



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, May 11, 2020

6:30 PM

City Hall, Briefing Room

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 location:

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/94515100580?pwd=QnFLTVBPK2JWZzVrQkorZnNidHlGQT09>

Password: gdARBP467f

Or iPhone one-tap :

US: +13462487799,,94515100580#,,1#,696702# or
+14086380968,,94515100580#,,1#,696702#

Or 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 +1 253 215 8782 or
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Webinar ID: 945 1510 0580

Password: 696702

International numbers available: <https://gptx.zoom.us/j/94515100580?pwd=QnFLTVBPK2JWZzVrQkorZnNidHlGQT09>

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 and chartman@gptx.org in PDF format no later than 3:00 o'clock p.m. on Monday, May 11th.

Public Hearing
6:30 p.m. Council Chambers

Chairperson Joshua Spare Presiding

Invocation

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

Citizen Comments - 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 | <u>20-9958</u> | Approval of Minutes of the April 27, 2020 P&Z meeting.

<u>Attachments:</u> <u>PZ Draft Minutes 04-27-2020.pdf</u> |
| 2 | <u>20-9959</u> | RP200501 - Replat - Prairie Oaks Park Addition, Lots 2R and 3R, Block B (Commissioner Fisher/City Council District 1). Consider a request a Replat to create two lots from one. Located at 700 Timber Oaks Lane. Legally described as Prairie Oaks Park, Lot 2, Block B, City of Grand Prairie, Tarrant County, Texas. Currently zoned Multifamily-2. The owner is Eli Neuberg, Tovi L.P. and Timber Oaks Apartments L.P. The applicant is Grayson CeBallos, Windrose Land Services.

<u>Attachments:</u> <u>Final Plat.pdf</u>
<u>Location Map.pdf</u> |

Public Hearing Postponement, Recess, and Continuations

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

- 3** [20-9961](#) SU200401/S200401 - Specific Use Permit/Site Plan - Race Trac - Trinity Blvd (Commissioner Fisher/City Council District 1). A request to consider a Specific Use Permit to allow for a convenience store with gasoline/fuel sales on one lot. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd. The agent is David Bond, Spiars Engineering, the applicant is Andrew Malzer, RaceTrac Petroleum, Inc., and the owner is Shangkuan Tsai, Tomo International, Inc.
- Tabled**

Items for Individual Consideration

- 4** [20-9968](#) USP200501 - Unified Development Plan - Gibson Digital Sign (Commissioner Hedin/City Council District 2). Requesting an electronic message center on a pylon sign Located at 2422 S Carrier Parkway, legally described as TR 6 ACS 5.928 out of the Allen Jenkins Abstract 713, Pg 765, City of Grand Prairie, Dallas County, Texas, zoned PD-394. The applicant/owner is Aerofirma Corporation, Chase Debaun.
- City Council Action: May 19, 2020**
- Attachments:** [Location Map.pdf](#)
[Exhibits.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.

- 5** [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 24 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 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: May 19, 2020

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

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

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

[Exhibit D - Wall Type.pdf](#)

[Exhibit E - Line of Site.pdf](#)

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

[Attachment ii - Citizen Comments 1.pdf](#)

[Attachment iii - Letter to Neighbors.pdf](#)

[Attachment iv - Travel Time.pdf](#)

[Attachment v - Citizen Comments 2.pdf](#)

[Attachment vi - Petition Against.pdf](#)

[PZ Draft Minutes 04-13-2020.pdf](#)

- 6 [20-9962](#) Z200501 - Zoning Change - The Lakeside (Commissioner Connor/City Council District 4). Zoning Change and Concept Plan for a single-family residential development with 47 residential lots on 9.99 acres. Tracts 2A03A2, 2A1, 2A3, 2A3A1, 2A3B, 2A3C, and 2A3D, Boalis Estes Survey, Abstract No. 483, City of Grand Prairie, Tarrant County, Texas, zoned Agriculture, and addressed as 3517 and 3535 Hanger Lowe Rd. The applicant is Anne Fernandez and the owner is Mojoy Haddad, Oakhollow Group.

City Council Action: May 19, 2020

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

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

[Exhibit C - Wall and Entry Feature.pdf](#)

- 7 [20-9876](#) TA200401 - Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code to update the definition of and to establish regulations for variety stores, small-format grocery stores, and dollar stores. (On April 27, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-2).

City Council Action: May 19, 2020

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 May 8, 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 #: 20-9958 **Version:** 1 **Name:** Approval of Minutes of the April 27, 2020 P&Z meeting
Type: Agenda Item **Status:** Consent Agenda
File created: 5/4/2020 **In control:** Planning and Zoning Commission
On agenda: 5/11/2020 **Final action:**
Title: Approval of Minutes of the April 27, 2020 P&Z meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [PZ Draft Minutes 04-27-2020.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

Approval of Minutes of the April 27, 2020 P&Z meeting.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 27, 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, Clayton Fisher.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, Savannah Ware, Chief City Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order by Video Conference at 6:30 p.m. Chairperson Spare gave the invocation, and 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 April 13, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- RP200403 - Replat - R.L. Hight's Addition, Lot 5R, Block A (Commissioner Moser/City Council District 5). A Replat to consolidate three lots into one to create lot 5R, Block A, R.L. Hights Addition. Located at 109 North St, legally described as Lots 4, 5 and 6, Block A, R.L. Hights Addition, City of Grand Prairie, Dallas County, Texas, zoned O, Office. The agent is E.D. Hill and the owner is Kim Thorne

Commissioner Connor made a motion to approve the minutes of April 13, 2020 and approve consent agenda case RP200403.

Motion: Connor

Second: Perez

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

Nays: None

Approved: 8-0

PLANNING AND ZONING COMMISSION MINUTES, APRIL 27, 2020

Motion: **carried.**

PUBLIC HEARING AGENDA Item #3 – SU200402 - Specific Use Permit - Event Center at 692 W Pioneer Pkwy (Commissioner Hedin/City Council District 2). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit request for an Event Center within a shopping center. Located at 692 W Pioneer Parkway, Suite 120, legally described as Lot 1, Block 1, Pioneer Court Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, zoned GR General Retail. The owner is Smart Ajayi.

Ms. Ware stated the tenant space is 2,240 sq. ft. on 3.85 acres, and zoned GR General Retail. 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 one existing ingress/egress drives from the access road of W Pioneer Parkway, three shared access drives via neighboring property to the east, and one additional access point from S Carrier Parkway through the adjacent property. In accordance with the operational plan, the business will host birthday parties, bridal showers, receptions, workshops, and other events. The Victoria Grace Event Center will operate with the following hours of operation: Monday - Sunday 4 PM to 11 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 232 parking spaces for nine tenants. Staff estimates that the total required parking for the shopping center is 175 spaces with an additional 28 spaces for the event center. An automatic sprinkler system shall be provided for the space in accordance with applicable codes. A minimum two hour fire separation shall be provided on either side of the space in accordance with applicable codes.

Ms. Ware stated the Development Review Committee recommends approval with the condition that the proposal comply with the UDC operational standards for Multi-Purpose Special Event Centers.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item. There being no further discussion on the case commissioner Hedin moved to close the public hearing and approve case SU200402 as presented and recommended by staff. The action and vote recorded as follows:

Motion: Hedin

Second: Perez

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

Nays: None

Approved: 8-0

Motion: **carried.**

PLANNING AND ZONING COMMISSION MINUTES, APRIL 27, 2020

PUBLIC HEARING AGENDA Item #4 – Z200403 - Zoning Change - SF -1 at North St and North Center St (Commissioner Moser/City Council District 5). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for request to change the zoning from O Office District, to SF-1 Single-Family One Residential District for residential use. Located at 109 North St, legally described as Lots 4, 5 and 6, Block A, R.L. Hights Addition, City of Grand Prairie, Dallas County, Texas. The agent is E.D. Hill and the owner is Kim Thorne.

Ms. Ware stated the purpose of this request is to change the zoning on 0.509 acres from O to SF-1 to allow for the construction of a single-family residence. The lot reasonably accommodates the uses permitted in the SF-1 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-1 will provide further continuity of the single-family zoning currently in place in the surrounding area. The Future Land Use Map designates the subject property as Low Density Residential. DRC recommends approval of the proposed zone change from O to SF-1.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item. There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case Z200403 per staff's recommendation. The action and vote recorded as follows:

Motion: Coleman

Second: Landrum

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

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #5 –TA200401 – Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code. Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation to update the definition of and to establish regulations for variety stores, small-format grocery stores, and dollar stores.

Ms. Ware stated staff is proposing regulations regarding small format retail or grocery stores, often known as "dollar stores." These stores are typically less than 12,000 square feet and offer a selection of groceries and home goods that are more limited than a full-service grocery store. Typically, these stores have little or no fresh produce, no fresh meat, no bakery, and no pharmacy. Food items are typically canned or frozen. Due to their small format and low prices, these stores, with some exceptions, are built in neighborhood settings away from freeway interchanges and larger anchored developments or power centers. In the past few years, several

PLANNING AND ZONING COMMISSION MINUTES, APRIL 27, 2020

cities around the United States, including cities in the DFW area, have passed regulations that limit the ability of these stores to cluster near other such stores, and that require a minimum square footage of fresh produce (fruits and vegetables). This text amendment will add similar regulations to the Unified Development Code. The Development Review Committee recommends approval.

Commissioner Landrum asked what drove the changes to the ordinance. Ms. Ware stated this was a request from the City Council Development Committee and Council we are trying to limit these stores from being, clustered close together.

Commissioner Smith stated there are stores that are already too close to each other what happens with these stores, would they be grandfather with the new ordinance. Ms. Ware stated they would be able to continue operation. Mrs. Smith asked who would oversee and make sure they are providing the right percentage of produce in their stores. Ms. Ware stated the city would be conducting inspections.

At 6:49 p.m., Commissioner Moser joined the meeting.

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

Alan Rubenstein, Real Estate Manager for Family Dollar & Dollar Tree stores for North Texas, 4501 Yacht Club Drive, Rockwall, TX. Mr. Rubenstein stated he was not aware of any open forums regarding this case. Dollar stores are not grocery stores nor are they in the business as grocery stores they are an infill neighborhood store. They cater to the elderly and citizens that do not have a way to go to the bigger box stores and live on a paycheck to paycheck. They are an essential business. The changes need to be submitted to an attorney to make sure the changes are feasible. He sees convenient stores on every corner and their items are at a higher cost and do not sell nutrition foods, and asked why are fast food places not regulated they do not sell nutrition foods. He said this ordinance would not be a fair advantage.

Chairperson Spare asked how many stores he oversee in Grand Prairie. Mr. Rubenstein said he has nine Family Dollar stores and five Dollar Tree stores in Grand Prairie. He said this ordinance is anti-competitive.

Bill Crolley stated the changes were discuss at the City Council Committee meeting to try, and avoid a concentration of these types of stores staff has been working on the changes for several months and had an open meeting with several storeowners.

PLANNING AND ZONING COMMISSION MINUTES, APRIL 27, 2020

Commissioner Connor said he sees what has happen in Arlington with these types of stores therefore he can support the changes.

Commissioner Coleman stated he has experience in the produce industry, and produce has a short shelf life, and changing this ordinance to allow produce might not be in their best interest.

Commissioner Moser said what is staff's opinion regarding Mr. Rubenstein's trade argument. Mark Dempsey stated in his opinion the amendment can be adopted.

Commissioner Hedin and Perez stated they agree with Commissioner Connor.

Chairperson Spare stated if the store is required to obtain an SUP, then we are asking them to put in a section for produce.

Allen Rubenstein stated if you look at their competitors such as Sam's or Costco they have a distance requirement, because they are a big store box, then you have the grocery stores on the next tier down, then there are the dollar stores, why treat them different from a chicken restaurant where you can find three at the same location.

Commissioner Connor stated he is not against free enterprise, but do we need all these type of stores close together, what happens to the building once they stop operating.

There being no further discussion on the case commissioner Connor moved to close the public hearing and approve case TA200401. The action and vote recorded as follows:

Motion: Connor

Second: Hedin

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

Nays: Coleman, Moser

Approved: 7-2

Motion: **carried.**

PLANNING AND ZONING COMMISSION MINUTES, APRIL 27, 2020

Chairperson Spare moved to adjourn the meeting. The meeting adjourned at 7:11 p.m.

Joshua Spare, Chairperson

ATTEST:

Max Coleman, Secretary

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



Legislation Details (With Text)

File #:	20-9959	Version:	1	Name:	RP200501 - Replat - Prairie Oaks Park Addition, Lots 2R and 3, Block B
Type:	Agenda Item	Status:			Consent Agenda
File created:	5/4/2020	In control:			Planning and Zoning Commission
On agenda:	5/11/2020	Final action:			
Title:	RP200501 - Replat - Prairie Oaks Park Addition, Lots 2R and 3R, Block B (Commissioner Fisher/City Council District 1). Consider a request a Replat to create two lots from one. Located at 700 Timber Oaks Lane. Legally described as Prairie Oaks Park, Lot 2, Block B, City of Grand Prairie, Tarrant County, Texas. Currently zoned Multifamily-2. The owner is Eli Neuberg, Tovi L.P. and Timber Oaks Apartments L.P. The applicant is Grayson CeBallos, Windrose Land Services.				

Sponsors:

Indexes:

Code sections:

Attachments: [Final Plat.pdf](#)
[Location Map.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

RP200501 - Replat - Prairie Oaks Park Addition, Lots 2R and 3R, Block B (Commissioner Fisher/City Council District 1). Consider a request a Replat to create two lots from one. Located at 700 Timber Oaks Lane. Legally described as Prairie Oaks Park, Lot 2, Block B, City of Grand Prairie, Tarrant County, Texas. Currently zoned Multifamily-2. The owner is Eli Neuberg, Tovi L.P. and Timber Oaks Apartments L.P. The applicant is Grayson CeBallos, Windrose Land Services.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

This is a request to approve a Residential Replat creating two lots out of the original lot of 18.577 acres. The subject property is located at the address 2955 Osler and 700 Timber Oaks. They are zoned MF-2, Multi-Family Two Residential District.

PURPOSE OF REQUEST:

This is a request to approve a Residential Replat creating two lots out of the original lot of 18.577 acres. There is currently Multi-Family apartments on Lot 2R. The northern lot, 3R, is vacant and the owner does not currently have immediate plans to develop it.

