City of Grand Prairie

# Meeting Agenda - Final <br> Planning and Zoning Commission 

## Call to Order - Commissioner Briefing

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

[^0]* Election of Officers
* Briefing on State Legislation that Affects our Development Processes
* Agenda Review



## Invocation

Pledge of Allegiance to the US Flags and to the Texas Flag
Consent Agenda - Disapproval of Plats without Prejudice
Pursuant to the requirements of Local Government Code 212.009, the following plats are being brought before the Planning and Zoning Commission for consideration. These plats are in the review process and are pending the submittal of corrections by the applicants to bring the plats into compliance with City requirements. It is the recommendation of staff that these plats be disapproved without prejudice pending the submittal and review of the corrected plats. These plats will be returned to the Planning and Zoning Commission for further consideration upon completion of the review process.

1 19-9188 P180401A - Final Plat - Brighton Estates Phase 1A Extension

P190901 - Final Plat - The Harmony School Addition, Lot 1, Block 1
P190902 - Final Plat - Silver Addition, Lots 1, 2 \& 3, Block A

RP190901 - Replat - Lake Ridge, Section 11, Lot 759R, Block 1

RP190902 - Replat - Grand Central Crossing, Lots 1R \& 2R, Block A

## 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.

2 19-9190 Approval of Minutes of the July 1, 2019 P\&Z meeting.
Attachments: PZ Draft Minutes 07-01-19.pdf
3 19-9192 P190801-Preliminary Plat - Lynn Creek Addition (City Council District 4). Preliminary Plat for Lynn Creek Addition, Lot 1, Block 1. Tract 4, 5B, and 6C of Jerome C. Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, addressed as 2500 Webb Lynn Rd, and generally located east of SH 360 and south of Lynn Creek/Mildred Walker Pkwy. The agent is Reece Flanagan, Harris Kocher Smith, the applicant is Josh Basler, AD Spands, and the owner is Robert Barham, KP Development Partners, LP.

## Attachments: Exhibit A - Location Map.pdf

Exhibit B - Preliminary Plat.pdf
4 19-9193 P190802 - Final Plat - Prairie Ridge, Phase 2C (City Council District 6). Final Plat for 88 lots and 3 non-residential lots on 27.40 acres. J. Stewart Survey, Abstract No. 961, Grand Prairie ETJ, Ellis County, Texas, located south of Prairie Ridge Blvd. (proposed) and west of Soap Creek, Midlothian, Texas. The owner is Kyle Kruppa, PRA Prairie Ridge Dev. Corp.
Attachments: Exhibit A - Location Map
Exhibit B - Prairie Ridge, Phase 2C Final Plat
Exhibit C - Prairie Ridge, Phase 2B Preliminary Plat

5 19-9211 | P190403 - Preliminary Plat - Grand Lakes Business Park V (City Council District 5). |
| :--- |
| Preliminary Plat - Grand Lakes Business Park V, Block A, Lots 1 \& 2, for two |
| industrial lots on 15.407 acres. 15.407 acre tract out of the James McLaughlin |
| Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, and |
| generally located at the southwest corner of Interstate Hwy 30 Service Road and |
| Grand Lakes Boulevard. Zoned Light Industrial (LI) District and lies within the |
| Interstate 20 (I-20) Overlay Corridor District. The current address is 4000 IH 30 |
| East. The agent is Sarah Beth White, Kimley-Horn and Associates, Inc. and the |
| owner is Don Ostler, DMO Properties DAL, LLC. |
| Attachments: Exhibit A - Location Map |
| Exhibit B - Preliminary Plat |

6 19-9194 RP190801 - Replat - The Blanca Addition (City Council District 5). Consider a request to replat a 3.109 acre property into a single lot to allow for an Industrial Development. The 3.109 acre property is part of Lot 2 and Tract 3, Block 1, John W. Kirk Survey Dallas County, Texas and is currently zoned Light Industrial District. The property is located at the address 1605 E. Main Street and generally located on the south side of Main Street. The agent is E.D. Hill and the owner is Juan Barbosa.

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Attachments: Exhibit B - Replat.pdf
    Exhibit A - Location Map.pdf
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7 19-9198 RP190803 - Replat - Lake Ridge, Section 20 (City Council District 6). Replat of Lots 2474 \& 2475 , to combine two residential lots into one. Lots 2474 \& 2475, Block N of Lake Ridge Section 20 Addition, Dallas County, City of Grand Prairie, Texas, zoned PD-258, addressed as 3115 \& 3119 Koscher Drive. The applicant is Scott Davis and the owner is Douglas Brown.

Attachments: Exhibit A-Location Map.pdf<br>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 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.

8 19-9200 S190802 - Site Plan - Wildlife Commerce Park, Buildings 12a, 12b, 13, \& 14 (City Council District 1). Site plan request to authorize construction for three (3) office/warehouse buildings on 73.06 acres, with an option to consider a one-million sq. ft. office/warehouse facility on the same property. The proposed development is situated in the Benjamin S. Reed Survey, Abstract No. 1225 and the David Bradshaw Survey, Abstract No. 121, Grand Prairie, Dallas County, Texas, generally located south of W. Wildlife Blvd. approximately 1,444 feet west of N. Belt Line Rd more specifically addressed at 401 W . Wildlife Boulevard. The property is zoned Planned Development 217C (PD-217C) District. The agent is Richard Nordyke, O'Brien Architecture.

## Tabled

9 19-9189 Z190604/CP 190604 - Planned Development Request/Concept Plan - Grand Oaks Single Family Residences (City Council District 2). Zoning Change and Concept Plan/PD Amendment for 59 lots intended for single-family residential development consisting of attached and detached units on the site of the former clubhouse for Grand Oaks Country Club. 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is Rick Mai, Rowsco, Inc.

## Tabled

10 19-9202 Z190801/CP190801-Zoning Change/Concept Plan - Presidium Hill Street (City Council District 5). Planned Development request and Concept Plan for Multi-Family and Retail/Restaurant uses on 14.27 acres. The Concept Plan depicts four multi-family buildings east of Hill Street, and retail/restaurant uses east of the N SH-161 frontage. On 14.27 acres out of the Hein Bilsmirer Survey, Tract 3 \& 11, Abstract No. 111 and the Pablo Mansola Survey, Tract 1, Abstract No. 933, Dallas County, City of Grand Prairie, Texas, Zoned CO, Commercial Office District and SF-4, Single-Family Four Residential District. Located at 1610 Hill Street, 1614 Hill St, and 906 North Hwy 161.

## Tabled

| Attachments: | Exhibit A-Location Map.pdf |
| ---: | :--- |
|  | $\underline{\text { Exhibit B- Concept Plan.pdf }}$ |
|  | Exhibit C- Renderings.pdf |
|  | Exhibit D - Field Notes.pdf |
|  | Exhibit E- PD Requirements.pdf |
|  | $\underline{\text { Z190801- Petition Letter.pdf }}$ |
|  | $\underline{\text { Z190801- Petition.pdf }}$ |
|  | $\underline{\text { Z190801- Police Reports.pdf }}$ |

## 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.

11 SU190703/S190703-Specific Use Permit/Site Plan - Hyatt Place (City Council District 4). Specific Use Permit and Site Plan for Hyatt Place, a hotel located on 2.6 acres. Tract 2B02, Charles D Ball Survey, Abstract No. 197, 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 agent is Dayne Ram, ADR Designs LLC, the applicant is Dilip Patel, and the owner is Arpen Patel.

## City Council Action: August 20, 2019

Attachments: Exhibit A - Boundary Description.pdf<br>Exhibit B - Site Plan.pdf<br>Exhibit C - Building Elevations.pdf<br>Exhibit D - Landscape Plan.pdf<br>Exhibit E - Appendix F Menu Items Checklist.pdf<br>Exhibit i - Hotel Height and FAR Comparison.pdf<br>PZ Draft Minutes 07-01-19.pdf

12 19-9090 Z060902A - Planned Development - Crescent Heights Amendment (City Council District 2). Zoning Change and PD Amendment to allow for front-entry garages on 16 of 89 lots intended for single-family detached residential development in the Crescent Heights Subdivision. Crescent Heights Addition, 13.107 acres out of the Edward B. Wooton Survey, Abstract No. 1519, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-14B) and addressed as 203 Freetown Road. The owner is Yigal Lelah, Casa Bella Homes.
City Council Action: August 20, 2019

| Attachments: | Exhibit A - Location Map |
| ---: | :--- |
|  | Exhibit C - Elevations |
|  | Cresent Heights Exhibit B Revised |

13 19-9199 S190801 - Site Plan - Lynn Creek Apartments (City Council District 4). Site Plan for Lynn Creek Apartments, a 270-unit multi-family development on 15.6 acres. Tract 4, 5B, and 6C of Jerome C. Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, addressed as 2500 Webb Lynn Rd, and generally located east of SH 360 and south of Lynn Creek/Mildred Walker Pkwy. The agent is Reece Flanagan, Harris Kocher Smith, the applicant is Josh Basler, AD Spanos, and the owner is Robert Barham, KP Development Partners, LP.
City Council Action: August 20, 2019

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Attachments: Exhibit A - Location Map.pdf
Exhibit B - Site Plan.pdf
Exhibit C - Building Elevations.pdf
Exhibit D - Landscape Plan.pdf
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14 19-9226 CPA190602 - Comprehensive Plan Amendment to change the Future Land Use Map from Commercial to Med-Density Residential for 14.43 acres. Lots 1 and 2, Block 1, Lake Parks Retail and Tract 1B13, James Brannon Survey, Abstract No. 156, City of Grand Prairie, Tarrant County, Texas, zoned PD-267 and PD-267A, within Lake Ridge Corridor Overlay District, and generally located south of W Camp Wisdom Rd and west of Lake Ridge Pkwy.

## City Council Action: August 20, 2019

Attachments: Exhibit A - Boundary Description.pdf

15 19-9201 Z190602/CP190602-Zoning Change/Concept Plan - Arise Family Development (City Council District 4). Planned Development Request and Concept Plan for General Retail, Single-Family Attached, and Multi-Family One uses on 27.68 acres. The Concept Plan depicts 166 single-story detached homes on a 14.43 -acre common lot with the remaining acreage along Lake Ridge Pkwy and W Camp Wisdom Rd reserved for commercial uses. Lots 1 and 2, Block 1, Lake Parks Retail and Tract 1B13, James Brannon Survey, Abstract No. 156, City of Grand Prairie, Tarrant County, Texas, zoned PD-267 and PD-267A, within Lake Ridge Corridor Overlay District, and generally located south of W Camp Wisdom Rd and west of Lake Ridge Pkwy. The agent is Joshua A. Lincoln, HP Civil Engineering, the applicant is Rudy Herrera, Family Development, and the owner is Charles Anderson, CWA Management, LLC.
City Council Action: August 20, 2019

| Attachments: | Exhibit A - Boundary Description.pdf |
| ---: | :--- |
|  | Exhibit B - Zoning Description.pdf |
|  | Exhibit C - Concept Plan.pdf |
|  | Exhibit D - Conceptual Building Elevations.pdf |
|  | Exhibit E - Conceptual Open Space and Landscape Plan.pdf |
|  | Exhibit i - Proposed PD Standards.pdf |

16 19-8803 S190104 - Site Plan - DMO Property Holdings Dallas, LLC (City Council District 5). Site Plan for DMO Property Holdings Dallas, LLC, an approximately 180,800 square feet Warehouse and Distribution Facility. Tract 7.12, James Mclaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, approximately 10.7 acres zoned LI, Light Industrial District within IH-30 Corridor Overlay, generally located southwest of eastbound Interstate 30 Service Road and Grand Lakes Blvd, addressed as 4000 E. IH 30, Grand Prairie, Texas. The agent is Sarah Beth White, Kimley-Horn and Associates, Inc. and the owner is Don Ostler, DMO Properties DAL, LLC.
City Council Action: August 20, 2019

Attachments: Exhibit A - Location Map<br>Exhibit B - Site Plan<br>Exhibit C - Landscape Plan<br>Exhibit D - Elevations<br>Exhibit E - Rederings

17 19-9081 SU120404E - Specific Use Permit Revocation or Renewal 886D-2502 Central Avenue (City Council District 5). A Specific Use Permit for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District.
City Council Action: August 20, 2019

Attachments: Exhibit C - ORD 10217 01-10-2017.pdf<br>Exhibit A - Location Map.pdf<br>Exhibit B - Site Plan.pdf<br>PZ Draft Minutes 07-01-19.pdf

18 19-9080 SU980303A - Specific Use Permit Revocation or Renewal 674-2302 S Carrier Parkway (City Council District 2). A Specific Use Permit for an Automotive Repair Facility being an approximately 0.516 acre tract of land, Tract 11, Charles Gibbs Survey, Abstract 534, City of Grand Prairie, Dallas County, Texas.

## City Council Action: August 20, 2019

## Attachments: Exhibit A - Location Map <br> Exhibit i - 2302 S. Carrier Pkwy Code Enforcement Report <br> Exhibit ii - Pole Sign Non-Compliance Letter <br> PZ Draft Minutes 07-01-19.pdf <br> Exhibit iii Pavement Permit

19 19-9104 SU160506A - Specific Use Permit Renewal 993-2011 Airport Street (City Council District 5). - A Specific Use Permit renewal for 5,755 square foot major auto repair \& auto paint and body shop on one property on 0.48 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2011 Airport Street, approximately 105' west of Industrial Avenue. The owner is Bill Suggs.

## City Council Action: August 20, 2019

Attachments: Exhibit A - Site Plan<br>Exhibit B - Elevations<br>Exhibit C - Location Map

20 19-9105
SU160507A - Specific Use Permit Renewal 994- 2012 Young Avenue (City Council District 5). - A Specific Use Permit renewal for a 4,800 square foot major auto repair facility on one property on 0.321 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2012 Young Street, approximately 178 ' west of Industrial Avenue. The owner is Bill Suggs.
City Council Action: August 20, 2019

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\begin{aligned}
\text { Attachments: } & \text { Exhibit A - Site Plan } \\
& \text { Exhibit B - Elevations } \\
& \text { Exhibit C - Location Map }
\end{aligned}
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21 19-9203 TA190801-Text Amendment - Amendment to the Unified Development Code, Article 4 "Permissible Uses", modifying the permissible uses in certain zoning districts for Event Centers.
City Council Action: August 20, 2019
Attachments: TA190801 Ordinance.docx

## 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 August 2, 2019.

Chris Hartmann<br>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)


## From

## Chris Hartmann

Title
P180401A - Final Plat - Brighton Estates Phase 1A Extension
P190901 - Final Plat - The Harmony School Addition, Lot 1, Block 1
P190902 - Final Plat - Silver Addition, Lots 1, 2 \& 3, Block A
RP190901 - Replat - Lake Ridge, Section 11, Lot 759R, Block 1
RP190902 - Replat - Grand Central Crossing, Lots 1R \& 2R, Block A

## Presenter

David P. Jones, AICP, Chief City Planner

## Recommended Action

Approve

## Analysis

The following plats have been filed with the City of Grand Prairie for consideration by the Planning and Zoning Commission and are under review by staff and pending submittal of corrections by the applicants. Local

Government Code Section 212.009 requires that the body with approval authority over plats take action within 30 days of the plats and site plans being filed with the City, otherwise the plats and site plans are deemed approved.

Staff recommends that the following listed plats be disapproved without prejudice pending completion of the City's review process and submittal of corrections by the applicants. This is necessary in order to avoid having the following plat considered approved even though they are not in compliance with all City requirements. Upon completion of the City's review process, the plats will be returned to the Commission for further consideration.

City of Grand Prairie

Legislation Details (With Text)

| File \#: | 19-9190 | Version: 1 | Name: | Approval of Minutes of the July 1, 2019 P\&Z meeting |
| :---: | :---: | :---: | :---: | :---: |
| Type: | Agenda Item |  | Status: | Consent Agenda |
| File created: | 7/26/2019 |  | In control: | Planning and Zoning Commission |
| On agenda: | 8/5/2019 |  | Final action: |  |
| Title: | Approval of Minutes of the July 1, 2019 P\&Z meeting. |  |  |  |
| Sponsors: |  |  |  |  |
| Indexes: |  |  |  |  |
| Code sections: |  |  |  |  |
| Attachments: | PZ Draft Minutes 07-01-19.pdf |  |  |  |
| Date | Ver. Action By |  |  | n Result |

## From

Chris Hartmann

Title
Approval of Minutes of the July 1, 2019 P\&Z meeting.

## Presenter

David P. Jones, AICP, Chief City Planner

## Recommended Action

Approve

## Analysis

Body


# REGULAR PLANNING AND ZONING COMMISSION <br> MEETING MINUTES 

JULY 1, 2019
COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Cheryl Smith, Commissioners Max Coleman, Bill Moser, Shawn Connor, Eduardo Carranza, Clayton Fisher .

COMMISSIONERS ABSENT: Lynn Motley
CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m. Commissioner Moser gave the invocation, commissioner Smith led the pledge of allegiance to the US Flag, and the Texas Flag.

CONSENT AGENDA ITEMS \#1: disapproval of plats without prejudice for the following Consent agenda Items P190801 - Preliminary Plat- Lynn Creek Addition, P190802 - Final Plat Prairie Ridge, Phase 2C, RP190801 - Replat - The Blanca Addition, RP190802 - Replat - 307 Gilbert Circle Addition, and RP190803 - Replat- Lake Ridge, Section 20.

AGENDA ITEM: \#2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of June 3, 2019.

PUBLIC HEARING CONSENT AGENDA: Item \#3- P190602 - Preliminary Plat - TCC Macarthur Addition, Lot 1, 2 \& 3, Block 1 (City Council District 1). A request to establish three (3) separate industrial lots and identify 100 yr. flood plain, identify easting easements and dedicate the necessary utilities and easements for the immediate development of Lot 2 . The 215.73 -acre property is situated in the Milton H. Graham Survey, Abstract No. 507 and Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Texas, Dallas County. The property is zoned Light Industrial (LI) District and lies within the I-30 Overlay Corridor District and located near the northwest corner of Interstate Highway 30 WB Service Road and MacArthur Blvd. The agent is Dennis Chovan, Half Associates, Inc., the applicant is Jake Marks, Trammell Crow Company, and the owner is G L Harris.

Item \#4-P190703 - Final Plat - Remington I-30 Addition (City Council District 1). Final Plat to establish three lots, dedicate rights-of-way and establish easements on 59.11 acres. 59.11 acre

## PLANNING AND ZONING COMMISSION DRAFT MINUTES, JULY 1, 2019

tracts (54.708 acres \& 2.01 acres) situated in the Levi Franklin Survey, Abstract No. 470, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-39 (PD-39). The property is generally located at the northwest corner of Wildlife Pkwy and N. Belt line Rd., addressed at 701 E. Wildlife Pkwy. The agent is Bob Rice, Ironwood Interests, LLC, the applicant is Cody Hodge, Halff Associates, and the owner is Stan Graff.

Item \#5-RP190601 - Replat - Epic West Towne Crossing, Phase 1, Lots 1A \&1B, Block B (City Council District 2). Replat of Lot 1, Block B, Epic West Towne Crossing Phase 1, creating two lots on 2.798 acres. Lot 1, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within SH-161 Corridor Overlay District, and addressed as 3158 S HWY 161. The agent is Lauren Nuffer, Kimley-Horn \& Associates, Inc. and the owner is Mark Davis, Weber Lake Prairie TC. LP.

Item \#6-RP190602 - Replat - Lakecrest Addition, Lots 6 \& 7, Block 969 (City Council District 3). A request to replat a 0.359 acre property into a single lot to allow for a residential development. The 0.359 acre property is part of Lot 5 , Block 969/C, Dallas County, Texas and a portion of Lakecrest Drive right-of-way and is currently zoned Single Family. The property is located at the address 1302 Avenue C and is generally located east side of Avenue C. The owner is Hal Thorne, Hillstone Construction, LLC.

Item \#7-S190606 - Site Plan - IH-30 MacArthur Warehouse (TCC MacArthur Addition, Blk 1, Lt 1) (City Council District 1). Site plan request for proposed two-story, 376,000 sq. ft. office/showroom warehouse facility on 22.42 acres, situated in the Milton H. Graham Survey, Abstract No. 507 and Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Texas, Dallas County located northwest of Interstate Highway 30 WB Service Road and MacArthur Blvd. The property is zoned Light Industrial (LI) District and is located within the IH-30 Overlay Corridor District. The agent is Dennis Chovan, Half Associates, Inc. The applicant is Jake Marks, Trammell Crow Company, and the owner is G L Harris.

Item \#8-SU190704/S190704 - Specific Use Permit/Site Plan - Wendy's (City Council District 2). A Specific Use Permit to allow for a restaurant with a drive-through. Addressed as 1130 Arkansas Lane and SH 161 legally described as Lot 4, Block A, Bush \& Pioneer Centre Addition, Dallas County, City of Grand Prairie, Texas, Zoned P-351. The applicant is Robin Ersfeldt, Watermark Engineering and the owner is Nicholas Rhoads, Heritage Partners and Stonewall Road Restaurant Group.

Item \#9-SU190705/S190701 - Specific Use Permit/Site Plan - Taco Bell at Epic East Towne Crossing (City Council District 2). Specific Use Permit and Site Plan for a restaurant with a drive-through on 1.227 acres. Epic East Towne Crossing, Lot 6, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3192 S Highway 161. The agent is William Winkelmann, Winkelmann \&

## PLANNING AND ZONING COMMISSION DRAFT MINUTES, JULY 1, 2019

Associates, the applicant is Gabriela Marks, and the owner is Mark Davis, Epic East Towne Crossing, L.P.

Item \#10-TA180601A - Text Amendment - Amending article 9, "Sign Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to clarify certain regulations regarding the procedure removal or repair of unsafe or nuisance signs.

Item \#11-TA190701 - Text Amendment - Ordinance amending Article 2, Section 5, "Zoning Board of Adjustments and Appeals," of the Unified Development Code of the City of Grand Prairie, Texas to clarify term limits of Board Members.

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P190801, P190802, RP190801, RP190802, and RP190803, approve the minutes of June 3, 2019, and approve public hearing consent agenda items P190602, P190703, RP190601, RP190602, S190606, SU190704/S190704, SU190705/S190701, TA180601A, and TA190701.

## Motion: Moser

Second: Smith
Ayes: Carranza, Coleman, Connor, Fisher, Moser, Smith, Spare
Nays: None

## Approved: 7-0

Motion: carried.
PUBLIC HEARING AGENDA Item \#12- Z180602 - Zoning Change - EpicCentral (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change Plan for EpicCentral, creating a planned development district for hotel, restaurant, and entertainment uses. Lots 1-4, Block 1, Lots 1-4, Block 2, Lots 1-2, Block 3, and Lot 1, Block 4, Central Park Addition and TR 7 of Jose A Gill Abstract No. 1714, City of Grand Prairie, Dallas County, Texas, zoned PD-187 and PD-194, within the SH 161 Overlay District, and addressed as 1525 Arkansas Ln, 2100 W Warrior Trl, 2222 W Warrior Trl, 2252 W Warrior Trl, 2940 Esplanade, 2955 Esplanade, 2960 Esplanade, 2975 Esplanade, 2980 Esplanade, 2945 Epic Pl, 2958 Epic Pl, 2960 Epic Pl, 2970 Epic Pl, and 2975 Epic Pl. The owner/applicant is the City of Grand Prairie.

