



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Meeting Agenda - Final

### Planning and Zoning Commission

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Tuesday, May 26, 2020

6:30 PM

City Hall, Briefing Room

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

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

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

Any speaker wishing to visually display documents in connection with a presentation must submit them to [sware@gptx.org](mailto:sware@gptx.org) and [chartman@gptx.org](mailto:chartman@gptx.org) in PDF format no later than 3:00 o'clock p.m. on Tuesday, May 26th.

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**Public Hearing**  
**6:30 p.m. Council Chambers**

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**Chairperson Joshua Spare Presiding**

**Invocation**

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

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

**Public Hearing Consent Agenda**

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

- 1**      [20-9989](#)      Approval of Minutes of the May 11, 2020 P&Z meeting.

**Attachments:** [PZ Draft Minutes 05-11-2020.pdf](#)
- 2**      [20-9996](#)      P181102A - Amending Plat - Greenway Trails Phase 1 (Commissioner Spare/Council District 6). A request for a correction plat for Greenway Trails Phase 1, renaming four streets. The correction plat is 49.069 acres located in Greenway Trails, City of Grand Prairie, Ellis County, Texas, generally located west of FM 661, east of SH 360, and north U.S. Hwy 287. The applicant is Eddie Echart and DR Horton, Benjamin Clark and Justin Bosworth.

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Amending Plat.pdf](#)
- 3**      [20-9990](#)      P190502A - Amending Plat - Smith I-20 Addition, Lot 1, Block A (Commissioner Connor/City Council District 4). Amending Plat of Lot 1, Block A, Smith I-20 Addition in order to amend and abandon a water easement. Lot 1, Block A, Smith I-20 Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and addressed as 2490 W Interstate 20. The agent is Eric Spooner, the applicant is Yelena Fiester, GreenbergFarrow, and the owner is Caitlin Kincaid, Texas Roadhouse Holdings, Inc.

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

- 4      [20-9991](#)      RP200502 - Replat - Florence Hill Addition No.1, Lots 13R-1 and 13R-2 (Commissioner Spare/City Council District 6). Replat creating Lots 13R-1 and 13R-2, Florence Hill Addition No. 1 on 1.132 acres. Lot 13 and part of Lot 12, Florence Hill Addition No. 1, City of Grand Prairie, Dallas County, Texas, zoned PD-84, and addressed as 1301 Alspaugh Ln. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Juanito Aguinaga.  
**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Replat.pdf](#)
- 5      [20-9992](#)      RP200503 - Replat - Grand Prairie Prize Acres Addition, Lot 15-R, Block M (Commissioner Hedin/City Council District 2). Replat creating Lot 15-R, Block M, Grand Prairie Prize Acres Addition on 0.656 acres. Lot 15 and west 1/2 Lot 14, Block M, Grand Prairie Prize Acres Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-201, and addressed as 2101 Acosta St, 309 Domingo Dr, and 311 Domingo Dr. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Elizabeth Beard.  
**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Replat.pdf](#)
- 6      [20-9993](#)      RP200504 - Replat - Wildlife Commerce Park Addition, Lot 4-R-1-1, Block 1 (Commissioner Fisher/City Council District 1). Replat creating Lot 4-R-1-1, Block 1, Wildlife Commerce Park Addition. The purpose of the replat is to combine Lot 4-R-1 with an unplatted tract of land and add utility easements. Lot 4-R-1, Block 1, Wildlife Commerce Park Addition and Tract 4.3, Benjamin Reed Survey, Abstract No. 1225, City of Grand Prairie, Dallas County, Texas, zoned PD-217C and PD-217C1, within the Belt Line Corridor Overlay District, and generally located at the southwest corner of Belt Line Rd and E Wildlife Pkwy. The agent is Cody Hodge, Halff Associates and the owner is B. Cooper, CHI/WILDLIFE LAND, LP.  
**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Replat.pdf](#)

**Public Hearing Postponement, Recess, and Continuations**

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

None

**Items for Individual Consideration**

None

**Public Hearing**

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



- 7      [20-9995](#)      SU200501/S200501 - Specific Use Permit/Site Plan - Auto Repair at 2310, 2314, 2318 Poulin (Commissioner Moser/City Council District 5). Specific Use Permit for Major Auto Repair and an Auto Body and Paint Shop. Lots 3, 4, 5, and 6, Block 4, Poulin's Addition and part of Tract 5 of E Crockett Survey, Abstract No. 222, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 3, and addressed as 2310, 2314, and 2318 Poulin Ave. The agent is Tony Shotwell and the owner is Advantage Financing.

**City Council Action: June 2, 2020**

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

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

## Adjournment

**In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A., the Planning and Zoning Commission agenda was prepared and posted on May 22, 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 #:** 20-9989      **Version:** 1      **Name:** Approval of Minutes of the May 11, 2020 P&Z meeting.  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 5/15/2020      **In control:** Planning and Zoning Commission  
**On agenda:** 5/26/2020      **Final action:**  
**Title:** Approval of Minutes of the May 11, 2020 P&Z meeting.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [PZ Draft Minutes 05-11-2020.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

Chris Hartmann

### Title

Approval of Minutes of the May 11, 2020 P&Z meeting.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MAY 11, 2020**

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

COMMISSIONERS ABSENT: Clayton Fisher.

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, 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, and Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: None

AGENDA ITEM: #1 - APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of April 27, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- RP200501 - Replat - Prairie Oaks Park Addition, Lots 2R and 3, 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 applicant is Grayson CeBallos, Windrose Land Services.

PUBLIC HEARING TABLE ITEM #3- SU200401/S200401 - Specific Use Permit/Site Plan - Race Trac - Trinity Blvd.

Commissioner Connor made a motion to approve the minutes of April 27, 2020, approve consent agenda case RP200501 and table case SU200401/S200401.

Motion: Connor

Second: Perez

## PLANNING AND ZONING COMMISSION MINUTES, MAY 11, 2020

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

Nays: None

**Approved: 8-0**

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item #4- USP200501 – Unified Development Plan – Gibson Digital Sign (Commissioner Hedin/City Council District 2). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation 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. The applicant/owner is Aerofirma Corporation, Chase Debaun.

Ms. Ware stated 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, 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. Staff recommends approval of the Unified Signage Plan.

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 USP200501 as presented and recommended by staff. The action and vote recorded as follows:

Motion: Hedin

Second: Landrum

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

Nays: None

**Approved: 8-0**

Motion: **carried.**

## PLANNING AND ZONING COMMISSION MINUTES, MAY 11, 2020

PUBLIC HEARING AGENDA Item #5 – 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 design to be use by both residents and non-residents. A drive off 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 Lake Ridge Pkwy to provide access to the multi-family. This drive is located between the Quick Trip convenience store and Staybridge Hotel. 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.

## PLANNING AND ZONING COMMISSION MINUTES, MAY 11, 2020

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 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 intend 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 intend 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 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;

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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, opened the public hearing, and called for individuals wishing to speak on this item.

Tommy Mann with 500 Winstead, Dallas, TX, gave a presentation to the commission, he said they did meet with about 10 to 15 of the surrounding neighbors at the church, which lasted about three hours. He stated the future land use map calls for this area to be commercial, but if you look at the entire site, it would not be feasible for commercial uses, the southern portion of the land could not be utilize and it would also mean that Vineyard Road would need to be improved, which would add a lot more traffic. He said the current zoning does not comply with the FLUM.

Eric Clayton with JLH Inc. Loop 9 Joint Venture, 1209 Fairmont Avenue, Fort Worth, TX, owns the property and has waited a long time to develop this property and for I-20 to be reconstructed.

Chairman Spare asked if they would be keeping the large trees already on the site. Mr. Clayton replied yes.

T Miller Sylvan with JPI Real Estate Acquisition, LLC, 600 East Las Colinas, Ste 1800, Irving, TX, stated they would be constructing a luxury multi-family development with high-end amenities. They invite the neighborhood to visit one of their other developments in the area. He stated there would be a 6 ft. masonry wall along Vineyard Road and doubling the tree line, so the building would actually be set far back away from the residential homes, along with a natural buffer at the south end of the development and the church. He stated they designed the development with the neighborhood in mind, leaving 7 ½ acres of green space.

Brian Shamburger with Kimley-Horn and Associates stated they have met with TXDOT and city staff and have addressed all of the issues. He said there would be very little traffic that would travel Vineyard Road. Mr. Shamburger presented a Trip Generation Comparison Chart.

Tommy Mann stated this is a very tough site to develop, there are many constraints on such a narrow piece of property, this plan calls for a 60 million dollar project. He thanked all of the homeowners and stated they would honor their commitment to the neighborhood.

Chairperson Spare asked with the increase of people and traffic, if this case is approve would there be a signal light between QT and the hotel. Brett Huntsman replied no, because of the

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distance to I-20. Mr. Spare asked how long has this property been zoned for single family. Ms. Ware stated since 1984.

Chairperson Spare asked have they looked at a mixture of single-family housing and retail. Mr. Mann replied no, their team only works with multi-family developments, and there would not be enough developable land to construct single-family homes on this site.

Commissioner Smith stated there are many apartments constructed in the area and with the COVID19 and people losing their jobs, would there be enough people to fill the units. Ms. Ware stated North Texas is growing and people are relocating.

Mr. Sylvan stated they evaluate their portfolio daily, if people cannot afford homes this is what they need, they spend a lot of money on market studies for their type of communities. Mrs. Smith said the project looks nice, how much are the units. Mr. Sylvan stated the cost would be from \$1200 to \$2400 a month.

Commissioner Connor asked if there would be security onsite, and what is the plan to keep up the area when it starts to wear and tear. Mr. Sylvan said they would have onsite security. Councilman Copeland suggested they provide a police officer a unit free of charge to live at their complex for security reasons. People would also have a key card to drive onto the property. He also stated that the materials that are use today last longer and they build their complexes with high standards, they have a maintenance reserve fund to maintain the property.

Commissioner Landrum asked if they had changed any of the residences minds on the development. Mr. Sylvan stated he is not sure, but there were some design changes to accommodate the residences.

Commissioner Coleman said there seems to be a shortage of single-family homes, did they look at high-end condominiums the monthly cost to him for these units do not seem feasible. Mr. Sylvan stated single-family would not fit with the FLUM, and the price is what they are going for today.

Larry Whitcomb, 4021 Vineyard Road, Grand Prairie, TX stated there is a difference in vision, yes, the area is unique, but their main concern is what is best for their families.

Timothy Neuverth, 4037 Vineyard Road, Grand Prairie, TX stated he has lived in this area since 2000 they really enjoy the street and the community, nice homes with large lots. He stated the applicant indicated the trees would stay, but believes the tree would need to come down once the development is constructed. He would like to see single-family homes, nice million dollar



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homes. He said there is already a lot of traffic in the area and this development does not sound appealing to him.

Chairperson Spare asked staff to address the trees. Ms. Ware stated the commission can make a recommendation the trees not be removed, but for every tree that comes down they must replace it with two other ones. Mr. Crolley said he is not aware of a tree survey conducted by the applicant, but can be a recommendation, and the applicant still needs to go through the site plan approval process.

Chairperson Spare said he does not see all the area be single family in the future, but the southern portion of this lot could be single family and the northern used for retail.

Commissioner Hedin noted there is already a QT and hotel which takes up the north part of the development, and asked if a homeowner would want to back up to these uses, he believes this is a very well thought out design for the area, but he does understand the neighborhoods concerns.

Commissioner Moser said he agrees with Mr. Hedin. He has look at this development very closely and agrees the property is not feasible for single-family it was zoned this way a long time ago before I-20 was constructed. This area is not consider the country anymore and the developer does have a good project, the owner has owned the land for a long time and is ready to develop. QT and the hotel are in support of this development and the developer is going over and beyond what is required, maybe Vineyard could be cull-da-sac. We need to consider staff's hard work and their recommendation he is not oppose to this development.

Donna Branum, 1009 West I-20, Grand Prairie, TX stated they visited one of the applicant's community and they were very impressed, but they support the Vineyard neighborhood. She said I-20 open in 1973.

Brent Branum, 1009 West I-20, Grand Prairie, TX stated his concern is the drainage that would come from all of the concrete being put in by this development. He said coming off the street between QT and the hotel is very dangerous.

Deborah Johnston, 1651 Ernie Lane, Grand Prairie, TX stated she lives on the west side of Lake Ridge and traffic is already horrible, she took a video of the traffic long before this development decided to come in this is not a good fit for this area.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z200303/CP200302 as presented and recommended by staff. The action and vote recorded as follows:

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Motion: Moser

Second: Smith

Ayes: Connor, Hedin, Moser, Perez, Smith

Nays: Coleman, Landrum, Spare

**Approved: 5-3**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #6 – Z200501 - Zoning Change - The Lakeside (Commissioner Connor/City Council District 4). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a 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, Boalist 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.

Ms. Ware stated 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. The applicant is proposing base zoning districts of Single Family-Four with the following modifications: The minimum lot width shall be 52 ft; The minimum lot depth shall be 116 ft.; and Front entry garages are allowed and may exceed 30% of the overall house frontage. Ms. Ware stated 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.

Ms. Ware stated the Development Review Committee 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.

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

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Mojy Haddad with Oakhollow Group, 2500 NE Green Oaks Blvd., Arlington, TX stated he is a local developer and builder they provide high quality and high end developments. All of the home would be custom built to complement the existing neighborhood and have beautiful entrances onto their developments.

Commissioner Moser asked if he was the one that constructed the shopping center on south Cooper in Arlington it is a very nice development. Mr. Haddad replied yes that was his development.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case Z200501 as presented and recommended by staff. The action and vote recorded as follows:

Motion: Smith

Second: Moser

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

Nays: None

**Approved: 8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #7 –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 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. This text amendment will add similar regulations to the Unified Development Code.

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

## PLANNING AND ZONING COMMISSION MINUTES, MAY 11, 2020

Alan Rubenstein, Real Estate Manager for Family Dollar & Dollar Tree stores for North Texas, 4501 Yacht Club Drive, Rockwall, TX. Mr. Rubenstein stated his intentions are not to be a troublemaker nor take up the commissioner time. He is speaking for himself only and asked that he be allowed to do his job, he has opened 9 stores in Grand Prairie over the years they are not a variety store, they are not grocery stores nor are they in the business as grocery stores they are an infill neighborhood store. He said this text amendment bothers him more as a citizen than a worker. He asked that this case not be approve.

Commissioner Moser and Commissioner Hedin stated they both agrees with Mr. Rubenstein. There being no further discussion on the case commissioner Moser move to close the public hearing and deny case TA200401. The action and vote recorded as follows:

Motion: Moser

Second: Coleman

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

Nays: None

**Case Denied: 8-0**

Motion: **carried.**

Chairperson Moser moved to adjourn the meeting. The meeting adjourned at 8:44 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)

<b>File #:</b>	20-9996	<b>Version:</b>	1	<b>Name:</b>	P181102A - Amending Plat - Greenway Trails Phase 1
<b>Type:</b>	Agenda Item	<b>Status:</b>			Consent Agenda
<b>File created:</b>	5/15/2020	<b>In control:</b>			Planning and Zoning Commission
<b>On agenda:</b>	5/26/2020	<b>Final action:</b>			
<b>Title:</b>	P181102A - Amending Plat - Greenway Trails Phase 1 (Commissioner Spare/Council District 6). A request for a correction plat for Greenway Trails Phase 1, renaming four streets. The correction plat is 49.069 acres located in Greenway Trails, City of Grand Prairie, Ellis County, Texas, generally located west of FM 661, east of SH 360, and north U.S. Hwy 287. The applicant is Eddie Echart and DR Horton, Benjamin Clark and Justin Bosworth.				