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-320	Industrial
East	Multi-Family Two	Multi-Family Residenti
South	Multi-Family Two	Multi-Family Residenti
West	Outside of City Limits	City of Arlington

Table 2: Site Data Summary for Multi-Family Two - Lot 2R

Standard	Required	Provided	Meets
Min. Lot Area Sq. Ft.	12,000	659,634	Yes
Min. Lot Width (Ft.)	100	757.54	Yes
Min. Lot Depth (Ft.)	120	805.50	Yes
Front Setback (Ft.)	30	30	Yes

Table 2: Site Data Summary for Multi-Family Two - Lot 3R

Standard	Required	Provided	Meets
Min. Lot Area Sq. Ft.	12,000	149,593	Yes
Min. Lot Width (Ft.)	100	369.20	Yes
Min. Lot Depth (Ft.)	120	652.08	Yes
Front Setback (Ft.)	30	30	Yes

HISTORY:

- The property was originally platted as Prairie Oaks Park in April 1983.
- The property was replated as Prairie Oaks Park Lot 2, Block B in February 1995.
- A site plan for Multi-Family apartments was approved by City Council on June 17, 2003.

PLAT FEATURES:

The plat depicts required utility easements and right-of-way dedications. The plat meets all the dimensional and development standards required by the UDC.

RECOMMENDATION:

The Development Review Committee recommends approval.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Tovl, L.P. and Timber Oaks Apts, L.P. do hereby adopt this plat designating the hereon designating the hereon-above described property as Lots 2R and 3R, Block B, Prairie Oaks Park Addition, 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, alleys, 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 of the utility, access and fire lane easements is the responsibility of the property owner. No buildings 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 right of ingress and egress to or from and upon the said easements for the purposes 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

Tovl, L.P.

By:

Authorized Representative

Printed Name

Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of _____ 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of _____ 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Timber Oaks Apts, L.P. and Tovl, L.P. are the owners of a 18.577 acre tract of land situated in the Tapley Holland Survey, Abstract Number 750, being all of Lot 2, Block B, Prairie Oaks Park, an addition to the City of Grand Prairie, as recorded in Cabinet A, Page 2804, Plat Records, Tarrant County, Texas and being conveyed by deed to Timber Oaks Apts, L.P. in Instrument Number D220060803, Deed Records, Tarrant County, Texas and Tovl, L.P. by deed recorded in D220060802, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar found for the northeast corner of Lot 1, Block B of Prairie Oaks Park, an addition to the City of Grand Prairie, as recorded in Cabinet A, Page 2804, Plat Records, Tarrant County, Texas, also being a point on the west right of way line of Timber Oaks Lane (Called a 60 foot right of way by Cabinet A, Page 2804, Plat Records, Tarrant County, Texas);

THENCE South 89 degrees 28 minutes 06 seconds West, departing the west right of way line of said Timber Oaks Lane, with the north line of said Lot 1, a distance of 805.50 feet to a 1/2 inch rebar capped "ASC" set for the northwest corner of said Lot 1, also being a point on the east line of Lot 14, Block 6 Hollandale East Addition, No. 2, an addition to the City of Arlington, as recorded in Volume 388-5, Page 107, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 20 minutes 24 seconds West, with the east line of Lots 11 through 14, Block 6 of said Hollandale East, and continuing with the east line of Lots 1 through 13, Block 6 of Hollandale East Addition, No. 2, an addition to the City of Arlington, as recorded in Volume 388-12, Page 93, Plat Records, Tarrant County, Texas and continuing with the east right of way line of Hardy Place (Called 50 foot right of way by Hollandale East Addition, No. 2, as recorded in Volume 388-12, Page 93, Plat Records, Tarrant County, Texas) and continuing with the east line of Lot 6, Block 1A, Hollandale East Addition No. 2, an addition to the City of Arlington, as recorded in Volume 388-18, Page 66, Plat Records, Tarrant County, Texas, a total distance of 1,027.39 feet to a point for the northeast corner of said Lot 6, Block 1A, also being the southeast corner of Lot 1R, Block 2 of Prairie Oaks Park, an addition to the City of Arlington, as recorded in Cabinet A, Page 9855, Plat Records, Tarrant County, Texas from which an iron pipe found bears South 47 degrees 52 minutes 04 seconds West, a distance of 0.65 feet;

THENCE North 00 degrees 18 minutes 36 seconds West, with the east line of said Lot 1R, passing a 5/8 inch rebar found for the northeast corner of said Lot 1R, a distance of 165.23 feet and continuing a total distance of 169.94 feet to a 1/2 inch rebar capped "ASC" set for corner and lying on the south right of way line of Olser Drive (Variable Width Right of Way, as shown in Cabinet A, Page 2804, Plat Records, Tarrant County, Texas) and being the beginning of a curve to the right, with a radius of 570.00 feet, a central angle of 44 degrees 59 minutes 57 seconds, a chord bearing and distance of South 67 degrees 37 minutes 54 seconds East, a distance of 436.25 feet;

THENCE with said curve to the right, same being the south right of way line of said Olser Drive, an arc length of 447.67 feet to a 1/2 inch rebar capped "ASC" set for corner;

THENCE South 45 degrees 07 minutes 55 seconds East, with the south right of way line of said Olser Drive, a distance of 113.32 feet to a 1/2 inch rebar capped "ASC" set for corner and being the beginning of a curve to the left, with a radius of 630.00 feet, a central angle of 32 degrees 15 minutes 19 seconds, a chord bearing and distance of South 61 degrees 15 minutes 52 seconds East, a distance of 350.00 feet;

THENCE with said curve to the left, with the south right of way line of said Olser Drive, an arc length of 354.66 feet to an "X" Cut found for corner and being at the intersection of the south right of way line of said Olser Drive, also being the west right of way line of said Timber Oaks Lane;

THENCE South 39 degrees 18 minutes 17 seconds East, with said intersection of said Olser Drive and Timber Oaks Lane, a distance of 23.39 feet to a 1/2 inch rebar capped "ASC" set for corner;

THENCE South 00 degrees 31 minutes 54 seconds East, with the west right of way line of said Timber Oaks Lane, a distance of 757.54 feet to THE POINT OF BEGINNING and containing 809,227 square feet or 18.577 acres of land, more or less.

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have plattd the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 4/15/2020

Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____.

Notary Public in and for the State of Texas

FINAL PLAT
PRAIRIE OAKS PARK ADDITION
LOTS 2R AND 3R, BLOCK B
Being a Replat of Lot 2, Block B
Prairie Oaks Park, an addition to the
City of Grand Prairie,
as Recorded in Cabinet A, Pg. 2807
Plat Records, Tarrant County, Texas
Being 2 Total Lots at 18.577 Acres
City of Grand Prairie, Tarrant County, Texas

OWNER/DEVELOPER
Tovl, L.P.
487R Central Ave, 1st Floor
Cedarhurst, New York 11516

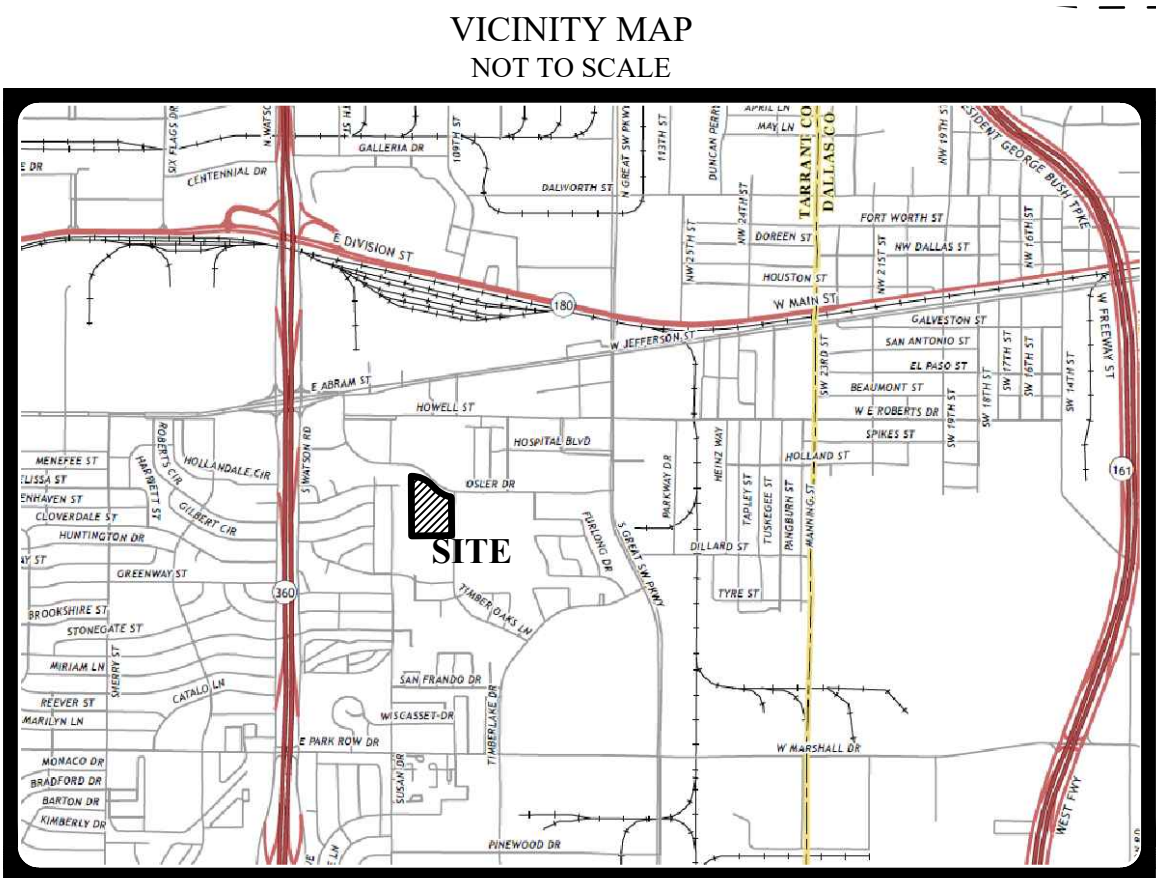
OWNER/DEVELOPER
Timber Oaks Apts, L.P.
487R Central Ave, 1st Floor
Cedarhurst, New York 11516

SURVEYOR
ARTHUR
LAND SURVEYING

220 Elm St., # 200 - Lewisville, TX 75057
Ph. 214.217.2544 - 1FERN 1006380
arthursurveying.com Established 1986

DRAWN BY: G.L.C. DATE: 03/02/2020 CHECKED BY: T.M. JOB NO.: CM2002.3340-01

CITY CASE NO: RP200501
-- 2020 --



SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0360L, dated March 21, 2019, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to replat one existing lot into two.
- Current Zoning: MF-2
- 5.1. 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.

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
- C.M. CONTROLLING MONUMENT

Recorded:
Instrument Number _____, P.R.T.C.T.



CASE LOCATION MAP

Case Number RP200501

Prairie Oaks Park Addition,
Lots 2R and 3, Block B



City of Grand Prairie
Development Services

(972) 237-8255

www.gptx.org



Legislation Details (With Text)

File #:	20-9961	Version:	1	Name:	SU200401/S200401 - Specific Use Permit/Site Plan - Race Trac - Trinity Blvd
Type:	Ordinance	Status:		Status:	Postponement
File created:	5/4/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	5/11/2020	Final action:		Final action:	
Title:	SU200401/S200401 - Specific Use Permit/Site Plan - Race Trac - Trinity Blvd (Commissioner Fisher/City Council District 1). A request to consider a Specific Use Permit to allow for a convenience store with gasoline/fuel sales on one lot. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd. The agent is David Bond, Spiars Engineering, the applicant is Andrew Malzer, RaceTrac Petroleum, Inc., and the owner is Shangkuan Tsai, Tomo International, Inc. Tabled				

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

SU200401/S200401 - Specific Use Permit/Site Plan - Race Trac - Trinity Blvd (Commissioner Fisher/City Council District 1). A request to consider a Specific Use Permit to allow for a convenience store with gasoline/fuel sales on one lot. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd. The agent is David Bond, Spiars Engineering, the applicant is Andrew Malzer, RaceTrac Petroleum, Inc., and the owner is Shangkuan Tsai, Tomo International, Inc.

Tabled

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Table

Analysis

Body



Legislation Details (With Text)

File #:	20-9968	Version:	1	Name:	USP200501 – Unified Development Plan – Gibson Digital Sign
Type:	Agenda Item	Status:			Items for Individual Consideration
File created:	5/6/2020	In control:			Planning and Zoning Commission
On agenda:	5/11/2020	Final action:			
Title:	USP200501 - Unified Development Plan - Gibson Digital Sign (Commissioner Hedin/City Council District 2). Requesting an electronic message center on a pylon sign Located at 2422 S Carrier Parkway, legally described as TR 6 ACS 5.928 out of the Allen Jenkins Abstract 713, Pg 765, City of Grand Prairie, Dallas County, Texas, zoned PD-394. The applicant/owner is Aerofirma Corporation, Chase Debaun. City Council Action: May 19, 2020				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Location Map.pdf Exhibits.pdf				

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

USP200501 - Unified Development Plan - Gibson Digital Sign (Commissioner Hedin/City Council District 2). Requesting an electronic message center on a pylon sign Located at 2422 S Carrier Parkway, legally described as TR 6 ACS 5.928 out of the Allen Jenkins Abstract 713, Pg 765, City of Grand Prairie, Dallas County, Texas, zoned PD-394. The applicant/owner is Aerofirma Corporation, Chase Debaun.

City Council Action: May 19, 2020

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Unified Signage Plan for an electronic message center on a pylon sign, located at 2422 S Carrier Parkway, legally described as TR 6 ACS 5.928 out of the Allen Jenkins Abstract 713, Pg 765, City of Grand Prairie, Dallas County, Texas, zoned PD-394.

PURPOSE OF REQUEST:

The applicant is requesting approval of a variance to allow for the construction of a 50 square foot electronic message center on an existing pylon sign. The existing Town & Country Furniture pylon sign is being refurbished for the Gibson's Apartment Complex. The existing sign consists of a 6'x21' and a 5'x22' sign. The pylon sign is considered legally nonconforming due to the changes in the sign code. Per Article 9, Sign Standards of the Unified Development Code (UDC), Electronic message center signs are only permitted on monument signs. The addition of the EMC to the pylon would create a larger nonconformity, which requires a variance. The surrounding area impacted by the sign is entirely retail, commercial, and multi-family. Because the sign is along a primary arterial, staff believes the sign will not negatively detract from the area.

Subject to approval of this application, an approved building permit will be required prior to the final inspection of the sign. As part of the building permit review process, Building Inspections will ensure that the sign complies with all regulations.

RECOMMENDATION:

Staff recommends approval of the Unified Signage Plan.