Ms. Ware stated EpicCentral is a consists of approximately 172 acres that includes Grand Prairie's Public Safety Building, Epic Waters Indoor Waterpark, The Summit, and The Epic. EpicCentral is oriented around a system of five lakes and connected by trails and the boardwalk. Restaurants, hotels, and retail are additional elements envisioned for EpicCentral. Though notices were delivered to surrounding residents regarding the PD change, no development is envisioned at this time that would be immediately adjacent to an existing residential neighborhood. The 2018 Comprehensive

## PLANNING AND ZONING COMMISSION DRAFT MINUTES, JULY 1, 2019

Plan's Future Land Use Map designation for this location is Commercial/Retail/Office and Parks and Recreation. The proposal is consistent with the FLUM with the exception of a 7.6 acre tract at Esplanade and Warrior Trl. The FLUM may need to be changed in the future if developed as a use other than Parks and Recreation. The proposal is consistent with goals, policies, and objectives in the 2010 and 2018 Comprehensive Plans, including: Promote and enhance economic development strengths; Provide recreational options and protect open space; and Encourages a mix of integrated community uses within walking or bicycling distance. The zoning change would establish a base zoning district of Office. Permissible uses shall be those provided for in Article 4 of the UDC for Office District with the exceptions and additions. The following uses shall be allowed by right: The following uses shall be allowed by right: hotel, office, restaurant (with equal to or exceeding $75 \%$ of alcohol sales), restaurant (with alcohol sales including entertainment), kiosk restaurant, dinner theater, and brewpub. The following accessory use shall be allowed by right: helistop. The following uses shall require a Specific Use Permit: multi-family apartments, entertainment, and retail. Development shall comply with the density and dimensional standards for Office District with the following exceptions: The maximum height shall be 120 feet; The maximum Floor Area Ratio shall not apply; and Table B in Article 6 of the UDC shall be used to calculate the side yard setback when adjacent to residential.

Ms. Ware stated development that occurs through a partnership with the City of Grand Prairie shall conform to the Development Agreement. When there is a conflict between development and land use standards specified in the UDC and the Development Agreement, the Development Agreement shall take precedence. All development within the boundaries of this Planned Development District that occurs through a partnership with the City of Grand Prairie shall not require site plan approval from the Planning and Zoning Commission and the City Council at a public hearing. The Development Review Committee recommends approval.

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 Z180602 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman
Second: Smith
Ayes: Carranza, Coleman, Connor, Fisher, Moser, Smith, Spare
Nays: None
Approved: 7-0

## PLANNING AND ZONING COMMISSION DRAFT MINUTES, JULY 1, 2019

PUBLIC HEARING AGENDA Item \#13- SU190602/S190602 - Specific Use Permit/Site Plan Raising Cane's at Epic West Towne Crossing, 3158 S. HWY 161 (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for a $3,639 \mathrm{sq}$. ft. Restaurant with a Drive-Through on 1.47 acres. Lot 1, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within SH-161 Corridor Overlay District, and addressed as 3158 S HWY 161. The agent is Lauren Nuffer, Kimley-Horn \& Associates, Inc., the applicant is Luaron McCormack, Raising Cane's Restaurants, LLC, and the owner is Mark Davis, Epic West Towne Crossing LP.

Ms. Ware stated the site is located at the corner of SH 161 and Mayfield Rd and is accessible from both SH 161 and Mayfield Rd via shared drives. The Site Plan depicts the 3,639 sq. ft. restaurant, an outdoor patio, parking, and dumpster enclosure. A double drive-through lane begins on the north side of the building, wraps around the building and merges into a single lane along the south side of the building. The subject property is zoned PD-364 with a base zoning district of Commercial Development is subject to the standards in PD-364 and the Unified Development Code. The proposal meets or exceeds the density and dimensional requirements. The property is subject to landscape and screening requirements in Appendix W of the UDC. The proposed Landscape Plan exceeds the landscape and screening requirements. The exterior finish materials include two types of brick, two colors of stucco, and a reclaimed metal car hood panel as an accent. The proposed elevations include the following Building Design Menu Items: color contrast, specialty accent, corner treatment, articulated public entrance, roof profile variation, and enhanced windows. Appendix F has two windows requirements. The first is that windows account for $30 \%$ of the area of facades that face the street. The second is that windows account for $50 \%$ of the area of all facades or $50 \%$ of the length of all facades. The applicant is requesting exceptions to the window requirements. Appendix $F$ requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The proposal meets the Appendix F Menu Items requirements.

Ms. Ware stated the Development Review Committee recommends approval.

Commissioner Smith stated with so much landscaping being added to this site, would there be any outside seating. Ms. Ware replied yes the seating would be located on the eastside of the building.

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

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Robert Montgomery with Raising Cane’s, 6800 Bishop Road, Plano, TX stepped forward representing the case and to answer questions from the commission. Mr. Montgomery said they like to add additional landscaping to their projects and with this development they would be bringing a new design/prototype. He said they are looking forward to locating one of their restaurants at this location.

Everett Fields, 2545 Clearlake Drive, Grand Prairie, TX was present in support of this request.
There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case SU190602/S190602 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman
Second: Connor
Ayes: Carranza, Coleman, Connor, Fisher, Moser, Smith, Spare
Nays: None
Approved: 7-0
PUBLIC HEARING AGENDA Item \#14- SU190702/S190702 - Specific Use Permit/Site Plan Hogan Truck Rental (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for a Commercial Truck Leasing/Rental Services \& Equipment Sales on 7.0 acres. The subject property is zoned Light Industrial (LI) District \& Planned Development-124 l (PD-124) District and is located within State Highway 161 (SH-161) Overlay Corridor District. Durable Inc. Addition, Block 1, Lots 1 and a portion of Lot 2, City of Grand Prairie, Dallas County. The property is generally located northeast of Roy Orr Blvd at Oakdale Lane, addressed at 3001 Roy Orr Blvd. The agent is Walter Nelson, Walter Nelson and Associates and the owner is Phil Mumford, Contractors Access.

Mr. Lee stated the partially develop 7-acre site; was more recently used as pump repair and maintenance facility consisted of a single story 9,000 sq. ft., concrete tilt-wall building with three overhead dock doors orientated to the south. The property had limited access via a concrete paved drive from Roy Orr Blvd. Constraints on-site includes sanitary sewer and overhead electrical power easements along the rear portion of the property running northeasterly. Although zoned Light Industrial District, existing mobile home/RV park residential uses are to the south and the existing River Ridge mobile home park is immediately to the east. The applicant is proposing to operate a commercial truck leasing operation in conjunction with general maintenance, upkeep, washing and fueling of private fleet services. The applicant has acquired the partially developed site with plans to develop their operation in multiple phases. Phase $1 \& 2$ will consist of the currentlyconstructed building on a platted 3.4-acre lot and extending south to Oakdale Lane providing ingress-egress to the signalized intersection with Roy Orr Boulevard. A designated drainage detention area is being provided in this phase located at the southeast corner of the property. Phases $3 \& 4$ shall provide additional concrete paving to accommodate fire lanes, drive ways for future

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truck storage areas and drainage detention. Primary access to the site shall be from two existing commercial drives via Roy Orr Boulevard. Adequate visitor and employee parking are being provided onsite as well as loading/unloading facilities.

Mr. Lee stated the applicant is seeking a Specific Use Permit to operate a Commercial Truck Leasing and Service facility. An existing seven-foot chain-link fence with privacy slats exists along the neighboring eastern and southern property boundaries, providing a screen. Along the street frontage and subject to the relocation of the proposed southern drive approach, the development proposes to preserve as many existing trees as possible. The current driveway alignment would preserve the maximum number of existing trees, but may create stacking concerns at the Oakdale Lane/Roy Orr intersection. The site exceeds the $10 \%$ landscape requirements in Phase 1 with additional plantings designated for Phase 2, including six additional street trees along Roy Orr Blvd and complimentary shrubbery throughout the development. A 12’ X 12’ standard dumpster enclosure is being provided near the south-center section of the site per direction from DRC staff. The site provides for adequate employee and visitor parking spaces and truck parking spaces in Phases $1 \& 2$. The subject property is designated as appropriate for Light Industrial uses on the Future Land Use Map. Light Industrial typically includes categories such as warehousing, distribution, light assembly and fabrication uses. The proposal is consistent with the FLUM. This site shall conform to the city's ARB regulations. The ARB standards includes a list of regulations assuring compliance with Grand Prairie's adopted environmental, building and fire codes

Mr. Lee stated staff recommends approval of the Specific Use Permit provided the applicant preserve the tree-line along Roy Orr for screening, and subject to the following conditions:

- The request shall be limited to Phase $1 \& 2$, with subsequent phasing requiring SUP review.
- ARB related activities are performed inside.
- No inoperable vehicles are to be store onsite.
- All truck and auto-related repairs shall be limited to private vehicles on contract basis and no walk-in repair authorized.

Commissioner Connor asked when trees as big as the ones located on this property are removed, is the applicant required to put back a tree of the same caliber. Mr. Lee stated the city does not have a tree preservation ordinance, but we do encourage additional landscaping be added.

Commissioner Coleman stated before Oakdale Road was extended there were a lot of trucks that travel the road, and asked if a deceleration lane could be put in. Mr. Huntsman stated there are currently signs located on Oakdale, but staff can look into adding a deceleration lane to be able to make a right turn for safety reasons.

Commissioner Smith stated her concern is the developments proximity to the residential area.

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

Walter Nelson with Nelson \& Associates, 3012 Hobble Court, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission. Mr. Nelson stated they would not have any freight trucks the trucks are empty with no beds on them they would not have anyone coming in at night they only rent to corporations like Panera Bread. They are requesting to keep the existing wooden fence in place and construct a 7 foot chain-linked fence with slats on the south side of the property. They would only be conducting maintenance on the trucks, no major repairs. All of the pavement would be concrete, and the building doors are located about 300 feet from the mobile home park.

Commissioner Moser stated the Operational Plan indicates they would be washing vehicles onsite, would all this take place indoors. Mr. Nelson replied yes.

Mr. Moser noted there would also be a fuel station onsite, and in the future would like to operation twenty-four hours a day, seven days a week.

Paul DeSherling, 200 Hoffman Lane, Belleville, IL stepped forward in support of the case. The fuel station would come in during Phase 3 of the project and would be located outside of the building, but would only be used on the vehicles needing to be re-fueled. The twenty-four/seven operation would only happen if their business excels in the next two to three years.

Commissioner Moser stated all of their activity would occur inside the building and would be connecting onto city's services, would all this happen during phase-one. Mr. DeSherling replied yes.

Chairperson Spare stated he would like to make it a requirement that the property between the wooden fence and chain-linked fence be maintained by this development.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case SU190702/S190702 as presented and recommended by staff, and the area between the existing wood fence and proposed chain-link fence be maintained by the applicant, Hogan Truck Leasing. The action and vote being recorded as follows:

Motion: Smith
Second: Coleman
Ayes: Carranza, Coleman, Connor, Fisher, Moser, Smith, Spare
Nays: None
Approved: 7-0

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PUBLIC HEARING AGENDA Item \#15- SU190703/S190703 - Specific Use Permit/Site Plan Hyatt Place (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for Hyatt Place, a hotel located on 2.6 acres. Tract 2B02, Charles D Ball Survey, Abstract No. 197, 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 agent is Dayne Ram, ADR Designs LLC, the applicant is Dilip Patel, and the owner is Arpen Patel.

Ms. Ware stated the site is directly accessible from Sara Jane Pkwy and accessible from IH-20 via a cross-access drive. The Site Plan depicts the 4 -story, 100 -room hotel, outdoor pool, parking, and dumpster enclosure. The subject property is zoned PD-29 with a base zoning district of General Retail. Development is subject to the standards in Article 6 of the Unified Development Code. The proposal requires two variances from the density and dimensional requirements. The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The proposed Landscape Plan exceeds the landscape and screening requirements. The exterior finish materials include two types of stone, brick, and stucco. Building Design Menu Items include materials mix, stone accent, color contrast, articulated public entrance, roof profile variation, articulation elements, and design elements. Appendix $F$ has two windows requirements. The first is that windows account for $30 \%$ of the area of facades that face the street. The second is that windows account for $50 \%$ of the area of all facades or $50 \%$ of the length of all facades. The applicant is requesting exceptions to the window requirements. The exterior finish materials include two types of stone, brick, and stucco. Building Design Menu Items include materials mix, stone accent, color contrast, articulated public entrance, roof profile variation, articulation elements, and design elements. Appendix $F$ has two windows requirements. The first is that windows account for $30 \%$ of the area of facades that face the street. The second is that windows account for $50 \%$ of the area of all facades or $50 \%$ of the length of all facades. Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The proposal provides the required 12 Menu Items.

Ms. Ware noted the maximum allowable height in the General Retail District is 25 ft . The proposed building has a height of 67 ft . Staff does not object to this request: City Council has approved similar height exceptions in the past several years. The subject property is adjacent to an existing hotel with a height of about 54 ft . The maximum allowable FAR is $.35: 1$. The proposal has a FAR of $.52: 1$. Staff does not object to this request: City Council has approved similar FAR exceptions in the past several years. Appendix F requires that windows account for $30 \%$ of the north and south facades. Windows account for $14 \%$ of the north facade and $2 \%$ of the south facade. Appendix F requires that windows account for $50 \%$ of the area of all facades or $50 \%$ of the length of all facades. Windows account for $20 \%$ of the area of all facades and $43 \%$ of the length of all facades. Appendix F requires covered walkways, awnings, or canopies along $30 \%$ of the length of all facades. Windows are provided along $13 \%$ of the length of all facades.

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Appendix F requires a 30 ft . landscape buffer along IH-20 and Sara Jane Pkwy. The applicant is providing a 20 ft . landscape buffer along $\mathrm{IH}-20$ and a 28 ft . landscape buffer along most of Sara Jane Pkwy. The applicant is providing an additional 100 shrubs as a compensatory measure for relief from the landscape buffer. The proposal includes 120 parking spaces when the maximum allowable number of parking spaces is 104 .

Ms. Ware stated staff does not object to a hotel at this location, and does not object to requests for exceptions for height, FAR, covered walkways, landscape buffer, or maximum parking spaces. However; staff recommends that the applicant meet Appendix F requirements with regard to required windows, particularly on facades visible from Interstate 20.

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

Dayne Ram with ADR Design LLC, 2426 Silverado Trail, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission.

Chairperson Spare stated there needs to more windows or spangle glazing added to the building.
Mr. Ram stated they are in the process of working with corporate on adding more windows. Mr. Spare stated the case can be tabled until Mr. Ram gets approval from corporate on adding more windows.

Commissioner Moser asked if the problem not having windows on the building is because of the way the building is oriented. He does not want to cause issues with this development if the other hotels in the area did not meet the same standards. Mr. Jones stated staff would like to see the south side of the building match the north side.

Chairperson Spare said he would like for this development to follow the standards that are in place at this time.

Commissioner Smith stated she would like for this development to move forward, but would agree that this case might need to be tabled until there is more clarification on the windows.

Commissioner Connor stated he likes the project, but there are too many unanswered questions, he too would like to see more windows on the building.

There being no further discussion on the case commissioner Smith moved to table case SU190703/S190703. The action and vote being recorded as follows:

Motion: Smith
Second: Connor
Ayes: Carranza, Connor, Smith, Spare

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Nays: Coleman, Fisher, Moser
Case Tabled: 4-3
Ms. Ware noted case CPA190601/ Z190601/CP190601 would be presented together, but voted on separately.

PUBLIC HEARING AGENDA Item \#16- CPA190601 - Comp Plan Amendment - Forum Villas (City Council District 4) and Item \#17-Z190601/CP190601 - Planned Development Request/Concept Plan - Forum Villas (City Council District 4). Senior Planner Savannah Ware presented the case reports and gave a Power Point presentation for a Planned Development Request and Concept Plan for 219 single-story homes with a mixture of detached and attached units on a single 18.92 -acre common lot. Tracts 5 and 5A of E. Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-361, and located on the northwest corner of S. Forum Drive and S. Great Southwest Pkwy. The agent is Rich Darragh, Skorburg Company, the applicant is Daniel Satsky, Ashton Woods - Dallas Division, and the owner is Dan Luby, ECOM Real Estate Mgmt.

Ms. Ware stated the purpose of the request is to amend the Future Land Use Map from Commercial to Med-Density Residential on 18.92 acres so that the FLUM is consistent with a development proposed at this location. The applicant intends to construct a 219 -unit hybrid housing development on 18.9 acres. The development includes a mixture of one-bedroom, two-bedroom, and threebedroom detached and attached houses on a common lot. The site includes two controlled-access entrances, one off of Great Southwest Pkwy, and one off of Forum Dr. The Concept Plan depicts a centrally located leasing office and amenity center. Units are organized around a central green space amenity. The design and amenities included in the central green space will be determined with the Site Plan. Maintenance of the units, common areas, open spaces, and backyards will be the responsibility of the management company. The Concept Plan depicts surface parking, covered parking, and detached parking garages throughout the development. The number of parking spaces exceeds what is required and the percentages of garages and carports are consistent with Appendix W. The Concept Plan depicts reserve parking areas that can provide an additional 21 parking spaces if needed. The property is currently zoned for Single Family Residential use. The approved Preliminary Plat depicts 80 residential lots. The requested zoning change will increase the number of units to 219. Due to the increase in number of units and existing traffic concerns in the area, the Transportation Department required that the applicant submit a Traffic Impact Analysis. Key takeaways from Transportation's analysis of the TIA findings are listed below.

- Traffic movements from the school could cause significant delay to residents trying to turn left onto Great Southwest Pkwy in the morning.
- The site volumes are relatively low which keeps the queue low.
- As traffic grows on Great Southwest Pkwy, the wait and queue to exit the subject property will gradually increase.


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- The Level of Service (LOS) for this turn is at F for the buildout.
- School traffic turning left onto Great Southwest Pkwy will have the right-of-way. The increase in volumes created by this development will not affect school traffic turning movements.
- No other intersections will be significantly impacted by this development.

Ms. Ware stated the applicant is proposing a base zoning district of Multi-Family One. The applicant is proposing a minimum of two distinct elevations for each unit type and intends to use roof profile and exterior materials and colors to create architectural variation throughout the development. The Development Review Committee recommends approval with the following conditions:

1. For perimeter buildings along Great Southwest Pkwy and Forum Dr, facades that face, or are mostly parallel to the street, shall be clad in $100 \%$ stone or brick;
2. Back yard fences that are parallel to open space areas or sidewalks shall be constructed of wrought iron;
3. Amenities shall include, at a minimum, a pool, spa, arbor, and usable open space and shall meet Appendix W requirements for Multi-Family Residential development;
4. The areas depicted on the Concept Plan as reserved parking shall remain as green space and shall only be converted to additional parking once the development is $100 \%$ leased and parking demand requires additional parking spaces;
5. The applicant shall provide Staff with an exhibit that shows the elevation type, materials, and colors for units that will allow Staff to assess the architectural variation within the development with the intent of avoiding architectural duplication among adjacent units;
6. Individual units shall be fire sprinklered; and
7. Screening walls along Great Southwest Pkwy and Forum Dr shall be constructed to Forum PID specifications.

Commissioner Smith stated she is concern with the development only having one entrance for the amount of homes being proposed. Mr. Jones stated this type of development should not cause a delay on the public-street or intersection what is being proposed is low density residential.

Commissioner Connor said his concern with this development is that he lives in the neighborhood right behind the school and there is already a traffic issue that backs up down Forum Drive, with this development it could make it harder to get in and out of his neighborhood and adding additional traffic could make things worse for the school and adjacent neighborhoods, how can we hold them accountable.

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Brett Huntsman, Transportation Planner, stated the anticipated traffic from this development would be low, but they are aware of the school traffic being an issue.

Chairperson Spare asked if the main entrance could be moved further north with a median break on Great Southwest.

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

Rich Darragh with Skorburg Company, 8214 Westchester Drive, Suite 710, Dallas, TX, stepped forward representing the case and to answer questions from the commission. Mr. Darragh gave a presentation of their proposed development. He said they are proposing three exits and would be willing to work with the traffic department one putting in a median break on Great Southwest.

Mr. Fisher asked if they would be maintaining the premises at all times, and did they meet with the school regarding this development.

Daniel Satsky with Ashton Woods-Dallas Division, 1800 Valley View Lane, Farmers Branch, TX, stated the property would be owned by an entity that would maintain the premises at all times. They did not converse with the school regarding the development.

There being no further discussion on the case CPA190601 commissioner Coleman moved to close the public hearing and approve case CPA190601 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman
Second: Connor
Ayes: Carranza, Coleman, Connor, Fisher, Moser, Smith, Spare
Nays: None

## Approved: 7-0

There being no further discussion on the case Z190601/CP190601 commissioner Carranza moved to close the public hearing and approve case Z190601/CP190601 as presented and recommended by staff, with the following conditions and recommendation:

1. For perimeter buildings along Great Southwest Pkwy and Forum Dr, facades that face, or are mostly parallel to the street, shall be clad in $100 \%$ stone or brick;
2. Back yard fencing material shall be designated on the Site Plan;
3. Amenities shall include, at a minimum, a pool, spa, arbor, and usable open space and shall meet Appendix W requirements for Multi-Family Residential development;

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4. The areas depicted on the Concept Plan as reserved parking shall remain as green space and shall only be converted to additional parking once the development is $100 \%$ leased and parking demand requires additional parking spaces;
5. The applicant shall provide Staff with an exhibit that shows the elevation type, materials, and colors for units that will allow Staff to assess the architectural variation within the development with the intent of avoiding architectural duplication among adjacent units;
6. Individual units shall be fire sprinklered; and
7. Screening walls along Great Southwest Pkwy and Forum Dr shall be constructed to Forum PID specifications.
8. The Great Southwest Pkwy median opening that aligns with the northernmost exit shall remain open.

The action and vote being recorded as follows:
Motion: Carranza
Second: Coleman
Ayes: Carranza, Coleman, Connor, Fisher, Moser, Smith, Spare
Nays: None

## Approved: 7-0

PUBLIC HEARING AGENDA Item \#18- Z060902A - Planned Development - Crescent Heights Amendment (City Council District 2). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Zoning Change and PD Amendment to allow for frontentry garages on 23 of 89 lots intended for single-family detached residential development in the Crescent Heights Subdivision. Crescent Heights Addition, 13.107 acres out of the Edward B. Wooton Survey, Abstract No. 1519, City of Grand Prairie, Dallas County, Texas, zoned Planned Mr. Lee stated the Development and addressed as 203 Freetown Road. The owner is Yigal Lelah, Casa Bella Homes. The applicant requests an amendment removing the prohibition of front-entry garages for 16 additional lots. Only lots on corners would be required to provide non-front entry garages. DRC staff has been working with the applicant and their design team concurring to a certain extent that due to 40 ' width lots at certain locations within the subdivision may not be practical and will cause a reduction in a usable and/or desirable backyard. However, staff believes there are additional opportunities on some of the larger lots to provide non-front entry garages. Staff is not generally opposed to the request, but recommends that the applicant work to identify additional opportunities for non-front entry garages beyond the five remaining non-front entry lots.