### Sponsors:

### Indexes:

### Code sections:

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

Date	Ver.	Action By	Action	Result
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### From

Chris Hartmann

### Title

P181102A - Amending Plat - Greenway Trails Phase 1 (Commissioner Spare/Council District 6). A request for a correction plat for Greenway Trails Phase 1, renaming four streets. The correction plat is 49.069 acres located in Greenway Trails, City of Grand Prairie, Ellis County, Texas, generally located west of FM 661, east of SH 360, and north U.S. Hwy 287. The applicant is Eddie Echart and DR Horton, Benjamin Clark and Justin Bosworth.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

A correction plat for Greenway Trails, Phase 1, consisting of 117 residential lots and 12 open space/common lots on 49.069 acres located in Greenway Trails, City of Grand Prairie, Ellis County, Texas, generally located north of U.S. Hwy 287, east of SH 360, and west of F.M. 661.

### PURPOSE OF REQUEST:

The purpose of the correction plat is to rename four streets, Oak Tree Lane to Hidden Hollow Drive, Greenleaf Lane to Wintergreen Street, Lacebark Street to Rolling Meadows Drive, and Cotton Creek Trail to Rainwater Trail.

**ADJACENT LAND USE:**

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

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

Direction	Zoning	Existing Use
North	City of Mansfield	Undeveloped/Gas Well Pad Site
South	PD-328 for Mixed Use Development	Undeveloped/Gas Well Pad Site;
West	PD-322A for Mixed Use Development	Undeveloped/Gas Well Pad Site;
East	Agriculture (A) District	Undeveloped; FM 661

**HISTORY:**

- PD-322 was established by City Council on August 8, 2006 (Ordinance No. 7445), allowing for single-family detached residential and mixed-use regional/employment center uses on 384.267 acres (Case Number Z060601/CP060601).
- At its August 30, 2016 meeting, the Planning and Zoning Commission approved a Preliminary Plat for Greenway Trails, consisting of 611 residential lots, 21 open space lots, and 2 commercial lots on 353.18 acres (Case Number P160301). Validity of the plat was extended in September 2017 and May 2018.
- At its April 1, 2019 meeting, the Planning and Zoning Commission approved a Final Plat for Greenway Trails Phase 1, consisting of 117 residential lots and 12 non-residential lots on 49.069 acres (Case Number P181102)

**RECOMMENDATION:**

The City Staff recommends approval.





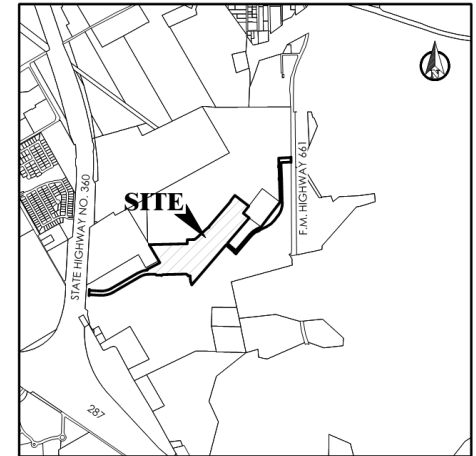
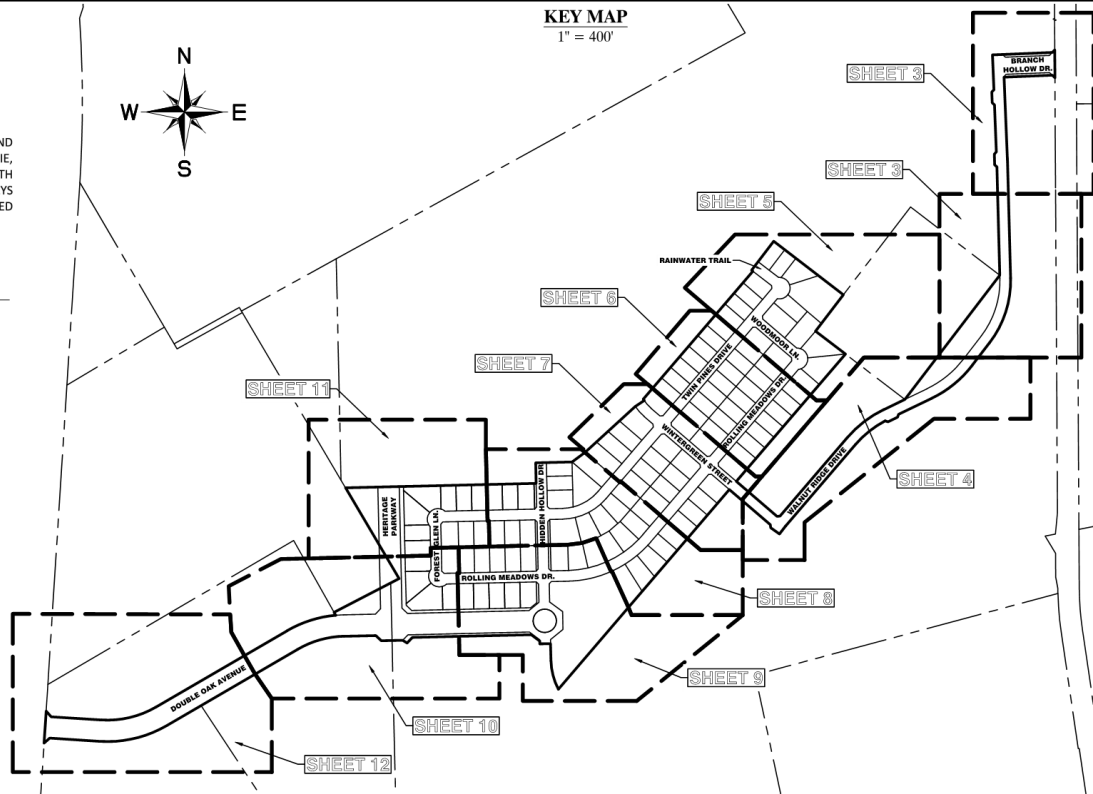


*Grand Prairie*  
TEXAS

PLAT APPROVAL DATE: APRIL 1, 2019

THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAND PRAIRIE, TEXAS, AND THE DEDICATION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC.

CERTIFIED DIRECTOR OF PLANNING OR DESIGNEE



VICINITY MAP  
N.T.S.

#### SURVEYOR'S CERTIFICATION

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have plotted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground so that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers  
Registered Professional Land Surveyor No. 6372  
Goodwin & Marshall, INC.  
2405 Mustang Drive  
Grapevine, TX 76051  
Metro (817) 329-4373



State of Texas:  
County of Tarrant:

BEFORE ME, the undersigned, a Notary Public in said County and State, on this day personally appeared John N. Rogers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

#### ELLIS COUNTY RECORDING:

PLAT RECORDED AS INSTRUMENT NO. \_\_\_\_\_

DRAWER \_\_\_\_\_ AND SLIDE \_\_\_\_\_

DATE \_\_\_\_\_, 20\_\_\_\_

OWNER:

**TEXDEVCO GP LLC**  
23727 Hawthorne Boulevard, Suite 1  
Torrance, California 90505  
(310) 971-5686

#### NOTES

1. Bearings are oriented to Texas State plane coordinate system, north central zone, 4202 derived from GPS observation, the coordinates in this project are located in the Texas state plane coordinate system at the surface location, the combined scale factor for this site is 0.99989017, this factor is to be applied to any surface coordinate or distance values in order to reduce said values to state plane grid values, to bring in data that is on state plane grid into this project, scale the data from (0,0) by the reciprocal scale factor of 1.000109842.
2. According to the Flood Insurance Rate Map (FIRM) panels 48139C0025F, effective June 3, 2013, this survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain.
3. All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.
4. 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.
5. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
6. Per zoning ordinance no. 7445, a 25-foot front yard building setback is required for residential lots developed with front entry (street facing) garages. A 17-foot minimum front yard setback will be permitted for residential lots that are built with non front entry (j-swing / side swing type) garages.

7. Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or Home Owners Association (H.O.A.).

8. Lot 92X, Block 1; Lot 23X, Block 2; Lot 28X, Block 5; Lot 60X, Block 6; Lot 21X, Block 8; Lot 13X, Block 9; Lots 32X & 35X, Block 10; Lot 65X, Block 15; Lots 1X & 2X, Block 21; and Lot 1X, Block 22 are private HOA/Developer owned and maintained open space lots.

9. Maintenance of all improvements within Lot 1X, Block 22, including sod, planting, hardscape, protective barriers, or any other physical feature, and any lighting or irrigation lines associated with or utilized in the maintenance of such improvements, shall be the sole responsibility of the Homeowner's Association.

#### NOTE:

MAINTENANCE OF RETAINING WALLS THAT SIT BETWEEN LOTS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ON THE HIGH SIDE.

#### REASON FOR CORRECTION PLAT:

TO CHANGE STREET NAMES:  
OAK TREE LANE TO HIDDEN HOLLOW DRIVE  
GREENLEAF LANE TO WINTERGREEN STREET  
LACEBARK STREET TO ROLLING MEADOWS DRIVE  
COTTON CREEK TRAIL TO RAINWATER TRAIL

PREPARED BY:

**GOODWIN AND MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329 - 4373

TBPE REGISTRATION # F-2044  
TBPLS # 10021700

## CORRECTION PLAT OF GREENWAY TRAILS PHASE 1 BEING

49.069 ACRES  
SITUATED IN THE

JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616  
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS

117 RESIDENTIAL LOTS, 12 NON-RESIDENTIAL LOTS

Date: May 2020

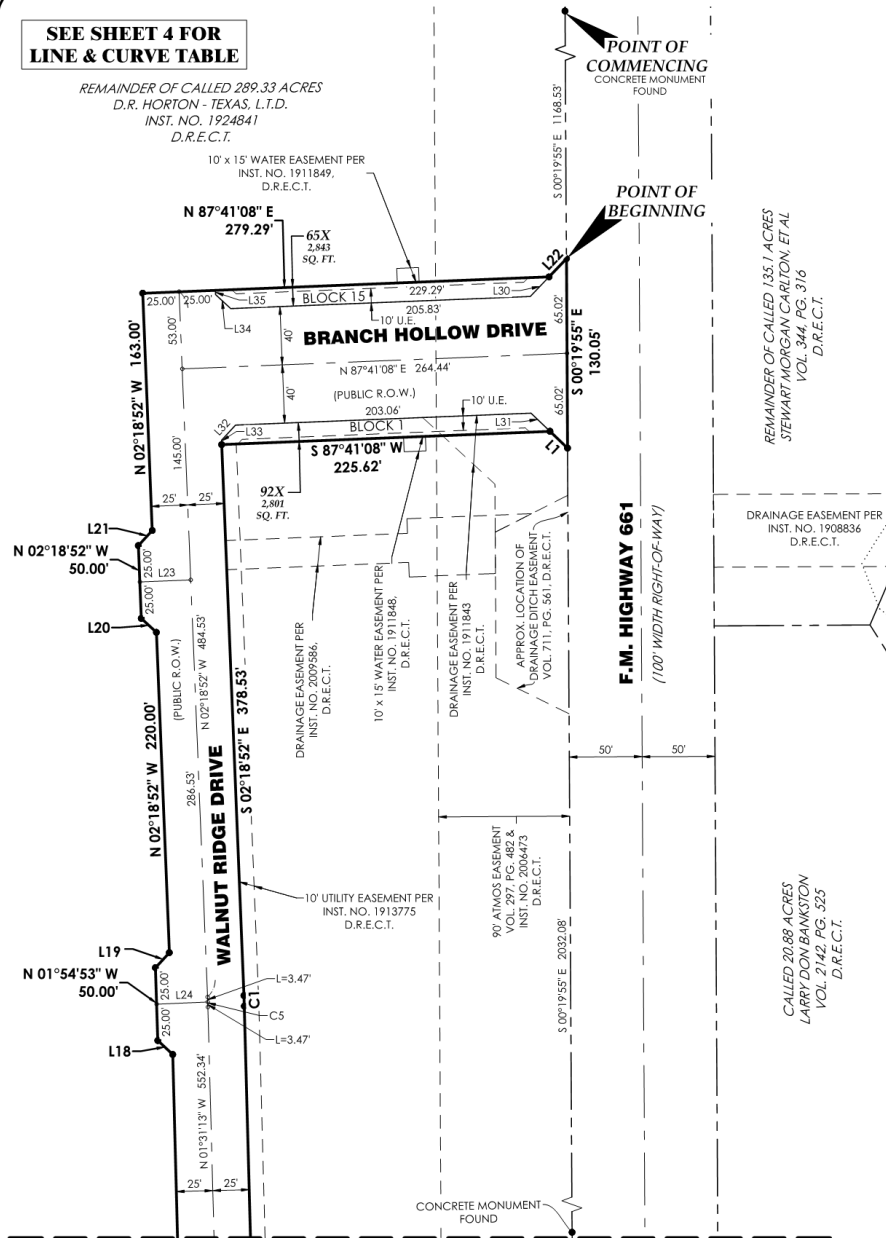
SHEET 1 of 12





**SEE SHEET 4 FOR  
LINE & CURVE TABLE**

REMAINDER OF CALLED 289.33 ACRES  
D.R. HORTON - TEXAS, L.T.D.  
INST. NO. 1924841  
D.R.E.C.T.



MATCH TOP RIGHT OF SHEET 3

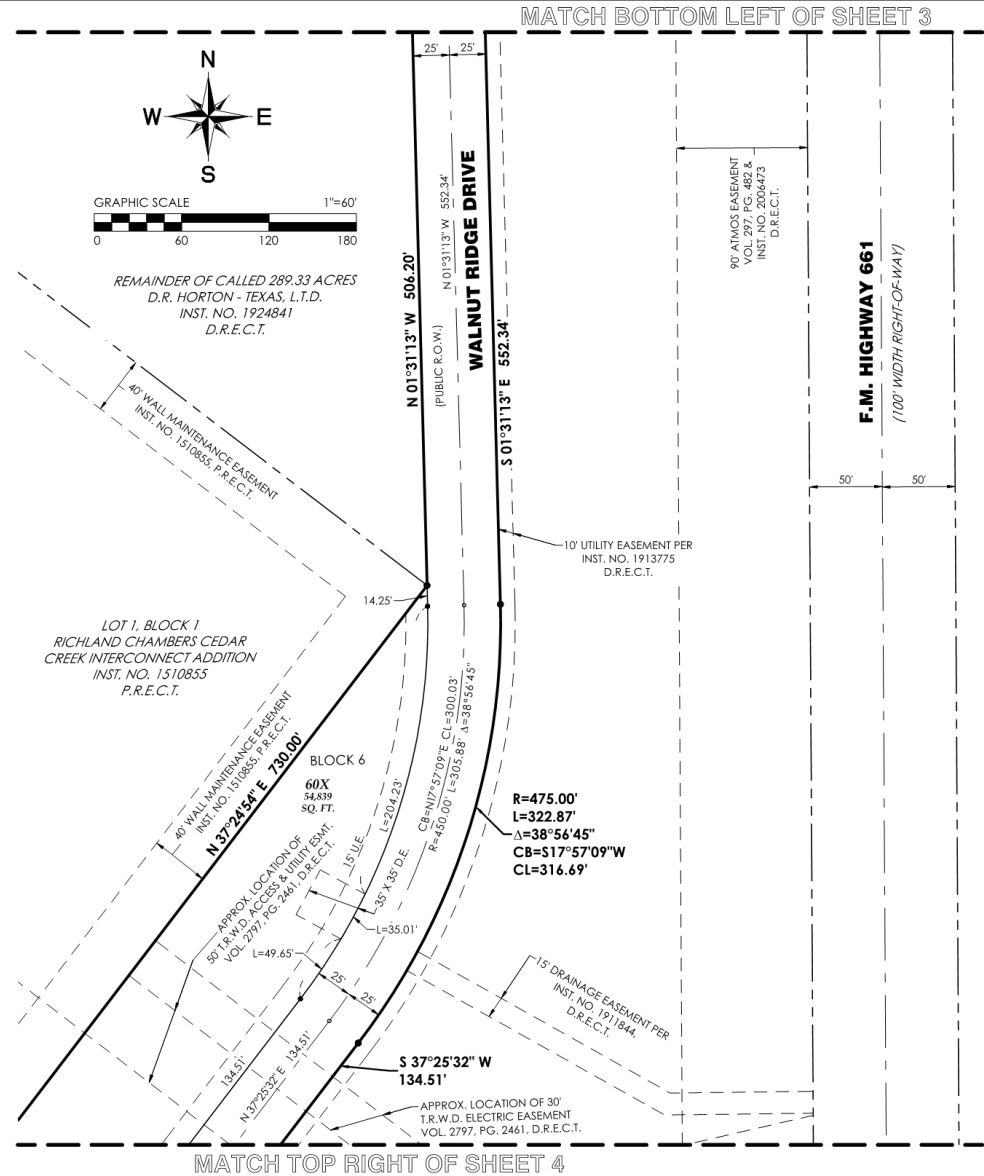
OWNER:  
**TEXDEVCO GP LLC**  
23727 Hawthorne Boulevard, Suite 1  
Torrance, California 90505  
(310) 971-5686

\*NOTE - PER ZONING ORDINANCE NO. 7445, A 25-FOOT FRONT YARD BUILDING SETBACK IS REQUIRED FOR RESIDENTIAL LOTS DEVELOPED WITH FRONT ENTRY (STREET FACING) GARAGES. A 17-FOOT MINIMUM FRONT YARD SETBACK WILL BE PERMITTED FOR RESIDENTIAL LOTS THAT ARE BUILT WITH NON FRONT ENTRY (J-SWING / SIDE SWING TYPE) GARAGES.