CASE LOCATION MAP

Case Number USP200501

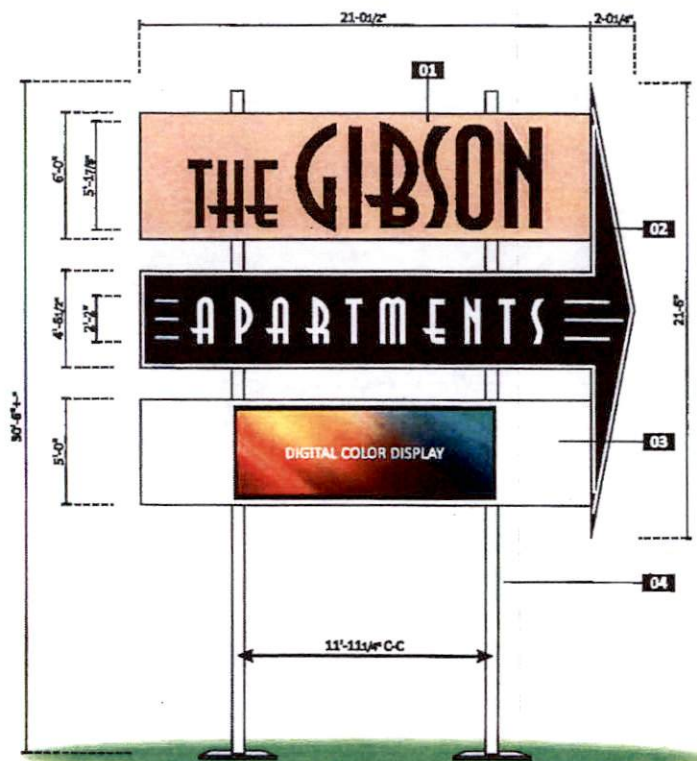
Gibson Digital Sign at 2422 Carrier Parkway



City of Grand Prairie
Development Services

☎ (972) 237-8255

🌐 www.gptx.org



A EXISTING D/F PYLON SIGN REFURB

ONE (1) REQUIRED

OPTION 2

SCALE: 3/16" = 1' - 0"

- 01** INSTALL NEW ALUM. SIGN FACES
PAINTED COLOR T.B.D. (TO MATCH BUILDING)
WITH FACE LIT CHANNEL LETTERS INTERNALLY ILLUMINATED
WITH WHITE LED'S - BLACK JEWELITE AND RETURNS
AND DUAL BLACK VINYL OVERLAYS
- 02** INSTALL NEW ALUM. ARROW SIGN FACES PAINTED BLACK
WITH WHITE LED CONTOUR
LETTERS TO BE FACE LIT CHANNEL
INTERNALLY ILLUMINATED WITH WHITE LED'S
AND WHITE ACRYLIC FACES
BLACK JEWELITE AND RETURNS
- 03** INSTALL NEW ALUM. SIGN FACES
PAINTED GRAY COLOR T.B.D. (TO MATCH BUILDING)
WITH WATCHFIRE - 4'-5" X 12'-3" - 16MM COLOR
LED DISPLAY SIGN
- 04** REPAINT EXISTING STEEL BEAM SUPPORTS GRAY
(TO MATCH BUILDING)

**ALL RETURNS PAINTED TO MATCH SIGN FACES
VERIFY ALL SIZES PRIOR TO FABRICATION**

APPROVED

By Straton Sheldon at 7:50 am, 2/17/20

THE GIBSON

Design #

0007671A

Sheet 3 of 4

Client

THE GIBSON

Address

1423 S CAMDEN PERRY
GRAND PRAIRIE, TX

Account Rep. CE/SS

Designer RSF

Date 01.24.20

Approval / Date

Client

Sub

Estimating

Art

Engineering

Landscape

Revision / Date

CHANDLER
SIGNS

chandlersigns.com

Headline

Graphic

Size

Material

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Location

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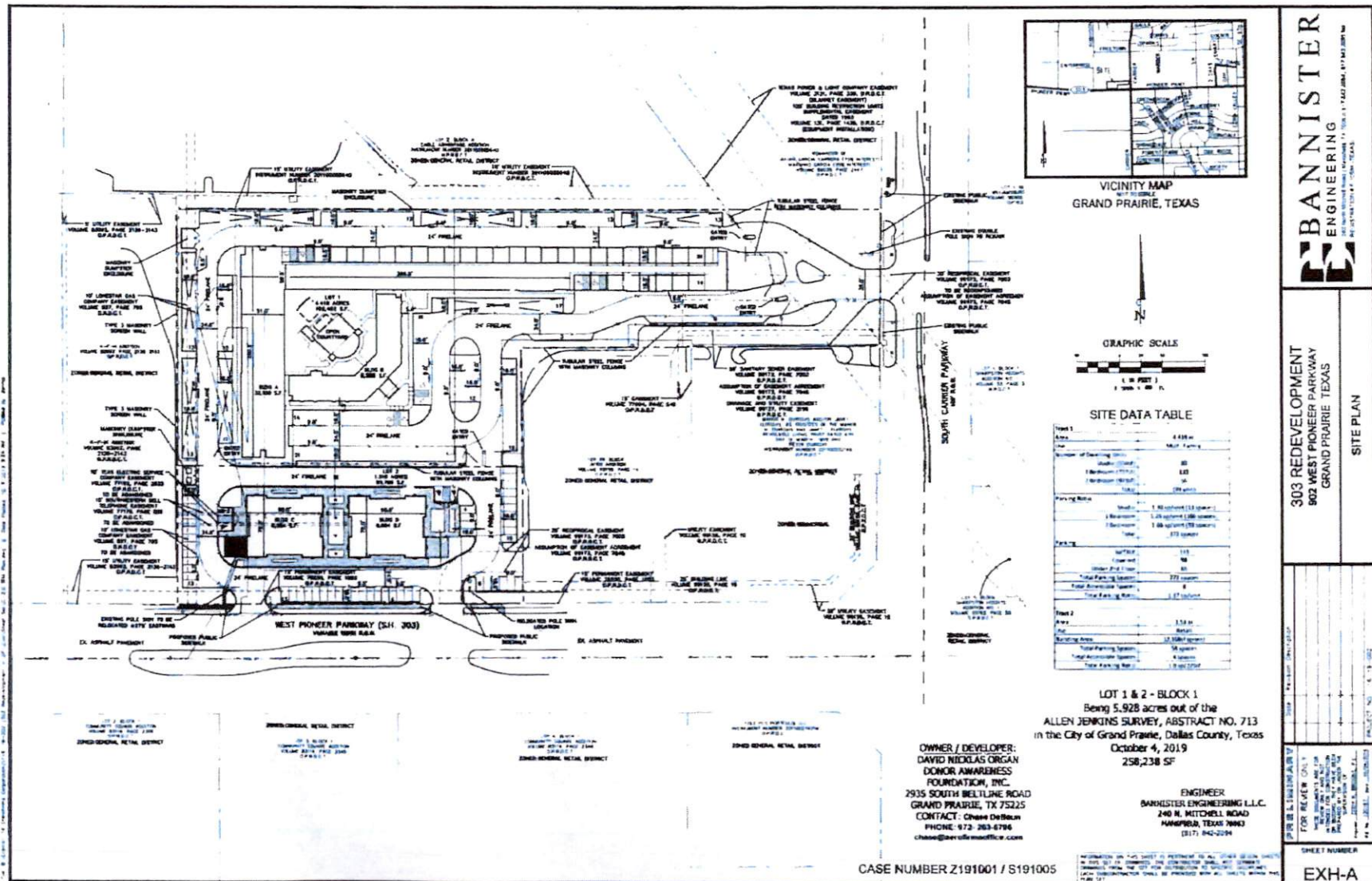
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Location

Notes

Exhibit B- Site Plan



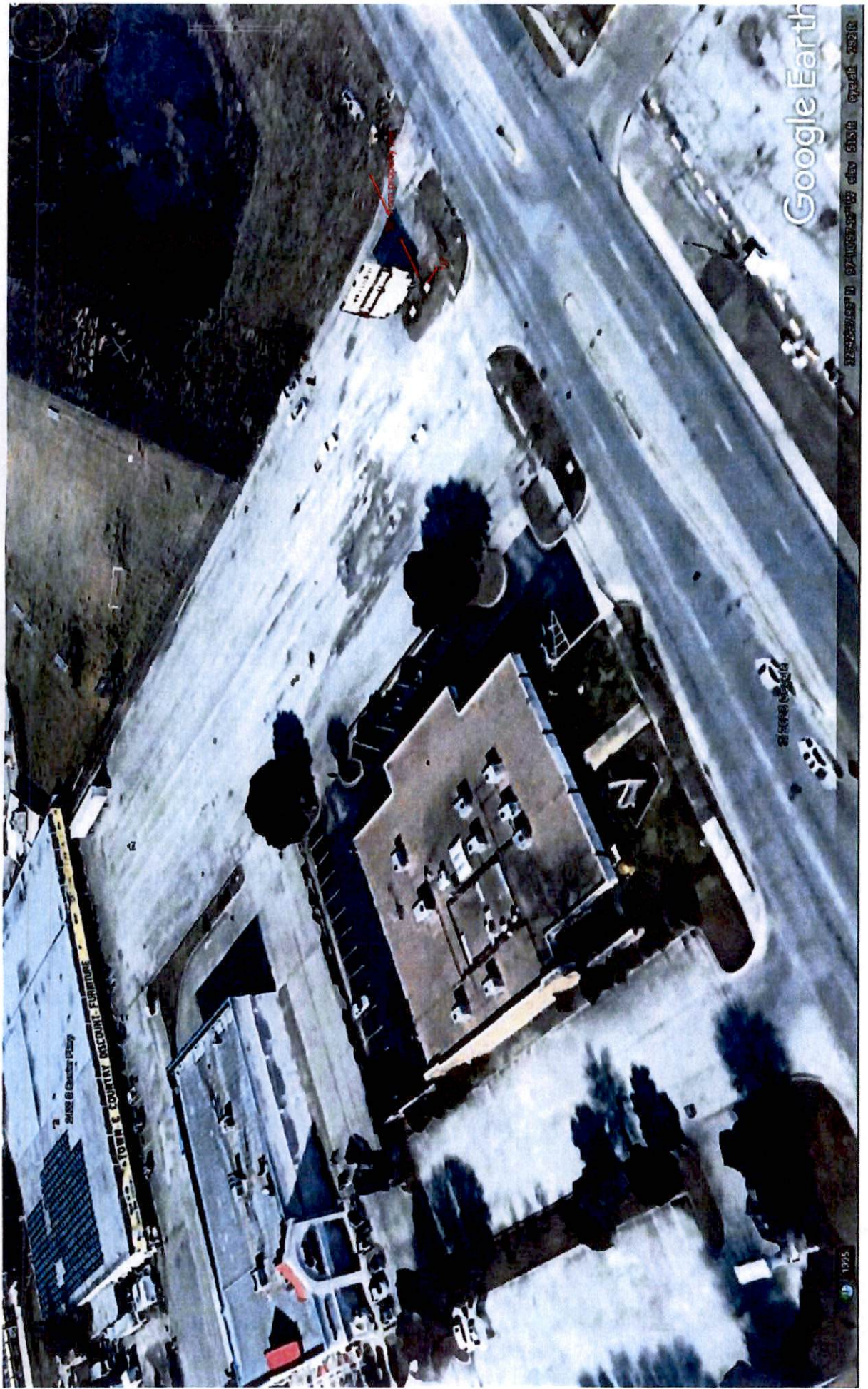
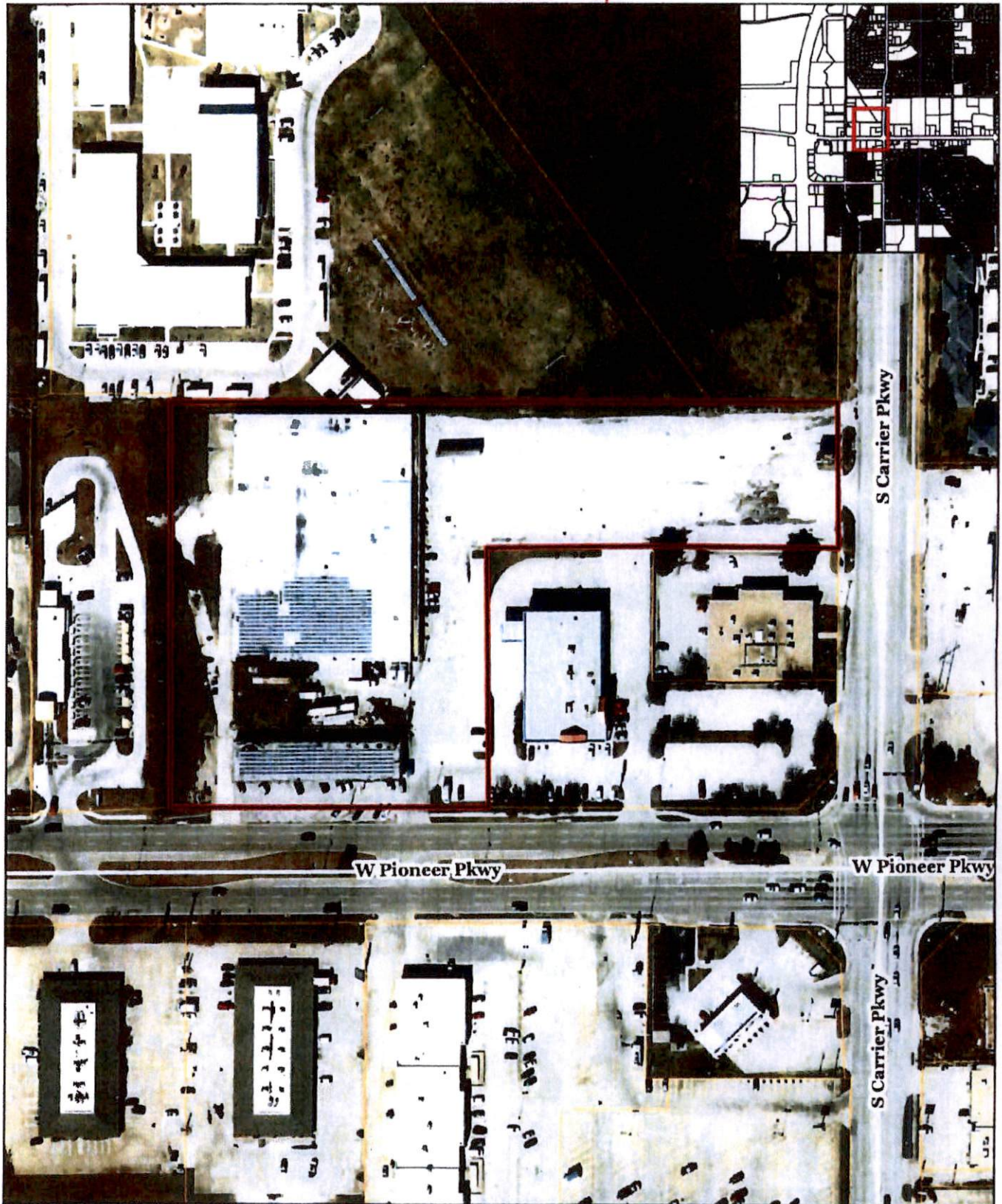


Exhibit A- Location Map



CASE LOCATION MAP
Case Number: Z191001/S191005
The Gibson Apartments

City of Grand Prairie
Planning and Development
(972) 237-8257 • www.gptx.org



Legislation Details (With Text)

File #:	20-9902	Version:	1	Name:	Z200303/CP200302 - Zoning Change/Concept Plan - Jefferson Grand Prairie
Type:	Ordinance	Status:		Status:	Public Hearing
File created:	4/2/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	5/11/2020	Final action:		Final action:	
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 24 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 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: May 19, 2020				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Boundary Description.pdf](#)
[Exhibit B - Concept Plan.pdf](#)
[Exhibit C - Conceptual Renderings.pdf](#)
[Exhibit D - Wall Type.pdf](#)
[Exhibit E - Line of Site.pdf](#)
[Attachment i - Proposed PD Standards.pdf](#)
[Attachment ii - Citizen Comments 1.pdf](#)
[Attachment iii - Letter to Neighbors.pdf](#)
[Attachment iv - Travel Time.pdf](#)
[Attachment v - Citizen Comments 2.pdf](#)
[Attachment vi - Petition Against.pdf](#)
[PZ Draft Minutes 04-13-2020.pdf](#)

Date	Ver.	Action By	Action	Result
4/21/2020	1	City Council		
4/13/2020	1	Planning and Zoning Commission		

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 24 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 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: May 19, 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 24 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.