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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Tim Martin, 6175 Main Street, Frisco, TX, stepped forward representing Casa-Bella Homes and to answer questions from the commission. He asked that the case be tabled in order to meet with their design team on staff's recommendation.

There being no further discussion on the case commissioner Moser moved to table case Z060902A. The action and vote being recorded as follows:

Motion: Moser
Second: Smith
Ayes: Carranza, Coleman, Connor, Fisher, Moser, Smith, Spare
Nays: None
Case Tabled: 7-0

## At 8:50 the Commission took a 15 minute break.

PUBLIC HEARING AGENDA Item \#19- SU151004E - Specific Use Permit Renewal 987C309 SE $14^{\text {th }}$ Street (City Council District 5). Planner Ted Helm presented the case report and gave a Power Point presentation for a Specific Use Permit renewal for Major Auto Repair and Auto Body and Paint Uses in the Commercial District. The property is located on Lots 5, 6, 7 \& the north $1 / 2$ of Lot 8 , Penman Addition, City of Grand Prairie, Dallas County, Texas, zoned C Commercial District in the Central Business District no. 3 Overlay and located at 309 SE 14th Street. The owner is Vincent Duan.

Mr. Helm stated as required by Ordinance No. 10426-2018 for Specific Use Permit 978D the City Council shall conduct a public hearing one year after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. As required, staff requested inspections of the property and operations by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that there are numerous violations that span multiple years and are not improving significantly. The violations as noted by Code Compliance are as follows: Failure to comply with the SUP/parking inoperable vehicles and storage in the front designated parking spaces. As per Section 3 of Ordinance No. 10574-2018: Should any inspection performed at any time within the renewal period, determine that the property or operation thereupon is not in compliance with all applicable codes which shall include, but not be limited to, all the requirements of this SUP Ordinance, the Unified Development Code, the City of Grand Prairie Code of Ordinances, city adopted building codes, city adopted fire codes and with other applicable regulatory requirements administered and/or enforced by the state and federal government, staff may refer the SUP back to the City Council for consideration of revoking the Specific Use Permit authorized by Ordinance No. 104262018;

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Mr. Helm stated due to the numerous and repeated violations and conditions listed in the ordinance, staff recommends the revocation of the Specific Use Permit No. 978D and Ordinance No. 10574-2018.

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

Miguel Zuniga, 2828 Forest Lane, TX stepped forward representing the case and to answer questions from the commission. He stated the Honda Civic in the picture is his personnel vehicle and the white truck belongs to his worker they are both operable. He has been following all of the requirements and does not understand why he is being brought forward with this case. He said Code Enforcement Philip Curtis makes routine visits to his shop.

Vincent Duan, 2812 Monterey Court, Plano, TX stepped forward as the owner of the property. He has had three different tenants since the last meeting and has done everything he has been told to do by the city, but sometimes a car is dropped off during the night, but they immediately moved it in the morning. He stated they were not designated specific parking spaces for their workers and customers, they were just told to provide six parking spaces for their vehicles.

Chairperson Spare asked if the customers could also park at the rear of the property. Mr. Duan replied yes they having parking in the back of the building.

Commissioner Moser stated he remembers telling him in the past meetings that he would need to clean up his property, he has been giving a lot of chances over and over, and yet he still does not maintain the standards.

There being no further discussion on the case commissioner Carranza moved revoke case SU151004E as recommended by staff. The action and vote being recorded as follows:

Motion: Carranza
Second: Connor
Ayes: Carranza, Coleman, Connor, Fisher, Moser, Smith, Spare
Nays: None
Approved: 7-0
PUBLIC HEARING AGENDA Item \#20- SU120404E - Specific Use Permit Renewal 886D2502 Central Avenue (City Council District 5). Planner Ted Helm presented the case report and gave a Power Point presentation for a Specific Use Permit renewal for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The owner is Vincente Duan.

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Mr. Helm stated as required by Ordinance No. 10217-2017 for Specific Use Permit 886D the City Council shall conduct a public hearing one (1) year after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. As required, staff requested inspections of the property and operations by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that there are numerous violations that span multiple years and are not improving significantly. The violations as noted by Planning and Code Compliance are as follows:

- Outside storage of vehicle parts.
- Trash and other materials lying in piles outside of the building.
- Multiple inspections out of date.
- Failure to comply with the SUP / parking inoperable vehicles in front of screening fence and not inside buildings.
- Vehicles are stacked over designated parking spaces, fire lanes are blocked.
- The site appears to have ongoing salvaging.
- Storage of flammables not related to the approved use.
- The Service/Repair ledger was not available at the time of inspection.

Mr. Helm stated due to the numerous and repeated violations, staff recommends the Specific Use Permit and Ordinance No. 10217-2017 be brought back as a revocation at the next hearing.

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

Vincent Duan, 2812 Monterey Court, Plano, TX stepped forward representing the case and to answer questions from the commission. He stated there are no salvaging parts at this location.

Commissioner Connor said Mr. Duan says he visits the property often, but yet there are still a lot of violations he needs to be more stringent with his tenants, all he hears are excuses.

There being no further discussion on the case commissioner Moser moved to deny the renewal on case SU120404E and that the Specific Use Permit and Ordinance No. 10217-2017 are brought back as a revocation at the next hearing. The action and vote being recorded as follows:

Motion: Moser
Second: Connor
Ayes: Carranza, Coleman, Connor, Fisher, Moser, Smith, Spare
Nays: None
Approved: 7-0

## PLANNING AND ZONING COMMISSION DRAFT MINUTES, JULY 1, 2019

PUBLIC HEARING AGENDA Item \#21- SU980303A - Specific Use Permit Renewal 674 2302 S Carrier Parkway (City Council District 2). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Specific Use Permit renewal for an Automotive Repair Facility being an approximately 0.516 acre tract of land, Tract 11, Charles Gibbs Survey, Abstract 534, Grand Prairie, TX, Dallas County.

Mr. Lee stated as required by Ordinance No. 5885 for Specific Use Permit 674 all development activity shall conform with the adopted site plan, compliance with the provisions of the ordinance limited the use to Automotive Repair Facility only and restricting body work, auto storage and auto sales. compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. As required, staff requested inspections of the property and operations by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that there are numerous violations that span multiple years and are not improving significantly. Due to ongoing code violations, citations, and the owner/operator unwilling to comply; this property/business is considered a public nuisance. The violations as noted by Planning and Code Compliance are as follows:

- Outside storage of vehicles.
- Vehicle Sales.
- Nonconforming (pole) sign in dis-repair.
- Portions of parking lot in dis-repair.

Mr. Lee stated due to the numerous and repeated violations, staff recommends the revocation of the Specific Use Permit-674 and Ordinance No. 5585.

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

Carlos Urbina, 2302 S. Carrier Parkway, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission. Mr. Urbina stated he does not sell cars at this location he fixes cars that are to be sold by their owners, so yes sometimes some of the cars have signs on them, but the phone numbers on the cars are not his number. Code Enforcement Philip Curtis is always coming onto his property, this is his family business and he has been there for the past twenty years and does his best to keep the property in order.

Commissioner Connor asked if he has received a notice on the dis-repair sign, if so how long ago did he receive the notice, he needs to clean up his property and follow the rules. Mr. Urbina stated is has been about two months since he has received a notice regarding the sign.

## PLANNING AND ZONING COMMISSION DRAFT MINUTES, JULY 1, 2019

There being no further discussion on the case, commissioner Connor moved to close the public hearing and deny the renewal of case SU980303A and the Specific Use Permit and Ordinance No. 5585 are brought back as a revocation at the next hearing.

Commissioner Moser stated he would like to note that this case is very different from the two previous cases that were just heard on the agenda, this is the first time Mr. Urbina is coming back before the Commission on his renewal and owner of the other cases has been back six times on his case.

The action and vote being recorded as follows:
Motion: Connor
Second: Smith
Ayes: Carranza, Connor, Fisher, Moser, Smith, Spare
Nays: Coleman
Approved: 6-1
Commissioners Comments: None
Commission Moser moved to adjourn the meeting of July 1, 2019. The meeting adjourned at 9:40 p.m.

Joshua Spare, Chairperson

## ATTEST:

Cheryl Smith, Secretary

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

Legislation Details (With Text)


## From

Chris Hartmann

## Title

P190801 - Preliminary Plat - Lynn Creek Addition (City Council District 4). Preliminary Plat for Lynn Creek Addition, Lot 1, Block 1. Tract 4, 5B, and 6C of Jerome C. Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, addressed as 2500 Webb Lynn Rd, and generally located east of SH 360 and south of Lynn Creek/Mildred Walker Pkwy. The agent is Reece Flanagan, Harris Kocher Smith, the applicant is Josh Basler, AD Spands, and the owner is Robert Barham, KP Development Partners, LP.

## Presenter

Savannah Ware, AICP, Senior Planner

## Recommended Action

Approve

## Analysis <br> SUMMARY:

Preliminary Plat for Lynn Creek Addition, Lot 1, Block 1. Tract 4, 5B, and 6C of Jerome C. Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, addressed as 2500 Webb Lynn Rd, and generally located east of SH 360 and south of Lynn Creek/Mildred Walker Pkwy.

## PURPOSE OF REQUEST:

The purpose of the Preliminary Plat is to one lot on 15.636 acres to facilitate multi-family development in the SH-360 Corridor.

## 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-255A | Gas Well Padsite, Floodplain and Fl |
| South | PD-255A | Single Family Residential |
| West | PD-255A | Undeveloped |
| East | PD-255A; A | Single Family Residential; Floodpla |

## PLAT FEATURES:

The plat depicts the necessary utility easements and meets the minimum lot size and dimensions established by PD-255A.

## RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.


## GRand PR aiRle

PLANNING

CASE LOCATION MAP
Case Number: P190801
Lynn Creek Addition

City of Grand Prairie
Planning and Development ( 9 (972) 237-8257 www.gptx.org


Legislation Details (With Text)

| File \#: | 19-9193 | Version: | Name: | P19 | Phase |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Type: | Agenda Item |  | Status: | Con |  |
| File created: | 7/26/2019 |  | In control: | Plan |  |
| On agenda: | 8/5/2019 |  | Final actio |  |  |
| Title: | P190802 - Final Plat - Prairie Ridge, Phase 2C (City Council District 6). Final Plat for 88 lots and 3 non-residential lots on 27.40 acres. J. Stewart Survey, Abstract No. 961, Grand Prairie ETJ, Ellis County, Texas, located south of Prairie Ridge Blvd. (proposed) and west of Soap Creek, Midlothian, Texas. The owner is Kyle Kruppa, PRA Prairie Ridge Dev. Corp. |  |  |  |  |
| Sponsors: |  |  |  |  |  |
| Indexes: |  |  |  |  |  |
| Code sections: |  |  |  |  |  |
| Attachments: | Exhibit A - Location Map |  |  |  |  |
|  | Exhibit B - Prairie Ridge, Phase 2C Final Plat |  |  |  |  |
|  | Exhibit C - Prairie Ridge, Phase 2B Preliminary Plat |  |  |  |  |
| Date | Ver. Action By |  |  |  | Result |

## From

## Chris Hartmann

## Title

P190802 - Final Plat - Prairie Ridge, Phase 2C (City Council District 6). Final Plat for 88 lots and 3 nonresidential lots on 27.40 acres. J. Stewart Survey, Abstract No. 961, Grand Prairie ETJ, Ellis County, Texas, located south of Prairie Ridge Blvd. (proposed) and west of Soap Creek, Midlothian, Texas. The owner is Kyle Kruppa, PRA Prairie Ridge Dev. Corp.

## Presenter

David P. Jones, AICP, Chief City Planner

## Recommended Action

Approve

## Analysis <br> SUMMARY:

Final Plat for 88 residential lots and 3 common lots on 27.40 acres out of the J. Stewart Survey, Abstract No. 961, City of Grand Prairie ETJ, Ellis County, Texas, generally located south of U.S. Hwy 287 south of Prairie Ridge Boulevard (proposed).

## PURPOSE OF REQUEST:

The purpose of the Final Plat is to create 88 residential lots and 3 common lots to facilitate single-family development and the development of a clubhouse.

## HISTORY:

- At its April 3, 2017 meeting, the Planning and Zoning Commission approved a Final Plat for Prairie Ridge, Phase 1, 182 single-family lots on 52.73 acres (P170401).
- At its June 4, 2018 meeting, the Planning and Zoning Commission approved a Preliminary Plat for Prairie Ridge, Phase 2, 167 single-family lots on 68.8 acres (P180503).
- At its September 18, 2018 meeting, the Planning and Zoning Commission approved a Preliminary Plat for Prairie Ridge, Phase 2B, 309 single-family lots on 89.98 acres (P181005).
- At its November 5, 2018 meeting, the Planning and Zoning Commission approved a Final Plat for Prairie Ridge, Phase 2A, 112 single-family residential lots and 4 common lots on 39.021 acres (P181104).
- At its January 7, 2018 meeting, the Planning and Zoning Commission approved a Final Plat for Prairie Ridge Offsites (P190103)
- At its February 4, 2019 meeting, the Planning and Zoning Commission approved a Final Plat for Prairie Ridge, Phase 2B, 98 residential lots and 4 common lots (P190102)


## PLAT FEATURES:

Per the adopted Developer Agreement governing the Prairie Ridge development, Phase 2B consists of 88 PRSF 2 lots (minimum 60' width). The plat differs slightly from the Preliminary Plat approved for Phase 2 and 2B (P180503 and P181005) in order to accommodate a proposed clubhouse on Lot 3X but the 2C Final Plat still substantially conforms to the Preliminary Plat by providing SF 2 lots at an equal or lesser density, along with a connection point to future phases to the east.

Drainage will be handled by underground storm sewer piped into a storm main constructed with Prairie Ridge, Phase 1. Water will be supplied by a newly-constructed 20 " main and sewer will be handled by an 18 " main, both running parallel with Prairie Ridge Boulevard. Prairie Ridge Boulevard and Lakeview Road will provide access to the homes from U.S. 287.

The developer has provided a chart showing future phases of Prairie Ridge will accommodate 459 PR-SF 1 lots (Minimum 80' width), 979 PR-SF 2 lots (Minimum 60' width) and 2773 PR-SF 3 lots (minimum 53' width).

## RECOMMENDATION:

The Development Review Committee recommends approval.


Prairle
PLANNING

CASE LOCATION MAP
Case Number: P190802
Prairie Ridge, Phase 2C

City of Grand Prairie
Planning and Development

- (972) 237-8257 www.gptx.org


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STATE OF TEXAS
COUNTY OF TARRANT

 ONSIDERATIONS THEREN EXPRESSED.
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NOTARY PUBLLC IN ANO FOR - THE STATE OF TEXAS
uy cōmmision Expires on:


Final Plat
Prairie Ridge Phase 2C
88 Residential Lots
Situated in the 3 . Son-Residential Lots . Stewart Survey, Abstract Number 961, Ellis County Fresh Woter Supply District No. 1 City of Grand Prairie E
Ellis County, Texas




Legislation Details (With Text)


## From

Chris Hartmann

Title
P190403 - Preliminary Plat - Grand Lakes Business Park V (City Council District 5). Preliminary Plat - Grand Lakes Business Park V, Block A, Lots $1 \& 2$, for two industrial lots on 15.407 acres. 15.407 acre tract out of the James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, and generally located at the southwest corner of Interstate Hwy 30 Service Road and Grand Lakes Boulevard. Zoned Light Industrial (LI) District and lies within the Interstate 20 (I-20) Overlay Corridor District. The current address is 4000 IH 30 East. The agent is Sarah Beth White, Kimley-Horn and Associates, Inc. and the owner is Don Ostler, DMO Properties DAL, LLC.

## Presenter

Charles Lee, AICP, CBO, Senior Planner

## Recommended Action

Approve

## Analysis

## SUMMARY:

Consider a Preliminary Plat to establish two lots to accommodate a single-story, 180,800 sq.ft. office/warehouse and retail facility on one lot on 10.7 acres (Lot 1 ) and a vacant industrial lot on 4.7 acres (Lot 2). Situated in the James McLaughlin Survey, Abstract No. 846, Dallas County, Texas, the 15.40 -acre property is zoned Light Industrial (LI) District and is located within the Interstate-30 (IH-30) Overlay Corridor District.

## ADJACENT LAND USES AND ACCESS:

North - The undeveloped property directly north of Interstate Highway 30 is zoned Heavy Industrial (HI) District.

South - The undeveloped properties to the south is zoned Light Industrial (LI) District
East - The property to the east (O'Neal Steel) being used for industrial purposes and zoned Light Industrial (LI) District,
West - Property to immediate west recently approved for office warehouse uses are zoned Light Industrial (LI) District.

## COMMENTS:

The preliminary plat establishes property boundaries for two separate lots on 15.4 acres. The plat establishes Lot 1 to accommodate the immediate development of the property on 10.7 acres for a warehouse, retail and related storage uses. The remainder of the property is Lot 2 , an undeveloped 4.7 -acre industrial property. The purpose of the plat approval is to ensure full compliance with UDC regulations and standards. Site plan for Lot 1 is on the current agenda for consideration.

## Lot \& Dimensional Standards: (Lot 1)

As proposed, the development meets or exceeds all minimum lot \& dimensional standards.

| Ordinance <br> Provision | LI Zone District Standards | Proposed Conditions | Meets |
| :--- | :--- | :--- | :--- |
| Min. Lot Size | 15,000 sq. ft. | 10.70 acres (466,477.ft.) | Yes |
| Min. Lot Width | $100 \mathrm{ft}$. | Approx. 817 ft. | Yes |
| Min. Lot Depth | $150 \mathrm{ft}$. | Approx. 842 ft. | Yes |
| Front Yard Setback | $25 \mathrm{ft}$. | 88 ft | Yes |
| Internal Side Yard | $35 \mathrm{ft}$. | N/A | Yes |
| Rear Yard Setback | 0 ft. | N/A-Two Side Yards $78 \mathrm{ft}$. to west | Yes |
| Bldg. Separation | 25 | N/A | N/A |
| Bldg. Height | $50 \mathrm{ft}$. | $49.5 \mathrm{ft}$. to top plate | Yes |
| Bldg. Coverage | $1: 1$ Floor Area Ratio | $0 . .38: 1 \%$ | Yes |
| Paving Type | Concrete or Equivalent | Concrete | Yes |

## REQUESTED APPEALS BY APPLICANT:

No appeals are being requested by the applicant.

## RECOMMENDATION:

DRC recommends approval.


## GRand

 Praikle PLANNINGCASE LOCATION MAP
Case Number: P190403
Grand Lakes Business Park V

City of Grand Prairie
Planning and Development

- (972) 237-8257 www.gptx.org


Legislation Details (With Text)


## From

Chris Hartmann

## Title

RP190801 - Replat - The Blanca Addition (City Council District 5). Consider a request to replat a 3.109 acre property into a single lot to allow for an Industrial Development. The 3.109 acre property is part of Lot 2 and Tract 3, Block 1, John W. Kirk Survey Dallas County, Texas and is currently zoned Light Industrial District. The property is located at the address 1605 E. Main Street and generally located on the south side of Main Street. The agent is E.D. Hill and the owner is Juan Barbosa.

## Presenter

Ted Helm, Planner

## Recommended Action

Approve

## Analysis <br> SUMMARY:

This is a request to approve a Replat creating 2 lots out of 3.109 acres. The subject property is located at the addresses 1605 E. Main Street and zoned LI, Light Industrial District.

## PURPOSE OF REQUEST:

The purpose of this Replat is to clean up the lot lines and add proper right-of-way dedications for tax purposes.

File \#: 19-9194, Version: 1

## 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 | GR, General Retail | General Retail Use |
| East | LI, Light Industrial District | Light Industrial Uses |
| South | LI, Light Industrial District | Light Industrial Uses |
| West | LI, Light Industrial District | Light Industrial Uses |

Table 2: Site Data Summary for LI, Light Industrial District

| Standard | Required | Provided | Meets |
| :--- | :--- | :--- | :--- |
| Min. Lot Area Sq. Ft. | 15,000 | 48,438 | Yes |
| Min. Lot Depth (Ft.) | 150 | 362 | Yes |
| Front Setback (Ft.) | 30 | - | - |
| Rear Setback (Ft.) | 8 | - | - |
| Max. Height (Ft.) | 35 | - | - |
|  |  |  |  |

## HISTORY:

- The property was previously platted at the Blanca Addition in 2016 under case No. P160702.


## PLAT FEATURES:

The lots will have access from SE $16^{\text {th }}$ St and East Main Street. 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 of the requested Replat with the condition that required easements are added before the plat is recorded.


Exhibit A


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

Legislation Details (With Text)


## From

Chris Hartmann

## Title

RP190803 - Replat - Lake Ridge, Section 20 (City Council District 6). Replat of Lots 2474 \& 2475, to combine two residential lots into one. Lots 2474 \& 2475, Block N of Lake Ridge Section 20 Addition, Dallas County, City of Grand Prairie, Texas, zoned PD-258, addressed as 3115 \& 3119 Koscher Drive. The applicant is Scott Davis and the owner is Douglas Brown.

## Presenter

Nyliah Acosta, Planner

## Recommended Action

Approve

## Analysis

## SUMMARY:

A Replat of Lots 2474 \& 2475, to combine two residential lots into one. Lot 2474 \& 2475, Block N of Lake Ridge, Section 20 Addition, Dallas County, City of Grand Prairie, Texas, zoned PD-258, and addressed as 3115 and 3119 Koscher Drive.

## PURPOSE OF REQUEST:

The purpose of this Replat is to combine two existing lots into one.

File \#: 19-9198, Version: 1

## 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-258 | Single Family Residence; Vacant Lots |
| South | A | Vacant Lot |
| West | PD-258 | Vacant Lots |
| East | PD-258 | Single Family Residence; Vacant Lots |

## HISTORY:

- July 10, 2001: City Council approved PD-258 for low density residential uses (Case Number Z010603).
- January 29, 2007: Planning and Zoning Commission approved the Lakeridge Section 20 Plat (Case Number P070101).


## PLAT FEATURE:

The newly created lot will have access from Koscher Drive. The plat depicts a 10 ' utility and drainage easement at the rear of the property and a $30^{\prime}$ building line. The plat meets all the dimensional and development requirements as required by the Unified Development Code.

## RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

Exhibit A- Location Map


CASE LOCATION MAP Case Number: P190803 Lake Ridge, Section 20, Lot 2474R

City of Grand Prairie
Planning and Development

- (972) 237-8257 www.gptx.org


Legislation Details (With Text)

| File \#: | 19-9200 | Version: 1 | Name: | S190802 - Wildlife Commerce Park, Buildings 12a, 12b, 13, \& 14 |
| :---: | :---: | :---: | :---: | :---: |
| Type: | Agenda Item |  | Status: | Postponement |
| File created: | 7/26/2019 |  | In control: | Planning and Zoning Commission |
| On agenda: | 8/5/2019 |  | Final action: |  |
| Title: | S190802 - Site Plan - Wildlife Commerce Park, Buildings 12a, 12b, 13, \& 14 (City Council District 1). Site plan request to authorize construction for three (3) office/warehouse buildings on 73.06 acres, with an option to consider a one-million sq. ft. office/warehouse facility on the same property. The proposed development is situated in the Benjamin S. Reed Survey, Abstract No. 1225 and the David Bradshaw Survey, Abstract No. 121, Grand Prairie, Dallas County, Texas, generally located south of W. Wildlife Blvd. approximately 1,444 feet west of N. Belt Line Rd more specifically addressed at 401 W. Wildlife Boulevard. The property is zoned Planned Development 217C (PD-217C) District. The agent is Richard Nordyke, O'Brien Architecture. <br> Tabled |  |  |  |

## Sponsors:

Indexes:
Code sections:
Attachments:

| Date | Ver. | Action By | Action |
| :--- | :--- | :--- | :--- | Result

## From

Chris Hartmann

## Title

S190802 - Site Plan - Wildlife Commerce Park, Buildings 12a, 12b, 13, \& 14 (City Council District 1). Site plan request to authorize construction for three (3) office/warehouse buildings on 73.06 acres, with an option to consider a one-million sq. ft. office/warehouse facility on the same property. The proposed development is situated in the Benjamin S. Reed Survey, Abstract No. 1225 and the David Bradshaw Survey, Abstract No. 121, Grand Prairie, Dallas County, Texas, generally located south of W. Wildlife Blvd. approximately 1,444 feet west of N. Belt Line Rd more specifically addressed at 401 W . Wildlife Boulevard. The property is zoned Planned Development 217C (PD-217C) District. The agent is Richard Nordyke, O'Brien Architecture.
Tabled

## Presenter

Charles Lee, AICP, CBO, Senior Planner

## Recommended Action <br> SUMMARY:

S190802 -Site Plan -Wildlife Commerce Phase 3 (City Council District 1). Site plan request to authorize construction for three (3) office/warehouse buildings on 73.06 acres, with an option to consider a one-million sq. ft. office/warehouse facility on the same property. The proposed development is situated in the Benjamin S. Reed Survey, Abstract No. 1225 and the David Bradshaw Survey, Abstract No. 121, Grand Prairie, Dallas

File \#: 19-9200, Version: 1
County, Texas, generally located south of W. Wildlife Blvd. approximately 1,444 feet west of N. Belt Line Rd more specifically addressed at 401 W . Wildlife Boulevard. The property is zoned Planned Development 217C (PD-217C) District. The property is located in City Council District 1, represented by Councilman Jorja Clemson.

## ADJACENT ZONING AND LAND USES:

| Direction | Zoning | Existing Land Use |
| :--- | :--- | :--- |
| North | Planned Development-39 (PD-39) District | Undeveloped Wetlands |
| South | Planned Development-217C (PD-217C) | Wildlife Commerce Park |
| East | Planned Development-217C (PD-217C) | Undeveloped Open Space |
| West | Planned Development -217C (PD-217C) | Undeveloped Open Space |

## PURPOSE OF REQUEST:

The applicant is proposing construction of a three (3) speculative industrial building on approximately 73.06 acres in PD-217C. In addition, the applicant is proposing an alternate/option to construct a single, one-million plus square foot $(1,168,440 \mathrm{sq}$. ft$)$ office-warehouse facility rather than the three building as proposed. The three building ranges from 194 K sq. ft . to 532 K sq. ft . totaling $1,147,920 \mathrm{sq} . \mathrm{ft}$. of industrial warehouse space. The subject site is currently zoned PD-217C for Commercial, Retail, and Light Industrial uses.

Warehouse development exceeding 20,000 sq. ft. shall comply with the Unified Development Code (UDC) Appendix X. The purpose of site plan review and approval is to assure compliance with the adopted standards.

## REQUEST TO TABLE:

The applicant is requesting to table this item to a future $\mathrm{P} \& \mathrm{Z}$ Commission meeting to iron out the details of their proposed development.

## RECOMMENDATION:

Development Review Committee recommends the Planning \& Zoning Commission accepts the applicant's request to table this item to a future Commission meeting for consideration.

## Analysis

Legislation Details (With Text)

| File \#: | 19-9189 | Version: 1 | Name: | Z190604/CP190604 - Grand Oaks Single Family Residences |
| :---: | :---: | :---: | :---: | :---: |
| Type: | Ordinance |  | Status: | Postponement |
| File created: | 7/26/2019 |  | In control: | Planning and Zoning Commission |
| On agenda: | 8/5/2019 |  | Final action: |  |
| Title: | Z190604/CP190604 - Planned Development Request/Concept Plan - Grand Oaks Single Family Residences (City Council District 2). Zoning Change and Concept Plan/PD Amendment for 59 lots intended for single-family residential development consisting of attached and detached units on the site of the former clubhouse for Grand Oaks Country Club. 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is Rick Mai, Rowsco, Inc. Tabled |  |  |  |

Sponsors:
Indexes:
Code sections:
Attachments:

| Date | Ver. | Action By | Action |
| :--- | :--- | :--- | :--- | Result |  |
| :--- |

## From

Chris Hartmann

## Title

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

## Presenter

David P. Jones, AICP, Chief City Planner

## Recommended Action

Table

## Analysis

## Body

Legislation Details (With Text)

| File \#: | 19-9202 | Version: 1 | Name: | Z190801/CP190801-Zoning Change/Concept Plan <br> - Presidium Hill Street |
| :--- | :--- | :--- | :--- | :--- |
| Type: |  |  | Srdinance |  |
| Pile created: | $7 / 26 / 2019$ |  | In control: | Postponement |
| Planning and Zoning Commission |  |  |  |  |

## Sponsors:

Indexes:
Code sections:

| Attachments: | Exhibit A-Location Map.pdf <br> Exhibit B- Concept Plan.pdf <br> Exhibit C- Renderings.pdf <br> Exhibit D - Field Notes.pdf <br> Exhibit E-PD Requirements.pdf <br> Z190801- Petition Letter.pdf <br> Z190801- Petition.pdf <br> Z190801- Police Reports.pdf |  |  |
| :---: | :---: | :---: | :---: |
| Date | Ver. Action By | Action | Result |

## From

Chris Hartmann

## Title

Z190801/CP190801 - Zoning Change/Concept Plan - Presidium Hill Street (City Council District 5). Planned Development request and Concept Plan for Multi-Family and Retail/Restaurant uses on 14.27 acres. The Concept Plan depicts four multi-family buildings east of Hill Street, and retail/restaurant uses east of the N SH-161 frontage. On 14.27 acres out of the Hein Bilsmirer Survey, Tract 3 \& 11, Abstract No. 111 and the Pablo Mansola Survey, Tract 1, Abstract No. 933, Dallas County, City of Grand Prairie, Texas, Zoned CO, Commercial Office District and SF-4, Single-Family Four Residential District. Located at 1610 Hill Street, 1614 Hill St, and 906 North Hwy 161.

## Tabled

## Presenter

Nyliah Acosta, Planner

## Recommended Action

File \#: 19-9202, Version: 1

## Approve

## Analysis

## SUMMARY:

Planned Development request and Concept Plan for Multi-Family and Retail/Restaurant uses on 14.27 acres. The Concept Plan depicts a multi-family development up to 26 units per acre ( 371 units) on the east side of Hill Street and commercial use east of the frontage of N SH 161. 14.27 acres out of the Hein Bilsmirer Tract 3 \& 11 Abstract No. 111, and Pablo Mansola Tract 1 Abstract No. 993, City of Grand Prairie, Dallas County, Texas, zoned "SF-4" Single-Family Four Residential District and "CO" Commercial Office District within the Highway 161 Corridor, generally located northeast of the intersection of Highway 161 and Hill Street addressed as 1614 Hill Street, 1610 Hill Street, and 906 Hwy 161.

Table 1: Adjacent Zoning and
Land Uses

| Direction | Zoning | Existing Use |
| :--- | :--- | :--- |
| North | SF-4, MF-1 | Single Family Residences, and N |
| South | PD-4, SF-1, LI | GP Collegiate Institute, Multi-F |
| West | None | State Highway 161 |
| East | SF-4 | Vacant Lot, Single-Family Resic |

## PURPOSE OF REQUEST:

The purpose of this request is to change the zoning on 14.27 acres from "SF-4" and "CO" to "PD" to allow for a Multi-Family and Comeercial development. The development includes four apartment buildings accessible from Hill St, a clubhouse, and dog park. Along the N SH 161 frontage, the applicant is proposing retail/restaurant uses The lot reasonably accommodates multi-family and commercial uses, and staff has found no indication of adverse impacts on neighboring lands in relation to the zone change, or adverse effects on the public health, safety, or welfare. Approving the change to a Planned Development will allow the owner to develop the underutilized parcels. In addition, high density residential uses are ideal along major arterials, and act as a buffer between less intense residential uses.

## CONFORMANCE WITH COMPREHENSIVE PLAN:

The Future Land Use Map (FLUM) designates the subject property as Open Space/Drainage and Mixed Use. Multi-family and Commercial is not consistent with the current FLUM designaion. The applicant is also requesting a plan amendment (CPA190801) to change the FLUM to Mixed Use. Privately owned developable property should not be designated as open space, therefore staff is supportive of a comprehensive plan amendment.

The proposal is consistent with goals, policies, and objectives in the 2018 Comprehensive Plan, including:

- Achieve a broad housing selection for a diverse population;
- Provide housing options that serve the needs of the population throughout the stages of their lives;
- A mix of residential densities offers the City opportunities to attract and retain businesses as well as generate higher ad valorem tax revenues than through low density residential alone; and

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- Locate higher density residential uses along roadways designated as minor arterials, principle arterials or limited access thoroughfares.


## DEVELOPMENT REVIEW:

Section 17.5.1 of the Unified Development Code (UDC) provides criteria by which Concept Plans should be evaluated, along with requirements of the Drainage Design Manual

A Site Plan is required for any multi-family use on the property. Planned Developments require a Site Plan for any construction, and UDC Articles VII and Appendix W require Site Plan approval. Approval of the Concept Plan does not confer any variances to the property or to future development.

## ZONING REQUIREMENTS

The existing base zoning is "SF-4" and "CO". The proposed base zoning for the 14.27 acres is "MF-3" MultiFamily Three Residential District and "GR-1" General Retail District. All zoning will defer to the Unified Development Code (UDC) as amended.

## Dimensional Requirements

The following outlines the minimum dimensional requirements of the "MF-3" and "GR" districts and provides an analysis of the proposed compliance with the district.

| Table 2a: MF-3 Dimensional Requirements |  |  | Meets |
| :--- | :--- | :--- | :--- |
| Standard | Required | No | Provided |
| Maximum Single Beds in Uri | $60 \%$ | Yes | $65 \%$ |
| Minimum Living Area | 600 | Yes | 600 |
| Minimum Lot Area | $12,000$. | Yes | 12,000 |
| Minimum Lot Width | $100 \mathrm{ft}$. | Yes | 100 |
| Minimum Lot Depth | $120 \mathrm{ft}$. | No | 120 |
| Minimum Front Yard Setbac $30 \mathrm{ft}$. | No | 15 |  |
| Minimum Side Yard Setbacl | $30 \mathrm{ft}$. | $10(5$ if units front street $)$ |  |
| Minimum Side Yard Setbacl | $30(10$ if units front street) | No | $45^{*}$ |
| Rear Yard Setback | $45^{*}$ | Yes | $50^{\prime}$ |
| Max Height | $50^{\prime}$ | Yes |  |

*Minimum Living Area plus 250 sqft per additional room. PD requesting for an additional 250 sqft per additional room above three bedrooms.
*Rear Yard Setback is $45+1$ foot for every foot over 35 feet in height.

## Table 2b: GR Dimensional Requirements

| Standard | Required |
| :--- | :--- |
| Minimum Lot Area | $5,000$. |
| Minimum Lot Width | 50 ft. |

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| Minimum Lot Depth | 100 ft. |
| :--- | :--- |
| Minimum Front Yard | 25 ft. |
| Minimum Side Yard | 15 |
| Rear Yard Setback | 0 |
| Max Height | 25 |

## PROPOSED DEVELOPMENT OVERVIEW:

The following table provides a summary of the proposed development.

| Table 3: Development |  |
| :--- | :--- |
| Overview |  |
| Standard | Proposed Building |
| Lot Area Acres | 14.27 |
| Lot Area Sq. Ft. | $621,601.2$ sq.ft. |
| Land Use | Multi-Family and Comn |

## Parking

The following shows the proposed parking being provided.

| Table 4: Parking |  |  |  |
| :--- | :--- | :--- | :--- |
| Standard | Required | Meets | Provided |
| Parking 1 b | 1.25 | No | 1 |
| Parking 2 b | 2 | Yes | 2 |
| Garages | $30 \%$ | No | $20 \%$ |
| Carports | $20 \%$ | Yes | $30 \%$ |

## SITE LAYOUT:

The site has frontage along Hill Street; the Concept Plan depicts two access points on Hill Street to access the multi-family development. Approval of this Concept Plan will be considered part of TXDOT's process to approve the access from the SH 161 Frontage Road.

## BUILDING DESIGN:

Multi-Family development is required to meet the standards contained in Appendix W of the UDC. These standards include building articulation, materials, architectural features, and other design elements and will be evaluated for at the Site Plan phase.

## RECOMMENDATION:

Development Review Committee (DRC) recommends approval of the proposed zone change from "SF-4" Single-Family Four Residential District and "CO" Commercial Office District to "PD" Planned Development District.

File \#: 19-9202, Version: 1

## Body



CASE LOCATION MAP Case Number: Z190801/CP190801 ${ }^{\text {N }}$

Presidium Hill Street

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




## ZONING LEGAL DESCRIPTION

### 14.27 ACRES

BEING a tract of land situated in the Hein Bilsmirer Survey, Abstract No. 111 and the Pablo Mansola Survey, Abstract No. 993, City of Grand Prairie, Dallas County, Texas and being all of a Tract I of the tract of land described in Special Warranty Deed to Paul Sieminski and Robby Sieminski recorded in Volume 91204, Page 1274, Deed Records of Dallas County, Texas and a portion of a called 1.595 acre the tract of land described in Special Warranty Deed to CFC Investors, Ltd. recorded in Volume 92252, Page 8333, of said Deed Records and being more particularly described as follows:

BEGINNING at the southeast corner of said Tract I and in the northeast right-of-way line of Hill Street (a variable width right-of-way), at the beginning of a curve to the right having a central angle of $76^{\circ} 18^{\prime} 51$ ", a radius of 271.59 feet, a chord bearing and distance of North $56^{\circ} 54^{\prime} 377^{\prime \prime}$ West, 335.59 feet;

THENCE with the northeast right-of-way line of said Hill Street and the south line of said Tract I the following courses and distances;

In a northwesterly direction, with said curve to the right, an arc distance of 361.74 feet to a point for corner; North $18^{\circ} 45^{\prime} 12^{\prime \prime}$ West, a distance of 177.93 feet to a point at the beginning of a tangent curve to the left having a central angle of $32^{\circ} 35^{\prime} 12^{\prime \prime}$, a radius of 330.00 feet, a chord bearing and distance of North $35^{\circ} 02^{\prime} 48^{\prime \prime}$ West, 185.17 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 187.69 feet to a point for corner; North $38^{\circ} 50^{\prime} 58^{\prime \prime}$ West, a distance of 65.35 feet to a point at the beginning of a non-tangent curve to the left having a central angle of $13^{\circ} 15^{\prime} 12^{\prime \prime}$, a radius of 350.00 feet, a chord bearing and distance of North $71^{\circ} 19^{\prime} 28^{\prime \prime}$ West, 80.78 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 80.96 feet to a point for corner; North $77^{\circ} 57^{\prime} 04$ " West, a distance of 3.52 feet to the southeast corner of said Tract I;

THENCE departing said northeasterly right-of-way line of Hill Street and with the west line of said Tract I, North $0^{\circ} 00^{\prime} 12{ }^{\prime \prime}$ West, a distance of 225.05 feet to the southeast corner of said 1.595 acre tract;

THENCE departing said west line of Tract I and with the south line of said 1.595 acre tract, North $89^{\circ} 27^{\prime} 32^{\prime \prime}$ West, a distance of 190.52 feet to a point for corner in the east right-of-way line of State Highway 161 (a variable width right-of-way);

## CONTINUED ON NEXT PAGE

14.27 ACRES

HEIN BILSMIRER SURVEY, ABSTRACT NO. 111 \& PABLO MANSOLA SURVEY, ABSTRACT NO. 993 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

## ZONING LEGAL DESCRIPTION CONTINUED

THENCE departing said south line of the 1.595 acre tract and with said east right-of-way line of State Highway 161 the following courses and distances;

North $17^{\circ} 25^{\prime} 09$ " West, a distance of 75.00 feet to a point for corner;
North $15^{\circ} 31^{\prime} 54$ " West, a distance of 75.00 feet to a point for corner;
North $13^{\circ} 43^{\prime} 34$ " West, a distance of 68.49 feet to a point for corner in the north line of said 1.595 acre tract;

THENCE departing said east right-of-way line of State Highway 161 and with said north line of the 1.595 acre tract, South $89^{\circ} 31^{\prime} 477^{\prime \prime}$ East, a distance of 249.29 feet to the northeast corner of said 1.595 acre tract and in said west line of Tract I;

THENCE with said west line of Tract I, North $0^{\circ} 00^{\prime} 12^{\prime \prime}$ West, a distance of 269.68 feet to the northwest corner of said Tract I and in the south line of a 15 -foot wide alley of Holiday Hill Estates Addition, an addition to the City of Grand Prairie, recorded in Volume 446, Page 1405, of said Deed Records;

THENCE with said south line of the 15 -foot wide alley and the north line of said Tract I, North $88^{\circ} 444^{\prime 2} 21^{\prime \prime}$ East, a distance of 545.10 feet the northeast corner of said Tract I;

THENCE departing said south line of the 15 -foot wide alley and with the east line of said Tract I, South $0^{\circ} 54^{\prime} 55^{\prime \prime}$ East, a distance of 1297.78 feet to the POINT OF BEGINNING and containing 14.27 acres of land.

This document was prepared under 22 TAC $\S 663.21$, 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.
14.27 ACRES

HEIN BILSMIRER SURVEY, ABSTRACT NO. 111 \& PABLO MANSOLA SURVEY, ABSTRACT NO. 993 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS


# Zoning Districts 

## Multi Family-Three Residential District (MF-3):

- Minimum lot size: Minimum lotsize to be 12,000 square feet.
- Density: The Multi Family Three Residential District MF3) is established to allow for relatively high density of 26 units per net acre with the maximum units per building to be determined at the time of site plan review.
- Percentage Mix: Total number of one-bedroom units shall not exceed more than $65 \%$ of all units in a complex.
- Unit Specifications: The minimum unit 600 square feet plus an additional 250 square feet per each bedroom above 3 bedrooms.
- Area Specifications: Such uses should be located where additional requirements for streets, utilities, drainage, and open space are met. Consolidated open spaces, relatively low traffic generation, and a wide range of recreational amenities should characterize such use.
- Location: These uses should be located in areas notsuitable for lower density residential uses and be designed in an architecturally unified manner.


## The General Retail One District (GR-1):

The General Retail-One District (GR-1) is intended to provide suitable areas for the development of a variety of moderate intensity retail and service uses, on appropriately designed and attractively landscaped sites. Such development is normally located along minor and principal arterial on sites of approximately three to five acres in size. The nature of the uses within the development should not have an adverse effect on abutting, lower intensity uses.

## Planned Development District (PD):

- The Planned Development District (PD) is intended to provide for design flexibility in combining and mixing uses into integral land use units.
- It is not intended for nominal changes to the existing ordinance requirements that are established in the various zoning districts.
- The District allows for deviation from standard ordinance requirements as long as those deviations continue to meet the intent of the ordinance.
- The District allows for an appropriate combination of uses, which may be planned, developed, or operated as integral land use units, such as mixed-use developments, which incorporate various types of residential and non-residential uses into the overall project.


## Permissible Uses

There is a chart in this section that indicates Multifamily Apartments, in addition to the MF-1, 2 , and -3 , designations, can be built under MR, MU, and CA designated district

## Density and Dimensional Requirements:

All other nonresidential and multifamily uses may have more than one (1) principal structure, on a lot or tract, when each structure complying with all applicable zoning requirements, and front on a public street other than an alley.

## Density and Dimensional Requirements for Multi-Family Residential Zoning Districts:

| ZONING DISTRICT |  | MULTI FAMILY - THREE |
| :---: | :---: | :---: |
|  | FRONT | 15 (5 IF UNITS FRONT STREET) |
|  | REAR | 45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT |
|  | REAR ALLEY | 30+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT |
|  | INTERIOR SIDE | 45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT |
|  | SIDE ON STREET | 10 (5 IF UNITS FRONT STREET) |
|  | between buildings | 15 |
| MAXIMUM HEIGHT |  | 50' |
| MAXIMUM LOT COVERAGE (IN \%) |  | 60 |
| MINIMUM MASONRY CONTENT (IN \%) |  | SEE APPENDIX W, SECTION 3.1 |

## NOTES:

1. Units per building determined at site plan review.
2. Plus 250 Square feet per additional bedroom.
3. Roof Height as defined in Article 30 of the Unified Development Code
4. Between walls having windows and doors in both walls
5. Between window walls and blank walls
6. Measured to top plate line of framing.
7. Within 100 feet of one and two family residential zoning.
8. Applied as a total of all exterior walls structurally designed for and constructed of masonry and/or stone as measured below the fascia board at the roofline. A maximum of $60 \%$ of an individual building face may be comprised of a single material, color, or texture. A maximum of $20 \%$ masonry material substitution is allowed.
9. Minimum roof pitch to be a mixture of $6: 12$ and $10: 12$ with pitched accents spaced periodically throughout the roof line that highlight specific architectural features within the building façade.
10. The distance between a primary structure and an accessory structure or between two accessory structures is permitted to be a minimum of (6) feet.