OWNER/DEVELOPER:

**D·R·HORTON**  
*America's Builder*

6751 North Freeway  
Fort Worth, Texas 76131  
(817) 230-0800



MATCH TOP RIGHT OF SHEET 4

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2405 Mustang Drive, Grapevine, Texas 76051  
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TBPE REGISTRATION # F-2944  
TBPLS # 10021700

# CORRECTION PLAT OF GREENWAY TRAILS

PHASE 1  
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SITUATED IN THE

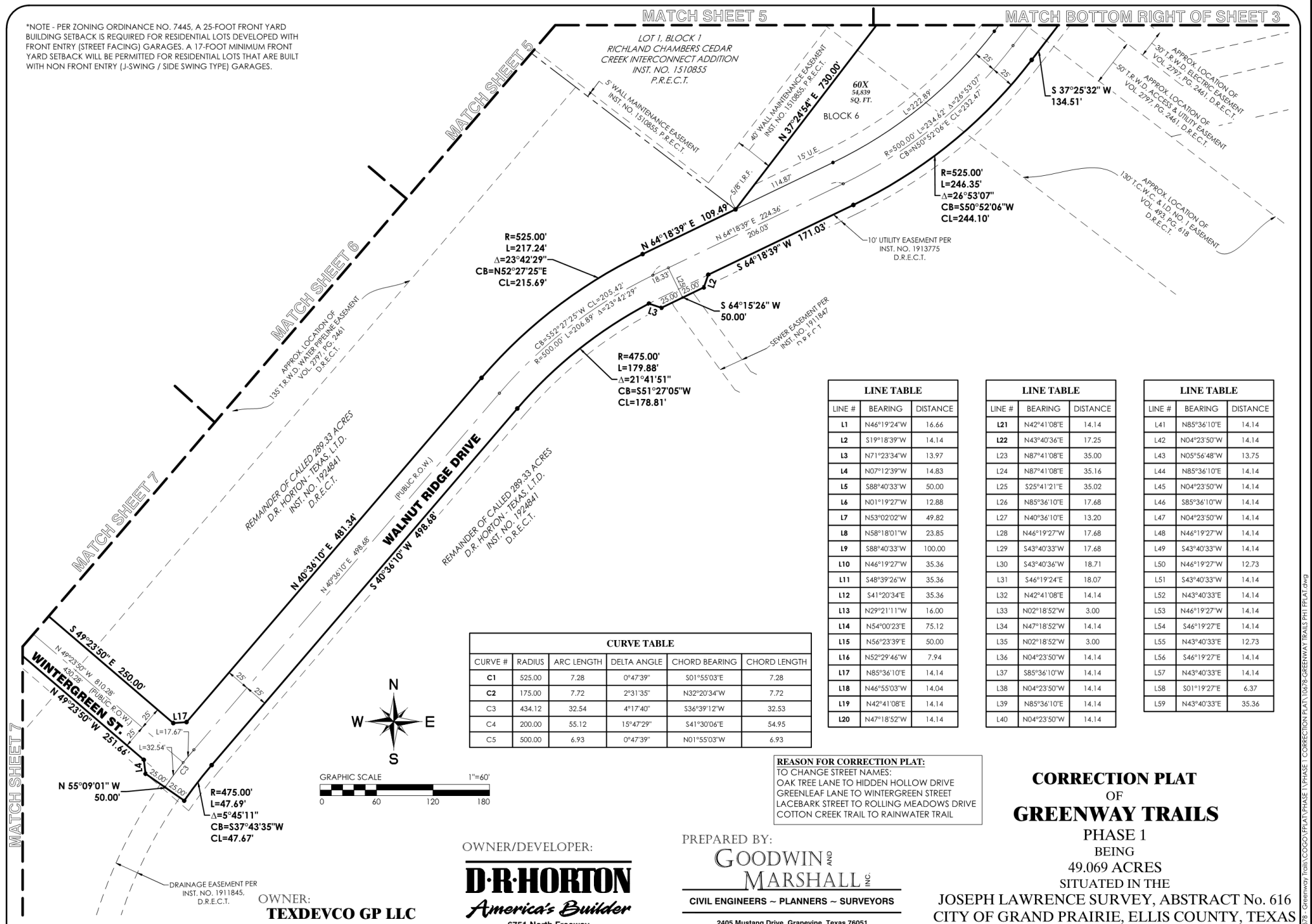
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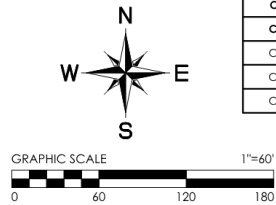
Date: May 2020

SHEET 3 of 12

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CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	525.00'	7.28	0°47'39"	S01°55'03"E	7.28
C2	175.00	7.72	2°31'35"	N32°20'34"W	7.72
C3	434.12	32.54	4°17'40"	S36°39'12"W	32.53
C4	200.00	55.12	15°47'29"	S41°30'06"E	54.95
C5	500.00	6.93	0°47'39"	N01°55'03"W	6.93



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N46°19'24"W	16.66
L2	S19°18'39"W	14.14
L3	N71°23'34"W	13.97
L4	N07°12'39"W	14.83
L5	S88°40'33"W	50.00
L6	N01°19'27"W	12.88
L7	N53°02'02"W	49.82
L8	N58°18'01"W	23.85
L9	S88°40'33"W	100.00
L10	N46°19'27"W	35.36
L11	S48°39'26"W	35.36
L12	S41°20'34"E	35.36
L13	N29°21'11"W	16.00
L14	N54°00'23"E	75.12
L15	N56°23'39"E	50.00
L16	N52°29'46"W	7.94
L17	N85°36'10"E	14.14
L18	N46°55'03"W	14.04
L19	N42°41'08"E	14.14
L20	N47°18'52"W	14.14

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	N42°41'08"E	14.14
L22	N43°40'36"E	17.25
L23	N87°41'08"E	35.00
L24	N87°41'08"E	35.16
L25	S25°41'21"E	35.02
L26	N85°36'10"E	17.68
L27	N40°36'10"E	13.20
L28	N46°19'27"W	17.68
L29	S43°40'33"W	17.68
L30	S43°40'36"W	18.71
L31	S46°19'24"E	18.07
L32	N42°41'08"E	14.14
L33	N02°18'52"W	3.00
L34	N47°18'52"W	14.14
L35	N02°18'52"W	3.00
L36	N04°23'50"W	14.14
L37	N85°36'10"W	14.14
L38	N04°23'50"W	14.14
L39	N85°36'10"E	14.14
L40	N04°23'50"W	14.14

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	N85°36'10"E	14.14
L42	N04°23'50"W	14.14
L43	N05°56'48"W	13.75
L44	N85°36'10"E	14.14
L45	N04°23'50"W	14.14
L46	S85°36'10"W	14.14
L47	N04°23'50"W	14.14
L48	N46°19'27"W	14.14
L49	S43°40'33"W	14.14
L50	N46°19'27"W	12.73
L51	S43°40'33"W	14.14
L52	N43°40'33"E	14.14
L53	N46°19'27"W	14.14
L54	S46°19'27"E	14.14
L55	N43°40'33"E	12.73
L56	S46°19'27"E	14.14
L57	N43°40'33"E	14.14
L58	S01°19'27"E	6.37
L59	N43°40'33"E	35.36

**REASON FOR CORRECTION PLAT:**  
TO CHANGE STREET NAMES:  
OAK TREE LANE TO HIDDEN HOLLOW DRIVE  
GREENLEAF LANE TO WINTERGREEN STREET  
LACEBARK STREET TO ROLLING MEADOWS DRIVE  
COTTON CREEK TRAIL TO RAINWATER TRAIL

## CORRECTION PLAT OF GREENWAY TRAILS

PHASE 1  
BEING  
49.069 ACRES  
SITUATED IN THE

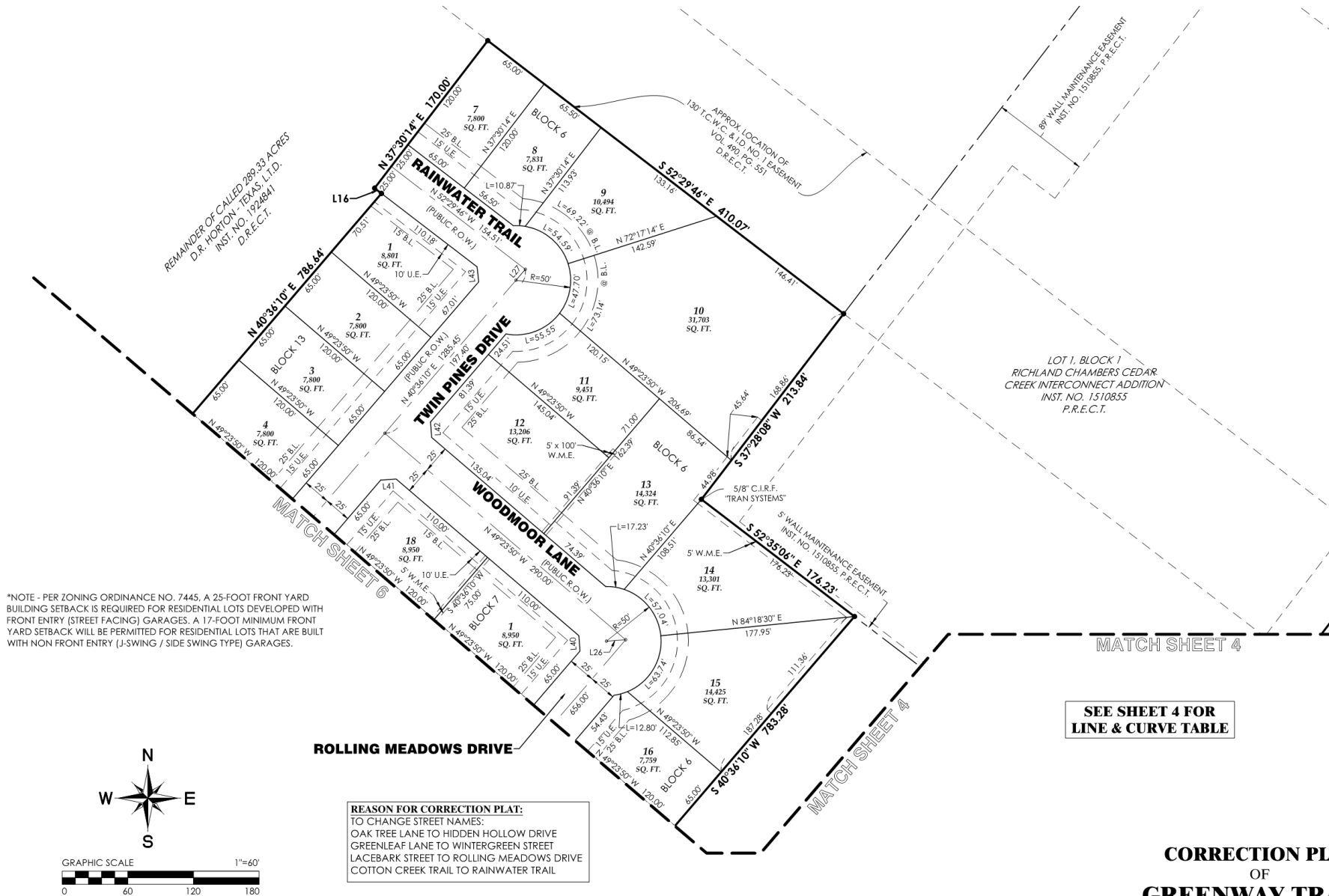
JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616  
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117 RESIDENTIAL LOTS, 12 NON-RESIDENTIAL LOTS

Date: May 2020

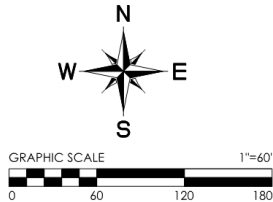
OWNER/DEVELOPER:  
**D.R. HORTON**  
*America's Builder*  
6751 North Freeway  
Fort Worth, Texas 76131  
(817) 230-0800

PREPARED BY:  
**GOODWIN AND MARSHALL INC.**  
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS  
2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329 - 4373  
TBPB REGISTRATION # F-2944  
TBPBS # 10021700

OWNER:  
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23727 Hawthorne Boulevard, Suite 1  
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(310) 971-5686



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OWNER:  
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23727 Hawthorne Boulevard, Suite 1  
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**ROLLING MEADOWS DRIVE**