Project Update

- April 13, 2020: The Planning and Zoning Commission tabled the case to give the developer time to meet with residents.
- April 23, 2020: The developer conducted a meeting with neighboring residents.
- May 5, 2020: Staff received a copy of a letter the developer intended to send to neighboring residents. This is included in the packet as Attachment iii - Letter to Neighbors.
- Staff has received citizen comments since the case was tabled. These comments are included in the packet as Attachment v - Citizen Comments 2.

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.

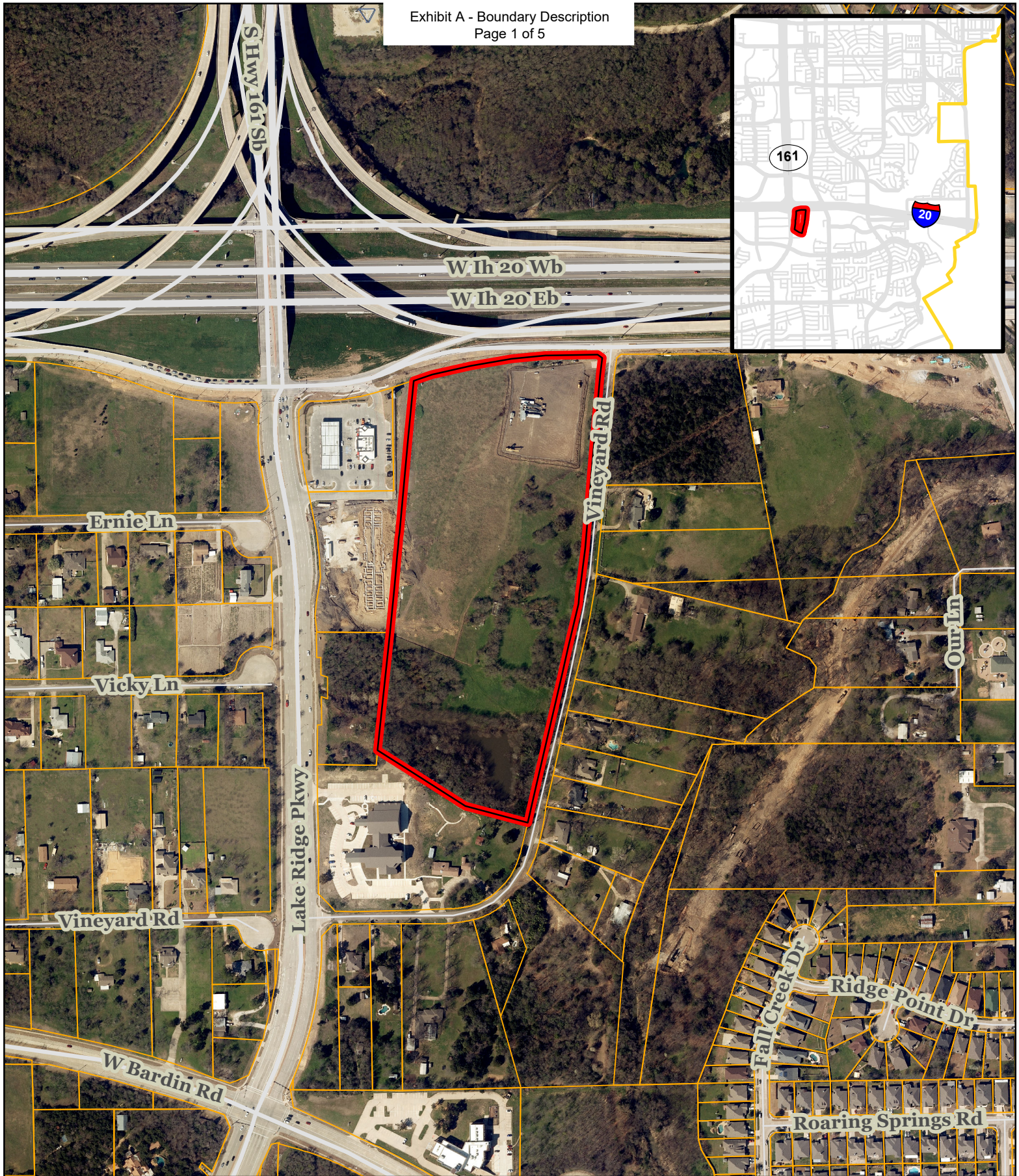
In 2019, City Council adopted a development and economic development policy. According to this policy, multi-family projects should be built on properties already zoned for multi-family development. The goal is to prevent properties intended for commercial development from being developed for multi-family.

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.





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

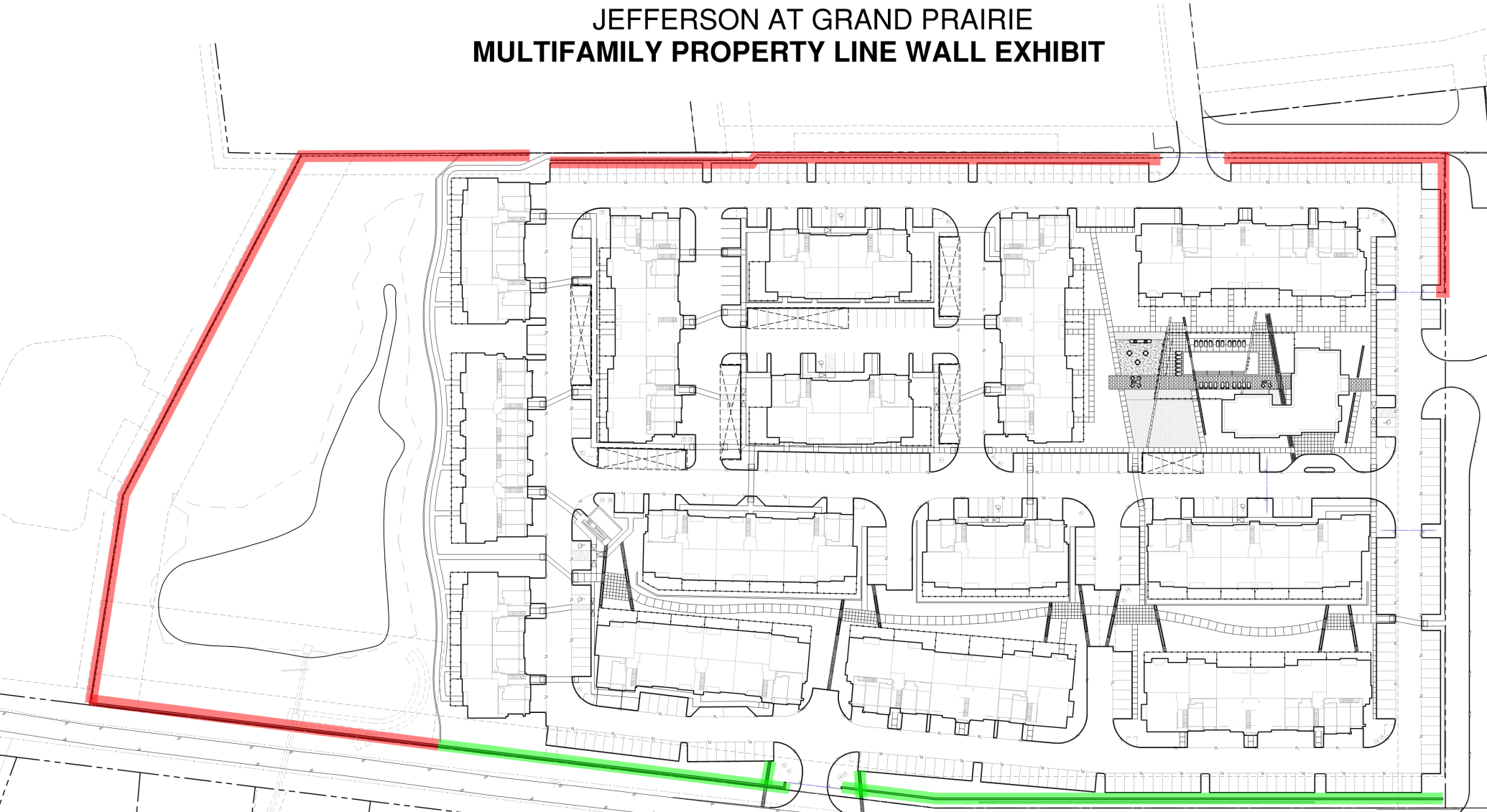
Prepared By:



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

JEFFERSON AT GRAND PRAIRIE
MULTIFAMILY PROPERTY LINE WALL EXHIBIT



LEGEND

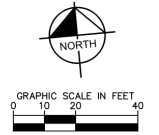
6 FT WROUGHT IRON PERIMETER
WALL (W/ MASONRY COLUMNS)



8 FT MASONRY PERIMETER WALL



Page 1 of 1



February 11, 2020

DWG NAME: K:\DAL_CIVIL\064446484-JPI GRAND PRAIRIE\CADEX\BITS\20200210_RESIDENTIAL ADJACENCY.DWG
 LAST SAVED: 2/11/2020 2:07 PM



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE

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 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.

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

- a. Definition.
 - "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. The Corridor Overlay District standards as described in Appendix F of the UDC shall apply.
- e. Site Plan. 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. Multi-family shall be permitted, 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 of 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.

IV. **Miscellaneous.**

a. Screening.

- i. For Tract 2, a masonry screening wall is required along Vineyard Road in the location shown on Exhibit " _ " – Multifamily Property Line Wall Exhibit. The masonry wall may be located above a retaining wall, and the combined height shall be a minimum 8 feet. A minimum one (1) street tree shall be planted no further apart than every 25 linear feet along the length of the area behind the masonry wall. Such street trees shall be a minimum 3-inch caliper measured at a height 6 inches above the ground.
- ii. For Tract 2, a wrought-iron screening fence with masonry pillars is required along the portion of the Property including but not limited to the areas adjacent to the detention pond and church, as shown on the Multifamily Property Line Wall Exhibit. Maximum height is 6 feet.
- iii. No screening is required between Tract 1 and Tract 2 as shown on the Concept Plan.

- b. Drainage. The developer shall design and implement additional detention to ensure that the velocity of drainage flows from the Property toward existing drainage infrastructure across and within Vineyard will not be increased. Additional detention shall be achieved by the following options or a combination thereof: (i) utilization of existing pond for detention; (ii) construction of additional on-site detention; and/or (iii) improvements to the downstream storm drain infrastructure from the Property to Fish Creek. These options shall be fully studied by the developer's engineers and independently verified and approved by the City's engineering staff through the permitting process.

- c. No-Right Turn onto Vineyard. A "No-Right Turn" sign shall be located at the exit from the Property onto Vineyard to prohibit vehicles from turning southbound onto Vineyard from the Property.

d. Lighting.

- i. Spillover light is prohibited in accordance with the Corridor Overlay Standards and the Residential Development Standards.

- ii. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas, and adjacent development, light sources (e.g. light bulbs) shall be oriented toward the center of the Property or shielded so that the light source is not visible from the nearest property line. This applies to the refractory lenses that extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs or to decorative lighting with 15 watts or less per bulb.
- e. Police Officer Dwelling Unit. In order to promote safety and honor the service of the City's first responders, a rent-free dwelling unit shall be provided to a Grand Prairie police officer.

Savannah Ware

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> 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>
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

From: Billy Branum [REDACTED]
Sent: Saturday, April 11, 2020 9:23 PM
To: Savannah Ware
Subject: Fw: Proposed Development, Zoning Change at Lake Ridge Pkwy & Vineyard Rd. Case #Z200303/CP200302

Hello Ms. Ware.

I am forwarding to you our request to postpone any decision to rezone the property in Case #Z200303/CP200302 until the COVID-19 shelter-in-place orders are lifted.

Residents near this property should have an opportunity to meet and discuss the impact of its development.

The notice of public hearing was posted on April 3. The public hearing on April 13th does not provide a reasonable time frame given the restrictions in place for COVID-19.

Thank you for forwarding this request to the Planning and Zoning Commission.

Sincerely,
Brent & Donna Branum

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

[REDACTED]

Hello Jeff.

First and foremost, we are opposed to "spot development" along the Interstate 20 corridor, which has been zoned residential for 50+ years.
Many years ago, the City of Grand Prairie officials felt the same way.
That is apparently no longer the case and it's every property owner for themselves.

Regarding the Subject rezoning case, our concerns about the development of this property include:

Why more apartments?!?!