## Minimum Lot Size

All lots shall have at least the minimum area, width and depth as indicated in the appropriate table set forth in this article:
A. building permit may be issued on unplatted property if three (3) of the following conditions apply:

1. The tract has a duly executed, correct, recorded deed;
2. The tract is a minimum of 50 by 120 feet (fifty by one hundred twenty feet);
3. The tract is un - platted and has been established by metes and bounds since October 18, 1960 and has remained in the same configuration;
4. The lot is being assessed for City taxes; or
5. The lot conforms to existing zoning district regulations, other than lot area, width and depth.
B. The Unified Development Code does not affect any duly executed, correct, recorded plat prior to its enactment; and, therefore does not require existing plats to be changed to meet newly imposed requirements.
C. A platted parcel of land that was complete, correct and duly filed prior to adoption of this Code shall be exempt from meeting any new lot width, depth and/or square footage requirements.
D. Minimum required lot area, width and depth shall be in accordance with the provisions of Table 6-A or Table 6 -B, and no Jot existing at the time of passage of this code shall be reduced in size below the minimum requirements set forth herein. Lots located on a cut -de -sac or "eyebrow" may be reduced in width or depth by no more than 10 feet from that required in Table 6 A orTable 6-B, but in no case may have less than 30 feet of width at the front lot line. All other area requirements of Table 6-A orTable 6 B shall still apply.

## Parking and Loading Standards

## Multi-Family:

- 1 Spaces Per Each One (1) Bedroom Unit
- Two (2)Spaces Per Each Unit Containing Two (2) Bedroomsor More
- Subject to the Provisions of Article 10.7.4

Off—Street Parking Standards for Multi— Family
A. Parking garages shall be provided for no less than twenty percent (20\%) of the minimum required parking spaces calculated for the total multi-family development.

1. For example, for a multi-family development requiring a total number of 100 parking spaces, twenty (20) of those total spaces ( $20 \%$ of 100 ) are required to be enclosed in an attached or detached parking garage.
2. Multi-Family garage units shall be designed with a minimum parking space measuring $12 \times 20$ feet insize with a minimum ten-foot width forthegarage door opening.
B. Both garage parking and tandem parking behind the garage may be included in the parking calculation for multi-family developments. Multifamily garage units shall be used only for the parking of motorvehicles containing no morethan two wheel axles and are used as the primary mode of street transportation by the occupant.
C. In addition to the garage parking required in Section 10.7.4.A above, covered parking spaces shall also be provided for no less than thirty percent $(30 \%)$ of the minimum required parking spaces calculated for the total multi-family development.
3. For example, for a multi-family development requiring a total number of 100 parking spaces, thirty (30) of those total spaces ( $30 \%$ of 100 ) are required to be covered as required by Section 10.7.4.C. 2 below.
4. Covered parking structures shall be equipped with internal lighting. The roof structure for covered parking spaces shall have a minimum roof pitch of 2:12 and be constructed of a similar roofing material used for the main residential building. A flat roof design is permitted for covered parking spaces.
5. Such covered parking will be classified as an accessory structure and shall be subject to the setback requirements of Article 6.6.1. Covered parking structures shall not be permitted within the required front or side yard setback abutting a designated arterial thoroughfare and therefore shall be exempt from this requirement.
6. Aminimum often (10) percent of all required parking shall be designated asguest parking and shall be clearly marked as reserved for guests and shall be in an area providing guests with unrestricted access to the guest parking spaces.

HOMEOWNERS<br>HOLIDAY HILLS ESTATES<br>GRAND PRAIRIE, TX<br>July 31, 2019<br>PLANNING AND ZONING COMMISSION/ CITY COUNCIL 317 COLLEGE STREET<br>GRAND PRAIRIE, TX

AUG 012019

Received

We are the residents of the housing development formerly known as Holiday Hills Estates. (Geographic zone defined within these boundaries, to the North/ I 30, to the East/Carrier Parkway, to the South/Hill Street and to the West/ 161.)

We present this letter to inform in brief, reasons for our opposition to the planned development at 1610 Hill Street, Grand Prairie, TX (Public Hearing Notice Z190801/CP190801.)

## LOWER PROPERTY VALUES:

Some people may argue this issue, both sides can show studies to support their belief.But, ask any home owner or realtor, the majority of homeowners or prospective homeowners are biased against apartments/multi-family housing. This causes homes near these sites to be less desirable. Enough said?

## INCREASED NEED OF POLICE PRESENCE:

We do not claim that those who live in a multi-family dwelling environment are more likely to commit acts of crime or other situations than homeowners, but it is a documented fact that if you have an increased number of people, you increase problems. If 8 out of 10 people are good law abiding citizens, that leaves 2 that are of dubious nature. Now multiple that by $300,400,500$, and you can have problems. This is probably the biggest driver of the desire for homeownership.
We included 2017 \& 2018 data from our own Grand Prairie Police Department. Data shows response calls to given addresses. We have 3 apartment complexes within our neighborhood boundary. You can compare the apartment's address to all homes on a given street.
Speaking of crime we already have problems at Hill Street Park. (adjacent to the proposed apartment development.) Drug use as evidence by needles and drug paraphernalia found littering the ground. Gun shots heard and bullet casing found on the ground. Probable prostitution due to quantity of used condoms left discarded on the ground. We strongly believe that having 400-500 people living, literally, only a halfminute walk from the park will only increase this type of activity.

This is not a concern for our whole neighborhood, but some areas now (since the completion of Hwy 161) according to FEMA are now in an official flood zone. Looking at the proposed project's plans, it looks to add many acres of rain water runoff? The lower section of Hill Street Park already floods several times each year. Do we really want to add more runoff? Does the city want the accountability if these homes flood?

## TRAFFIC:

Since the completion of 161 , what was NW $19^{\text {th }}$ street, which is now the frontage/ access road is a very busy and dangerous road. The proposed project will add approximately $400-500$ more cars to area roads, that at peak times, are already inadequate.

Another safety concern is that project plans show two entrances/ exits to the apartment complex. Even if they added other entrances/ exits they would still all use Hill Street as the only road for travel, which then feeds onto the frontage road 161, which is already at times difficult to access. In event of an emergency (fire or tornado) I would not want to be in a position of trying to get out of there.

## PHYSICAL SIZE OF THE BUILDING:

The plan is for each of the buildings to be 4 stories high, this is 43.5 feet tall. No buildings anywhere near the neighborhood are this tall. The only exception is the Bank of America building at West Jefferson and 161 which is zoned retail commercial. These buildings would ruin the aesthetics of the whole area. We do not desire a downtown/inner city like atmosphere.

We are not opposed to all development. We understand the city's growth and need for increased tax revenue. At this location, maybe 20-30 nice new homes could be built, or some light retail. Or one to two story office space. This would accent our community...not detract from it.

There are many sites within the city limits, including many sites along 161 corridor, that this project could be built and not have a negative impact on any of the city's neighborhoods.

We ask the developer "The Presidium Group," PLEASE, choose an alternate site. We ask the Zoning Commission and City Council, PLEASE, reject the requested development proposal due to the negative impact it would have on hundreds of good people; we are families who live in a diverse, well established \& cherished neighborhood.

Thank You All, (56 signed petitions included, with more to come.)

## HOLIDAY HILL ESTATES

## PETITION TO DENY MULTI-FAMILY DEVELOPMENT

In signing this petition, I, as a resident and taxpayer of Grand Prairie, TX intend to convey my disapproval of the proposed multi-family land use development requested by 'THE PRESIDIUM GROUP' on 11.6 acre land tract identified as 1610 Hill Street, Grand Prairie, TX .

I further petition the Grand Prairie Planning \& Zoning Commission and the City Council to reject and deny 'THE PRESIDIUM GROUPS' request to change the zoning status of the 'AGRICULTUAL EXEMPT' parcel of land (1610 Hill Street) to multi-family use and deny any permits to build.

It is my belief that the proposed multi-family development would have multiple real, and many possible negative impacts on my neighborhood, my property and my family.

I am not opposed to single family development on this property. But I do reject the four story high, multi-building complex as proposed.

Thank You for Your Consideration.
Print Name finale tee Chapman IR
 Date $7-2 y-10$ Address 14O2 Koran RCd.

How long Resident of Grand Prairie, TX $\qquad$

Any Comments:

## HOLIDAY HILL ESTATES

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Thank You for Your Consideration.
 Date _7- 28 -16
address 1409 Neman $R d .75050$
How long Resident of Grand Prairie, TX


Any Comments:

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Thank You for Your Consideration.
 How long Resident of Grand Prairie, TX_ 23 yens.

Any Comments:

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Thank You for Your Consideration.


Address


How long Resident of Grand Prairie, TX $\qquad$

Any Comments:

## HOLIDAY HILL ESTATES

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I am not opposed to single family development on this property. But I do reject the four story high, multi-building complex as proposed.

Thank You for Your Consideration.
Print Name B, IN Ni/Ar,
Signature
 Date _7.27-2019 Address $\qquad$ Ed

How long Resident of Grand Prairie, TX $\qquad$

Any Comments:

## HOLIDAY HILL ESTATES

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Thank You for Your Consideration.


How long Resident of Grand Prairie, Tx Over gers.

Any Comments:

## HOLIDAY HILL ESTATES

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I am not opposed to single family development on this property. But I do reject the four story high, multi-building complex as proposed.

Thank You for Your Consideration.


How long Resident of Grand Prairie, TX


Any Comments:

## HOLIDAY HILL ESTATES

## PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.
Print Name JAMES IHOLLIDAY
Signature Dome Avelint 1601 ROMAN RD, $7 / 27 / 19$
How long Resident of Grand Prairie, Tx 26 YRS.

Any Comments:

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Thank You for Your Consideration.

signature Kathivera Holiday Date 1/27/19 Address 1601 Roman: Read

How long Resident of Grand Prairie, TX _26 yrs

Any Comments:

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Signature


Address 1005 Ramon fed
How long Resident of Grand Prairie, TX _35 yrs

Any Comments:

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Address ll os Roman RA
How long Resident of Grand Prairie, TX


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Address 1610 Roman
How long Resident of Grand Prairie, TX


Any Comments:

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How long Resident of Grand Prairie, Tx 10 yrs

Any Comments:

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(. Noma) ,


Any Comments:

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Thank You for Your Consideration.
 Date 7-27-2019
Address _1001 Denmark
How long Resident of Grand Prairie, Tx 19 yrs

Any Comments:

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How long Resident of Grand Prairie, TX _SZD

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Print Name $\qquad$
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Print Name $\frac{\text { Veronica Barriented }}{\text { Pa }}$
Signature
 Date $\qquad$ Address 10131 Denmark $k$
How long Resident of Grand Prairie, TX_20 yes

Any Comments:

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$$
\text { Date } 7-29-2019
$$

Address $H 01$ Denmark Drive GRand
Prairie TX $T X 50$
revers
How long Resident of Grand Prairie, TX
24 yeans

Any Comments:

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Address 1502 CAMEJWN
How long Resident of Grand Prairie, TX_ 60

Any Comments:

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Print Name Margauta fancía
signature Marganta Qancío Date -7-29-19 Address LEos Capetown $D_{1}$.
How long Resident of Grand Prairie, TX 2 years.

Any Comments:

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Thank You for Your Consideration.
Print Name_ Sid MLNYAR
Signature
 Date $7-29-2019$ Address 1506 CAPETOWN How long Resident of Grand Prairie, TX $\quad 301 / \sqrt{2} A R S$

Any Comments:

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Signature


Date $7-2 H, 1$
Address
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Print Name Handled Femman
Signature


Date $7-29-19$
Address


How long Resident of Grand Prairie, TX _10 yrs.

Any Comments:

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Date $7-2919$
Address $/ 513$ laps tom $D$.
How long Resident of Grand Prairie, TX $\qquad$

Any Comments: Please
call me if gie have any question $819-793-9394$

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Print Name


Date $\qquad$
Signature $1 \times \overline{75050}$
How long Resident of Grand Prairie, $\mathrm{TX} \ldots 0$ yrs

Any Comments:

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Signature
 Date 7-29-19
Address $16 \infty 1$ lop $\leqslant$ TOw Din
How long Resident of Grand Prairie, TX 7.5950

Any Comments:

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Any Comments:

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Thank You for Your Consideration.


Address 1610 Capetown Dr
How long Resident of Grand Prairie, TX 40 yrs

Any Comments:

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Any Comments:

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I further petition the Grand Prairie Planning \& Zoning Commission and the City Council to reject and deny 'THE PRESIDIUM GROUPS' request to change the zoning status of the 'AGRICULTUAL EXEMPT' parcel of land (1610 Hill Street) to multi-family use and deny any permits to build.

It is my belief that the proposed multi-family development would have multiple real, and many possible negative impacts on my neighborhood, my property and my family.

I am not opposed to single family development on this property. But I do reject the four story high, multi-building complex as proposed.

Thank You for Your Consideration.
Print Name BREN+ $1+15 S H$
Signature


Date $17-29-2019$
Address


35050

Any Comments:

HOLIDAY HILL ESTATES
PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.


Signature
 Date $\qquad$ $7,27,2919$
Address 710 NW U6焦 $5 T$
How long Resident of Grand Prairie, TX $\qquad$ 2001

Any Comments: two much tratic, torose our only GReen spores lett, I ST FRet um then 161 an Green spare sone

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Thank You for Your Consideration.
Print Name_VALDA D MICKELSON
Signature Gilda BPaphine Michelson


Address $7 / 3 \mathrm{NW} 16$ TH
How long Resident of Grand Prairie, TX _60 eight.

Any Comments:

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Thank You for Your Consideration.


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\text { Date } 7 / 27 / 19
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Address 714 NW 16 St
How long Resident of Grand Prairie, TX $\qquad$

Any Comments:

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Thank You for Your Consideration.
Print Name Bryon Dominguez
Signature $\qquad$ Date $7 / 27 / 19$ Address 717 NW $16^{\text {th }}$ St How long Resident of Grand Prairie, TX $\qquad$

Any Comments:

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How long Resident of Grand Prairie, Tx 27 Y/ EARS

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Thank You for Your Consideration.


Date $28 \log \geq 019$
Address 1602 Hill st.
How long Resident of Grand Prairie, TX 52 years

Any Comments:

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How long Resident of Grand Prairie, TX 25 y

Any Comments:

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How long Resident of Grand Prairie, TX $\geq 5$

Any Comments:

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Thank You for Your Consideration.
Print Name Marie Woodall
Signature
 Date $7-30-19$ Address $714 \mathrm{~N}, \mathrm{~W}, 14+\mathrm{L}$. 5 .

How long Resident of Grand Prairie, TX $\qquad$

Any Comments:

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Thank You for Your Consideration.
Print Name Sherry White


How long Resident of Grand Prairie, TX 39

Any Comments:

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How long Resident of Grand Prairie, TX 5, yean

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Thank You for Your Consideration.
Print Name CRIS TINA MARQUEZ
Signature CMflua Mengere Date 7.30.19 Address 809 NW 14 THST GRANDRRAIRIE TX ZSOSO How long Resident of Grand Prairie, TX_16 YRS

Any Comments:

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Address Bod Nh hings Brand Pare tx 75050 How long Resident of Grand Prairie, TX_ 16 y 3

Any Comments:

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How long Resident of Grand Prairie, TX years

Any Comments:

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Thank You for Your Consideration.
Print Name Glorla Guerrero
signature Iffoper Ifarpers Date $7-30-19$
Address $909 \mathrm{NW} / 1$ st grand prairiet 75050 How long Resident of Grand Prairie, TX_ 24 yRs.

Any Comments:

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Thank You for Your Consideration.
Print Name Abraham Guerrero


How long Resident of Grand Prairie, Tx 14 yrs.

Any Comments:

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$$
\text { Date } Z-30-19
$$

How long Resident of Grand Prairie, TX $\qquad$

Any Comments:

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Thank You for Your Consideration.


Address
 How long Resident of Grand Prairie, TX THRob.

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PRIVATE TOW
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NOISE COMPLAINT
SUSPICIOUS ACTIVITY
CHECK WELFARE
PRIVATE TOW
DISTURBANCE
ROUTINE INVESTIGATION
CHECK WELFARE
FOLLOWUP CALL
CHECK WELFARE
ACCIDENT REPORT
DISTURBANCE
SUSPICIOUS ACTIVITY
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BURGLAR ALARM
DISTURBANCE
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BURGLARY
GUNFIRE AND SHOTS HEARD
MISCELLANEOUS REPORT
PERSON WITH A WEAPON
DISTURBANCE
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FOLLOWUP CALL
VEHICLE REPOSSESSION
MISCELLANEOUS REPORT
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| RMISC | MISCELLANEOUS REPORT |
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| RASLT | ASSAULT REPORT |
| ANIMAL | ANIMAL PROBLEM |
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Legislation Details (With Text)

| File \#: | 19-9086 $\quad$ Version: 1 | Name: | SU190703/S190703 - Hyatt Place |  |
| :--- | :--- | :--- | :--- | :--- |
| Type: | Ordinance |  | Status: | Public Hearing |
| File created: | $6 / 21 / 2019$ |  | In control: | Planning and Zoning Commission |
| On agenda: | $8 / 5 / 2019$ | Final action: |  |  |

## Sponsors:

Indexes:
Code sections:


From
Chris Hartmann

## Title

SU190703/S190703 - Specific Use Permit/Site Plan - Hyatt Place (City Council District 4). Specific Use Permit and Site Plan for Hyatt Place, a hotel located on 2.6 acres. Tract 2B02, Charles D Ball Survey, Abstract No. 197, 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 agent is Dayne Ram, ADR Designs LLC, the applicant is Dilip Patel, and the owner is Arpen Patel.
City Council Action: August 20, 2019

## Presenter

Savannah Ware, AICP, Senior Planner

## Recommended Action

Approve

## Analysis

## SUMMARY:

Specific Use Permit and Site Plan for Hyatt Place, a hotel located on 2.6 acres. Tract 2B02, Charles D Ball Survey, Abstract No. 197, 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.

## PROJECT UPDATE:

The Planning and Zoning Commission tabled this request at the July 1, 2019 meeting. Since then, the applicant has added windows on the south facade and additional landscaping around the pool area. Windows now account for $15 \%$ of the south facade and $50 \%$ of the length of all facades.

## PURPOSE OF REQUEST:

The applicant intends to construct a 100 -room hotel in the IH 20 Corridor. Hotels require a Specific Use Permit when located within a Corridor Overlay District, 300 feet of residential zoning, or 900 feet of a similar use. Any development in a planned development district or corridor overlay district requires City Council approval of a Site Plan. Development at this location requires Specific Use Permit/Site Plan approval by City Council because the property is zoned PD-29, within the IH-20 Corridor Overlay District, within 300 feet of residential zoning and 900 feet of a similar use.

## ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.
Table 1: Adjacent Zoning and Land Uses

| Direction | Zoning | Existing Use |
| :--- | :--- | :--- |
| North | PD-353 | Multi-Family Residential |
| South | PD-250 | Commercial |
| West | PD-29 | Hotel |
| East | PD-364 | Undeveloped (Site Plan approved for T |

## HISTORY:

- February 15, 1972: City Council approved PD-29, a planned development district for retail, apartment, office, and service uses.
- May 4, 2015: The Planning and Zoning Commission approved a preliminary plat for Lots 1-5, Block 1 of Smith I-20 Addition. The preliminary plat has expired.
- June 23, 2016: The Development Review Committee administratively approved a Final Plat for Lot 1, Block A of Smith I-20 Addition (Case Number P160705). The plat has expired.
- August 2, 2016: City Council approved SUP-1002, a specific use permit for a hotel (Case Number SU160702/S160702). The specific use permit is expired since a building permit was not obtained within one year of Council approval.


## PROPOSED USE CHARACTERISTICS AND FUNCTION:

The site is directly accessible from Sara Jane Pkwy and accessible from IH-20 via a cross-access drive. The Site Plan depicts the 4 -story, 100-room hotel, outdoor pool, parking, and dumpster enclosure.

File \#: 19-9086, Version: 1

## ZONING REQUIREMENTS:

## Density and Dimensional Requirements

The subject property is zoned PD-29 with a base zoning district of General Retail (GR). Development is subject to the standards in Article 6 of the Unified Development Code (UDC). The following table evaluates the density and dimensional standards of the proposed development. The proposal requires two variances from the density and dimensional requirements.
Table 2: Site Data Summary

| Standard $\quad$ Required | Provided | Meets |
| :--- | :--- | :--- |
| Min. Lot Area (Sq. F5,000 | 119,834 | Yes |
| Min. Lot Width (Ft.)50 | 335.2 | Yes |
| Min. Lot Depth (Ft.)100 | 363.52 | Yes |
| Front Setback (Ft.) 25 | 25 | Yes |
| Rear Setback (Ft.) 0 | 0 | Yes |
| Max. Height (Ft.) 25 | 66.77 | No |
| Max. Floor Area Rat.35:1 | $.52: 1$ | No |

## Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The table below summarizes these requirements. The proposed Landscape Plan exceeds the landscape and screening requirements.
Table 3: Landscape \& Screening Requirements

| Standard | Required | Provided | Meets |
| :--- | :--- | :--- | :--- |
| Landscape Area (Sq. Ft.) | 11,985 | 33,550 | Yes |
| Trees | 36 | 42 | Yes |
| Shrubs | 240 | 341 | Yes |
| Seasonal Plantings (Conta180 | 225 | Yes |  |
| Dumpster Enclosure | Masonry Enclosure | Masonry Enclosure | Yes |

## Building Materials and Design

The exterior finish materials include two types of stone, brick, and stucco. Building Design Menu Items include materials mix, stone accent, color contrast, articulated public entrance, roof profile variation, articulation elements, and design elements.
Appendix F has two windows requirements. The first is that windows account for $30 \%$ of the area of facades that face the street. The second is that windows account for $50 \%$ of the area of all facades or $50 \%$ of the length of all facades. The applicant is requesting exceptions to the window requirements.
Table 4: Required Windows

| Standard | Required | Provided | Meets |
| :--- | :--- | :--- | :--- |
| North Facade | $30 \%$ | $14 \%$ | No |
| South Facade | $30 \%$ | $15 \%$ | No |
| Total Length | $50 \%$ | $50 \%$ | Yes |
| Total Area | $50 \%$ | $20 \%$ | No |

File \#: 19-9086, Version: 1

## Appendix F Design and Menu Items

Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The table below lists the Menu Items included in the proposal. The proposal provides the required 12 Menu Items.
Table 5: Appendix F Menu Items

| Category | Amenity |
| :--- | :--- |
| Site Design \& Building Orientation | $75 \%$ Parking at side of building |
| Site Design \& Building Orientation | Add Parking Lot Trees |
| Building Design | Materials Mix |
| Building Design | Stone Accent |
| Building Design | Color Contrast |
| Building Design | Articulated Public Entrance |
| Building Design | Roof Profile Variation |
| Building Design | Articulation Elements |
| Building Design | Design Elements |
| Healthy, Smart \& Sustainable Community | 70\% Native Plants |
| Healthy, Smart \& Sustainable Community | Free Wi-Fi in Common Areas |
| Healthy, Smart \& Sustainable Community | Ride-Sharing Drop-Off |
| Healthy, Smart \& Sustainable Community | Recycling Program |
| Healthy, Smart \& Sustainable Community | Pollinator Friendly Flowers |

## EXCEPTIONS OR APPEALS:

1. Maximum Allowable Height: The maximum allowable height in the General Retail District is 25 ft . The proposed building has a height of 67 ft . Staff does not object to this request:

- City Council has approved similar height exceptions in the past several years (see Exhibit i Hotel Height and FAR Comparison).
- The subject property is adjacent to an existing hotel with a height of about 54 ft .