**REASON FOR CORRECTION PLAT:**  
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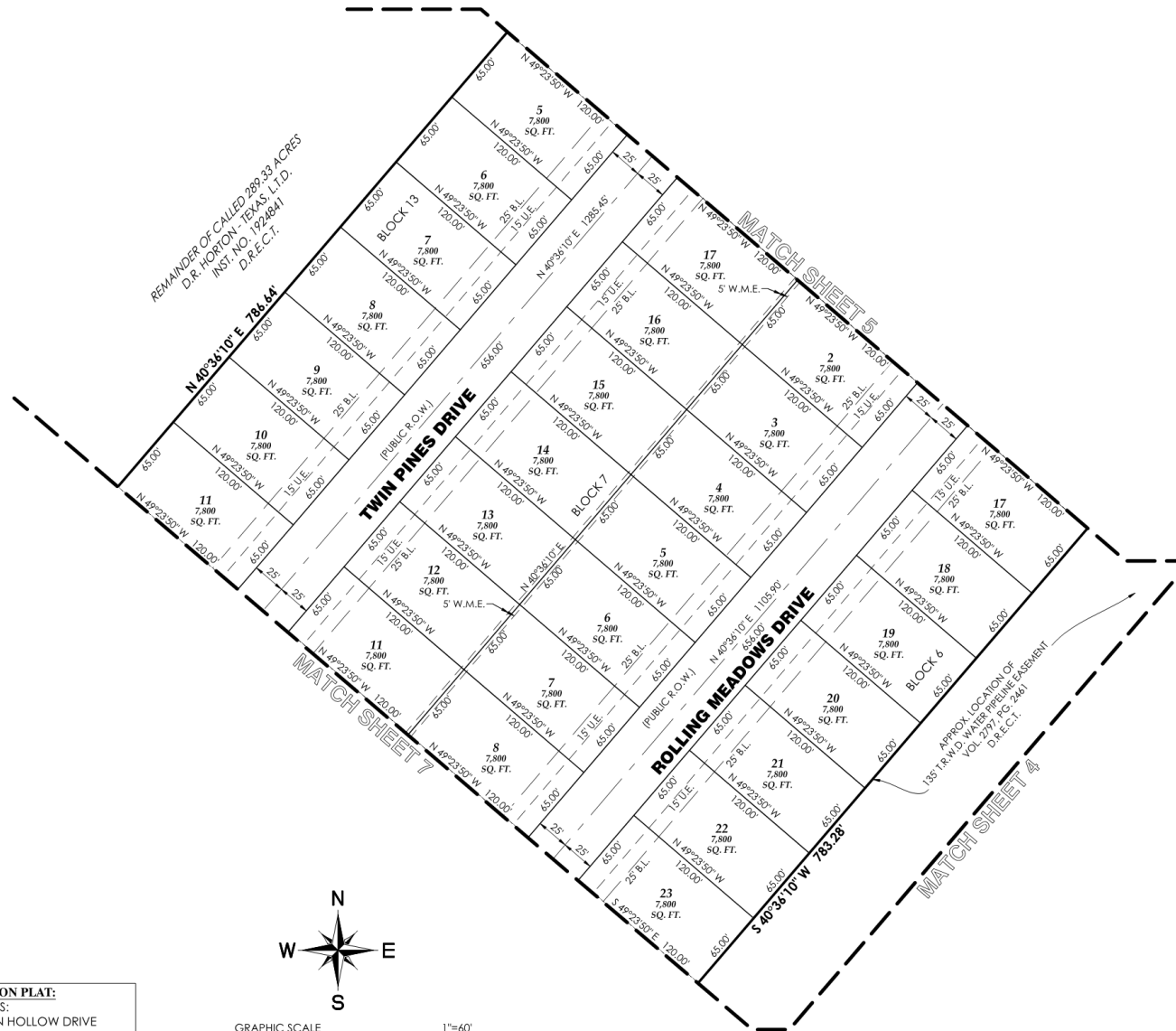
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**SEE SHEET 4 FOR  
LINE & CURVE TABLE**

**CORRECTION PLAT  
OF  
GREENWAY TRAILS**

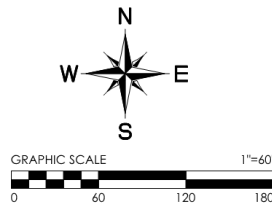
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**CORRECTION PLAT**  
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**SHEET 6 of 12**

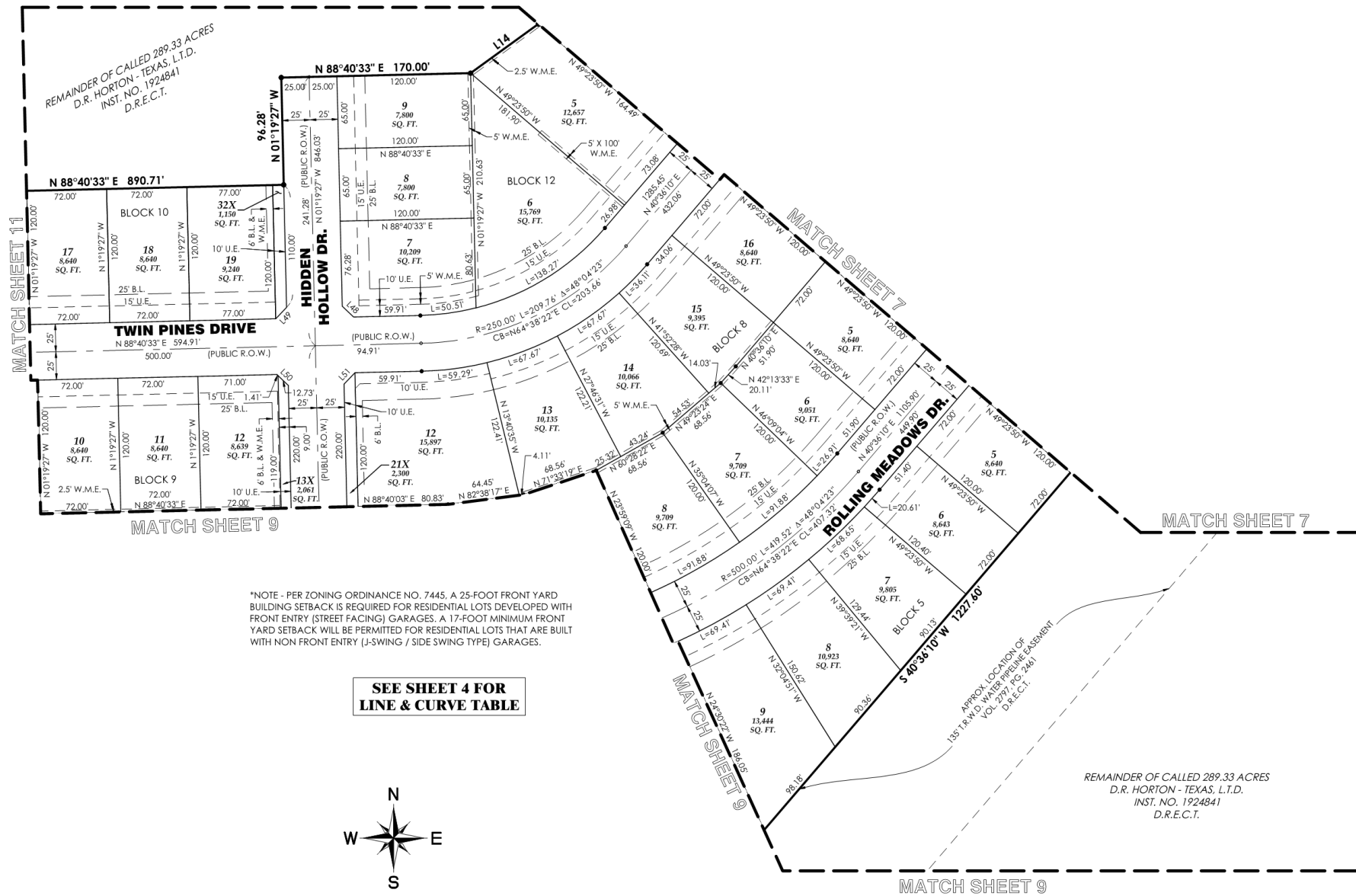


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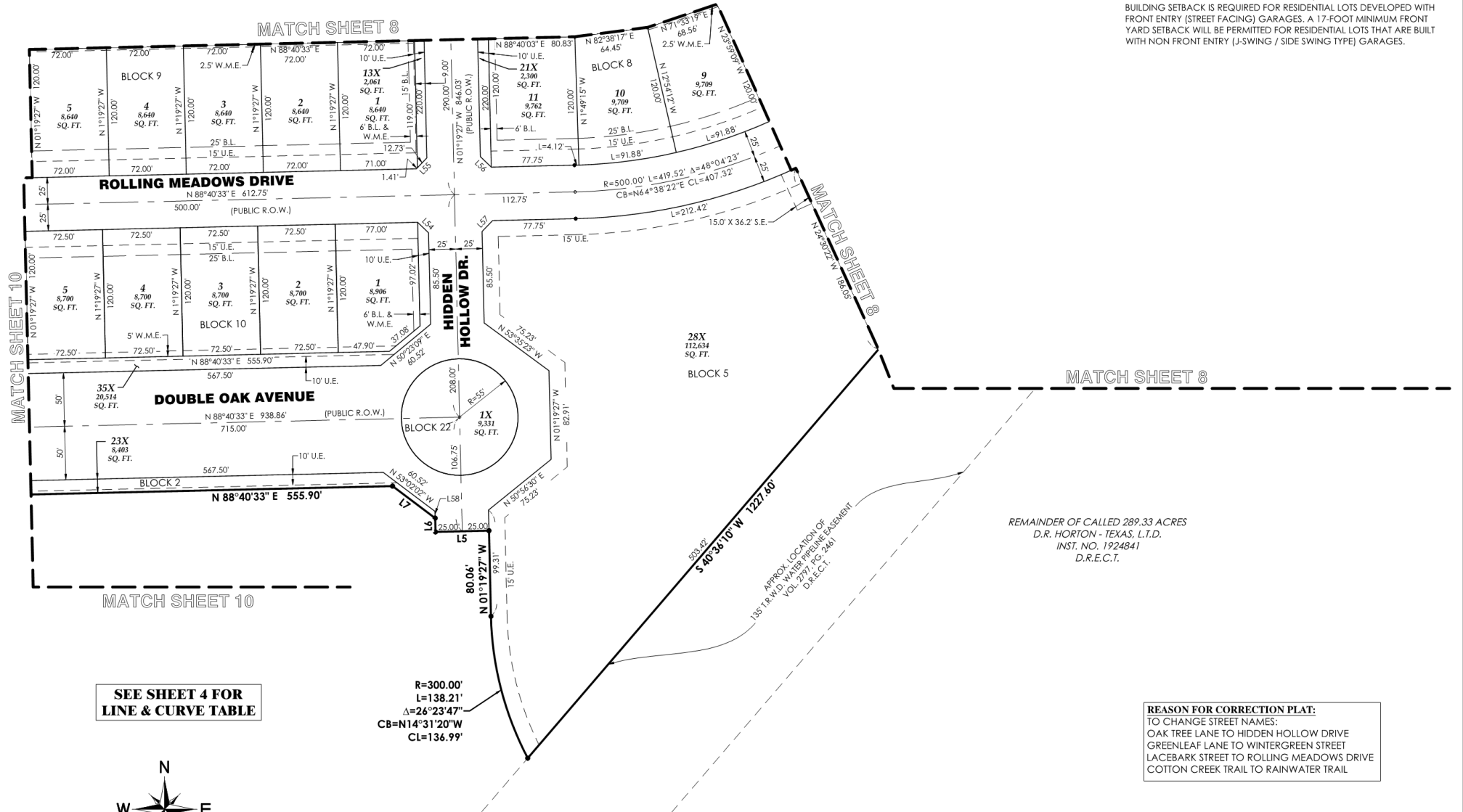
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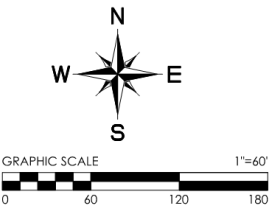
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SHEET 8 of 12

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SEE SHEET 4 FOR  
LINE & CURVE TABLE



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INST. NO. 1924841  
D.R.E.C.T.

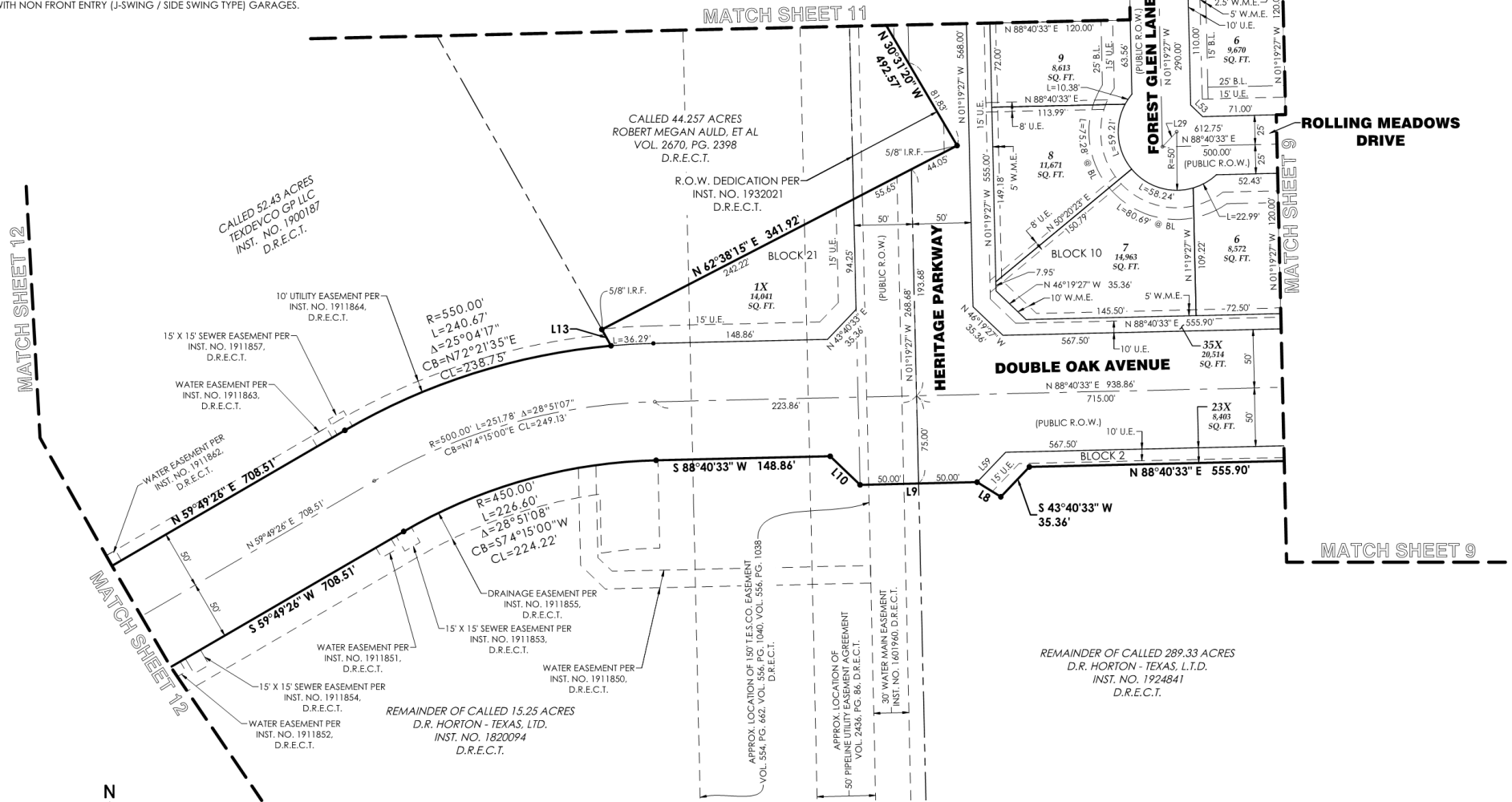
**REASON FOR CORRECTION PLAT:**  
TO CHANGE STREET NAMES:  
OAK TREE LANE TO HIDDEN HOLLOW DRIVE  
GREENLEAF LANE TO WINTERGREEN STREET  
LACEBARK STREET TO ROLLING MEADOWS DRIVE  
COTTON CREEK TRAIL TO RAINWATER TRAIL

**CORRECTION PLAT  
OF  
GREENWAY TRAILS**

PHASE 1  
BEING  
49.069 ACRES  
SITUATED IN THE  
JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616  
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS  
117 RESIDENTIAL LOTS, 12 NON-RESIDENTIAL LOTS  
Date: May 2020



\*NOTE - PER ZONING ORDINANCE NO. 7445, A 25-FOOT FRONT YARD BUILDING SETBACK IS REQUIRED FOR RESIDENTIAL LOTS DEVELOPED WITH FRONT ENTRY (STREET FACING) GARAGES. A 17-FOOT MINIMUM FRONT YARD SETBACK WILL BE PERMITTED FOR RESIDENTIAL LOTS THAT ARE BUILT WITH NON FRONT ENTRY (J-SWING / SIDE SWING TYPE) GARAGES.