If the development will be apartments, we want them to be/feature:

- * Large (greater than 1,000 sq ft)
- * Garages
- * Substantial screening walls (thick AND 12 ft high), with landscaping along Vineyard Road
- * NO apartment traffic access onto Vineyard Rd. (other than required emergency access)
- * Lighting pointed away from Vineyard Rd.
- * Landscaped green space with walking paths, particularly around the pond
- * Potential resident age restrictions (see Schools, below)

We do NOT want small, low rent apartments that will deteriorate in years to come.

Traffic

We don't want increased traffic on residential Vineyard Rd.

Crime

Apartments bring to mind a transient population, with potentially higher crime rates.

Retail/Restaurants

We're concerned about what type of retail and/or restaurants will be in the development. We prefer NO drive-thru restaurants. We'd rather have sit-down dining (*not* of the Waffle House or Denny's variety).

Schools

A more dense population puts more strain on our schools, which are already crowded.

We aspire to be conscientious Grand Prairie citizens who take pride in our property - it's value and appearance - and want our surroundings to reflect that pride, as well. Developing the major thoroughfares with QUALITY parks, businesses and residential communities can increase the desirability of Grand Prairie, if done responsibly.

Thank you for your consideration.
Brent & Donna Branum

Savannah Ware

From: grandprairiesda [REDACTED]
Sent: Friday, April 10, 2020 1:56 PM
To: Savannah Ware
Subject: RE: Case # Z200303 / CP200302

RE: Case # Z200303 / CP200302

Dear Savannah,

The elders of the Grand Prairie Seventh-day Adventist Church, located at 4125 Lake Ridge Parkway, Grand Prairie, Texas, 75052, met concerning the zoning meetings scheduled to discuss zoning for the 16.47 acres, located between Lake Ridge Parkway and Vineyard Road.

The church wishes to go on record, requesting that there be no changes in the current zoning status of the property referenced. We also request that any discussion or consideration of changes to the zoning, be tabled until after the lifting of the Covid-19 shutdown, at which time, regular meetings can be held.

Thank you for your consideration.

Sincerely,



Pastor Carlos Pasillas

[REDACTED]
[REDACTED]

[Grand Prairie Seventh-day Adventist Church](#)

Savannah Ware

From: [REDACTED]
Sent: Friday, April 10, 2020 3:23 PM
To: Savannah Ware; Jeff Copeland; Jeff Wooldridge
Cc: [REDACTED]
Subject: Zoning change

Good afternoon,

I would like to add my input on the proposed zoning change for the development project between Lakeridge and Vineyard Rd. If you are familiar with the Vineyard rd area you will know to be a unique hidden area located within the GP city limits. All the residents at this location purchased property here for the experience this location provides.

My concern is what the development will do to change our living status, it unfortunately will affect the whole reason I personally bought my property. That being said it is my hope the residents on Vineyard Rd will be given an opportunity for input on how things progress.

It would be preferable if we could meet in person once gatherings are no longer prohibited.

Thank you for your time

Victor Martinez
4025 Vineyard Rd
GP, TX

Sent from my iPhone

Savannah Ware

From: [REDACTED]
Sent: Friday, April 10, 2020 3:48 PM
To: Savannah Ware
Subject: Zoning Z200303/CP200302
Attachments: 20191227_173534.jpg

Ms. Savannah Ware

Regarding the proposed rezoning near Vineyard/I20/ Lake Ridge. It is our Families wish that the Zoning stay as it is. Also any hearing regarding the matter please be postponed until a regular meeting be allowed to take place. Many neighbors are concerned and several unaware or unable to utilize ZOOM. Myself, being active duty Navy, understand the department of defense is currently restricted from using ZOOM due to current security risks. Most residents are long standing residents of this exact area. Many for 20 years or some even longer. To change the zoning within a couple weeks or 10 days during a unprecedented lock down is not necessary. Your consideration is greatly appreciated

Timothy Neuverth
And family

Savannah Ware

From: CHRIS KILLOUGH [REDACTED]
Sent: Saturday, April 11, 2020 10:03 AM
To: Savannah Ware
Cc: [REDACTED]
Subject: Zoning Change / Concept Plan

To Whom it May Concern:

Regarding the proposed zoning change request #Z200303/CP200302 on Vineyard Road & I20 - it is my family's desire that the existing zoning stay in place. As 20 year residents of Vineyard Road, lifetime citizens of Grand Prairie, and Grand Prairie business owners we would prefer the zoning request be denied and any hearings on said matter be postponed until the current COVID-19 pandemic reaches a conclusion. Using an online forum or similar is not an option for our family.

I appreciate your consideration, and please feel free to contact me with any questions or concerns.

Respectfully,

Chris & Tammy Killough
4033 Vineyard Road
Grand Prairie, Tx. 75052

[REDACTED]
[REDACTED]



May 5, 2020

VIA EMAIL

Vineyard Neighbors:

On Thursday, April 23rd, the development team for the zoning request at the southwest corner of the I-20 service road and Vineyard Drive was able to conduct a meeting with several interested homeowners along Vineyard Road. Thanks to those of you who were able to attend and participate. In this letter, I will outline for the benefit of both the residents and city representatives the major topics covered and our team's responses. Of course, we remain willing and open to discuss these and other items, and we look forward to doing so at our upcoming public hearings. The issues below are simply listed in the order we have chosen, and the order is not reflective of the relative importance of any topic.

Concern 1: There was an expressed desire for a taller screening wall for additional noise attenuation and general screening between the multifamily and existing homes.

Response: The development team has agreed to increase the masonry screening wall height to 8 feet from the retaining wall to the top of the screening wall, which is in excess of the code required 6 foot wrought-iron style fence. Further, the development team has agreed to plant twice as many trees behind the wall as currently required by applicable city ordinances (1 tree for every 25' of length versus 1 tree for every 50' of length). Attached for reference is a site line study showing the separation and benefits of the screening and proposed trees in relation to the homes across Vineyard.

Concern 2: It was confirmed that leaving the existing drainage pond in its natural condition is the preferred approach. Further, a wrought-iron style fence around the pond would be preferred.

Response: The development team has agreed to proceed in this manner.

Concern 3: Attendees sought an understanding and assurances that existing drainage and flooding conditions in the area would not be worsened by the proposed development.

Response: The development team can confirm that it will be required to design and implement additional detention to ensure that the velocity of drainage flows from the development site toward existing drainage infrastructure across and within Vineyard will not be increased. Specifically, this detention will be achieved by the following (or some combination): utilize existing pond for detention; construction of additional on-site detention; and/or improvements to the downstream storm drain

infrastructure from the site to Fish Creek. These options must be fully vetted and studied by the development team's engineers and independently verified by the city's engineering staff through the permitting process.

Concern 4: Significant concern was expressed at the possibility of increased traffic on Vineyard and ongoing frustration with the existing traffic issues on Lake Ridge Parkway. Specifically, homeowners are concerned that residents leaving their apartments in the morning to travel westbound on I-20 will be tempted to drive through the retail portion of the project to utilize the only exit onto Vineyard and travel southbound on Vineyard in order to enter Lake Ridge Drive at a point farther south than the shared drive with Quiktrip.

Response: The development team's traffic engineers conducted an analysis to determine whether this movement would be quicker than leaving the development through the eastbound I-20 service road and utilizing the "Texas Turn" at Robinson to begin traveling westbound on I-20. That analysis (exhibits attached for reference) determined that the intersection delays and distance traveled via the service road to Robinson Road are less, and as a result, this route will be the quickest route for residents seeking to head westbound on I-20 in the morning. In fact, at any time of day, this route will be anywhere from 30 seconds to 70 seconds faster in reaching westbound I-20. The multifamily development team will communicate this information to prospective and existing residents to further discourage the utilization of southbound Vineyard. Finally, the development team will place "no right turn" signage at this exit to Vineyard.

Concern 5: The homeowners raised a question as to how the project would provide exterior lighting and ensure no spillover onto their properties. Further, there were general inquiries about security overall for the project.

Response: Spillover light is prohibited by the city's existing ordinances. Specifically, the below excerpt from the city's residential design standards addresses the concern:

I. RESIDENTIAL LIGHTING STANDARDS

1. Screening of Light Fixtures

- a. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas and adjacent development, light sources (e.g. light bulbs) shall be oriented toward the center of the site or shielded so that the light source is not visible from the nearest property line. This applies to refractory lenses that extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs, or to decorative lighting with 15 watts or less per bulb.

Additionally, the development team has agreed to provide a rent-free dwelling unit to a Grand Prairie Police officer. The presence of the squad car in the parking lot will provide an extra layer of safety for the community while also honoring the service of the city's first responders.

Concern 6: Some attendees expressed a desire to see the land remain vacant, developed as single family, or possibly developed as a grocery-anchored shopping center.

Response: The current owner of the property is also the developer of the retail portion of the site. They have owned the property since the 1970's, and during that time, they have attempted to attract grocery anchors to the property with no success. Further, a grocery option would require Vineyard Road as its primary ingress/egress for loading and deliveries. Lastly, the recent development of Quiktrip and the hotel bordering the site to its west have eliminated any possibility of meaningful Lake Ridge frontage, which is a necessity for any significant retail development on the majority of the site.

With respect to single family, the property is simply not large enough to allow for the development of a new subdivision. Further, Vineyard would have to serve as a primary street to any such development, and additional city streets would be required to run through the property for new homes, and such an interior street layout could not be safely accessed from the surrounding major thoroughfares.

Finally, the city's most recent comprehensive plan for the property does not call for it to remain undeveloped or to develop as single family. The entire property is currently designated for retail/office development. However, given the recent construction of the hotel west of the site, full office/retail development of the entire site is infeasible. The development team believes that luxury multifamily with retail on the service road strikes the right balance between development of the tract and respect for the existing neighborhood and unique character of Vineyard Road because it is the only realistic layout of the site that does not require Vineyard to be fully improved or used as a primary means of access.

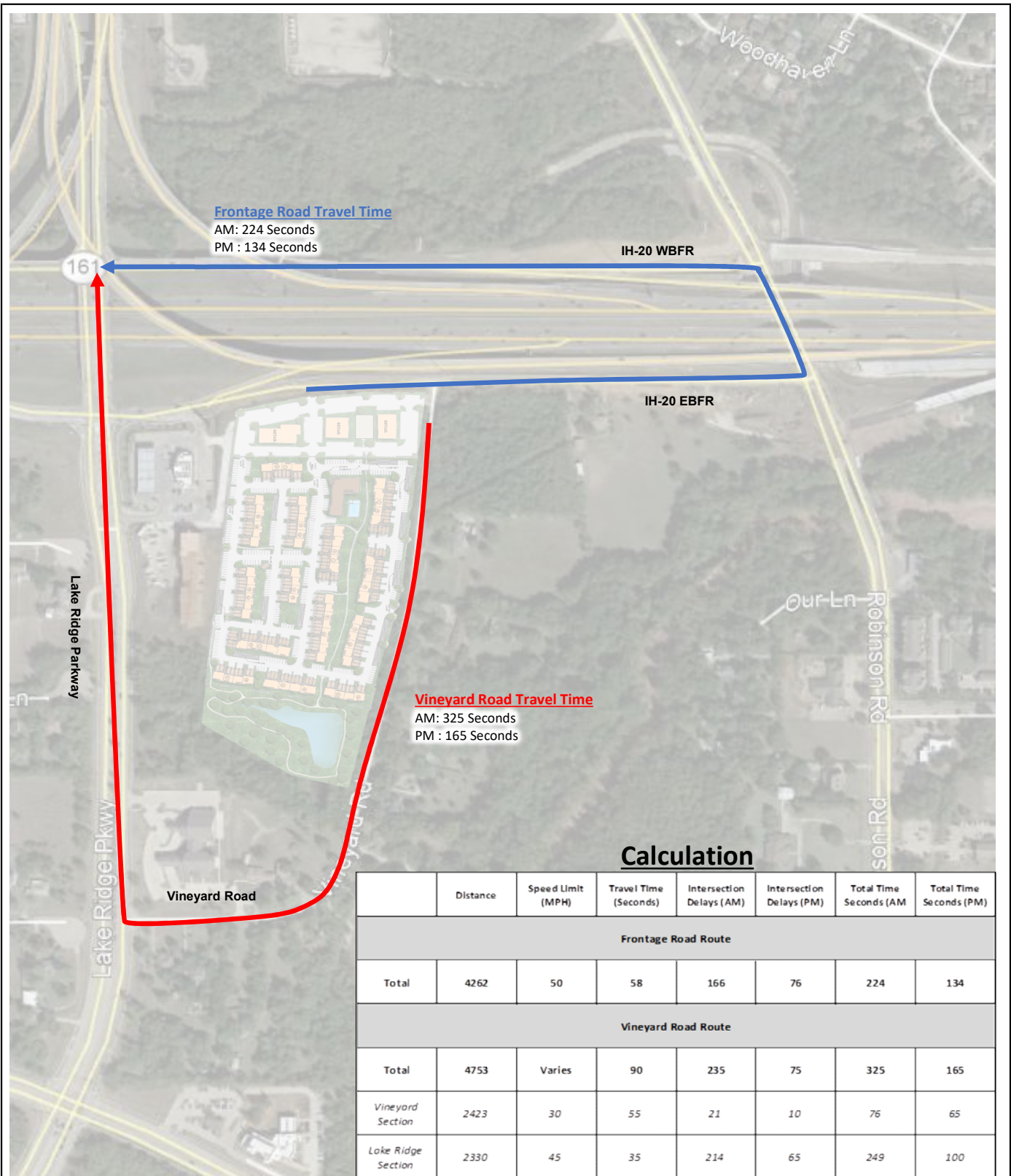
In conclusion, we appreciate the opportunity to review these concerns and provide these responses. We look forward to the opportunity to discuss these and other questions as we proceed.

Sincerely,



Miller Sylvan

Cc: Planning and Zoning Commission
City Staff



Exhibit

Estimated Travel Time
JPI Grand Prairie - Grand Prairie, TX

Kimley»Horn

North
↑
Not To Scale

Savannah Ware

From: DEBORAH WHITCOMB [REDACTED]
Sent: Tuesday, May 5, 2020 2:31 PM
To: Savannah Ware
Cc: Chris Hartmann; Charles Lee; Jonathan M. Tooley
Subject: May 11, 2020 Rezoning Case #Z200303/CP200302

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planning Division Staff,

I wish to express my opposition to the rezoning set forth in case #Z200303/CP200302 which is to be presented on May 11, 2020.

This is a long-established neighborhood of single family custom homes in which I have had the great pleasure to live for 32 years. Any rezoning not consistent with the current status (SF-1) would create a negative impact on this neighborhood. This is a quiet, secluded haven in the heart of Grand Prairie. This atmosphere has been maintained for over 50 years. It is now being proposed that our neighborhood be substantially altered.