2. Maximum Allowable Floor-Area-Ratio (FAR): The maximum allowable FAR is $.35: 1$. The proposal has a FAR of .52:1. Staff does not object to this request:

- City Council has approved similar FAR exceptions in the past several years (see Exhibit i - Hotel Height and FAR Comparison.

3. Windows for Street-Facing Facades: Appendix F requires that windows account for $30 \%$ of the north and south facades. Windows account for $14 \%$ of the north facade and $15 \%$ of the south facade.
4. Windows for Building: Appendix F requires that windows account for $50 \%$ of the area of all facades or $50 \%$ of the length of all facades. Windows account for $20 \%$ of the area of all facades and $43 \%$ of the length of all facades. The applicant has provided additional windows on the south facade and no longer requires this exception.
5. Covered Walkways: Appendix F requires covered walkways, awnings, or canopies along $30 \%$ of the length of all facades. Covered walkways are provided along $13 \%$ of the length of all facades.
6. 30 Ft. Landscape Buffer: Appendix F requires a 30 ft . landscape buffer along IH-20 and Sara Jane Pkwy. The applicant is providing a 20 ft . landscape buffer along IH-20 and a 28 ft . landscape buffer
along most of Sara Jane Pkwy.

- The applicant is providing an additional 100 shrubs as a compensatory measure for relief from the landscape buffer.

7. Maximum Allowable Parking Spaces: The proposal includes 120 parking spaces when the maximum allowable number of parking spaces is 104 .

## RECOMMENDATION:

The Development Review Committee recommends approval with the request exceptions.

## Body




## Grand PRaike

PLANNING

CASE LOCATION MAP
Case Number SU190703/S190703 Hyatt Place

City of Grand Prairie
Planning and Development





## Appendix F Menu Items Checklist

The Appendix F Menu Items Checklist intended to help developers organize their Development Request submittal and communicate Menu Items choices to Staff. This checklist is not intended to be used without first reading Appendix F. Developers must select a total of 12 Menu Items. Unless otherwise indicated, each Menu Item counts as 1 Menu Item.

Instructions: Complete checklist by indicating which Menu Items you select. After completing the checklist fill out the Menu Item Summary Table.

| Usable Open Space \& Pedestrian Linkages |  |  |
| :---: | :---: | :---: |
| $\checkmark$ If Selected | Menu Item | Description |
| $\square$ | Enhanced Usable Open Space | Usable Open Space that exceeds the minimum requirements with at least four Tier 1 amenities and three or more Tier 2 amenities. <br> - Tier 1 Amenities: two types of seating, active water feature, furnished play area, dog park, sculpture, artwork, furnished outdoor game area, or comparable amenity proposed by the developer. <br> - Seasonal plantings in decorative planters, textured paving, living wall, mural, decorative lighting, USB charging station, electrical hook-up to allow programming, or a comparable amenity proposed by the developer. <br> $\rightarrow$ Circle or highlight the proposed amenities. |
| $\square$ | Above-and-Beyond Usable Open Space (2) | Developers who are able to demonstrate to the Planning and Zoning Commission and City Council that the proposed Usable Open Space goes above-and-beyond the Enhanced Usable Open Space may count the space as two Menu Items. <br> * Include project narrative or exhibit that lists the proposed amenities and describes why the space should be considered above-and-beyond Usable Open Space. |
| $\square$ | Public Art Piece | Dedicate at least $1 \%$ of the total project cost to one major public art piece to be centrally located. |
| $\square$ | Public Art Series | Dedicate at least $1 \%$ of the total project cost to multiple public art pieces to be located throughout the development. |
| Site Design \& Building Orientation (Select at Least Two Menu Items) |  |  |
| $\checkmark$ If Selected | Menu Item | Description |
| X | 75\% Parking Behind Buildings | Buildings shall be placed towards the street with $75 \%$ of off-street parking located to the side or rear of buildings. |
| $\square$ | 100\% Parking Behind Buildings (1.5) | Buildings shall be placed towards the street with $100 \%$ of offstreet parking located to the side or rear of buildings. |
| X | Add Parking Lot Trees | Provide one parking lot tree per five spaces. Parking lot trees should be capable of achieving $30 \%$ canopy coverage over the parking area within 10 years of planting. |
| $\square$ | Rain Gardens | Provide bioretention areas, or rain gardens, between every other row of parking. |
| $\square$ | Permeable Surface | Use permeable concrete and pavers on $15 \%$ of the surface parking lot. |
| $\square$ | Strategic Parking | Submit on of the following Strategic Parking Plans: <br> - Parking Reclamation Plan - Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse. <br> - Parking Flex Plan - Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used. |

Exhibit E-Appendix F Menu Items Checklist
Page 2 of 4

|  |  | - <br> Phased Parking Plan - Create a phased parking plan and <br> construct parking spaces in phases as demand requires. Areas <br> intended for future parking phases would remain as green <br> spaces until converted to parking spaces. If, after five years, <br> future parking spaces have not been constructed, they shall <br> become permanent green space. <br> (ircle or highlight selected parking plan. |
| :--- | :--- | :--- |
| $\square$ | Ceremonial Drive | Developments over 20 acres or developments that include <br> multiple lots/buildings shall provide a grand promenade or <br> ceremonial drive with trees planted every 30 feet. |
| $\square$ | Gateway | Developments over 20 acres or developments that include <br> multiple lots/buildings shall use site layout and building <br> placement to create a gateway, frame usable open space, or <br> create a view corridor with appropriate terminus. |
| $\square$ | Park Once Environment (1.5) | Developments over 10 acres or developments that include <br> multiple lots/buildings shall use site layout and building <br> placement to create a park once environment. <br> Shared parking agreements between different lots/occupants |
| Sher |  |  | must be in place.

## Building Design (Select at Least Six Menu Items)

| $\checkmark$ If Selected | Menu Item | Description |
| :---: | :---: | :---: |
| X | Materials Mix | A single material, color, or texture shall not exceed $60 \%$ of a single facade. |
| X | Stone Accent | All four facades shall include a stone accent in a contrasting color and texture from the primary building material. The combined area of the stone accent shall be at least $25 \%$ of the vertical surface area of all facades. |
| X | Color Contrast | Each facade shall include at least two contrasting colors. |
| $\square$ | Specialty Accent | Color and/or material shall be used to highlight entrances of multi-tenant buildings. Specialty accents should reflect the personality or character of the occupant. |
| $\square$ | Corner Treatment | Developers shall use at least three architectural elements to emphasize corners of the buildings: corner entrance, accent material, projecting cornice, tower element, enhanced windows, cupolas, gables, dormers, balconies, articulation, or a comparable element chosen by the developer. Corner treatments must be one of the Menu Items for buildings at key intersections. <br> $\rightarrow$ Circle or highlight the proposed architectural elements. |
| X | Articulated Public Entrance | The primary building entrance shall be visibly prominent from a public street. At least three of the following shall be used: recessed facade, projecting facade, raised canopy, taller door dimensions, double doors, lighting fixtures on either side of the entry, steps or stoops, changes in materials, arches, columns, eave treatment, transom windows, or a comparable element chosen by the developer. <br> $\rightarrow$ Circle or highlight the proposed elements. |
| $\square$ | Buildings at Key Intersections | Developers should highlight key intersections by using additional design elements to create gateways or landmarks. Buildings at key intersections shall include at least three of the following features: corner plaza with plantings and seating, corner tower form, cupolas, large window openings, sloped or pitched roof form, richer colors, seasonal plantings, or a comparable element chosen by the developer. <br> $\rightarrow$ Circle or highlight the proposed features. |
| X | Roof Profile Variation | Developers shall use parapets or another technique to create a distinctive roof profile. |
| X | Articulation Elements | Each facade shall include at least three of the following items every 60 feet: change in roofline, facade modulation, window |

Exhibit E-Appendix F Menu Items Checklist
Page 3 of 4

|  |  | fenestration patterns, vertical columns, and change in material or <br> texture. <br> $\rightarrow$ Circle or highlight the proposed items. |
| :---: | :--- | :--- |
| $\square$ | Enhanced Windows | All facades with windows shall include at least two types of <br> windows that differ in the style, size, shape, or placement. |
| $\square$ | Canopy Variation | Facades shall include multiple types of canopies. Changes in <br> shape, color, or material should be used to highlight an <br> architectural feature or particular user while complementing the <br> established design theme. <br> * It is likely that individual tenants will determine the final design <br> of the canopy. If tenants are unknown at this time, submit an <br> exhibit that illustrates variations in shape, color, and material <br> within the intended design theme. |
| $\mathbf{X}$ | Design Elements | Facades shall include at least three other design elements: <br> trellises, towers, overhang eves, banding, pilasters, projecting <br> cornices, columns, string cousses, rustication, lintels, or a <br> comparable element proposed by the developer. <br> ( Circle or highlight the proposed design elements. |

Healthy, Smart, and Sustainable Community (Select at Least Two Menu Items)

| $\checkmark$ If Selected | Menu Item | Description |
| :---: | :---: | :---: |
| $\square$ | Mature Trees | Provide mature trees for $30 \%$ of required trees. The locations of the mature trees should be focused in usable open spaces and along pedestrian paths. |
| $\square$ | Connect to Parks and/or Trails | Provide a connection to existing or proposed parks and/or trails. The connection should function as a continuation, not just a point of access. The connection shall include appropriate amenities such as bike racks, pet waste disposal stations, water fountains, misting stations, or a comparable amenity proposed by the developer. <br> $\rightarrow$ Circle or highlight the proposed amenities. |
| $\square$ | Community Garden | Provide a community garden and participate in the City's community gardens partnership program. |
| $\square$ | Parking Reclamation Plan | Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse. |
| $\square$ | Parking Flex Plan | Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used. |
| $\square$ | Phased Parking Plan | Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green space until converted to parking spaces. If, after five years, future parking phases have not been constructed, they shall become permanent green space. |
| $\square$ | Green Infrastructure | Provide and maintain green infrastructure such as bioretention areas (rain gardens), planter boxes, or vegetated buffer strips consistent with NCTCOG's integrated Stormwater Management (iSWM) Program. |
| $\square$ | Solar Energy | Use solar energy to satisfy $25 \%$ or more of on-site energy demand. |
| $\square$ | Preserve Open Space | Reserve existing natural areas comprising at least $5 \%$ of the overall project size. Such areas should incorporate quality noninvasive tree stands, habitat or riparian areas. Such areas should not include existing floodplain or other areas already protected or inherently unsuitable for development. |

Exhibit E-Appendix F Menu Items Checklist

| $\mathbf{X}$ | 70\% Native Plants | Use native and drought tolerant species for at least 70\% of <br> planting materials. |
| :---: | :--- | :--- |
| $\mathbf{X}$ | Wi-Fi (.5) | Provide Free Wi-Fi in common areas. |
| $\square$ | USB Charging Stations (.5) | Provide USB charging stations in usable open spaces. |
| $\square$ | Smart Parking (.5) | Provide web-connected sensors in pavement that help people <br> find and/or reserve a parking space. |
| $\mathbf{X}$ | Ride-Sharing Drop-Off (.5) | Provide designated spaces for ride-sharing pick-ups and drop- <br> offs. |
| $\square$ | Permeable Paving (.5) | Use permeable pavement on 15\% of the parking lot. |
| $\square$ | Green Roofs (.5) | Provide a green roof that is at least 50\% of total roof area. <br> $\square$ Living Wall (.5) |
| $\mathbf{X}$ | Recycling Program (.5) | Provide a living wall that is at least 60\% of the area of the facade <br> on which it is constructed. |
| $\square$ | $30 \%$ Native Plants (.5) | Institute a mandatory recycling program for occupants. Provide <br> recycling bins in addition to trash bins in common areas. <br> planting materials. |
| $\mathbf{X}$ | Pollinator Friendly Flowers (.5) | Use native plants that attract bees, butterflies, moths, and <br> hummingbirds for at least 20\% of required landscape materials. |

## Alternative Compliance

The Menu Items listed do not represent an exhaustive list. Developers may propose a comparable item not listed. If developers are able to prove that the proposed item meets the intent of Appendix F, Staff may recommend that the proposed item be counted as a Menu Item. Indicate the proposed item, identify which of the four elements the proposed item will count towards, and provide a brief description.

| $\checkmark$ If Selected | Proposed Item/Element | Description |
| :---: | :--- | :--- |
| $\square$ |  |  |
|  |  |  |
|  |  |  |
|  | $\square$ |  |
|  |  |  |
|  |  |  |
|  |  |  |

## Menu Item Summary Table

| Element | \# of Menu Items |
| :--- | :--- |
| Usable Open Space \& Pedestrian Walkways |  |
| Site Design \& Building Orientation | 2 |
| Building Design | 7 |
| Healthy, Smart, Sustainable Community | 3 |
| Alternative Compliance |  |
| Total Menu Items: | 12 |

Table 1: Hotel Height and FAR Comparison

| Case Number | Hotel | Height | FAR | Exceptions Required | Exceptions Granted |
| :--- | :--- | :--- | :--- | :--- | :--- |
| SU170103/S170601 | Staybridge | $49^{\prime}$ | 0.61 | Yes | Yes |
| SU160903/S160903 | Hilton Tru Hotel | $67^{\prime}$ | 0.71 | Yes | Yes |
| SU160702/S160702 | Hyatt Place Hotel | $67^{\prime}$ | 0.48 | Yes | Yes |
| SU150407/S150402 | Comfort Suites | $50^{\prime}$ | 0.73 | No | - |
| SU140801/S140801 | Home 2 | $64^{\prime}$ | 0.73 | Yes | Yes |
| SU170804/S170806 | Courtyard by Marriott | $56^{\prime}$ | 0.52 | Yes | Yes |
| SU181001/S181001 | Avid Hotel | $50^{\prime}$ | 0.51 | No | - |
| SU190703/S190703 | Hyatt Place Hotel (IH-20) | $67^{\prime}$ | 0.52 | Yes |  |



COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Cheryl Smith, Commissioners Max Coleman, Bill Moser, Shawn Connor, Eduardo Carranza, Clayton Fisher .

COMMISSIONERS ABSENT: Lynn Motley
CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m. Commissioner Moser gave the invocation, commissioner Smith led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item \#15- SU190703/S190703 - Specific Use Permit/Site Plan Hyatt Place (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for Hyatt Place, a hotel located on 2.6 acres. Tract 2B02, Charles D Ball Survey, Abstract No. 197, 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 agent is Dayne Ram, ADR Designs LLC, the applicant is Dilip Patel, and the owner is Arpen Patel.

Ms. Ware stated the site is directly accessible from Sara Jane Pkwy and accessible from IH-20 via a cross-access drive. The Site Plan depicts the 4 -story, 100 -room hotel, outdoor pool, parking, and dumpster enclosure. The subject property is zoned PD-29 with a base zoning district of General Retail. Development is subject to the standards in Article 6 of the Unified Development Code. The proposal requires two variances from the density and dimensional requirements. The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The proposed Landscape Plan exceeds the landscape and screening requirements. The exterior finish materials include two types of stone, brick, and stucco. Building Design Menu Items include materials mix, stone accent, color contrast, articulated public entrance, roof profile variation, articulation elements, and design elements. Appendix $F$ has two windows requirements. The first is that windows account for $30 \%$ of the area of facades that face the street. The second is that windows account for $50 \%$ of the area of all facades or $50 \%$ of the length of all facades. The applicant is requesting exceptions to the window requirements. The exterior finish materials include two types of stone, brick, and stucco. Building Design Menu Items include materials mix, stone accent, color contrast, articulated public entrance, roof profile variation, articulation elements, and design elements. Appendix $F$ has two windows
requirements. The first is that windows account for $30 \%$ of the area of facades that face the street. The second is that windows account for $50 \%$ of the area of all facades or $50 \%$ of the length of all facades. Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The proposal provides the required 12 Menu Items.

Ms. Ware noted the maximum allowable height in the General Retail District is 25 ft . The proposed building has a height of 67 ft . Staff does not object to this request: City Council has approved similar height exceptions in the past several years. The subject property is adjacent to an existing hotel with a height of about 54 ft . The maximum allowable FAR is $.35: 1$. The proposal has a FAR of .52:1. Staff does not object to this request: City Council has approved similar FAR exceptions in the past several years. Appendix F requires that windows account for $30 \%$ of the north and south facades. Windows account for $14 \%$ of the north facade and $2 \%$ of the south facade. Appendix F requires that windows account for $50 \%$ of the area of all facades or $50 \%$ of the length of all facades. Windows account for $20 \%$ of the area of all facades and $43 \%$ of the length of all facades. Appendix F requires covered walkways, awnings, or canopies along $30 \%$ of the length of all facades. Windows are provided along $13 \%$ of the length of all facades. Appendix F requires a 30 ft . landscape buffer along IH-20 and Sara Jane Pkwy. The applicant is providing a 20 ft . landscape buffer along IH-20 and a 28 ft . landscape buffer along most of Sara Jane Pkwy. The applicant is providing an additional 100 shrubs as a compensatory measure for relief from the landscape buffer. The proposal includes 120 parking spaces when the maximum allowable number of parking spaces is 104 .

Ms. Ware stated staff does not object to a hotel at this location, and does not object to requests for exceptions for height, FAR, covered walkways, landscape buffer, or maximum parking spaces. However; staff recommends that the applicant meet Appendix F requirements with regard to required windows, particularly on facades visible from Interstate 20.

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

Dayne Ram with ADR Design LLC, 2426 Silverado Trail, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission.

Chairperson Spare stated there needs to more windows or spangle glazing added to the building.
Mr. Ram stated they are in the process of working with corporate on adding more windows. Mr. Spare stated the case can be tabled until Mr. Ram gets approval from corporate on adding more windows.

Commissioner Moser asked if the problem not having windows on the building is because of the way the building is oriented. He does not want to cause issues with this development if the other hotels in the area did not meet the same standards. Mr. Jones stated staff would like to see the south side of the building match the north side.

Chairperson Spare said he would like for this development to follow the standards that are in place at this time.

Commissioner Smith stated she would like for this development to move forward, but would agree that this case might need to be tabled until there is more clarification on the windows.

Commissioner Connor stated he likes the project, but there are too many unanswered questions, he too would like to see more windows on the building.

There being no further discussion on the case commissioner Smith moved to table case SU190703/S190703. The action and vote being recorded as follows:

Motion: Smith
Second: Connor
Ayes: Carranza, Connor, Smith, Spare
Nays: Coleman, Fisher, Moser
Case Tabled: 4-3

Legislation Details (With Text)


## Title

Z060902A - Planned Development - Crescent Heights Amendment (City Council District 2). Zoning Change and PD Amendment to allow for front-entry garages on 16 of 89 lots intended for single-family detached residential development in the Crescent Heights Subdivision. Crescent Heights Addition, 13.107 acres out of the Edward B. Wooton Survey, Abstract No. 1519, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-14B) and addressed as 203 Freetown Road. The owner is Yigal Lelah, Casa Bella Homes.
City Council Action: August 20, 2019

## Presenter

Charles Lee, AICP, CBO, Senior Planner

## Recommended Action

Approve

## Analysis

## SUMMARY:

Z060902A - Zoning Change \& PD Amendment- 203 Freetown Rd. (City Council District 2). Zoning Change \& PD-14B Amendment request to allow for front-entry garages on 16 of 89 single family residential lots on
13.107 acres. Crescent Height Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-14B (PD-14B) and addressed 203 Freetown Rd.

## HISTORY:

February 2006, City Council adopted Ordinance No. 7345 via Zoning Case Z050702, establishing Planned Development-14A (PD-14A) District allowing for Multi-Family and Single Family Residential uses on 13.11acre property.
Certain standards and an associated concept plan (Kennedy Oaks) were adopted in conjunction with the ordinance. The adopted conditions provided for restriction on front-entry garages and allowed for exceptions to non-front-entry J-swing garages.

A 20-foot front yard garage door setback shall be permitted for residential lots developed with front entry (street facing) garages. This setback provision shall be noted on the final plat for all phases of the Planned Development zoning area.

A 16-foot minimum front yard setback shall be permitted for residential lots that are built with non-front entry (J swing, rear and side swing type) garages. This building setback provision shall be noted on the final plat for all phases of the Planned Development zoning area.

A 16-foot minimum front yard setback shall be permitted for residential lots that are built with covered front yard porches with a minimum depth of 6-feet and a minimum width comprising at least $30 \%$ of the total front façade width. Said porches shall be built in front of and attached to the front (street facing) side of the residential living unit. This building setback provision shall be noted on the final plat for all phases of the Planned Development zoning area.

A building setback of 20 feet is required along all rear and side lot lines that adjoin a street right -of-way greater than 50 feet in width. This building setback provision shall be noted on the final plat for all phases of the Planned Development zoning area.

January 2006, Planning \& Zoning Commission authorized approval for Preliminary Plat for Kennedy Oak Addition. The plat indicated 89 single family residential lots and one open space lot on approximately 13.11 acres at the current location.

January 2019, the current applicant Casa Bella Homes applied for Final Plat approval to authorize 89 single family residential lots and a single open space lot in compliance with the original concept plan and previous preliminary plat.

March 4, 2019 Planning \& Zoning Commission authorized final plat Crescent Estates for 89 home and 1 open space lot on the property.

July 1, 2019, Planning \& Zoning Commission tabled this item at the request of the applicant to meet with staff in determining an optimal number of allowable front-entry lots as requested.

## PURPOSE OF REQUEST:

The applicant requests an amendment removing the prohibition of front-entry garages for $\mathbf{1 2}$ additional lots. Only lots on corners would be required to provide non-front entry garages.

DRC staff has been working with the applicant and their design team concurring to a certain extent that due to 40 ' width lots at certain locations within the subdivision may not be practical and will cause a reduction in a usable and/or desirable backyard. However, staff believes there are additional opportunities on some of the larger lots to provide non-front entry garages.

## AMENDED REQUEST:

Since the July 1st, 2019 Planning \& Zoning Commission meeting; the applicant has met with staff and agreed to amend the request from 16 additional front-entry lots to 12 .

## RECOMMENDATION:

Staff recommends approval of developing non-front entry lots except on the additional lots highlighted on the attached exhibit.