GRAPHIC SCALE 1"=60'

0 60 120 180

OWNER:  
**TEXDEVCO GP LLC**  
23727 Hawthorne Boulevard, Suite 1  
Torrance, California 90505  
(310) 971-5686

OWNER/DEVELOPER:

**D.R. HORTON**  
*America's Builder*  
6751 North Freeway  
Fort Worth, Texas 76131  
(817) 230-0800

PREPARED BY:

**GOODWIN AND MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329 - 4373

TBPE REGISTRATION # F-2944  
TBPLS # 10021700

## CORRECTION PLAT OF GREENWAY TRAILS

PHASE 1

BEING

49.069 ACRES

SITUATED IN THE

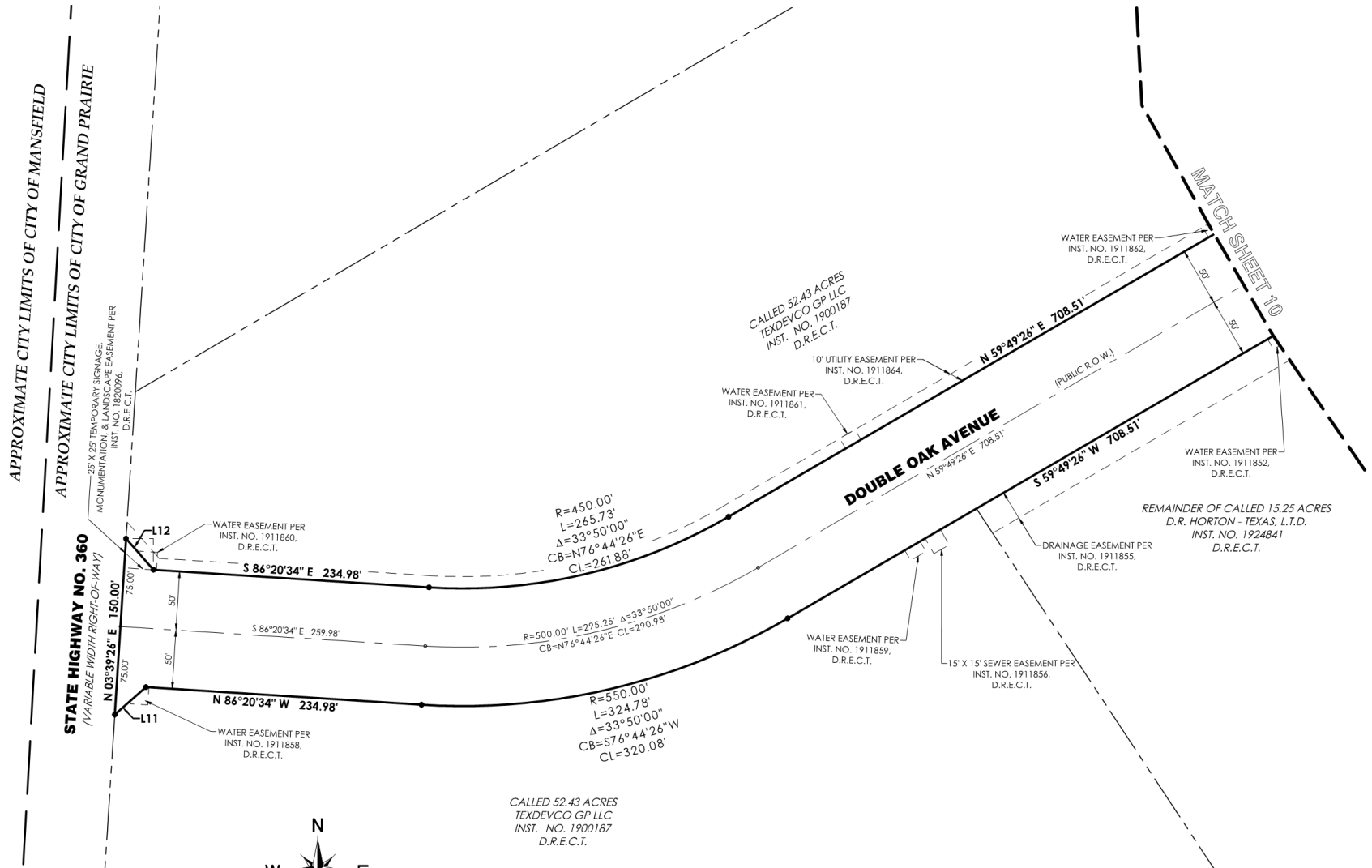
JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616  
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS

117 RESIDENTIAL LOTS, 12 NON-RESIDENTIAL LOTS

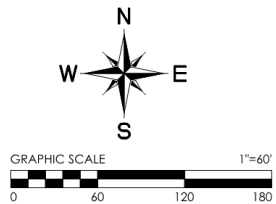
Date: May 2020

SHEET 10 of 12





\*NOTE - PER ZONING ORDINANCE NO. 7445, A 25-FOOT FRONT YARD BUILDING SETBACK IS REQUIRED FOR RESIDENTIAL LOTS DEVELOPED WITH FRONT ENTRY (STREET FACING) GARAGES. A 17-FOOT MINIMUM FRONT YARD SETBACK WILL BE PERMITTED FOR RESIDENTIAL LOTS THAT ARE BUILT WITH NON FRONT ENTRY (J-SWING / SIDE SWING TYPE) GARAGES.



**SEE SHEET 4 FOR  
LINE & CURVE TABLE**

**REASON FOR CORRECTION PLAT:**  
TO CHANGE STREET NAMES:  
OAK TREE LANE TO HIDDEN HOLLOW DRIVE  
GREENLEAF LANE TO WINTERGREEN STREET  
LACEBARK STREET TO ROLLING MEADOWS DRIVE  
COTTON CREEK TRAIL TO RAINWATER TRAIL

**CORRECTION PLAT  
OF  
GREENWAY TRAILS**

PHASE 1

BEING

49.069 ACRES

SITUATED IN THE

JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616  
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS

117 RESIDENTIAL LOTS, 12 NON-RESIDENTIAL LOTS

Date: May 2020

**SHEET 12 of 12**

OWNER:  
**TEXDEVCO GP LLC**  
23727 Hawthorne Boulevard, Suite 1  
Torrance, California 90505  
(310) 971-5686

OWNER/DEVELOPER:

**D.R. HORTON**  
*America's Builder*  
6751 North Freeway  
Fort Worth, Texas 76131  
(817) 230-0800

PREPARED BY:

**GOODWIN AND  
MARSHALL**

CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051

(817) 329 - 4373

TBPE REGISTRATION # F-2944  
TBPLS # 10021700



## Legislation Details (With Text)

<b>File #:</b>	20-9990	<b>Version:</b>	1	<b>Name:</b>	P190502A - Amending Plat - Smith I-20 Addition, Lot 1, Block A
<b>Type:</b>	Agenda Item	<b>Status:</b>			Consent Agenda
<b>File created:</b>	5/15/2020	<b>In control:</b>			Planning and Zoning Commission
<b>On agenda:</b>	5/26/2020	<b>Final action:</b>			
<b>Title:</b>	P190502A - Amending Plat - Smith I-20 Addition, Lot 1, Block A (Commissioner Connor/City Council District 4). Amending Plat of Lot 1, Block A, Smith I-20 Addition in order to amend and abandon a water easement. Lot 1, Block A, Smith I-20 Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and addressed as 2490 W Interstate 20. The agent is Eric Spooner, the applicant is Yelena Fiester, GreenbergFarrow, and the owner is Caitlin Kincaid, Texas Roadhouse Holdings, Inc.				

### Sponsors:

### Indexes:

### Code sections:

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

Date	Ver.	Action By	Action	Result
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### From

Chris Hartmann

### Title

P190502A - Amending Plat - Smith I-20 Addition, Lot 1, Block A (Commissioner Connor/City Council District 4). Amending Plat of Lot 1, Block A, Smith I-20 Addition in order to amend and abandon a water easement. Lot 1, Block A, Smith I-20 Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and addressed as 2490 W Interstate 20. The agent is Eric Spooner, the applicant is Yelena Fiester, GreenbergFarrow, and the owner is Caitlin Kincaid, Texas Roadhouse Holdings, Inc.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

Consider a request for an Amending Plat for Smith I-20 Addition, Lot 1, Block A, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within IH-20 Corridor Overlay District, generally located north of I-20, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The property is addressed as 2490 W Interstate 20.

### PURPOSE OF REQUEST:

The purpose of the Amending Plat to amend and abandon a water easement.

### **ADJACENT LAND USES:**

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

**Table 1: Zoning and Land Use**

Direction	Zoning	Existing Use
North	PD-353	Multi-Family Residential Use
South	PD-250; PD-55	Commercial Uses
West	PD-29	Undeveloped
East	PD-29	Undeveloped

### **HISTORY:**

- May 4, 2015: the Planning and Zoning Commission approved a Preliminary Plat for Smith I-20 Addition, Lots 1-5, Block A (Case Number P150501).
- June 23, 2016: the Development Review Committee (DRC) approved a Final Plat for Lot 1 of Smith I-20 Addition (Case Number P160705). The plat was never filed and has expired.
- May 1, 2017: The Planning and Zoning Commission approved a Preliminary Plat for Smith I-20 Addition, Lot 2 (Case Number P170403) which consolidated Lots 2-5 into a single lot.
- January 22, 2019: City Council approved a Site Plan for Texas Roadhouse (Case Number S190101) on Lot 1.
- April 1, 2019: The Planning and Zoning Commission approved a Preliminary Plat (Case Number P190402) for Smith I-20, Lots 1-4, Block A.
- May 6, 2019: The Planning and Zoning Commission approved a Final Plat (Case Number P190502) for Smith I-20 Addition, Lot 1, Block A.

### **PLAT FEATURES:**

The plat depicts the necessary utility easements and an access easement along IH-20 and Sara Jane Pkwy that will provide cross access to adjacent future lots.

The proposal meets the density and dimensional requirements.

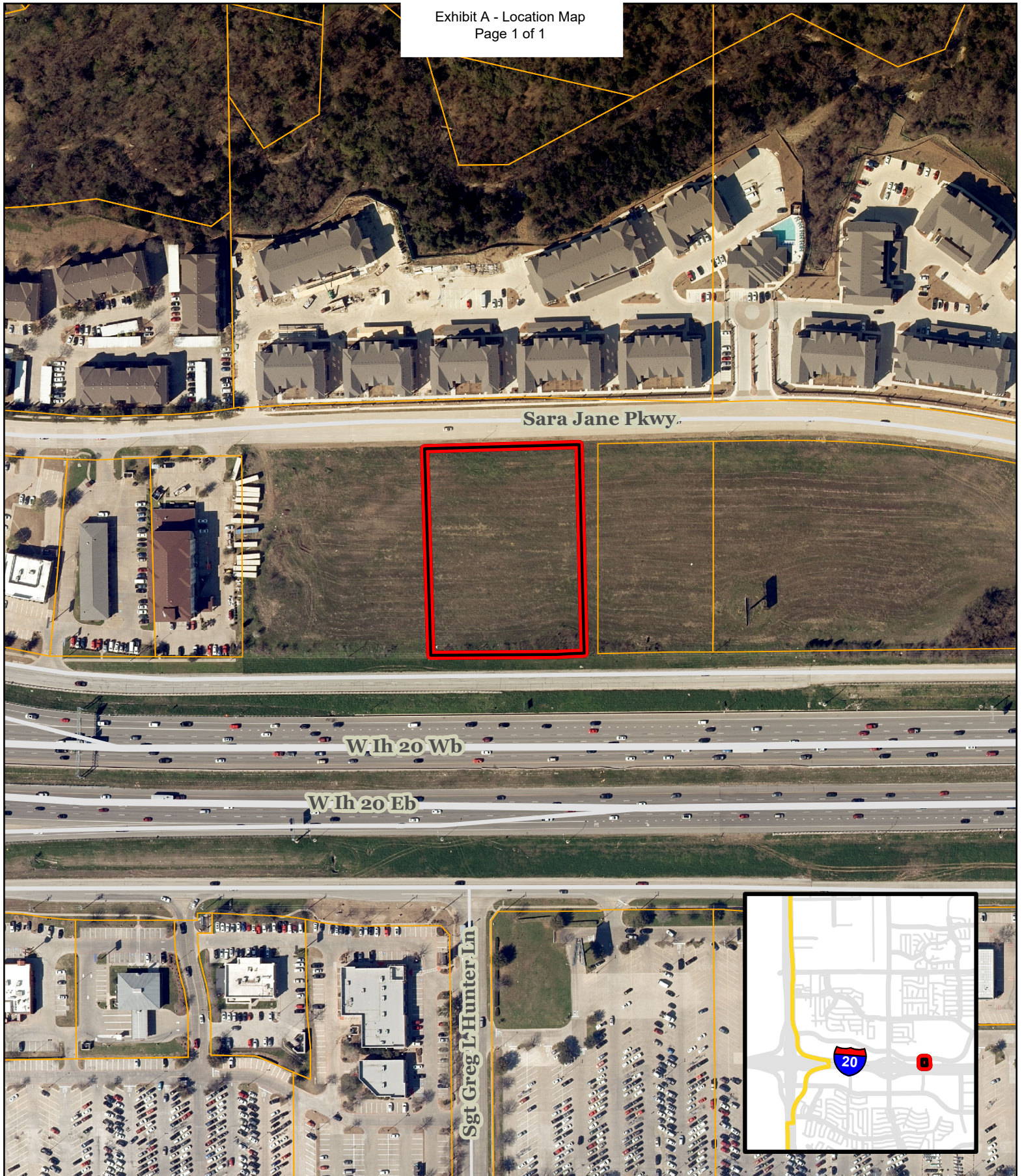
**Table 2: Site Data Summary**

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	5,000	108,781	Yes
Min. Lot Width (Ft.)	50	295.15	Yes
Min. Lot Depth (Ft.)	100	363.61	Yes
Front Setback (Ft.)	25	25	Yes