I cannot help but feel that this rezoning request is due, at least in part, to the current construction of the new frontage road along I-20, and the prospect of commercial dollars. This also seems to be reflected in the 2018 Grand Prairie Comprehensive Plan Update, of which we, as a neighborhood, were only recently made aware by the proposed developer. Our unique neighborhood should not have to suffer and/or be made obsolete merely because of its proximity to the I-20 corridor.

I would request that you please drive through this neighborhood prior to your decision. A one-dimensional aerial map does not properly reflect our neighborhood.

Thank you for your consideration.

Deborah Whitcomb
4021 Vineyard Rd.
[REDACTED]

May 6, 2020

Mr. Joshua Spare

Chairperson

Planning and Zoning Commission, City of Grand Prairie

300 West Main Street

Grand Prairie, Texas 75050

Re: Jefferson Grand Prairie Development

Dear Mr. Spare:

I hope you and your family are doing well. I'm very excited to hear about JPI's plans to develop a luxury multifamily community on the site just west of Vineyard. As a Grand Prairie citizen of 46 years and having lived south of I-20 in Westchester for 35 years, I believe that Jefferson Grand Prairie will add a tremendous amount of value to the community. As a multifamily management executive for over twenty years, I've had an excellent experience in working with and managing communities for JPI. In my opinion, JPI is top shelf organization that has delivered some of the best suburban luxury communities across the U.S. In my opinion Jefferson Grand Prairie will be the best multifamily development to come to Grand Prairie to date.

As an engaged citizen, I believe this is the highest and best use for this site. I believe a commercial use would be seriously out of place. I believe a luxury multifamily development provides long term protection for the neighborhood with a single use. I believe there are too many unknowns with a commercial/industrial development. We have a high demand for luxury rental housing and Jefferson Grand Prairie could meet that need and at the same time, will be complimentary to the existing neighborhood with very attractive architecture and landscaping.

Thanks for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jeremy L. Edmiston". The signature is fluid and cursive, with a large loop at the end.

Jeremy L. Edmiston

Senior Vice President

Pinnacle

522 Lindly Street

Grand Prairie, Texas 75052

[REDACTED]

[REDACTED]

Savannah Ware

From: Nimbus Hospitality Management [REDACTED]
Sent: Friday, May 8, 2020 10:43 AM
To: Savannah Ware
Cc: [REDACTED]
Subject: New development Behind staybridge suites @ I-20 & Hwy 161

Planning and Zoning Commission and City Council:

My name is Jay Patel with Fusion Lodging, LLC./ Nimbus Hospitality and we are the Owner and Developer of the hotel on Lake Ridge. I am writing to express my support for the proposed mixed use development at I-20 & Lake Ridge Parkway. I have been speaking with JPI for several months about their plans and believe it will be a very high quality development that will improve the area. We are excited for our hotel guests to have pedestrian connectivity to the future restaurants as well as access to the pond and nature area that will be preserved. I believe it is the highest and best use of the property and will be a great addition to the intersection. Please let me know if you have any questions.

Sincerely,

Jay Patel

*Nimbus Hospitality Management, LLC.
4043 Lake Ridge Parkway.
Grand Prairie, Texas 75052*

[REDACTED]
[REDACTED]
[REDACTED]



CONFIDENTIALITY NOTICE

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Savannah Ware

From: Whitcomb Larry [REDACTED]
Sent: Thursday, May 7, 2020 10:21 AM
To: Savannah Ware
Subject: Case #Z200303/CP200302

I request that the property addressed in this case remains zoned SF-1.

RATIONALE:

- 1) the area around Vineyard road is one of the most unique in Grand Prairie.
- 2) the families that live here , do so because of the uniqueness of the area.
- 3) any zoning other than SF-1 would negatively impact the area.
- 4) traffic patterns are already problematic, and any major increase in local traffic will increase the danger to the children who live there.
- 5) water run-off is already at capacity, and anything beyond SF-1 would create even greater flooding issues.

Thank you for your consideration.
Respectfully, Larry Whitcomb.

[REDACTED]

QuikTrip Corporation



DALLAS/FORT WORTH DIVISION
1120 North Industrial Boulevard
Euless, TX 76039
817-358-7680
Fax: 817-858-0213

May 8, 2020

City of Grand Prairie
Planning and Zoning Commission
300 W. Main Street
Grand Prairie, Texas

Subject: Jefferson Grand Prairie Development located at I-20 and Lake Ridge Parkway

Dear Planning and Zoning Commission,

On behalf of QuikTrip Corporation and as an adjacent property owner to the proposed Jefferson Grand Prairie Development, we wish to offer our support of the proposed zoning request for the Jefferson Grand Prairie Project. Through our discussions with the applicant, we believe the proposed development plan offers a cohesive plan within the surrounding community. It is our opinion that the proposed improvements to create a connection to I-20 frontage and restriping of the existing drives could improve existing traffic flow between the properties. We believe the high-quality mixed-use development that JPI is proposing would be a welcomed enhancement to the immediate area.

Regards,

A handwritten signature in blue ink that reads "Thomas Edwards".

Thomas Edwards
QuikTrip Corporation

We, the undersigned citizens of the city of Grand Prairie, Texas, respectfully request that the zoning for the property addressed by case #Z200303/CP200302 remain zoned SF-1.

Rationale:

- 1) The area around Vineyard Road is one of the most unique in the city of Grand Prairie.
- 2) The families in the immediate community are here specifically because of the uniqueness of this area of the city. Home ownership ranges from 50+ years to recent purchases.
- 3) Any zoning other than SF-1 will have a pronounced negative impact on this area.
- 4) Traffic patterns are already problematic, especially on Lakeridge Parkway, and threaten to spill over on to Vineyard Road and the I-20 access road.
- 5) Water run-off is already at capacity, and anything beyond SF-1 would create even greater flooding issues.

<u>Printed Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
1. Larry Whitcomb	4021 Vineyard Rd. G.P. TX 75052	Larry Whitcomb	5/7/2020
2. DEBORAH WHITCOMB	4021 VINEYARD RD, GP, TX 75052	Deborah Whitcomb	5/7/2020
3. DANIEL BRANUM	1009 W I-20 GP TX 75052	Daniel Brannum	5/7/2020
4. BRENT BRANUM	1009 W I-20 GP TX 75052	Billy B Brannum	5/7/2020
5. Luke Belvin	4009 Vineyard Rd GP TX 75052	Luke Belvin	5/7/2020
6. Danny Dang	1514 Vineyard Rd 75052	Danny Dang	5/7/2020
7. Alyssa Hoang	1510 Vineyard Rd 75052	Alyssa Hoang	5/7/2020
8. Nguyen Nguyen	1502 Vineyard Rd 75052	Nguyen Nguyen	5/7/2020
9. JOHN KNIGHT	1517 VINEYARD RD. 75052	John Knight	5/7/2020
10. Victoria King	1501 Vineyard Rd 75052	Victoria King	5/7/2020

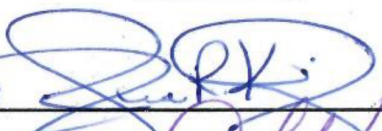
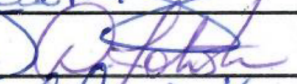
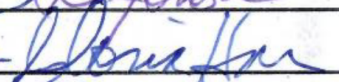

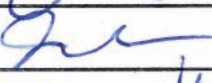
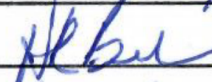
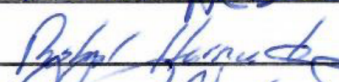
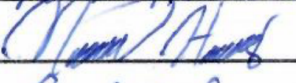
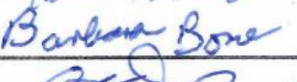

PAGE 1 OF 3

Email copies to swore.org
Hard copies to Planning + zoning + city council

We, the undersigned citizens of the city of Grand Prairie, Texas, respectfully request that the zoning for the property addressed by case #Z200303/CP200302 remain zoned SF-1.

Rationale:

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- 4) Traffic patterns are already problematic, especially on Lakeridge Parkway, and threaten to spill over on to Vineyard Road and the I-20 access road.
- 5) Water run-off is already at capacity, and anything beyond SF-1 would create even greater flooding issues.

	<u>Printed Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
1.	Jean Kings	1501 Vineyard Rd Grand Prairie 75052		May 7, 2020
2.	Deborah Johnston	1651 Eerie Ln G.P. TX 75052		May 7 2020
3.	Gloria Hart	4201 Vineyard Rd GP 75052		5/7/2020
4.	Victor Martinez	4025 Vineyard Rd GP 75052		5/7/2020
5.	Lumre Marsh-Walker	4023 Vineyard Rd GP 75052		5/7/2020
6.	Holly Belvin	4009 Vineyard Rd GP 75052		5/7/2020
7.	Rafael Hernandez	4129 Vineyard Rd. G.P. 75052		5/7/2020
8.	Norma Hernandez	4129 Vineyard Rd. G.P. 75052		5/07/2020
9.	Barbara Bone	4125 Vineyard Rd GP 75052		5/07/2020
10.	Seth Mitchell	4121 vineyard Rd GP 75052		5-7-2020

We, the undersigned citizens of the city of Grand Prairie, Texas, respectfully request that the zoning for the property addressed by case #Z200303/CP200302 remain zoned SF-1.

Rationale:

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- 2) The families in the immediate community are here specifically because of the uniqueness of this area of the city. Home ownership ranges from 50+ years to recent purchases.
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- 5) Water run-off is already at capacity, and anything beyond SF-1 would create even greater flooding issues.

	<u>Printed Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
1.	Lidia Hernandez	4129 Vineyard Rd. GP. 75052	<i>Lidia Hernandez</i>	5-7-2020
2.	Nga Pham	4009 Vineyard Rd GP 75052	<i>Nga Pham</i>	5-7-2020
3.	Nga Pham	1522 Vineyard Rd GP 75052	<i>Nga Pham</i>	5-7-2020
4.	TIMOTHY NEUVERTH	4037 VINEYARD RD. GP. 75052	<i>Timothy Neuverth</i>	5-7-2020
5.	ANNA NEUVERTH	4037 Vineyard Rd GP 75052	<i>Anna Neuverth</i>	5-7-2020
6.				
7.				
8.				
9.				
10.				



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 13, 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, Clayton Fisher.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, Savannah Ware, Chief City Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order by Video Conference at 6:30 p.m. Commissioner Moser gave the invocation, commissioner Landrum led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #8 - Z200303/CP200302 - Zoning Change/Concept Plan - Jefferson Grand Prairie (Commissioner Spare/City Council District 6). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a 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.

Ms. Ware stated 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 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.

Ms. Ware stated the applicant is proposing Commercial 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.

Ms. Ware stated 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.

Ms. Ware stated the 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 develop for multi-family.

Ms. Ware stated 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.

Chairperson Spare stated there were no questions for staff, and read the names of people in opposition to this request. Most of the email were requesting the case be table until after the lock down, due to the COVID-19 is lifted in order to be able to attend a regular meeting and obtain more information on this development.

Larry Whitcomb, 4021 Vineyard Road, Grand Prairie, TX
Brent & Donna Branum, 1009 West I-20, Grand Prairie, TX
Pastor Carlos Pasillas with Seventh Day Adventist Church, 4125 Lake Ridge Pkwy.,
Grand Prairie, TX
Victor Martinez, 4025 Vineyard Road, Grand Prairie, TX
Timothy Neuverth and family
Chris & Tammy Killough, 4033 Vineyard Road, Grand Prairie, TX

Commissioner Smith stated she agrees the case should be table to make sure everyone has an opportunity to speak.

Commissioner Connor asked depending on what happens with COVID-19 how long should the case be table.

Chairperson Spare stated he would like to table the case for 30 days.

T Miller Sylvan with JPI Real Estate Acquisition, LLC, 600 East Las Colinas, Ste 1800, Irving, TX, stated the are in agreement with the tabling, but would ask that they be tabled for two weeks, then if need to an additional two weeks after that. He said they have spoken with several citizens in the neighborhood.

Brent & Donna Branum, 1009 West I-20, Grand Prairie, TX, stated they have own their property for over 50 years and appreciate tabling case.

Norma & Rafael Hernandez own 5 acres on Vineyard Road. She stated they did their homework and check with the city to see what the surrounding area was zone when they purchased their property. This is their forever home. Mrs. Hernandez is asking that the current zoning remain in place, because there is already a lot of multi-family constructed in the area along I-20, Robinson Road, and Hwy 161.

Debra Whitcomb, 4021 Vineyard Road, Grand Prairie, TX, asked that the case be table for 30 days, this is their neighborhood. She would like to know what this development could do to the exiting flooding in the area. She noted this development would also affect the east side of Lake Ridge.

Larry Whitcomb, 4021 Vineyard Road, Grand Prairie, TX stated he is speaking on behalf of the Church they wanting to have a neighborhood meeting as soon as they are permitted to do so.

Tommy Mann with Winstead, Dallas, TX stated they have a prepared presentation that they would be more than happy to share with the residences.

There being no further discussion on the case commissioner Spare moved to table Z200303/CP200302 to the May 11, 2020 P&Z meeting. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

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

Nays: None

Approved to Table: 9-0

Motion: **carried.**



Legislation Details (With Text)

File #: 20-9962 **Version:** 1 **Name:** Z200501 - Zoning Change - The Lakeside
Type: Agenda Item **Status:** Public Hearing
File created: 5/4/2020 **In control:** Planning and Zoning Commission
On agenda: 5/11/2020 **Final action:**
Title: Z200501 - Zoning Change - The Lakeside (Commissioner Connor/City Council District 4). Zoning Change and Concept Plan for a single-family residential development with 47 residential lots on 9.99 acres. Tracts 2A03A2, 2A1, 2A3, 2A3A1, 2A3B, 2A3C, and 2A3D, Boalis Estes Survey, Abstract No. 483, City of Grand Prairie, Tarrant County, Texas, zoned Agriculture, and addressed as 3517 and 3535 Hanger Lowe Rd. The applicant is Anne Fernandez and the owner is Mojoy Haddad, Oakhollow Group.
City Council Action: May 19, 2020

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Boundary Description.pdf](#)
[Exhibit B - Concept Plan.pdf](#)
[Exhibit C - Wall and Entry Feature.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

Z200501 - Zoning Change - The Lakeside (Commissioner Connor/City Council District 4). Zoning Change and Concept Plan for a single-family residential development with 47 residential lots on 9.99 acres. Tracts 2A03A2, 2A1, 2A3, 2A3A1, 2A3B, 2A3C, and 2A3D, Boalis Estes Survey, Abstract No. 483, City of Grand Prairie, Tarrant County, Texas, zoned Agriculture, and addressed as 3517 and 3535 Hanger Lowe Rd. The applicant is Anne Fernandez and the owner is Mojoy Haddad, Oakhollow Group.