## Body



PLANNING

CASE LOCATION MAP Case Number: Z060902A

Crescent Heights Amendment

City of Grand Prairie
Planning and Development
( ${ }^{(172)}$ 237-8257 www.gptx.org


## EXHIBIT B REVISED



Legislation Details (With Text)

| File \#: | 19-9199 Version: 1 | Name: | S190801 - Site Plan - Lynn Creek Apartments |
| :--- | :--- | :--- | :--- |
| Type: | Agenda Item | Status: | Public Hearing |

Sponsors:
Indexes:
Code sections:

| Attachments: | Exhibit A - Location Map.pdf |
| :--- | :--- |
|  | Exhibit B - Site Plan.pdf |
|  | Exhibit C - Building Elevations.pdf |
|  | Exhibit D - Landscape Plan.pdf |


| Date | Ver. | Action By | Action |
| :--- | :--- | :--- | :--- | Result |  |
| :--- |

## From

Chris Hartmann

## Title

S190801 - Site Plan - Lynn Creek Apartments (City Council District 4). Site Plan for Lynn Creek Apartments, a 270-unit multi-family development on 15.6 acres. Tract 4, 5B, and 6C of Jerome C. Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, addressed as 2500 Webb Lynn Rd, and generally located east of SH 360 and south of Lynn
Creek/Mildred Walker Pkwy. The agent is Reece Flanagan, Harris Kocher Smith, the applicant is Josh Basler, AD Spanos, and the owner is Robert Barham, KP Development Partners, LP.
City Council Action: August 20, 2019

## Presenter

Savannah Ware, AICP, Senior Planner

## Recommended Action

Approve

## Analysis <br> SUMMARY:

Site Plan for Lynn Creek Apartments, a 270-unit multi-family development on 15.6 acres. Tract 4, 5B, and 6C

File \#: 19-9199, Version: 1
of Jerome C. Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, addressed as 2500 Webb Lynn Rd, and generally located east of SH 360 and south of Lynn Creek/Mildred Walker Pkwy.

## PURPOSE OF REQUEST:

The applicant intends to construct a 270 -unit multi-family development on 15.6 acres. Any multi-family development or development in a planned development district or overlay district requires City Council approval of a Site Plan. Development at this location requires site plan approval by City Council because the property is being developed for multi-family use, zoned PD-255A, and within the SH 360 Corridor Overlay District.

## 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-255A | Gas Well Padsite, Floodplain and Fl |
| South | PD-255A | Single Family Residential |
| West | PD-255A | Undeveloped |
| East | PD-255A; A | Single Family Residential; Floodpla |

## HISTORY:

- May 1, 2001: City Council approved a Zoning Change (Case Number Z010403) creating PD-255, a planned development district for Single Family, Retail/Commercial, and Multi-Family uses.
- March 15, 2005: City Council approved a Zoning Change (Case Number Z050301) amending the acreages of Commercial and Residential uses (PD-255B).
- A Preliminary Plat for the proposed development is under concurrent review (Case Number P190801).


## PROPOSED USE CHARACTERISTICS AND FUNCTION:

The 270-unit multi-family development will be accessible from Lynn Creek/Mildred Walker Parkway with an emergency access only drive about 170 feet west of the main entry. The Site Plan depicts a four-story residential building, three courtyard areas, a one-story clubhouse, and dog park. Other amenities include a pool, outdoor kitchen areas with grills, and patio/game area.

## ZONING REQUIREMENTS:

Density and Dimensional Requirements
The subject property is zoned PD-255A for multi-family use; development is subject to the standards for in PD255A. The following table evaluates the density and dimensional standards of the proposed development.
Table 2: Site Data Summary

| Standard PD-255A | Provided | Appendix $\mathrm{W}^{* *}$ |
| :---: | :---: | :---: |
| Max. Density (Units Per 21 | 17.8 | 26 |
| Max. Units Per Building 12 | 278* | - |
| Min. Living Area Studio- | 540* | - |
| Min. Living Area 1 Bedr690 | 690 | 600 |
| Min. Living Area 2 Bedr980 | 997 | - |

File \#: 19-9199, Version: 1

| Min. Living Area 3 Bedr1,100 | - | - |  |
| :--- | :--- | :--- | :--- |
| Max. Single-Bed Units (50 | $51.1^{*}$ | 60 |  |
| Min. Area (Sq. Ft.) | 16,000 | 681,104 | 12,000 |
| Min. Width (Ft.) | 100 | 830 | 100 |
| Min. Depth (Ft.) | 120 | 819.5 | 120 |
| Min. Front Setback (Ft.) | 100 | $63^{*}$ | 30 |
| Min. Rear Setback (Ft.) | 116 | 192.2 | $45+$ |
| Min. Side Setback (Ft.) | 116 | $52^{*}$ | $45+$ |
| Max. Height (Ft.) | 35 | $41^{*}$ | 60 |

*Denotes that a variance is required.
**PD-255 was written in 2001 and amended in 2005; multi-family standards have been revised since then. A column summarizing current multi-family standards found in Appendix $W$ is included as a point of reference.

## Parking

The table below evaluates the parking requirements. The proposal meets the required total parking spaces, covered parking spaces, and garage parking spaces.

Table 3: Parking Requirements

| Standard | Required | Provided |
| :--- | :--- | :--- |
| 1.25 Parking Spaces/O1178 | - | Meets |
| 2 Parking Spaces/Two-272 | - | - |
| Total Parking Spaces 450 | 450 | - |
| Garage Spaces (\% of T30 | 24.8 | Yes |
| Carport (\% of Total) 20 | 26.4 | No |

## Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 of the UDC. The table below summarizes these requirements.

The applicant is proposing to create an artificial lot to exclude a portion of the lot from landscape calculations. The area being excluded is a strip of undevelopable land about 190 ft . wide. The UDC defines an artificial lot as a portion of a one acre or larger tract that contains the area to be developed as an individual project and that encompasses all improvements, including parking related to the project. The applicant is including this strip to calculate the density and excluding it from the landscape calculations.

Table 4: Landscape \& Screening Requirements

| Standard | Required | Required w/ Artificial LotProvided |  |
| :--- | :--- | :--- | :--- |
| Landscape Area (Sq. Ft.) | 102,166 | 64,979 | 64,979 |
| Trees | 205 | 130 | 130 |
| Shrubs | 2,044 | 1,300 | 1,300 |
| Dumpster Enclosure | Masonry Enclosure | Masonry Enclosure | Masonry Enclosure |

Multi-family developments are required to erect a masonry wall on property lines adjacent to any property which is zoned for single family residential uses. The eastern property line of the subject property is adjacent to property which is zoned (and developed) for single family residential uses. Easements run along this property line, creating a strip of undevelopable land approximately 190 ft . wide between the property line and proposed improvements.

The applicant has proposed three options for providing the required masonry wall:

1. Provide an eight ft . masonry wall along the property line;
2. Provide an eight ft . masonry wall on the other side of the easements adjacent to proposed improvements; or
3. Escrow funds for the HOA to construct the wall.

Staff would consider the third option as a variance to the requirement for a wall because there is nothing the City can do to ensure the wall is constructed prior to issuing a certificate of occupancy.

## Exterior Building Materials

The exterior building materials include fiber cement siding, fiber cement lap siding, stone veneer, stucco, and two types of brick.

## EXCEPTIONS OR APPEALS:

The applicant is requesting the following variances:

1. Maximum Number of Units Per Building: PD-255A limits the number of units per building to 12 . The applicant is proposing a single building with 278 units.
2. Minimum Living Area for Studio Units: PD-255A requires a minimum unit size of 690 sq . ft. for one bedroom units. The proposal includes studio units that are $540 \mathrm{sq} . \mathrm{ft}$.
3. Maximum Number of Single-Bed Units: PD-255A allows one-bedroom units for up to $50 \%$ of total units. The proposal includes $51.1 \%$ one-bedroom units.
4. Minimum Front Setback: The proposal provides a 63 ft . front setback when 100 ft . is required.
5. Minimum Side Setback: The proposal provides a 52 ft . side setback when 116 ft . is required.
6. Maximum Allowable Height: The proposed building has a height of 41 ft . which exceeds what is allowed by 6 ft . There is a distance of about 350 ft . between the residential building and property line of adjacent single family development. The applicant has submitted a graphic illustrating this distance and line of site (page one of Exhibit C - Building Elevations).
7. Required Garage Parking Spaces: Garage parking spaces account for $24.8 \%$ of the total required parking spaces when garages are required to account for $30 \%$.

## RECOMMENDATION:

The Development Review Committee recommends approval with the condition that the developer construct the wall before the City issues the certificate of occupancy (option one or two).


## Grand PRaiRle

PLANNING

CASE LOCATION MAP
Case Number: S190801
Lynn Creek Apartments

## City of Grand Prairie

Planning and Development (1) (972) 237-8257 www.gptx.org



















Legislation Details (With Text)


## From <br> Chris Hartmann

## Title

CPA190602 - Comprehensive Plan Amendment to change the Future Land Use Map from Commercial to MedDensity Residential for 14.43 acres. Lots 1 and 2, Block 1, Lake Parks Retail and Tract 1B13, James Brannon Survey, Abstract No. 156, City of Grand Prairie, Tarrant County, Texas, zoned PD-267 and PD-267A, within Lake Ridge Corridor Overlay District, and generally located south of W Camp Wisdom Rd and west of Lake Ridge Pkwy.
City Council Action: August 20, 2019

## Presenter

Savannah Ware, AICP, Senior Planner

## Analysis <br> SUMMARY:

Planned Development Request and Concept Plan for General Retail, Single-Family Attached, and Multi-Family One uses on 27.68 acres. The Concept Plan depicts 166 single-story detached homes on a 14.43 -acre common lot with the remaining acreage along Lake Ridge Pkwy and W Camp Wisdom Rd reserved for commercial uses. Lots 1 and 2, Block 1, Lake Parks Retail and Tract 1B13, James Brannon Survey, Abstract No. 156, City of Grand Prairie, Tarrant County, Texas, zoned PD-267 and PD-267A, within Lake Ridge Corridor Overlay District, and generally located south of W Camp Wisdom Rd and west of Lake Ridge Pkwy.

## PURPOSE OF REQUEST:

File \#: 19-9226, Version: 1
The purpose of the request is to amend the Future Land Use Map (FLUM) from Commercial to Med-Density Residential on 14.4 acres so that the FLUM is consistent with a development proposed at this location.

## ANALYSIS AND RECOMMENDATION:

While the proposed use is consistent with Goal 12 of the 2010 Comprehensive Plan to achieve a broad housing selection for a diverse population, Staff has concerns about the proposed use at this location.

- On May 7, 2019, City Council adopted a policy position on development stating that multi-family projects should be built on properties already zoned for multi-family development. The proposal is in conflict with the adopted policy.
- City Council has approved several residential projects in the area. If all of these projects are developed, this area will see an additional 6,500 residential units. This influx of households could change the amount of retail this area can support, making it more feasible for the subject property to be developed solely with general retail uses.
- While the proposal does retain commercial use along Lake Ridge Pkwy and Camp Wisdom Rd, the configuration of the residential tract limits the form of commercial development that can and will likely occur in the future.
- On March $19^{\text {th }}$, City Council unanimously approved revisions to Appendix F: Corridor Overlay District. The revised standards are intended to produce high quality places by emphasizing elements like urban form and usable open space in addition to building design.
- The applicant submitted an illustrative Concept Plan that depicts drive-through restaurants and strip retail buildings with predominant surface parking lots. Appendix F is intended to promote alternatives to this pattern of development.


## Body

## FIELD NOTE DESCRIPTION

### 14.436 ACRE CUT-OUT

BEING 14.436 acres situated in the John Armendaris Survey, Abstract Number 1786 and the J.W. Brannon Survey, Abstract 156 in the City of Grand Prairie, Tarrant County, Texas and being part of LOT 1, BLOCK 1 of LAKES PARKS RETAIL according to the plat recorded in Document 212039887 and being part of a 48.952 acre tract of land to LAKES PARKS RETAIL LTD according to the Document recorded in 207124813 of the Official Public Records of Tarrant County, Texas (OPRTCT) and being more particularly described as follows:

BEGINNING at point for corner located in the south line of W. Camp Wisdom Road (variable width) and being located in NORTH $89^{\circ} 20^{\prime} 14^{\prime \prime}$ WEST from the northwest corner of LOT 1, BLOCK 1 of CVS LAKE RIDGE Addition according to the plat recorded in Cabinet A, Slide 8944, Official Public Records of Tarrant County, Texas (OPRTCT);

THENCE departing the south line of said Camp Wisdom Road, SOUTH 00³9'46" WEST a distance of $\mathbf{2 7 9 . 7 3}$ feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH $\mathbf{8 9}^{\circ} \mathbf{2 0} \mathbf{} 14 "^{\prime \prime}$ EAST a distance of $\mathbf{2 1 5 . 0 7}$ feet to a $5 / 8$ inch iron rod set for corner;

THENCE SOUTH $00^{\circ} 39^{\prime} 46^{\prime \prime}$ WEST a distance of $\mathbf{8 5 . 3 5}$ feet to a $5 / 8$ inch iron rod set for the beginning of a curve to the right having a radius of 680.00 feet and a chord bearing of South 20ํ33'45" West;

THENCE with said curve to the right through a central angle of $39^{\circ} 47{ }^{\prime} 58^{\prime \prime}$ for an arc length of 472.35 feet to a $5 / 8$ inch iron rod set for corner;

THENCE SOUTH $\mathbf{4 0 ^ { \circ }} \mathbf{2 7} \mathbf{\prime}^{\prime} \mathbf{4 4 "}$ WEST a distance of $\mathbf{2 2 6 . 4 1}$ feet to a $5 / 8$ inch iron rod set for the beginning of a curve to the right having a radius of 500.00 feet and a chord bearing of South $47^{\circ} 46$ '03" West;

THENCE along said curve to the right through a central angle of $14^{\circ} 36^{\prime} 38^{\prime \prime}$ for an arc length of 127.50 feet to a $5 / 8$ inch iron set for the beginning of a reverse curve to the left having a radius of $1,040.03$ feet and a chord bearing of South $49^{\circ} 03^{\prime} 09^{\prime \prime}$ West;

THENCE with said reverse curve to the left through a central angle of $\mathbf{1 2}^{\mathbf{\circ}} \mathbf{0 2} \mathbf{2}^{\prime 2} \mathbf{2 \prime \prime}$ for an arc length of $\mathbf{2 1 8 . 5 6}$ feet to a $5 / 8$ inch iron rod set for corner;

THENCE SOUTH 49³3'52" WEST a distance of 98.19 feet to a $5 / 8$ inch iron rod set for corner;

THENCE NORTH $87^{\circ} \mathbf{2 3} \mathbf{3}^{\prime} 09^{\prime \prime}$ WEST a distance of 17.72 feet to a $5 / 8$ inch iron rod set for corner;

THENCE NORTH $\mathbf{3 1}{ }^{\circ} \mathbf{2 5} 5^{\prime \prime} 55^{\prime \prime}$ WEST a distance of 3.31 feet the a $5 / 8$ inch iron rod set for the beginning of curve to the left having a radius of 145.00 feet and a chords bearing of North $48^{\circ} 42^{\prime} 36^{\prime \prime}$ West;

THENCE along said curve to the left through a central angle of $34^{\circ} \mathbf{3 3} 3^{\prime} \mathbf{4 8}$ " for an arc length of 87.47 feet to a $5 / 8$ inch iron rod set for corner;

THENCE NORTH $66^{\circ} 01^{\prime} 59^{\prime \prime}$ WEST a distance of $\mathbf{2 3 4 . 2 4}$ feet to a $5 / 8$ inch iron rod set in the east line of a 100' wide Texas Power \& Light Company Easement;

THENCE along the east line of said 100' wide Texas Power \& Light Company Easement, NORTH $23^{\circ} 58^{\prime} 01^{\prime \prime}$ EAST a distance of $\mathbf{1 , 2 0 6 . 1 4}$ feet to a $5 / 8$ inch iron rod set in the south line of W. Camp Wisdom Road;

THENCE along the south line of said W. Camp Wisdom Road as follows:
SOUTH $89^{\circ} \mathbf{4 2} \mathbf{2}^{\prime} \mathbf{3 9 \prime \prime}$ EAST a distance of $\mathbf{2 0 . 5 7}$ feet to a $5 / 8$ inch iron rod set for corner;

SOUTH $89^{\circ} \mathbf{2 3} \mathbf{\prime \prime} \mathbf{0 8}$ " EAST a distance of $\mathbf{1 3 8 . 5 0}$ feet to a $5 / 8$ inch iron rod set for corner;

NORTH 00³9'46" EAST a distance of $\mathbf{1 0 . 0 0}$ feet to a $5 / 8$ inch iron rod set for corner;
SOUTH $89^{\circ} \mathbf{2 0}{ }^{\prime \prime} 14^{\prime \prime}$ EAST a distance of 81.57 feet to the POINT OF BEGINNING;
CONTAINING within these metes and bounds 14.436 acres or 628,835 square feet of land more or less.


## Grand Case location map <br> Prodrke Case Number CPA190602

City of Grand Prairie
Planning and Development
(ewww.gptx.org

City of Grand Prairie

Legislation Details (With Text)

| File \#: | 19-9201 | Version: 1 | Name: | Z190602/CP190602-Arise Family Development |
| :---: | :---: | :---: | :---: | :---: |
| Type: | Ordinance |  | Status: | Public Hearing |
| File created: | 7/26/2019 |  | In control: | Planning and Zoning Commission |
| On agenda: | 8/5/2019 |  | Final action |  |
| Title: | Z190602/CP190602 - Zoning Change/Concept Plan - Arise Family Development (City Council District <br> 4). Planned Development Request and Concept Plan for General Retail, Single-Family Attached, and Multi-Family One uses on 27.68 acres. The Concept Plan depicts 166 single-story detached homes on a 14.43 -acre common lot with the remaining acreage along Lake Ridge Pkwy and W Camp Wisdom Rd reserved for commercial uses. Lots 1 and 2, Block 1, Lake Parks Retail and Tract 1B13, James Brannon Survey, Abstract No. 156, City of Grand Prairie, Tarrant County, Texas, zoned PD-267 and PD-267A, within Lake Ridge Corridor Overlay District, and generally located south of W Camp Wisdom Rd and west of Lake Ridge Pkwy. The agent is Joshua A. Lincoln, HP Civil Engineering, the applicant is Rudy Herrera, Family Development, and the owner is Charles Anderson, CWA Management, LLC. <br> City Council Action: August 20, 2019 |  |  |  |
| Sponsors: |  |  |  |  |
| Indexes: |  |  |  |  |
| Code sections |  |  |  |  |


| Attachments: | Exhibit A - Boundary Description.pdf |
| ---: | :--- |
|  | Exhibit B - Zoning Description.pdf |
|  | Exhibit C - Concept Plan.pdf |
|  | Exhibit D - Conceptual Building Elevations.pdf |
|  | Exhibit E - Conceptual Open Space and Landscape Plan.pdf |
|  | Exhibit i - Proposed PD Standards.pdf |

Date Ver. Action By Action Result

## From

Chris Hartmann

## Title

Z190602/CP190602 - Zoning Change/Concept Plan - Arise Family Development (City Council District 4). Planned Development Request and Concept Plan for General Retail, Single-Family Attached, and Multi-Family One uses on 27.68 acres. The Concept Plan depicts 166 single-story detached homes on a 14.43 -acre common lot with the remaining acreage along Lake Ridge Pkwy and W Camp Wisdom Rd reserved for commercial uses. Lots 1 and 2, Block 1, Lake Parks Retail and Tract 1B13, James Brannon Survey, Abstract No. 156, City of Grand Prairie, Tarrant County, Texas, zoned PD-267 and PD-267A, within Lake Ridge Corridor Overlay District, and generally located south of W Camp Wisdom Rd and west of Lake Ridge Pkwy. The agent is Joshua A. Lincoln, HP Civil Engineering, the applicant is Rudy Herrera, Family Development, and the owner is Charles Anderson, CWA Management, LLC.
City Council Action: August 20, 2019

## Presenter

Savannah Ware, AICP, Senior Planner

## Analysis

## SUMMARY:

Planned Development Request and Concept Plan for General Retail, Single-Family Attached, and Multi-Family One uses on 27.68 acres. The Concept Plan depicts 166 single-story detached homes on a 14.43 -acre common lot with the remaining acreage along Lake Ridge Pkwy and W Camp Wisdom Rd reserved for commercial uses. Lots 1 and 2, Block 1, Lake Parks Retail and Tract 1B13, James Brannon Survey, Abstract No. 156, City of Grand Prairie, Tarrant County, Texas, zoned PD-267 and PD-267A, within Lake Ridge Corridor Overlay District, and generally located south of W Camp Wisdom Rd and west of Lake Ridge Pkwy.

## PURPOSE OF REQUEST:

The purpose of the request is to create a planned development district for multi-family and general retail uses on 27.68 acres in the Lake Ridge Corridor.

## 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-267; PD-283 | Commercial and Retail |
| South | PD-267A; PD-267 | Undeveloped; Single Family Residentic |
| West | PD-267 | Single Family Residential, Undevelope |
| East | PD-267 | TESCO Easement; Single Family Resic |

## HISTORY:

- February 4, 2002: City Council approved PD-267, a planned development for single family, multifamily, commercial, office, and neighborhood service uses (Case Number Z020103). The subject property was designated as Tract 6 for single family, office, and neighborhood service uses.
- January 20, 2004: City Council approved PD-267A, a planned development for general retail use (Case Number Z040103).
- May 13, 2019: City Council Development Committee reviewed the preliminary concept plan before the applicant submitted the development request to the City.


## PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to construct a multi-family development on 14.4 acres. The proposed 166 -unit development includes a mix of one-bedroom, 1.5-bedroom, and two bedroom detached units for rent. The Concept Plan depicts a leasing office and amenity center, pool, central open space, dog park, and sidewalks. Each unit will have a fenced back yard with decomposed granite or similar material.

The development will be accessible from Camp Wisdom Rd. with an emergency/exit only drive off of Lake Ridge Pkwy. The development will be gated.

The remaining acreage will remain zoned for general retail use; the applicant is proposing some modifications to the general retail standards. Of the remaining acreage, 10.1 acres are developable; 3.1 acres are within an easement and cannot be developed.

## Traffic Impact

The subject property is located at the intersection of two six-lane, major arterials. Given traffic volume and high speed, the Transportation Department has requested that the applicant complete a Traffic Impact Analysis (TIA). The scope of the TIA should include the following:

- Warrant studies at the Camp Wisdom median opening west of Lake Ridge and at the secondary driveway off of Lake Ridge to determine if the proposed development triggers a new signal at either location;
- Review of the proposed cross access from the residential use to commercial uses along Camp Wisdom;
- Analysis of the driveway off of Lake Ridge for ingress and egress; and
- Study of the Camp Wisdom/Lake Ridge intersection, Blanco/Lake Ridge intersection, and Montgomery/Lake Ridge intersection.

Additionally, the Transportation Department has requested decel lanes on Camp Wisdom and Lake Ridge and a westbound left turn lane on Camp Wisdom for entry into the development.

The applicant will complete the TIA as a part of the Site Plan review.

## CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designation for this location is Commercial/Retail/Office. Commercial areas should be located along major arterial, super arterial, and freeway corridors. Retail should be located in areas with high visibility.
Approval of this Zoning Change/Concept Plan will require an amendment to the FLUM for 14.1 acres, changing the designation from Commercial/Retail/Office to Medium Density Residential. An amendment to the FLUM is under concurrent review (Case Number CPA190602).

