPER:  
DAVID NICKLAS ORGAN DONOR  
AWARENESS FOUNDATION, INC  
2935 SOUTH BELTLINE ROAD  
GRAND PRAIRIE, TX 75025  
CONTACT: CHASE DEBAUN  
PHONE: 972-263-6786  
EMAIL: chase@awareoffice.com

SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
PHONE: 817-842-2094  
CONTACT: MICHAEL DAVIS, RPLS  
PHONE: 817-842-2094  
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ENGINEER:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
PHONE: 817-842-2094  
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