City Council Action: May 19, 2020

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Zoning Change and Concept Plan for a single family residential development with 47 residential lots on 9.99 acres. Tracts 2A03A2, 2A1, 2A3, 2A3A1, 2A3B, 2A3C, and 2A3D, Boalis Estes Survey, Abstract No. 483,

City of Grand Prairie, Tarrant County, Texas, zoned Agriculture, and addressed as 3517 and 3535 Hanger Lowe Rd.

PURPOSE OF REQUEST:

The purpose of the request is to rezone the subject property to a Planned Development District for Single Family Residential.

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-249	Single Family Residential
South	PD-384	Undeveloped, Gas Well
West	PD-249	Single Family Residential
East	PD-249A	Retention Pond

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is proposing a Planned Development District for Single Family Residential. The Concept Plan depicts an internal road network that connects to Hanger Lowe Rd at two points. The developer will need to improve Hanger Lowe Rd to current standards at the time of platting.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this location as Low Density Residential. The proposal is consistent with the FLUM.

ZONING REQUIREMENTS:

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

- The minimum lot width shall be 52 ft.
- The minimum lot depth shall be 116 ft.
- Front entry garages are allowed and may exceed 30% of the overall house frontage.

ANALYSIS:

Appendix W requires a minimum lot width of 65 ft. and non-front entry garages. The applicant is proposing to match the adjacent development which includes narrower lots and front entry garages. The Harbour at Grand Peninsula is part of a larger master-planned residential community that includes a range of lot widths and sizes in different villages and was developed before the adoption of Appendix W.

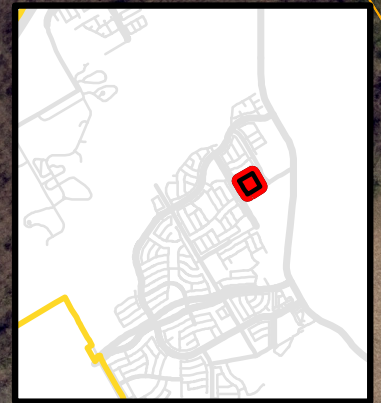
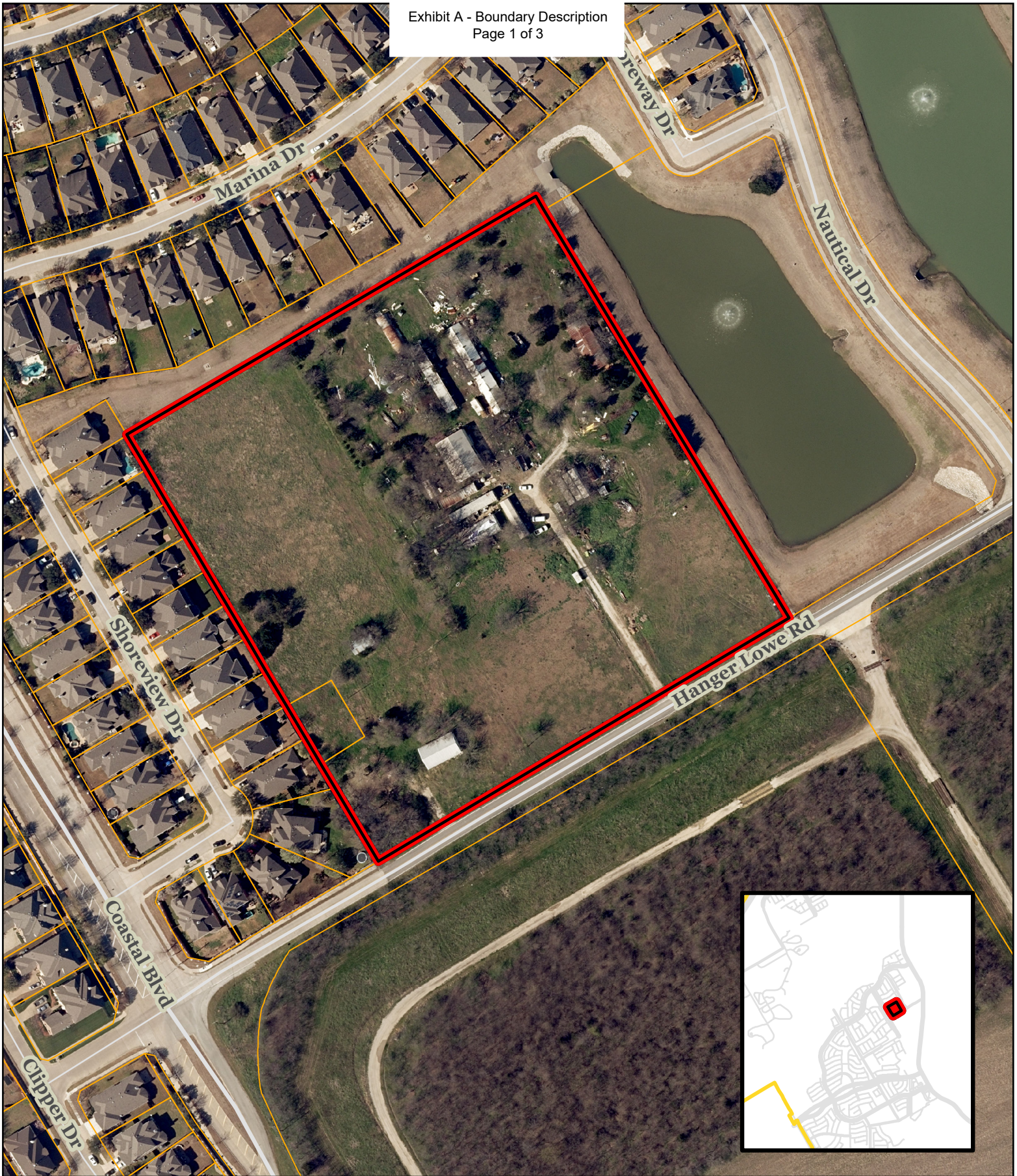
Appendix W requires wider lots, a minimum driveway length, and non-front entry garages to prevent parking issues and minimize the impact of garages on the streetscape. The proposal requires variances to Appendix W.

RECOMMENDATION:

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

1. Front entry garages shall include additional architectural elements such as, but not limited to, masonry infilled gabled roof with articulated bond pattern, dormer window features, boxed windows, brick/stone designs.
2. Carports are prohibited within the development.

Body



CASE LOCATION MAP

Case Number Z200501

The Lakeside



City of Grand Prairie
Development Services

(972) 237-8255

www.gptx.org

3517 and 3535 Hanger Lowe Road

Being a tract of land situated in the Baalis Estes Survey, Abstract No. 1707, Tarrant County, Texas, same being that tract of land conveyed to Lois Darlene Durbo, Trustee of the Durbo Family Revocable Trust, by deed recorded in Instrument Nos. D219056422 (Tract 1), D219056420 (Tract 2), D219056418 (Tract 3), D219056419 (Tract 4), D219056417 (Tract 5), D219056411 (Tract 6), Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the South corner of that tract of land known as Lot 17, Block T of said Harbour at Peninsula Addition, as shown on the Map or Plat thereof recorded in Cabinet A, Slide 7331, Map or Plat Records of Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 7331, Map or Plat Records of Tarrant County, Texas, and lying along the Northwest line of that tract of land conveyed to Waddle Partners, LTD., Waddle Management Trust, General Partner C/O Bobby G. Waddle, Trustee, by deed recorded in Volume 98060, Page 4238, Deed Records of Tarrant County, Texas, and lying along the centerline of Hanger Lowe Road (public right-of-way), from which a 5/8 inch iron rod found online in a southerly direction at a distance of 1.35 feet for reference and from which a 5/8 inch iron rod found bears North 28 degrees 22 minutes 23 seconds West, a distance of 28.06 feet for witness;

THENCE South 59 degrees 23 minutes 17 seconds West, along the centerline of Hanger Lowe Road, a distance of 630.54 feet to a 1/2 inch iron rod found for corner;

THENCE North 29 degrees 26 minutes 56 seconds West, departing the centerline of Hanger Lowe Road, a distance of 29.60 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of Lot 12 of The Harbour at Grand Peninsula, Phase 2, an Addition to Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 8785, Map or Plat Records of Tarrant County, Texas;

THENCE North 30 degrees 34 minutes 43 seconds West, along the Northeast line of said Lot 12 of said Harbour at Peninsula Addition, a distance of 275.92 feet to a 1/2 inch iron rod found online for reference at the East corner of Lot 9 of said Harbour at Peninsula Addition, continuing at a distance of 327.92 feet to a 1/2 inch iron rod found online for reference at an East corner of Lot 8 of said Harbour at Peninsula Addition, continuing at a distance of 380.05 feet to a 1/2 inch iron rod found online for reference at an East corner of Lot 7 of said Harbour at Peninsula Addition, continuing at a distance of 432.04 feet to a 1/2 inch iron rod found online for reference at a North corner of Lot 7 of said Harbour at Peninsula Addition, and continuing a total distance of 662.76 feet to a 1/2 inch iron rod found for corner, said corner being lying along the Northeast line of Lot 1 of The Harbour at Peninsula Addition and being the South corner of Lot 17, Block T of said Harbour at Peninsula Addition;

THENCE North 59 degrees 40 minutes 11 seconds East, along the Southeast line of said Lot 17, Block T of said Harbour at Peninsula Addition, a distance of 629.55 feet to a 1/2 inch iron rod found for corner, said corner being on an inside 'ell' corner of said Lot 17, Block T of said Harbour at Peninsula Addition;

THENCE South 30 degrees 36 minutes 44 seconds East, along the Southwest line of said Lot 17, Block T of said Harbour at Peninsula Addition, a distance of 689.26 feet to the POINT OF BEGINNING and containing 435.044 square feet or 9.99 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor J.T. Thompson hereby certifies to the truth and accuracy of the foregoing description of the land, in connection with the property description set forth herein were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 14th day of May, 2019

J.T. Thompson
Registered Professional Land Surveyor No. 4604



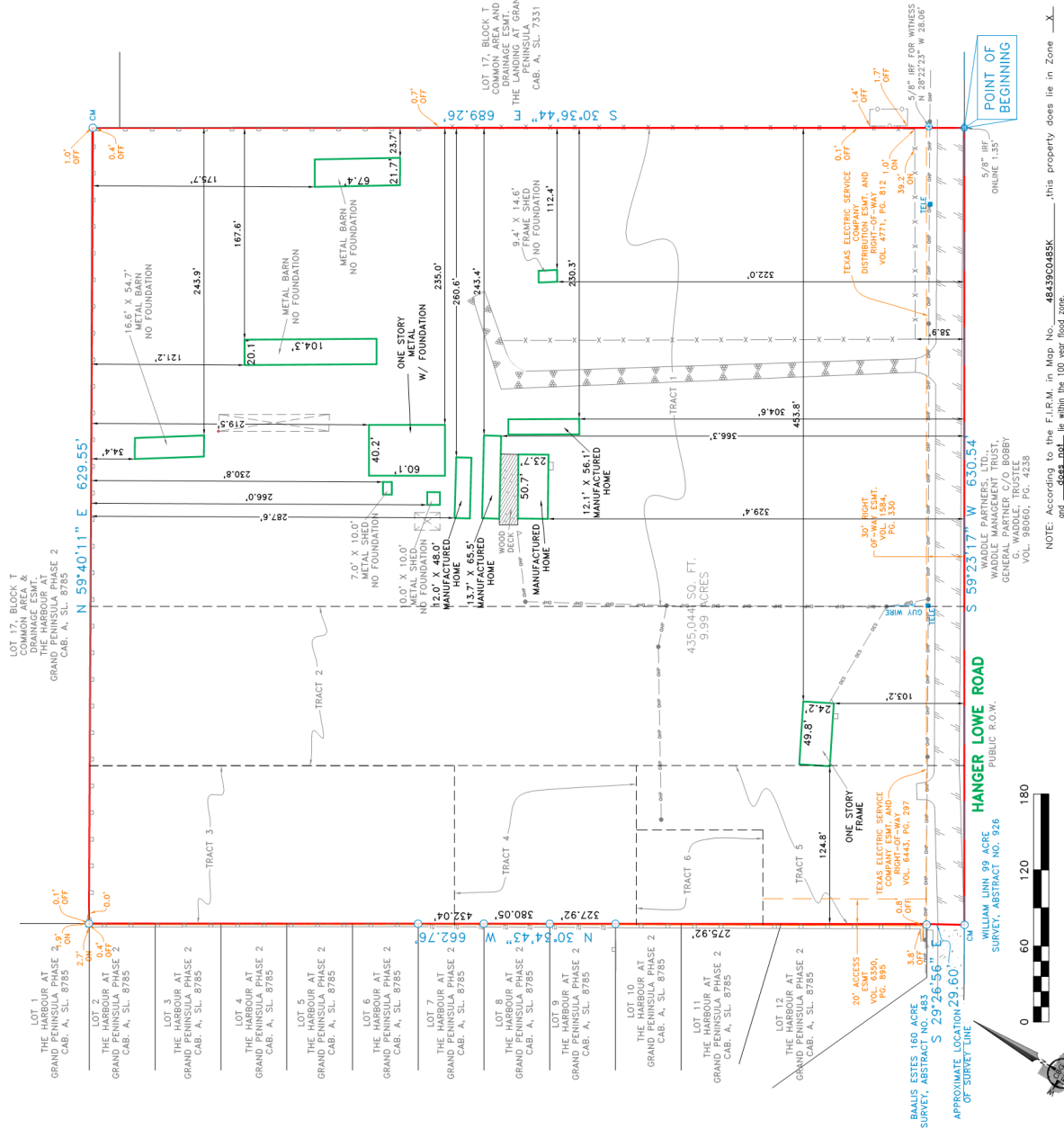
ACCEPTED BY: _____ DATE: _____

METES AND BOUNDS

BAALIS ESTES SURVEY, ABSTRACT NO. 1707

TARRANT COUNTY, TEXAS

3517 & 3535 HANGER LOWE ROAD



13025 Ellison Road, Ste. 240
Dallas, TX 75244
P 214.346.9485
F 214.346.2216
www.cbgi-llc.com

LEGEND
CONVEYANCE UNIFORMITY
1/2" IRON ROD FOUND
1" IRON PIPE FOUND
FENCE POST CORNER
UNDERGROUND ELECTRIC
POWER POLE
GRAVEL/ROCK ROAD OR DRIVE
WOOD FENCE
ASPHALT PAVING
CHAIN LINK FENCE
0.5" WIRE TYPICAL
IRON FENCE
PIPE FENCE
COVERED PORCH/DECK OR CARPORT
OVERHEAD POWER LINE
CONCRETE PAVING
DOUBLE SLOD

DATE	BY	NOTES

REUNION TITLE
NOTES: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE
NOTES: METES AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: According to the F.L.R.M. in Map No. 484390485K, this property does lie in Zone X, and does not lie within the 100 year flood zone.