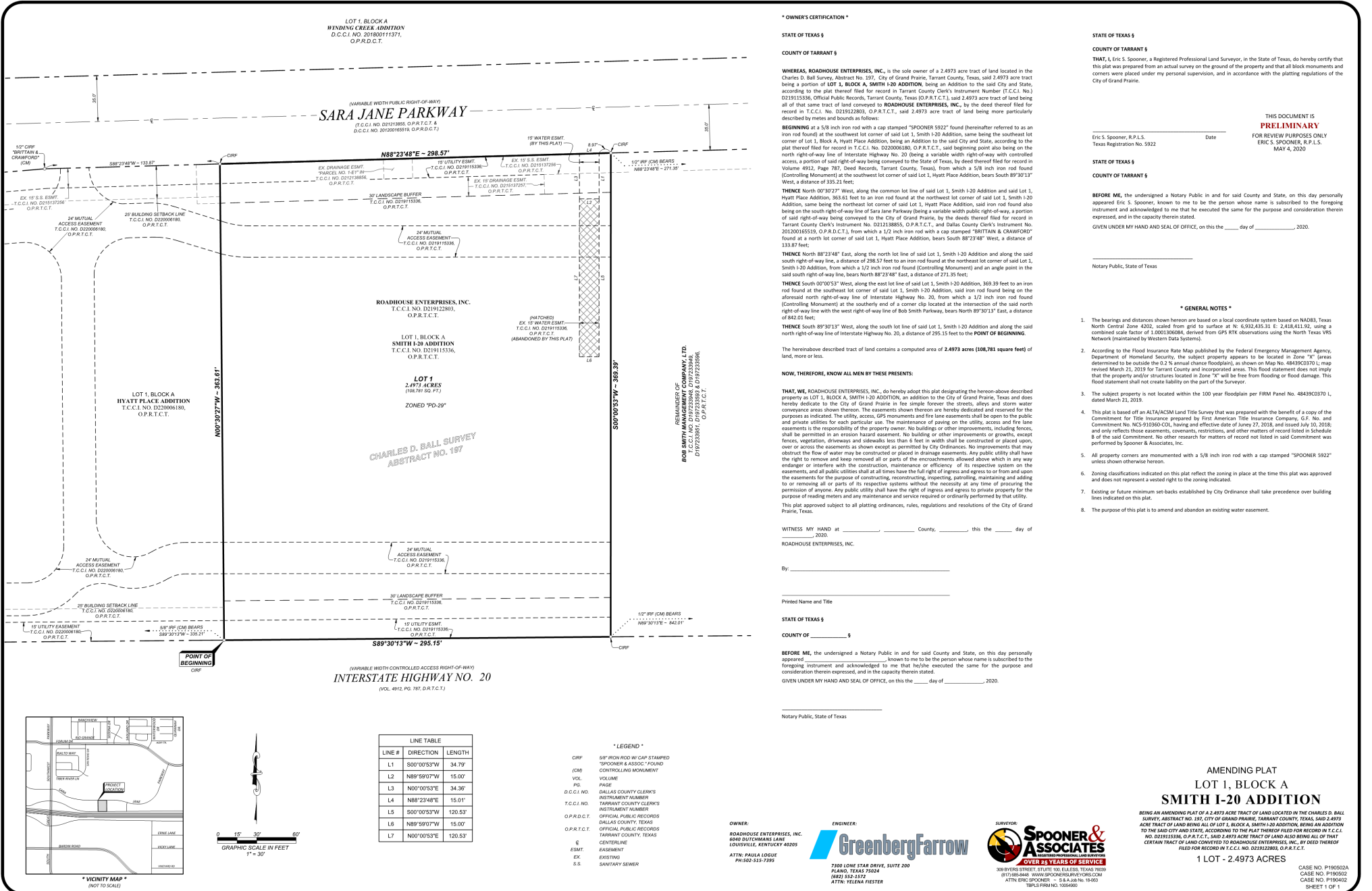
### **RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.













## Legislation Details (With Text)

**File #:** 20-9991      **Version:** 1      **Name:** RP200502 - Replat - Florence Hill Addition No.1, Lots 13R-1 and 13R-2  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 5/15/2020      **In control:** Planning and Zoning Commission  
**On agenda:** 5/26/2020      **Final action:**  
**Title:** RP200502 - Replat - Florence Hill Addition No.1, Lots 13R-1 and 13R-2 (Commissioner Spare/City Council District 6). Replat creating Lots 13R-1 and 13R-2, Florence Hill Addition No. 1 on 1.132 acres. Lot 13 and part of Lot 12, Florence Hill Addition No. 1, City of Grand Prairie, Dallas County, Texas, zoned PD-84, and addressed as 1301 Alspaugh Ln. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Juanito Aguinaga.

### Sponsors:

### Indexes:

### Code sections:

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

Date	Ver.	Action By	Action	Result
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### From

Chris Hartmann

### Title

RP200502 - Replat - Florence Hill Addition No.1, Lots 13R-1 and 13R-2 (Commissioner Spare/City Council District 6). Replat creating Lots 13R-1 and 13R-2, Florence Hill Addition No. 1 on 1.132 acres. Lot 13 and part of Lot 12, Florence Hill Addition No. 1, City of Grand Prairie, Dallas County, Texas, zoned PD-84, and addressed as 1301 Alspaugh Ln. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Juanito Aguinaga.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

A replat to create two lots from one and a partial, creating lots 13R-1 and 13R-2, Florence Hill Addition No. 1. Located at 1301 Alspaugh Lane, legally described Lot 13 and part of Lot 12, Florence Hill Addition No. 1, City of Grand Prairie, Dallas County, Texas, zoned PD-84.

### PURPOSE OF REQUEST:

The purpose of the replat is to create two lots from one and a partial on 1.132 acres.

**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-84	Single Family Residential
South	PD-268	Single Family Residential
West	PD-84	Single Family Residential
East	PD-84	Single Family Residential

**PLAT FEATURES:**

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

**Table 2: Site Data Summary for PD-84 Lot 13R-1**

Standard	Required	Provided	Meets
Min. Lot Area Sq. Ft.	9,600	22,705	Yes
Min. Lot Width (Ft.)	80	98.18	Yes
Min. Lot Depth (Ft.)	120	230.49	Yes
Front Setback (Ft.)	30	30	Yes

**Table 2: Site Data Summary for PD-84 Lot 13R-2**

Standard	Required	Provided	Meets
Min. Lot Area Sq. Ft.	9,600	26,604	Yes
Min. Lot Width (Ft.)	80	115.94	Yes
Min. Lot Depth (Ft.)	120	230.51	Yes
Front Setback (Ft.)	30	30	Yes

**RECOMMENDATION:**

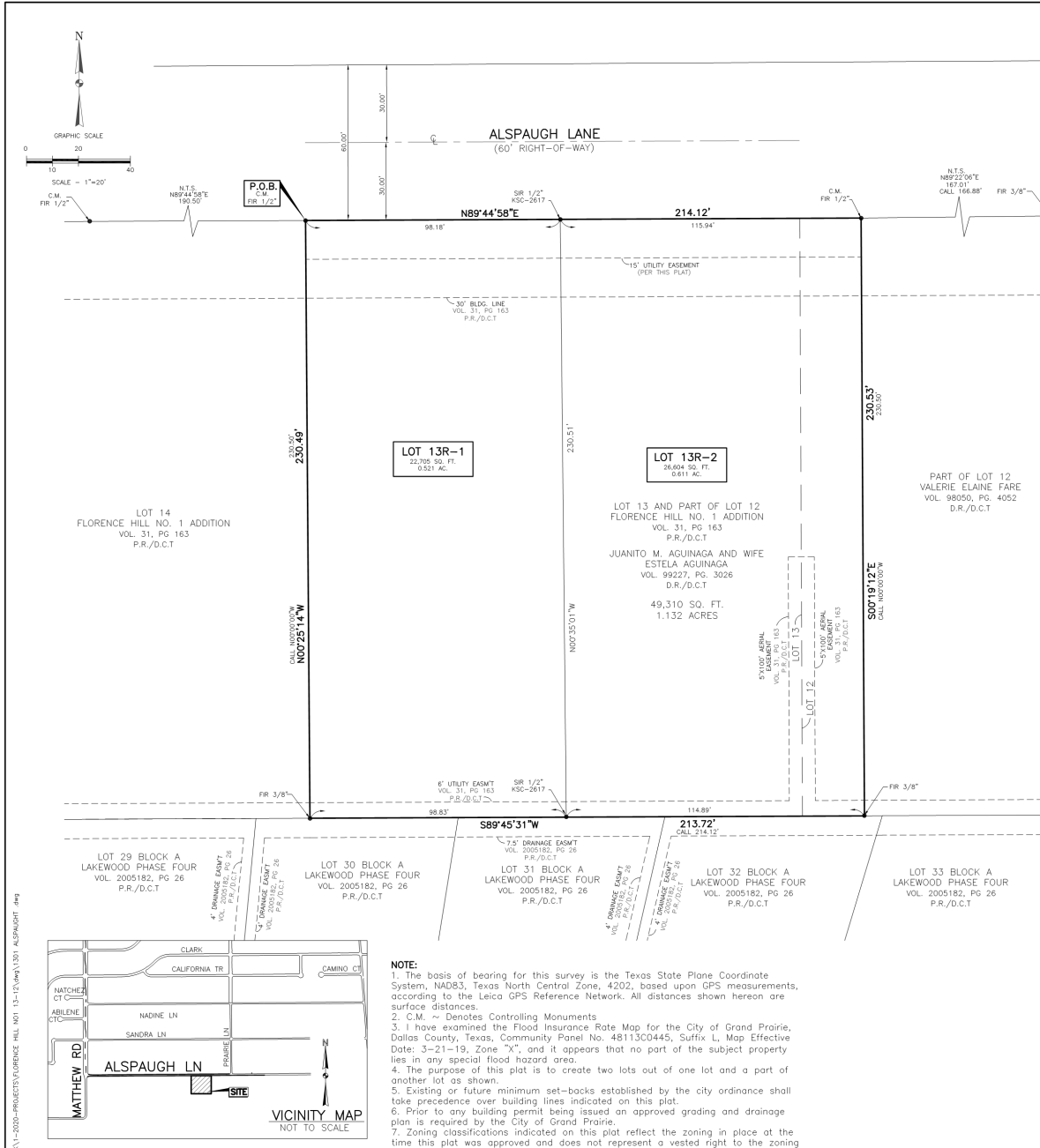
The Development Review Committee (DRC) recommends approval.







Exhibit B - Replat  
Page 1 of 1



**DEDICATION:**

State of Texas:

County of Dallas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **JUANITO M. AGUINAGE AND WIFE ESTELA AGUINAGA**, does hereby adopt this plat designating the herein above described property as **LOT 13R-1 AND 13R-2, FLORENCE HILL ADDITION NO. 1**, 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 on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No 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 full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Witness my hand at \_\_\_\_\_ County Texas this \_\_\_\_ day of \_\_\_\_\_, 2020.

**JUANITO M. AGUINAGA**  
Owner

**ESTELA AGUINAGA**  
Owner

**ACKNOWLEDGMENT:**

State of Texas

County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared **JUANITO M. AGUINAGA**, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.  
Given under my hand and seal of office on the \_\_\_\_ Day of \_\_\_\_\_, 2020.

Notary Public

My Commission Expires:

**ACKNOWLEDGMENT:**

State of Texas

County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared **ESTELA AGUINAGA**, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.  
Given under my hand and seal of office on the \_\_\_\_ Day of \_\_\_\_\_, 2020.

Notary Public

My Commission Expires:

**OWNER/DEVELOPER:**

**JUANITO AGUINAGA  
AND WIFE ESTELA AGUINAGA**

1301 ALSPAUGH LANE  
GRAND PRAIRIE, TEXAS 75052  
PHONE: (214) 837-7240

**PREPARED BY:**

**KEETON SURVEYING COMPANY**  
H.B. KEETON  
2037 DALLWORTH, GRAND PRAIRIE, TEXAS 75050  
REGISTERED PROFESSIONAL LAND SURVEYORS  
PHONE: (972) 641-0843 FAX: (972) 647-0154  
E-MAIL: ksc4019@boglobol.net  
TBPELS FIRM NO. 10090500

**OWNERS CERTIFICATE:**

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, **JUANITO M. AGUINAGE AND WIFE ESTELA AGUINAGA**, are the sole owners of a tract of land located in the Thomas J. Tone Survey, Abstract No. 1460, in the City of Grand Prairie, Dallas County, Texas, and being all of Lot 13, and part of Lot 12, Florence Hill No. 1 Addition, an addition to the City of Grand Prairie, according to the deed recorded in Volume 31, Page 163, Map or Plot records of Dallas County, Texas, and being described in deed to said Juanito M. Aguinaga and wife Estela Aguinaga by deed recorded in Volume 99227, Page 3026, of the Deed records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at 1/2 inch iron rod found at the northeast corner of said Lot 13, the northeast corner of Lot 14, and in the south line of Alspaugh Lane (60' wide public right-of-way);

**THENCE** N 89°44'58" E, with the south line of said Alspaugh Lane and the north line of said Lot 13 and 12, for a distance of 214.12 feet to a found 1/2 inch iron rod found in the north line of said Lot 12 and being the northwest corner of a tract described in deed to Valerie Elaine Fare, according to the deed thereof recorded in Volume 98050, Page 4052, deed records of Dallas County, Texas;

**THENCE** S 00°19'12" E, over and across said Lot 12 and with the west line of said Fare tract distance of 230.53 feet to a 3/8 inch iron rod found for corner in the north line of Lot 32, Block A, Lakewood Phase Four, according to the Map or Plat thereof recorded in Volume 2005182, Page 26, deed records of Dallas County, Texas;

**THENCE** S 89°45'31" W, with the south line of said Lot 12, Lot 13, and the north line of Lots 32, 31, and 30, block A of said Lakewood Phase Four, for a distance of 213.72 feet, to a 3/8 inch iron rod found for corner at the southwest corner of said Lot 13 and the southeast corner of said Lot 14, Florence Hill No.1;

**THENCE** N 00°25'14" W, with the east line of said Lot 14 and the west line of said Lot 13 for a distance of 230.49 feet to the **POINT OF BEGINNING** and **CONTAINING**, 49.310 square feet or 1.132 acres of land, more or less.

**SURVEYORS CERTIFICATE:**

Know All Men By These Presents:

I, **M. L. Mitchell**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown herein were found and/or placed under my personal supervision in accordance with the rules and regulations of the City Plan Commission of the City of Grand Prairie, Texas.

PRELIMINARY NOT TO BE RECORDED  
FOR ANY PURPOSE

**M. L. Mitchell**  
Registered Professional Land Surveyor  
Registration No. 2617  
State of Texas

**ACKNOWLEDGMENTS:**

State of Texas

County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared **M. L. Mitchell**, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the \_\_\_\_ Day of \_\_\_\_\_, 2020.

Notary Public

My Commission Expires:

**REPLAT**  
**LOTS 13R-1 & 13R-2**  
**FLORENCE HILL ADDITION NO. 1**  
CONTAINING 49.310 SQ. FT. OR 1.132 ACRES  
**AN ADDITION TO THE CITY OF GRAND PRAIRIE,**  
**DALLAS COUNTY, TEXAS**  
BEING A REPLAT OF LOT 13  
AND PART OF LOT 12  
FLORENCE HILL ADDITION NO. 1  
AN ADDITION TO THE CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS

DATE: APRIL 09, 2020

CASE NO. RP200502



## Legislation Details (With Text)

<b>File #:</b>	20-9992	<b>Version:</b>	1	<b>Name:</b>	RP200503 - Replat - Grand Prairie Prize Acres Addition, Lot 15-R, Block M
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	5/15/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	5/26/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	RP200503 - Replat - Grand Prairie Prize Acres Addition, Lot 15-R, Block M (Commissioner Hedin/City Council District 2). Replat creating Lot 15-R, Block M, Grand Prairie Prize Acres Addition on 0.656 acres. Lot 15 and west 1/2 Lot 14, Block M, Grand Prairie Prize Acres Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-201, and addressed as 2101 Acosta St, 309 Domingo Dr, and 311 Domingo Dr. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Elizabeth Beard.				

### Sponsors:

### Indexes:

### Code sections:

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

Date	Ver.	Action By	Action	Result
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### From

Chris Hartmann

### Title

RP200503 - Replat - Grand Prairie Prize Acres Addition, Lot 15-R, Block M (Commissioner Hedin/City Council District 2). Replat creating Lot 15-R, Block M, Grand Prairie Prize Acres Addition on 0.656 acres. Lot 15 and west 1/2 Lot 14, Block M, Grand Prairie Prize Acres Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-201, and addressed as 2101 Acosta St, 309 Domingo Dr, and 311 Domingo Dr. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Elizabeth Beard.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

A Replat to consolidate two lots into one to create lot 15-R, Block M, Grand Prairie Prize Acres Addition. Located at 2101 Acosta St., 309 and 311 Domingo Dr., legally described Lot 15 and West 1/2 Lot 14, Block M, Grand Prairie Prize Acres Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-201.