Metes and Bounds Description – 3517 & 3535 Hanger Lowe Road

Being a tract of land situated in the Baalis Estes Survey, Abstract No. 1707, Tarrant County, Texas, same being that tract of land conveyed to Lois Darlene Dubro, Trustee of the Dubro Family Revocable Trust, by deed recorded in Instrument Nos. D219056422 (Tract 1), D219056420 (Tract2), D219056418 (Tract 3), D219056419 (Tract 4), D219056417 (Tract 5), D217163411 (Tract 6), Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the South corner of that tract of land conveyed to Lot 17, Block T, of The Landing at Grand Peninsula, by deed recorded in Cabinet A, Slide 7331, Map or Plat Records of Tarrant County, Texas, according to the Map or Plat thereof recorded Cabinet A, Slide 7331, Map or Plat Records of Tarrant County, Texas and lying along the Northwest line of that tract of land conveyed to Waddle Partners, LTD., Waddle Management Trust, General Partner C/O Bobby G. Waddle, Trustee, by deed recorded in Volume 98060, Page 4238, Deed Records of Tarrant County, Texas, and lying along the centerline of Hanger Lowe Road (public right-of-way), from which a 5/8 inch iron rod found online in a Southerly direction at a distance of 1.35 feet for reference and from which a 5/8 inch iron rod found bears North 28 degrees 22 minutes 23 seconds West, a distance of 28.06 feet for witness;

THENCE South 59 degrees 23 minutes 17 seconds West, along the centerline of Hanger Lowe Road, a distance of 630.54 feet to a 1 /2 inch iron rod found for corner;

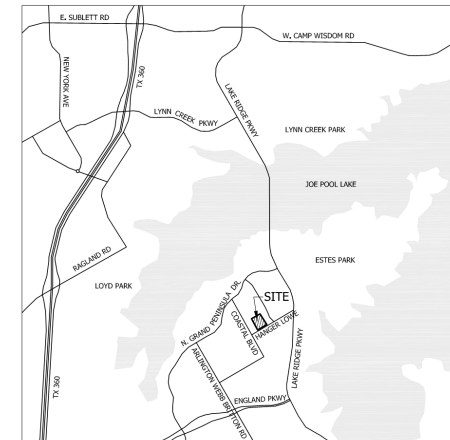
THENCE North 29 degrees 26 minutes 56 seconds West, departing the centerline of hanger Lowe Road, a distance of 29.60 feet to a 1 /2 inch iron rod found for corner, said corner being the East corner of Lot 12 of The Harbour at Grand Peninsula, Phase 2, an Addition to Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 8785, Map or Plat Records of Tarrant County, Texas;

THENCE North 30 degrees 34 minutes 43 seconds West, along the Northeast line of said Lot 12 of said Harbour at Peninsula Addition, passing at a distance of 275.92 feet to a

1 /2 inch iron rod found on line for reference at the East corner of Lot 9 of said Harbour at Peninsula Addition, continuing at a distance of 327 .92 feet to a 1 /2 inch iron rod found online for reference at a East corner of Lot 8 of said Harbour at Peninsula Addition, continuing at a distance of 380.05 feet to a 1 /2 inch iron rod found online for reference at a East corner of Lot 7 of said Harbour at Peninsula Addition, continuing at a distance of 432.04 feet to a 1 /2 inch iron rod found on line for reference at a North corner of Lot 7 of said Harbour at Peninsula Addition, and continuing a total distance of 662. 76 feet to a 1 /2 inch iron rod found for corner, said corner being lying along the Northeast line of Lot 1 of The Harbour at Peninsula Addition and being the South corner of Lot 17, Block T of said Harbour at Peninsula Addition;

THENCE North 59 degrees 40 minutes 11 seconds East, along the Southeast line of said Lot 17, Block T of said Harbour at Peninsula Addition, a distance of 629.55 feet to a 1 /2 inch iron rod found for corner, said corner being an inside "ell" corner of said Lot 17, Block T of said Harbour at Peninsula Addition;

THENCE South 30 degrees 36 minutes 44 seconds East, along the Southwest line of said Lot 17, Block T of said Harbour at Peninsula Addition, a distance of 689.26 feet to the POINT OF BEGINNING and containing 435,044 square feet or 9.99 acres of land.

 VICINITY MAP

SITE DATA SUMMARY:

9.99 TOTAL ACRES
4 COMMON LOTS
47 RESIDENTIAL LOTS
MINIMUM LOT WIDTH = 52'-0"
MINIMUM LOT DEPTH = 116'-0"
MINIMUM HOUSES SIZE = 1,800 SF

THE CONCEPT PLAN IS INTENDED TO BE A GRAPHIC DEPICTION OF THE LIKELY LOT AND BLOCK CONFIGURATION, STREET LAYOUT, AND AMENITY PLAN OF THE DEVELOPMENT. IT IS NOT INTENDED TO CONSTITUTE A FINAL DESIGN OR APPROVAL, IMPLIED OR OTHERWISE, OF THE DEVELOPMENT. THE ULTIMATE DEVELOPMENT DESIGN WILL BE BASED ON THE APPROVED DEVELOPMENT STANDARDS AND/OR SITE LIMITATIONS AT THE TIME OF FINAL PLATTING.

EXISTING METES AND BOUNDS FOR:

3517 and 3535 Hanger Lowe Road

Being a tract of land situated in the Bao's Estes Survey, Abstract No. 1707, Tarrant County, Texas, some being that tract of land conveyed to Lois Darlene Darbo, Trustee of the Darbo Family Revocable Trust, by deed recorded in Instrument Nos. D219056422 (Tract 1), D219056420 (Tract 2), D219056418 (Tract 3), D219056419 (Tract 4), D219056417 (Tract 5), D217153411 (Tract 6), Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the South corner of that tract of land conveyed to Lot 17, Block T, of The Landing at Grand Peninsula, by deed recorded in Cabinet A, Slide 7351; Map or Plat Records of Tarrant County, Texas, according to the Map of Pleasant Hill, Texas, recorded in Cabinet A, Slide 7352; and the said tract of land in Texas and lying along the Northwest line of that tract of land conveyed to Waddie Partners, LTD., Waddie Management Trust, General Partner C/O Bobby G. Waddie, Trustee, by deed recorded in Cabinet A, Slide 7353; and the said point of beginning being the intersection of the centerline of Hanger Lowe Road (public right-of-way), from which a 5/8 inch iron rod found online in a Southerly direction at a distance of 1.35 feet for reference and a 5/8 inch iron rod found online in a Northerly direction at North 28 degrees 22 minutes 25 seconds East, a distance of 28.06 feet for witness;

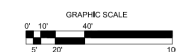
THENCE South 59 degrees 23 minutes 17 seconds West, along the centerline of Hanger Lowe Road, a distance of 630.54 feet to a 1/2 inch iron rod found for corner;

THENCE North 29 degrees 26 minutes 56 seconds West, departing the centerline of hanger Lowe Road, a distance of 29.60 feet to c 1/2 inch iron rod found for corner, said corner being the East corner of Lot 12 of The Harbour at Grand Peninsula, Phase 2, an Addition to Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 8785, Map or Plat Records of Tarrant County, Texas;

THENCE North 30 degrees 34 minutes 43 seconds West, along the Northeast line of said Lot 12 of said Harbour at Peninsula Addition, passing at a distance of 275.92 feet to a 1/2 inch iron rod found online for reference at the East corner of Lot 9 of said Harbour at Peninsula Addition, continuing at a distance of 327.92 feet to a 1/2 inch iron rod found online for reference at the East of Lot 8 of said Harbour at Peninsula Addition, continuing at a distance of 327.92 feet to a 1/2 inch iron rod found online for reference at an East corner of Lot 7 of said Harbour at Peninsula Addition, continuing at a distance of 432.04 feet to a 1/2 inch iron rod found online for reference at a North corner of Lot 7 of said Harbour at Peninsula Addition, and continuing a total distance of 662.76 feet to a 1/2 inch iron rod found online for corner, said corner being lying along the Northeast line of said Lot 7 of said Harbour at Peninsula Addition and being the South corner of Lot 17, Block T of said Harbour at Peninsula Addition;

THENCE North 59 degrees 40 minutes 11 seconds East, along the Southeast line of said Lot 17, Block T of said Harbour at Peninsula Addition, a distance of 629.55 feet to a 1/2 inch iron rod found for corner, said corner being an inside 'ell' corner of said Lot 17, Block T of said Harbour at Peninsula Addition;

THENCE South 30 degrees 36 minutes 44 seconds East, along the Southwest line of said Lot 17, Block T of said Harbour at Peninsula Addition, a distance of 689.26 feet to the POINT OF BEGINNING and containing 435,044 square feet or 9.99 acres of land.



CASE NUMBER: Z200501

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CHS ARCHITECTS, INC.
ARCHITECTURE / INTERIOR DESIGN
MASTER PLANNING / FEASIBILITY STUDIES

2500 N.E. GREEN OAKS BLVD. • SUITE 200
ARLINGTON, TEXAS 76006
(817)649-0885 / METRO 640-3199



THE LAKESIDE

1911408

3517 AND 3535 HANGER LOWE ROAD,
GRAND PRAIRIE, TX 75054

PROJECT LOCATION:

REVISIONS

CREATING THE

SAFETY NUMBER.

SITE



ENTRY MONUMENT SIGN - 3D RENDERING

DEVELOPER:
OAKHOLLOW GROUP
2500 NE GREEN OAKS BLVD., SUITE 200
ARLINGTON, TX 76006

THE LAKESIDE
3535 HANGER LOWE ROAD
GRAND PRAIRIE, TX 75054

PROJECT NUMBER:
1911408
DATE:
04-23-2020



CHS ARCHITECTS, INC.
2500 NE GREEN OAKS BLVD., SUITE 200
ARLINGTON, TEXAS 76006
(817) 640-3199

A1



ENTRY MONUMENT SIGN - ELEVATION

DEVELOPER:
OAKHOLLOW GROUP
2500 NE GREEN OAKS BLVD., SUITE 200
ARLINGTON, TX 76006

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CHS ARCHITECTS, INC.
2500 NE GREEN OAKS BLVD., SUITE 200
ARLINGTON, TEXAS 76006
(817) 640-3199

PROJECT NUMBER:
1911408

DATE:
04-23-2020

THE LAKESIDE

3535 HANGER LOWE ROAD
GRAND PRARIE, TX 75054

A2



Legislation Details (With Text)

File #:	20-9876	Version:	1	Name:	TA200401 – Amend Article 4 and Article 30, stores.
Type:	Ordinance	Status:		Status:	Public Hearing
File created:	3/16/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	5/11/2020	Final action:		Final action:	
Title:	TA200401 - Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code to update the definition of and to establish regulations for variety stores, small-format grocery stores, and dollar stores. (On April 27, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-2). City Council Action: May 19, 2020				

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
5/5/2020	1	City Council		
4/27/2020	1	Planning and Zoning Commission		

From

Chris Hartmann

Title

TA200401 - Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code to update the definition of and to establish regulations for variety stores, small-format grocery stores, and dollar stores. (On April 27, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-2).
City Council Action: May 19, 2020

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

OVERVIEW:

Staff is proposing regulations regarding small format retail or grocery stores, often known as "dollar stores." These stores are typically less than 12,000 square feet and offer a selection of groceries and home goods that are more limited than a full-service grocery store. Typically, these stores have little or no fresh produce, no fresh meat, no bakery, and no pharmacy. Food items are typically canned or frozen. Due to their small format and low prices, these stores, with some exceptions, are built in neighborhood settings away from freeway interchanges and larger anchored developments or power centers.

In the past few years, several cities around the United States, including cities in the DFW area, have passed regulations that limit the ability of these stores to cluster near other such stores, and that require a minimum square footage of fresh produce (fruits and vegetables). This text amendment will add similar regulations to the Unified Development Code (UDC).

HISTORY:

- January 24, 2020: Staff mailed a letter to dollar store operators notifying them of a public stakeholder meeting on February 13, 2020.
- February 4, 2020: Staff proposed for discussion regulations regarding dollar stores to the City Council Development Committee (CCDC).
- February 13, 2020: Staff held a stakeholder meeting with dollar store operators.
- March 3, 2020: Staff presented proposed UDC amendments to CCDC.

ARTICLE 30 - DEFINITIONS:

Variety Store: A retail store that sells a wide variety of relatively small and inexpensive novelty and household items, but does not typically offer for sale a large variety of fresh foods, does not typically include a pharmacy, and does not typically exceed 12,000 square feet in size.

ARTICLE 4 - PERMISSIBLE USES:

SECTION 16 - VARIETY STORES

4.16.1 Limits on Concentration

- a. Variety stores are prohibited unless the proposed use is located more than 5,000 feet from another variety store.
- b. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit (SUP) only.
- c. In addition to the criteria for an SUP set forth in Article 5, when reviewing a request for SUP for a variety store use, the City Council shall consider:
 1. Whether the proposed variety store will likely have a detrimental impact on the development of grocery stores and other businesses that sell fresh and healthy food items in the area to be served by the proposed use.
 2. The availability of healthy food options in the area of the proposed use including the proximity of full-service grocery stores within one-half (½) mile of the proposed use and effect of the use on the retail food environment index as defined by the Centers for Disease Control and Prevention.
 3. Whether the proposed use is within a food desert, as defined by the United States Department of Agriculture at the time of application.

- d. An SUP approved under this section must stipulate that a minimum of ten percent of the floor area of the variety store must be dedicated to fresh produce, meat and dairy products.
- e. Incidental outdoor display is prohibited at all variety stores.
- f. A nonconforming variety store in existence on xxxx, may relocate on the same parcel or within the same shopping center that it currently exists without obtaining a SUP provided the nonconforming variety store has not been terminated as provided in Article 19, “Non-Conforming Development” and the use complies with all other applicable regulations.

RETAIL AND COMMERCIAL USES	NAICS CODE	MU	OFFIC	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
VARIETY STORE <i><u>(See Section 4.16)</u></i>	452990 <i><u>See</u></i> <i><u>Article</u></i> <i><u>30</u></i>	X			X S*	X S*	X S*	X S*	X	X S*	X S*	X S*

**This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.*

Body