### PURPOSE OF REQUEST:

The purpose of the Replat is to combine two lots into one lot on 0.656 acres. Applicant is planning on expanding parking for the church in the future.

**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-201	Single Family Residential
South	PD-201	Single Family Residential
West	PD-201	Single Family Residential
East	PD-201	Single Family Residential

**PLAT FEATURES:**

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

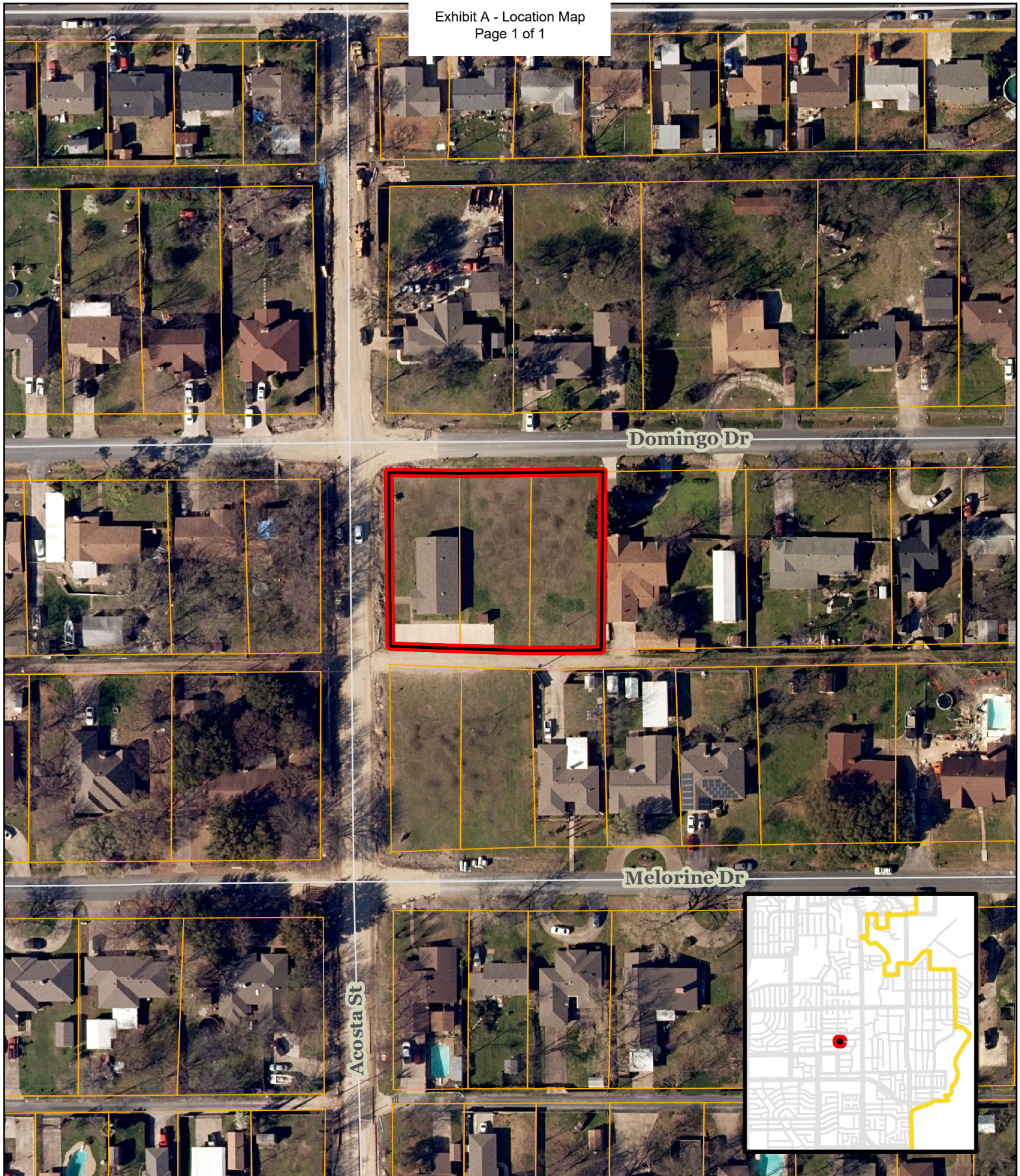
**Table 2: Site Data Summary for PD-201**

Standard	Required	Provided	Meets
Min. Lot Area Sq. Ft.	7500	28,594	Yes
Min. Lot Width (Ft.)	62.5	152.50	Yes
Min. Lot Depth (Ft.)	125	187.50	Yes
Front Setback (Ft.)	25	25	Yes

**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.





**CASE LOCATION MAP**

**Case Number RP200503**

**Grand Prairie Prize Acres Addition  
Lot 15-R, Block M**



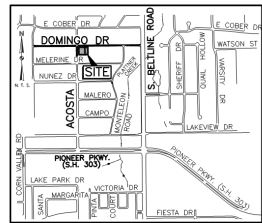
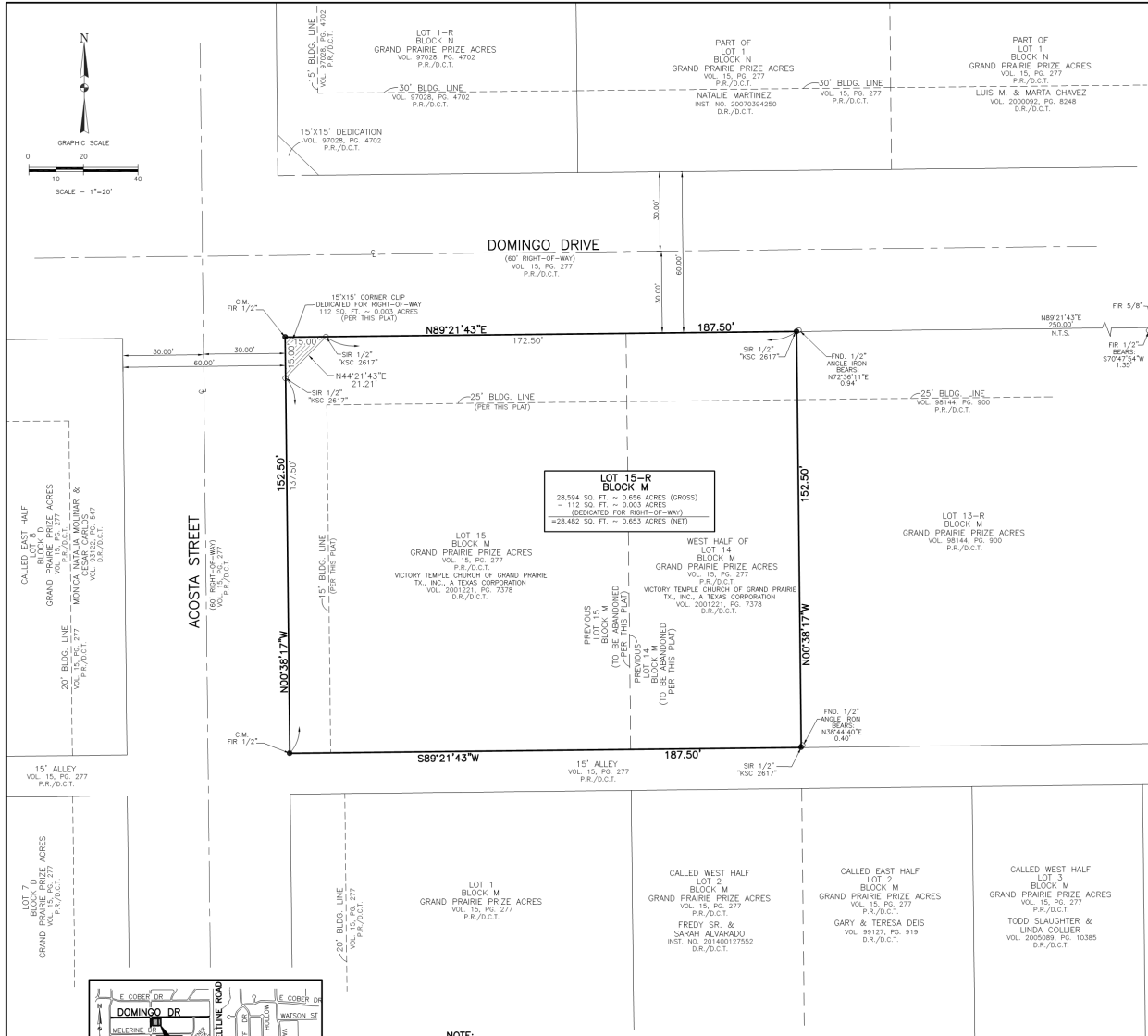
**City of Grand Prairie  
Development Services**

**(972) 237-8255**

**www.gptx.org**



Exhibit B - Replat  
Page 1 of 1



- NOTE:**
1. The basis of bearing for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network. All distances shown hereon are surface distances.
  2. C.M. ~ Denotes Controlling Monuments
  3. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48113C0455, Suffix M, Map Effective Date: 3-21-19, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.
  4. The purpose of this plat is to create one lot out of one lot and a part of a lot as shown.
  5. Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat.
  6. Prior to any building permit being issued an approved grading and drainage plan is required by the City of Grand Prairie.
  7. 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.

**DEDICATION:**

State of Texas:

County of Dallas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT VICTORY TEMPLE CHURCH OF GRAND PRAIRIE TX., INC., A TEXAS CORPORATION, does hereby adopt this plat designating the hereon above described property as **LOT 15-R, BLOCK M, GRAND PRAIRIE PRIZE ACRES**, 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 on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No 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 full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Witness my hand at \_\_\_\_\_ County Texas this \_\_\_\_ day of \_\_\_\_\_, 2020.

**JOHN BEARD**  
(PASTOR)

**ACKNOWLEDGMENT:**

State of Texas

County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared **JOHN BEARD**, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the \_\_\_\_ Day of \_\_\_\_\_, 2020.

Notary Public  
My Commission Expires:

**OWNERS CERTIFICATE:**

State of Texas:

County of Dallas:

WHEREAS, **VICTORY TEMPLE CHURCH OF GRAND PRAIRIE TX., INC., A TEXAS CORPORATION**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the Robert R. Tucker Survey, Abstract No. 1473, County of Dallas, City of Grand Prairie, according to the deed recorded in Volume 2001221, Page 7378, of the Deed Records of Dallas County, Texas, and more particularly described as follows;

**LEGAL DESCRIPTION:**

BEING a 0.656 acre tract of land being known as all of Lot 15 and the west half of Lot 14, Block M, Grand Prairie Prize Acres, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 15, Page 277, of the Plat Records of Dallas County, Texas.

**SURVEYORS CERTIFICATE:**

Know All Men By These Presents:

I, **M. L. Mitchell**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the rules and regulations of the City Plan Commission of the City of Grand Prairie, Texas.

"PRELIMINARY FOR REVIEW ONLY. NOT TO BE RECORDED FOR ANY PURPOSES"

**M. L. Mitchell**  
Registered Professional Land Surveyor  
Registration No. 2617  
State of Texas

**ACKNOWLEDGMENTS:**

State of Texas

County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared **M. L. Mitchell**, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the \_\_\_\_ Day of \_\_\_\_\_, 2020.

Notary Public  
My Commission Expires:

**REPLAT**  
**LOT 15-R, BLOCK M**  
**GRAND PRAIRIE PRIZE ACRES**  
CONTAINING 28,594 SQ. FT. OR 0.656 ACRES  
**AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS**  
BEING A REPLAT OF ALL OF LOT 15 AND THE WEST HALF OF LOT 14, BLOCK M GRAND PRAIRIE PRIZE ACRES AN ADDITION TO THE CITY OF GRAND PRAIRIE DALLAS COUNTY, TEXAS

DATE: APRIL 13, 2020  
REVISED: MAY 08, 2020

CASE NO. **RP200503**

**OWNER/DEVELOPER:**  
**VICTORY TEMPLE CHURCH OF GRAND PRAIRIE TX., INC., A TEXAS CORPORATION**

ATTN: JOHN BEARD  
P.O. BOX 530304  
GRAND PRAIRIE, TEXAS 75053  
PHONE: (469) 386-5876  
EMAIL: HOLYMAN@VTCFARM.COM

**PREPARED BY:**  
**KEETON SURVEYING COMPANY**  
H.B. KEETON M.S. KEETON  
2017 DALLAS, GRAND PRAIRIE, TEXAS 75050  
REGISTERED PROFESSIONAL LAND SURVEYORS  
PHONE: (972) 641-0843 FAX: (972) 647-0154  
E-MAIL: kee401@outlook.com





## Legislation Details (With Text)

<b>File #:</b>	20-9993	<b>Version:</b>	1	<b>Name:</b>	RP200504 - Replat - Wildlife Commerce Park Addition, Lot 4-R-1-1, Block
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	5/15/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	5/26/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	RP200504 - Replat - Wildlife Commerce Park Addition, Lot 4-R-1-1, Block 1 (Commissioner Fisher/City Council District 1). Replat creating Lot 4-R-1-1, Block 1, Wildlife Commerce Park Addition. The purpose of the replat is to combine Lot 4-R-1 with an unplatted tract of land and add utility easements. Lot 4-R-1, Block 1, Wildlife Commerce Park Addition and Tract 4.3, Benjamin Reed Survey, Abstract No. 1225, City of Grand Prairie, Dallas County, Texas, zoned PD-217C and PD-217C1, within the Belt Line Corridor Overlay District, and generally located at the southwest corner of Belt Line Rd and E Wildlife Pkwy. The agent is Cody Hodge, Halff Associates and the owner is B. Cooper, CHI/WILDLIFE LAND, LP.				

### Sponsors:

### Indexes:

### Code sections:

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

Date	Ver.	Action By	Action	Result
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### From

Chris Hartmann

### Title

RP200504 - Replat - Wildlife Commerce Park Addition, Lot 4-R-1-1, Block 1 (Commissioner Fisher/City Council District 1). Replat creating Lot 4-R-1-1, Block 1, Wildlife Commerce Park Addition. The purpose of the replat is to combine Lot 4-R-1 with an unplatted tract of land and add utility easements. Lot 4-R-1, Block 1, Wildlife Commerce Park Addition and Tract 4.3, Benjamin Reed Survey, Abstract No. 1225, City of Grand Prairie, Dallas County, Texas, zoned PD-217C and PD-217C1, within the Belt Line Corridor Overlay District, and generally located at the southwest corner of Belt Line Rd and E Wildlife Pkwy. The agent is Cody Hodge, Halff Associates and the owner is B. Cooper, CHI/WILDLIFE LAND, LP.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

A replat to create Lot 4-R-1-1, Block 1, Wildlife Commerce Park Addition. Located at 2500 Belt Line Rd,

legally described as Lot 4-R-1, Block 1, Wildlife Commerce Park Addition and Tract 4.3, Benjamin Reed Survey, Abstract No. 1225, City of Grand Prairie, Dallas County, Texas, zoned PD-217C and PD-217C1, within the Belt Line Corridor Overlay District, and generally located at the southwest corner of Belt Line Rd and E Wildlife Pkwy.

### **PURPOSE OF REQUEST:**

The purpose of this replat is to create Lot 4-R-1-1, Block 1, Wildlife Commerce Park Addition on 9.029 acres from Lot 4-R-1 and an unplatted tract of land and add utility easements.

### **ADJACENT LAND USES AND ACCESS:**

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

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

Direction	Zoning	Existing Use
North	PD-39, PD-217	Undeveloped
South	PD-217C	Light Industrial, Warehouses
West	PD-217C	Light Industrial, Warehouses
East	PD-217	Mixed Uses, Lone Star Park

### **HISTORY:**

- April 6, 2015: The Planning and Zoning Commission approved a Final Plat for Wildlife Commerce Park Addition, Lots 3 and 4, Block 1 (Case Number P150401).
- April 17, 2018: The City Council approved a Site Plan for Wildlife Commerce Park, Phase 2 (Case Number S180405).
- June 4, 2018: The Planning and Zoning Commission approved a Replat for Wildlife Commerce Park, Block 1, Lots 4-R-1 and 4-R-2 (Case Number P180601)

### **PLAT FEATURES:**

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

**Table 2: Site Data Summary**

Standard	Required	Provided	Meets
Min. Lot Area Sq. Ft.	15,000	393,279	Yes
Min. Lot Width (Ft.)	100	408.02	Yes
Min. Lot Depth (Ft.)	150	974.05	Yes
Front Setback (Ft.)	25	25	Yes

### **RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.







**CASE LOCATION MAP**

**Case Number RP200504**

**Wildlife Commerce Park Addition  
Lot 4-R-1-1, Block 1**

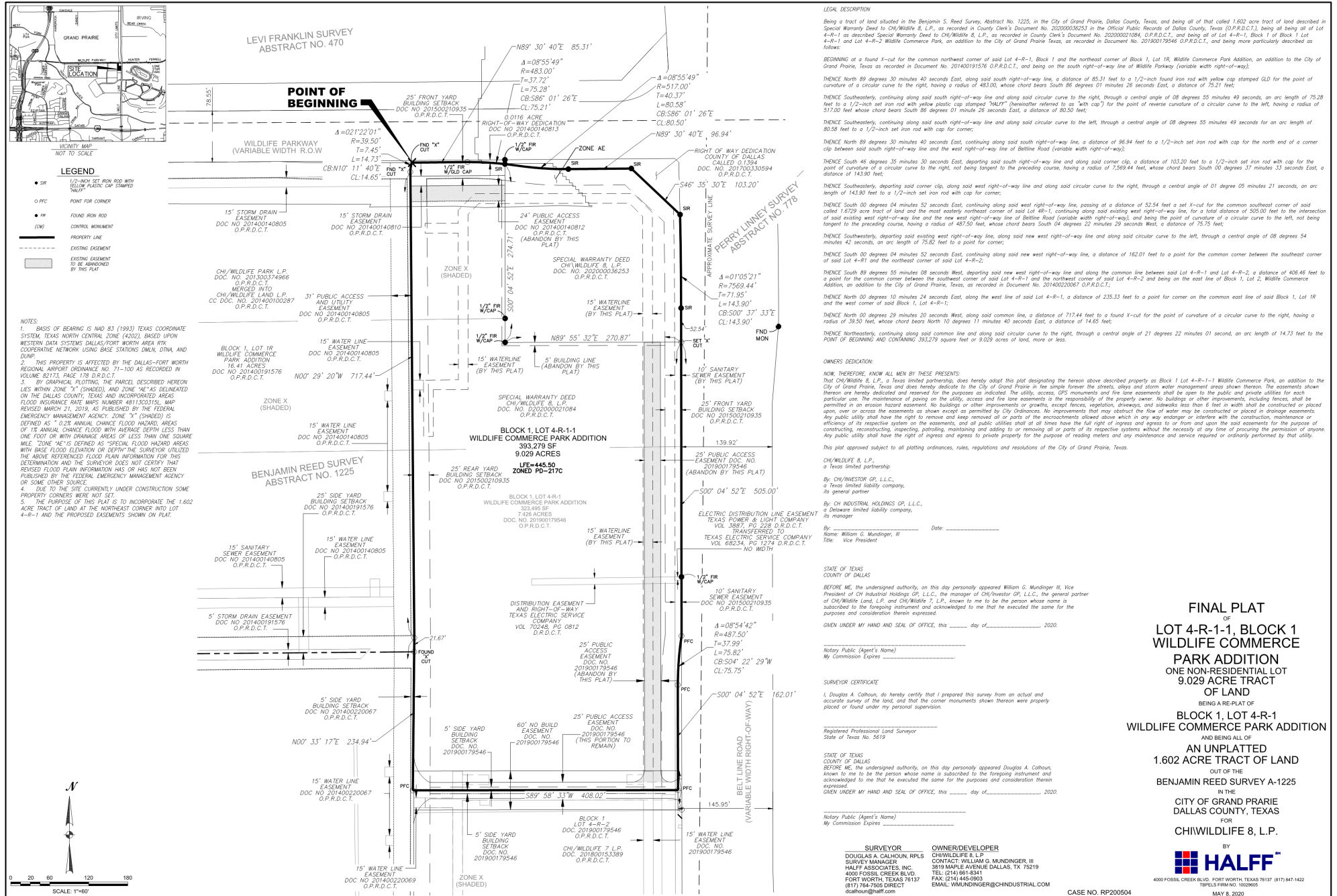


**City of Grand Prairie  
Development Services**

**(972) 237-8255**

**www.gptx.org**







## Legislation Details (With Text)

<b>File #:</b>	20-9995	<b>Version:</b>	1	<b>Name:</b>	SU200501/S200501 - Auto Repair at 2310, 2314, 2318 Poulin
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	5/15/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	5/26/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	SU200501/S200501 - Specific Use Permit/Site Plan - Auto Repair at 2310, 2314, 2318 Poulin (Commissioner Moser/City Council District 5). Specific Use Permit for Major Auto Repair and an Auto Body and Paint Shop. Lots 3, 4, 5, and 6, Block 4, Poulin's Addition and part of Tract 5 of E Crockett Survey, Abstract No. 222, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 3, and addressed as 2310, 2314, and 2318 Poulin Ave. The agent is Tony Shotwell and the owner is Advantage Financing. City Council Action: June 2, 2020				

### Sponsors:

### Indexes:

### Code sections:

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

Date	Ver.	Action By	Action	Result
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### From

Chris Hartmann

### Title

SU200501/S200501 - Specific Use Permit/Site Plan - Auto Repair at 2310, 2314, 2318 Poulin (Commissioner Moser/City Council District 5). Specific Use Permit for Major Auto Repair and an Auto Body and Paint Shop. Lots 3, 4, 5, and 6, Block 4, Poulin's Addition and part of Tract 5 of E Crockett Survey, Abstract No. 222, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 3, and addressed as 2310, 2314, and 2318 Poulin Ave. The agent is Tony Shotwell and the owner is Advantage Financing.

**City Council Action: June 2, 2020**

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

Specific Use Permit for Major Auto Repair and an Auto Body and Paint Shop. Lots 3, 4, 5, and 6, Block 4, Poulin's Addition and part of Tract 5 of E Crockett Survey, Abstract No. 222, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 3, and addressed as 2310, 2314, and 2318 Poulin Ave.



### **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	LI	Used Auto Sales
South	LI	Trucking Company, Truck/Tractor
East	LI	Storage
West	LI	Auto Related Business

### **PURPOSE OF REQUEST:**

The applicant intends to establish Major Auto Repair and Auto Body & Paint Shop uses in the Light Industrial (LI) district. Both uses require a Specific Use Permit. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts.

### **SITE CHARACTERISTICS AND FUNCTION:**

The use will consist of two metal buildings totaling 8,742 sq. ft. and a fenced and gated parking area. Three businesses will operate at this location; the applicant currently operates a business from 2314.

The existing parking area consists of gravel drives and 19 parking spaces, half of which are covered parking. The site also includes nine parking spaces in front of the building. These spaces are located in the right-of-way.

The applicant is proposing to add an additional parking area with ten parking spaces south of the building addressed as 2318 Poulin Av. The applicant is proposing crushed concrete as the parking area surface and is requesting approval of the following phasing plan:

- Pave half of new parking area to meet City code within one year of SUP approval; and
- Pave remaining area of new parking area to meet City code within three years of SUP approval.

The Solid Waste Division within the Environmental Services Department has requested that the applicant construct a dumpster enclosure. The dumpster location shown on the site plan is located within the right-of-way and is located over a water line. The Development Review Committee (DRC) has concerns with constructing a permanent structure within the right-of-way and over a water line. DRC recommends that the applicant use a rollaway container to avoid constructing a permanent structure within the right-of-way.

### **RECOMMENDATION:**

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

1. No salvaging of vehicles on-site;
2. The applicant shall obtain City Council approval of an encroachment agreement for parking spaces in the right-of-way before the issuance of a certificate of occupancy;
3. The applicant shall maintain crushed concrete on existing parking spaces and on new parking spaces

until new spaces are paved to City standards;

4. The applicant shall pave one-half of the new parking area within one year of SUP approval;
5. The applicant shall pave the remaining half of the new parking area within three years of SUP approval;  
and
6. The applicant and operators shall continue garbage service.

## Body





## CASE LOCATION MAP

Case Number SU200501/S200501

Auto Repair at 2310, 2314, 2318 Poulin



City of Grand Prairie  
Development Services

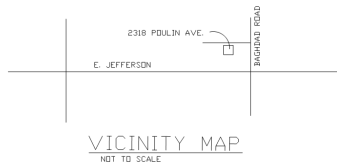
(972) 237-8255

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

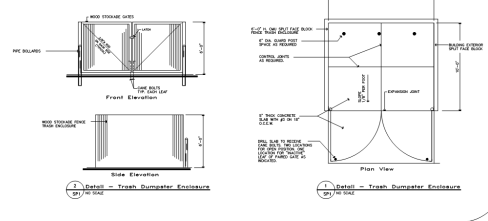


Exhibit B - Site Plan  
Page 1 of 1

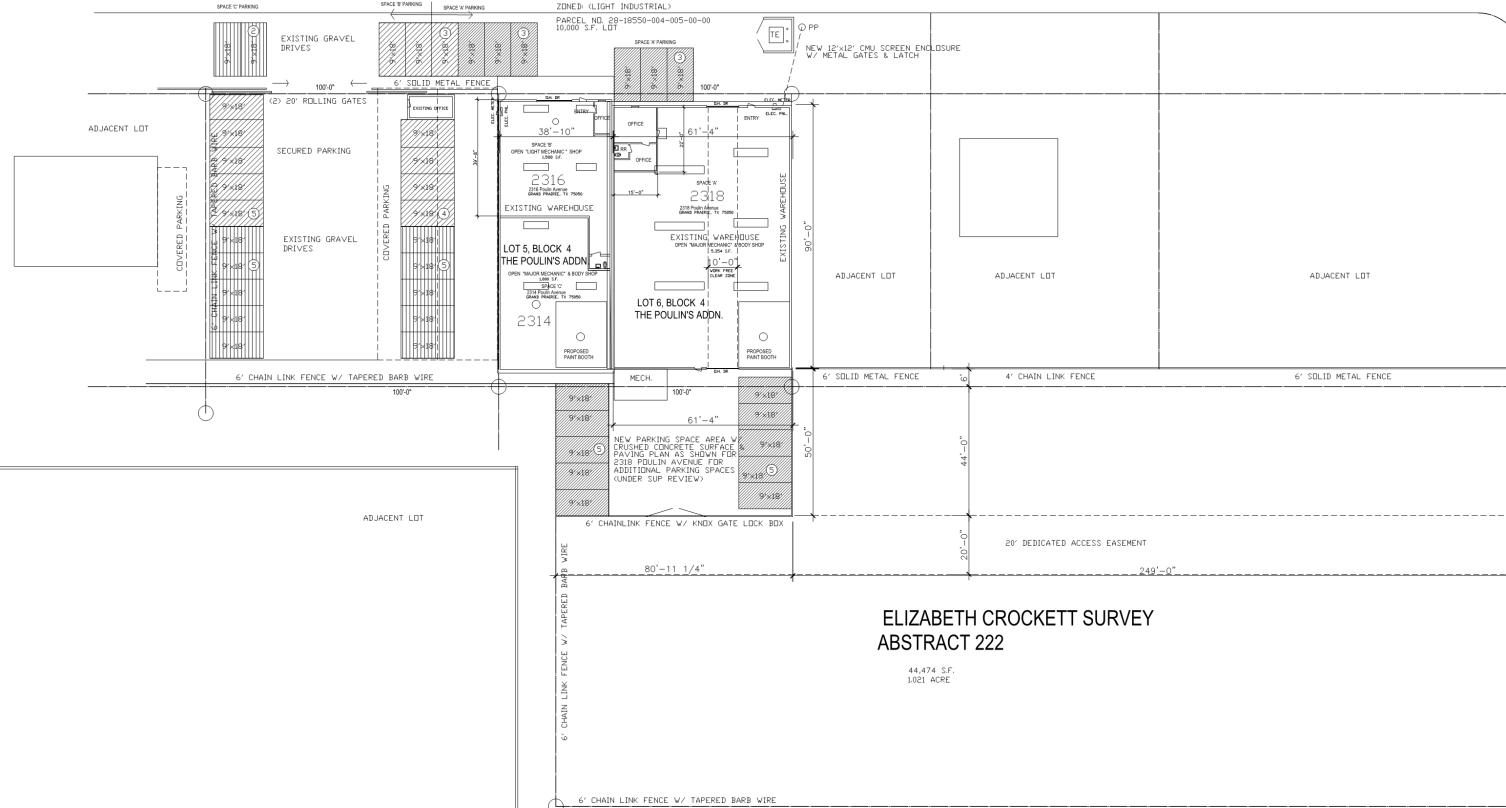
1 2 3 4 5 6 7 8 9 10 11 12 13 14



SITE SUMMARY					
USE	HATCH	INDUSTRIAL / WAREHOUSE			
ZONING		L1 (LIGHT INDUSTRIAL)			
LAND AREA		10,000 S.F.			
2318 STE. A		5,354 S.F. PARKING 1/800	6 VISITOR PARKING PROV'D.	10 SECURED PARKING	16 TOTAL PARKS
OFFICE AREA		443 S.F. PARKING 1/375	2 VISITOR PARKING REQ'D.		
2316 STE. B		1,508 S.F. PARKING 1/800	3 VISITOR PARKING PROV'D.	9 SECURED PARKING	12 TOTAL PARKS
OFFICE AREA		64 S.F. PARKING 1/375	1 VISITOR PARKING REQ'D.		
2314 STE. C		1,800 S.F. PARKING 1/800	3 VISITOR PARKING PROV'D.	10 SECURED PARKING	13 TOTAL PARKS
			2 VISITOR PARKING REQ'D.		
TOTAL FLOOR AREA		8,742 S.F. PARKING 1/375			
TOTAL REQUIRED PARKING		5	13 VISITOR PARKING		39 TOTAL PARKS
TOTAL PROVIDED PARKING		29			



2318, 2316, & 2314 POULIN AVENUE



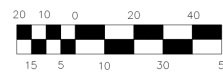
ELIZABETH CROCKETT SURVEY  
ABSTRACT 222

44,474 S.F.  
1.021 ACRE



PROPOSED SITE USE PLAN

1" = 20'



BAGDAD ROAD

1	ISSUED FOR SUBMITTAL REVIEW	2-25-2020
2	REVISED PER COMMENTS, W/ 36X24 SHEET	3-23-2020
No.	Revisions/Submissions	Date
PSA Designs Cad Drafting Tech., Services (817) 808-2664 Patrick Saucedo Jr., Project Manager Patmosaill@gmail.com		
ADVANTAGE FINANCIAL 6917 Miller Road, Rowlett, Texas 2318, 16 & 14 Poulin Road, Grand Prairie, Texas 75050		
Drawing Title PROPOSED SITE USE PLAN		
Drawn	Checked	
Project No.	0001	
Date		
Drawing No.		
SD1		

1 2 3 4 5 6 7 8 9 10 11 12 13 14