While the proposed use is consistent with Goal 12 of the 2010 Comprehensive Plan to achieve a broad housing selection for a diverse population, Staff has concerns about the proposed use at this location.

- On May 7, 2019, City Council adopted a policy position on development stating that multi-family projects should be built on properties already zoned for multi-family development. The proposal is in conflict with the adopted policy.
- City Council has approved several residential projects in the area. If all of these projects are developed, this area will see an additional 6,500 residential units. This influx of households could change the amount of retail this area can support, making it more feasible for the subject property to be developed solely with general retail uses.
- While the proposal does retain commercial use along Lake Ridge Pkwy and Camp Wisdom Rd, the configuration of the residential tract limits the form of commercial development that can and will likely occur in the future.
- On March $19^{\text {th }}$, City Council unanimously approved revisions to Appendix F: Corridor Overlay District. The revised standards are intended to produce high quality places by emphasizing elements like urban form and usable open space in addition to building design.
- The applicant submitted an illustrative Concept Plan that depicts drive-through restaurants and strip retail buildings with predominant surface parking lots. Appendix F is intended to promote alternatives to this pattern of development.


## DEVELOPMENT STANDARDS:

Multi-Family Standards

File \#: 19-9201, Version: 1
The applicant is proposing a base zoning district of Multi-Family One (MF-1). The following table evaluates the proposed standards.

## Table 2: Proposed PD Standards

| Standard | Appendix W | Proposed |
| :--- | :--- | :--- |
| Max. Density (Units Per Ac12 | 12 |  |
| Min. Living Area (Sq. Ft.) | 600 | 650 |
| Max. Single-Bed Units (\%) 60 | 60 |  |
| Area (Sq. Ft.) | 12,000 | 3,500 |
| Width (Ft.) | 100 | 100 |
| Depth (Ft.) | 120 | 120 |
| Front Setback (Ft.) | 30 | 20 |
| Rear Setback (Ft.) | $45+$ | 15 |
| Interior Side (Ft.) | $45+$ | 15 |
| Side on Street (Ft.) | 30 | 20 |
| Between Buildings (Ft.) | 15 | 6 |
| Max. Height (Ft.) | 50 | 25 |
| Max. Lot Coverage (\%) | 60 | 60 |
| Min. Masonry (\%) | 80 | 80 |
| Carports (\%) | 20 | 30 |
| Garages (\%) | 30 | 25 |

The applicant is proposing two color schemes for each building type for a total of six different elevations.

## General Retail Standards

The applicant is proposing a base zoning district of Genera Retail with the following uses allowed by right:

- Large retail with gas sales;
- A bank with a maximum of two full service drive through lanes;
- Restaurants with a drive-through;
- Retail with a drive-through; and
- Convenience store with gasoline sales and car wash (full service or self-service) as accessory uses to a grocery store located on the same lot.
The above uses currently require a Specific Use Permit at this location. Specific Use Permits are required for uses which, due to their location, function, or operational nature, could have a potentially negative impact on the surrounding properties. The Specific Use Permit provides a procedure whereby such uses may be permitted by further restricting or conditioning them to eliminate such negative impacts.
Appendix F establishes criteria for evaluating Specific Use Permits for a Restaurant with a Drive-Through and Convenience Store with Gasoline Sales:

1. Existing concentration of like uses in the surrounding area;
2. Visibility of the drive-through or gasoline canopy from the street;
3. Disruption of pedestrian circulation; and
4. The extent to which the use and design contribute to the unique characteristics of the Overlay District.

## HYBRID HOUSING COMPARISON:

This is the third hybrid housing development proposed for Grand Prairie. Avilla Heritage, a 140-unit development on Forum is under construction. City Council approved a Zoning Change/Concept Plan for Forum Villas, a 219-unit development at Forum and Great Southwest on July 16, 2019.

Hybrid housing combines elements of traditional single family and multi-family development. Hybrid housing typically includes a mix of attached and detached single-story units available for rent on a single lot. Maintenance of individual units, common areas, and landscaping is the responsibility of a single entity, either the property owner or management company.

While Grand Prairie doesn't have specific zoning requirements for this housing product, the City does have standards for single-family and multi-family development. Staff has used a combination of these standards to evaluate previous hybrid housing developments and has identified elements that seem to produce a higher quality project.

- Orient units so that the wider side of the building and front door are parallel to open space and sidewalks so that the development is more like a traditional single family neighborhood.
- Where possible, private yards should be placed back-to-back and located away from open space and sidewalks. This lessens the visual impact of fences on common areas and avoids unusable dead space between unit clusters.
- Place open space and amenities in a centralized location so that they are accessible and convenient to all units.

The applicant has made modifications to the Concept Plan to respond to staff's initial concerns. However, staff has the following remaining concerns with the proposed Concept Plan:

- Although the applicant moved the pool and amenity center and the dog park closer to the center of the development from the initial design, they are not in a central location.
- The approved hybrid housing developments include a mix of unit types scattered throughout the development. This proposal clusters two-bedroom units along the perimeter which has the potential to create repetitive facades on the perimeter.
- It appears as though units are oriented and placed to maximize the number of units that can be built at the expense of the livability and quality of development. The units around the perimeter are oriented so that narrower side is parallel to the sidewalk. The front door faces and is only a few feet from the adjacent unit's fence.
- The approved hybrid housing developments have squared off back yards that are fully useable. The proposal includes irregular shaped back yards that will not be fully useable.
- Staff cannot fully analyze traffic concerns without a full TIA; if the zoning is approved, a TIA will be required at the Site Plan phase.


## RECOMMENDATION:

Staff has concerns with changing commercial zoning to residential due to the following:

1. The property sits at the interstection of two arterial roadways;
2. The zoning request conflicts with the FLUM designation and Council's policy on multi-family development;
3. Staff believes that the dimensions of the remaining commercial land will make it more difficult to meet
the intent of Appendix F; and
4. The hybrid housing Concept Plan is designed in a manner that prioritizes number of units at the expense of livability and is not consistent with the quality of approved hybrid housing developments.

## Body

## Legal Description for Planned Development District FIELD NOTE DESCRIPTION

BEING a 27.676 acre tract of land situated in the J. W. Brannon Survey, Abstract No. 156 and the J. Armendaris Survey, Abstract No. 1766, and being Lot 1, Block 1 and Lot 2, Block 1, in the LAKE PARKS RETAIL SUBDIVISION, according to the Plat thereof recorded in cc\# D212039887, Plat Records of Tarrant County, Texas (PRTCT) and being a 9.456 acre tract of land "by description" "unrecorded" being the remainder of a 48.952 acre tract of land per Warranty Deed cc\# D207124813 and being more particularly described as follows:

BEGINNING at an "x" cut in concrete found for the northwest corner of CVS-LAKE RIDGE addition according to the plat recorded in Cabinet A, Slide 8944 (PRTCT) and being the northerly northeast corner of said Lot 1, Block 1 of Lake Parks Retail Addition and being located in the southerly line of W. Camp Wisdom Road (variable width);

THENCE departing the southerly line of said W. Camp Wisdom Road, SOUTH 00³8'30" EAST a distance of $\mathbf{2 5 2 . 5 9}$ feet to an iron rod with cap found for the southwest corner of said Lot 1, Block 1 CVS Lake Ridge Addition;

THENCE NORTH $89^{\circ} \mathbf{2 1} \mathbf{' S O}^{\prime}$ EAST a distance of $\mathbf{3 4 5 . 5 6}$ feet to an " $x$ " cut in concrete found for the southeast corner of said Lot 1, Block 1 of said CVS-LAKE RIDGE addition and being located in the westerly line of Lake Ridge Parkway (130' wide) and being the beginning of a curve to the right having a radius of $1,130.00$ feet and a chord bearing of South $10^{\circ} 42^{\prime} 47^{\prime \prime}$ West;

THENCE along the westerly line of said Lake Ridge Parkway as follows:

Continuing with said curve to the right through a central angle of $15^{\circ} 44^{\prime} \mathbf{3 4} \mathbf{" t ~}^{\prime \prime}$ for an arc length of $\mathbf{3 1 0 . 4 8}$ feet to a $5 / 8$ inch iron rod set for corner;

NORTH $71^{\circ} \mathbf{2 4}$ '52" WEST a distance of $\mathbf{1 0 . 0 0}$ feet to a $5 / 8$ inch iron rod set for the beginning of a non-tangent curve to the right having a radius of $1,120.00$ feet and a chord bearing of South $26^{\circ} 15^{\prime} 33^{\prime \prime}$ West;

Continuing along said non-tangent curve to the right through a central angle of $\mathbf{1 5}^{\circ} \mathbf{2 0} \mathbf{2 0} \mathbf{4 9}$ for an arc length of $\mathbf{3 0 0 . 0 0}$ feet to a $5 / 8$ inch iron rod set for corner;

SOUTH 56º4'39" EAST a distance of $\mathbf{1 0 . 0 0}$ feet to a $5 / 8$ inch iron rod set for the beginning of a non-tangent curve to the right having a radius of 1,130.00 feet and a chord bearing of South $46^{\circ} 38^{\prime} 42^{\prime \prime}$ West;

Continuing along said non-tangent curve to the right through a central angle of $\mathbf{2 5}^{\circ} \mathbf{2 5}$ ' $\mathbf{3 8}$ " for an arc length of $\mathbf{5 0 1 . 4 8}$ feet to a $5 / 8$ inch iron rod set for the southerly southeast corner of said Lot 1, Block 1 Lakes Parks Retail addition and being the northeast corner of said 9.456 acre tract (by description);

SOUTH 58³9'52" WEST a distance of $\mathbf{2 5 1 . 4 4}$ feet to a $5 / 8$ inch iron rod found for corner and being the beginning of a curve to the left having a radius of 1260.00 feet and a chord bearing of SOUTH $53^{\circ} 58^{\prime} 27^{\prime \prime}$ WEST;

CONTINUING said curve to left through a central angle of $\mathbf{9}^{\circ} \mathbf{2 2} \mathbf{2 月}^{\prime \prime} \mathbf{5 0}$ for an arc length of 206.29 feet to a $5 / 8$ inch iron rod found for corner;

THENCE departing the northwest line of said line of Lake Ridge Parkway and continuing along the southerly line of said 9.456 acre tract of land (by description), NORTH $31^{\circ} \mathbf{2 5} 5^{\prime} 55^{\prime \prime}$ WEST a distance of 185.21 feet to a $5 / 8$ inch iron rod found for corner and being the beginning of a curve to the left having a radius of 145.00 feet and a chord bearing of NORTH $48^{\circ} 42^{\prime} 36^{\prime \prime}$ WEST;

THENCE with said curve through a central angle of $34^{\circ} 33^{\prime} 48^{\prime \prime}$ for an arc length of 87.47 feet to a 5/8 inch iron rod found for corner;

THENCE NORTH $66^{\circ} 01^{\prime} 59^{\prime \prime}$ WEST a distance of 234.24 feet to a $5 / 8$ inch iron rod found for the most southerly southwest corner of said 9.456 acre tract of land (by description) and being located in the easterly line of a 100' Texas Power and Light Company Easement and ROW according to the plat recorded in Cabinet A, Slide 11037 (PRTCT);

THENCE along the easterly line of said 100' Texas Power and Light Company Easement (T.P.\& L.) and ROW, NORTH $23^{\circ} 57^{\prime} 59$ " EAST a distance of $\mathbf{6 0 2 . 7 3}$ feet to a $5 / 8$ inch iron rod found for corner and being the most southerly line of said Lot 1, Block 1;

THENCE departing the east line of said T.P. \& L. Easement, NORTH $66^{\circ} 09^{\prime} 25^{\prime \prime}$ WEST a distance of 248.56 feet to a $5 / 8$ inch iron rod found for the southwest corner of said Lot 1, Block 1 of Lake Parks Retail addition and being the northwest line of a 150' wide Texas Electric Service Company Easement and created by instrument recorded in Volume 2549, Page 907 \& according to the plat recorded in Cabinet A, Slide 11126 (PRTCT);

THENCE along the northwest line of said Texas Electric Service Company Easement NORTH $23^{\circ} 58^{\prime} 03^{\prime \prime}$ EAST a distance of 466.59 feet to a $5 / 8$ inch iron rod found for the northwest corner of said Lot 1, Block 1 Lakes Parks Retail and being the south line of said W. Camp Wisdom Road and being the beginning of a non-tangent curve to the right having a radius of 940.22 feet and a chord bearing of North $78^{\circ} 46^{\prime} 30^{\prime \prime}$ East;

THENCE along the south line of said W. Camp Wisdom Road as follows:

Continuing with said non-tangent curve to the right through a central angle of $08^{\circ} 46^{\prime} 13$ " for an arc length of $\mathbf{1 4 3 . 9 2}$ feet to a 5/8 inch iron rod found for corner;

SOUTH $06^{\circ} \mathbf{5 0} \mathbf{' 2 4}^{\prime \prime}$ EAST a distance of $\mathbf{1 0 . 0 0}$ feet to a $5 / 8$ inch iron rod found for corner and being the beginning of a non-tangent curve to the right having a radius of 930.22 feet and a chord bearing of North $86^{\circ} 43^{\prime 2} 29^{\prime \prime}$ East;

Continuing with said non-tangent curve to the right through a central angle of $07^{\circ} 07^{\prime} 47^{\prime \prime}$ for an arc length of $\mathbf{1 1 5 . 7 5}$ feet to a 5/8 inch iron rod found for corner;

SOUTH $89^{\circ} 42$ '39" EAST a distance of 45.79 feet to a $5 / 8$ inch iron rod found for corner;

SOUTH $89^{\circ} \mathbf{2 0} \mathbf{\prime \prime} 14$ " EAST a distance of $\mathbf{1 3 8 . 5 0}$ feet to a $5 / 8$ inch iron rod found for corner;

NORTH $00^{\circ} \mathbf{3 9} 9^{\prime} 46$ " EAST a distance of 10.00 feet to a $5 / 8$ inch iron rod found for corner;
SOUTH $89^{\circ} \mathbf{2 0} \mathbf{~ ' ~}^{14}$ " EAST a distance of 393.56 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds $\mathbf{2 7 . 6 7 6}$ acres or 1,205,583 square feet of land more or less.

## Legal Description for Multi-Family Tract <br> FIELD NOTE DESCRIPTION <br> 14.436 ACRE CUT-OUT

BEING 14.436 acres situated in the John Armendaris Survey, Abstract Number 1786 and the J.W. Brannon Survey, Abstract 156 in the City of Grand Prairie, Tarrant County, Texas and being part of LOT 1, BLOCK 1 of LAKES PARKS RETAIL according to the plat recorded in Document 212039887 and being part of a 48.952 acre tract of land to LAKES PARKS RETAIL LTD according to the Document recorded in 207124813 of the Official Public Records of Tarrant County, Texas (OPRTCT) and being more particularly described as follows:

BEGINNING at point for corner located in the south line of W. Camp Wisdom Road (variable width) and being located in NORTH $89^{\circ} 20^{\prime} 14^{\prime \prime}$ WEST from the northwest corner of LOT 1, BLOCK 1 of CVS LAKE RIDGE Addition according to the plat recorded in Cabinet A, Slide 8944, Official Public Records of Tarrant County, Texas (OPRTCT);

THENCE departing the south line of said Camp Wisdom Road, SOUTH 00³9'46" WEST a distance of $\mathbf{2 7 9 . 7 3}$ feet to a $5 / 8$ inch iron rod set for corner;

THENCE SOUTH $\mathbf{8 9}^{\circ} \mathbf{2 0} \mathbf{} 14 " ~^{\prime \prime}$ EAST a distance of $\mathbf{2 1 5 . 0 7}$ feet to a $5 / 8$ inch iron rod set for corner;

THENCE SOUTH $00^{\circ} 39^{\prime} 46^{\prime \prime}$ WEST a distance of 85.35 feet to a $5 / 8$ inch iron rod set for the beginning of a curve to the right having a radius of 680.00 feet and a chord bearing of South 20ํ33'45" West;

THENCE with said curve to the right through a central angle of $39^{\circ} 47{ }^{\prime} 58^{\prime \prime}$ for an arc length of 472.35 feet to a $5 / 8$ inch iron rod set for corner;

THENCE SOUTH $\mathbf{4 0 ^ { \circ }} \mathbf{2 7} \mathbf{\prime}^{\prime} \mathbf{4 4 "}$ WEST a distance of $\mathbf{2 2 6 . 4 1}$ feet to a $5 / 8$ inch iron rod set for the beginning of a curve to the right having a radius of 500.00 feet and a chord bearing of South $47^{\circ} 46^{\prime} 03^{\prime \prime}$ West;

THENCE along said curve to the right through a central angle of $14 ⿻^{\circ} 36^{\prime} 38^{\prime \prime}$ for an arc length of 127.50 feet to a $5 / 8$ inch iron set for the beginning of a reverse curve to the left having a radius of $1,040.03$ feet and a chord bearing of South $49^{\circ} 03^{\prime} 09^{\prime \prime}$ West;

THENCE with said reverse curve to the left through a central angle of $\mathbf{1 2}^{\mathbf{\circ}} \mathbf{0 2} \mathbf{2}^{\prime 2} \mathbf{2 \prime \prime}$ for an arc length of $\mathbf{2 1 8 . 5 6}$ feet to a $5 / 8$ inch iron rod set for corner;

THENCE SOUTH 49³3'52" WEST a distance of 98.19 feet to a $5 / 8$ inch iron rod set for corner;

THENCE NORTH $8 \mathbf{7}^{\circ} \mathbf{2 3} \mathbf{3}^{\prime} \mathbf{0 9}$ " WEST a distance of 17.72 feet to a $5 / 8$ inch iron rod set for corner;

THENCE NORTH $\mathbf{3 1}{ }^{\circ} \mathbf{2 5} 5^{\prime \prime} 55^{\prime \prime}$ WEST a distance of 3.31 feet the a $5 / 8$ inch iron rod set for the beginning of curve to the left having a radius of 145.00 feet and a chords bearing of North $48^{\circ} 42^{\prime} 36^{\prime \prime}$ West;

THENCE along said curve to the left through a central angle of $34^{\circ} \mathbf{3 3} 3^{\prime} \mathbf{4 8}$ " for an arc length of 87.47 feet to a $5 / 8$ inch iron rod set for corner;

THENCE NORTH $66^{\circ} 01^{\prime} 59^{\prime \prime}$ WEST a distance of $\mathbf{2 3 4 . 2 4}$ feet to a $5 / 8$ inch iron rod set in the east line of a 100 ' wide Texas Power \& Light Company Easement;

THENCE along the east line of said 100' wide Texas Power \& Light Company Easement, NORTH $23^{\circ} 58^{\prime} 01^{\prime \prime}$ EAST a distance of $\mathbf{1 , 2 0 6 . 1 4}$ feet to a $5 / 8$ inch iron rod set in the south line of W. Camp Wisdom Road;

THENCE along the south line of said W. Camp Wisdom Road as follows:
SOUTH $89^{\circ} \mathbf{4 2} \mathbf{2}^{\prime} \mathbf{3 9 \prime \prime}$ EAST a distance of $\mathbf{2 0 . 5 7}$ feet to a $5 / 8$ inch iron rod set for corner;

SOUTH $89^{\circ} \mathbf{2 3} \mathbf{\prime \prime} \mathbf{0 8}$ " EAST a distance of $\mathbf{1 3 8 . 5 0}$ feet to a $5 / 8$ inch iron rod set for corner;

NORTH 00³9'46" EAST a distance of 10.00 feet to a $5 / 8$ inch iron rod set for corner;
SOUTH $89^{\circ} \mathbf{2 0}{ }^{\prime \prime} 14^{\prime \prime}$ EAST a distance of 81.57 feet to the POINT OF BEGINNING;
CONTAINING within these metes and bounds 14.436 acres or 628,835 square feet of land more or less.


## GRand




## ARISE - GRAND PRAIRIE, TX



MATERIAL LEGEND - SCHEME I

| I. | BRICK | 5. | TRIM |
| :--- | :--- | :--- | :--- |
| 2. | BOARD \& BATTEN | 6. WINDOW SHUTTER | 9. ADDRESS SIGN |
| 3. WINDOW | 7. | IOETAL VENT | IISHALT SHINGLE |
| 4. | ENTRY DOOR | 8. | DECORATIVE LIGHTING |




REAR

perspective 2



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rear

MATERIAL LEGEND - SCHEME I

| I. | BRICK | 5. | TRIM |
| :--- | :--- | :--- | :--- |
| 2. SIDING | 6. | WINDDOW SHUTTER | 9. ADDRESS SIGN |
| 3. WINDOW | 7. | METAL VENT | ISPHALI SHINGLE |
| 4. ENTRY DOOR | 8. | DECORATIVE LIGHTING |  |



Perspective 2



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REAR

MATERIAL LEGEND - SCHEME I

| I. BRICK | 5. TRIM | 9. ADDRESS SIGN |
| :--- | :--- | :--- |
| 2. BOARD \& BATTEN | 6. WINDOW SHUTTER | IO. ASPHALT SHINGLE |
| 3. WINDOW | 7. METAL VENT | II. BRICK HEADER/SILLBAND |
| 4. ENTRY DOOR | 8. DECORATIVE LIGHTING | I2. BRICK RELIEF |

6. WINDOW SHUTI
7. DECORATIVE LIGHTING

PERSPECTIVE I


PERSPECTIVE 2



left


MATERIAL LEGEND - SCHEME I


PERSPECTIVE I

rear


PERSPECTIVE 2




LEFT



REAR

MATERIAL LEGEND - SCHEME I


PERSPECTIVE I


PERSPECTIVE 2

|  | Architecture + Planning <br> 888.456.5849 <br> ktgy.com | (1) ${ }_{\text {( }}^{\text {FAMILY }}$ DEVELOPMENT | Family Development 73-081 Fred Waring Drive Palm Desert, CA 92620 | ARISE | Arise Grand Prairie Grand Prairie, TX \#2019-0003 | Plot Date: | 03.25.2019 | $\begin{aligned} & \text { SCALE: } 1 / 4^{\prime \prime}=1^{\prime}-0^{\prime \prime} \\ & 0 \underbrace{2} \end{aligned}$ | $\begin{array}{r} P 2-E L E V A T I O N S \\ / P E R S P E C T I V E S \end{array}$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |



PLAN 2-2 bedroom
913 SF


PLAN I.5 - I bEDROOM + FLEX
786 SF


PLAN I - I BEDROOM 698 SF





Page 5 of 5


## ORDINANCE NO. PLANNED DEVELOPMENT NO.

 CASE NO. $\qquad$AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 27.676-ACRE TRACT OF LAND (THE ZONING AREA) OUT OF PLANNED DEVELOPMENT DISTRICT NO. 267-A, BEING SITUATED WITHIN THE J. ARMENDARIS SURVEY, ABSTRACT NO. 1766, AND THE J.W. BRANNON SURVEY, ABSTRACT NO. 156, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF CAMP WISDOM ROAD AND LAKE RIDGE PARKWAY, FROM A PLANNED DEVELOPMENT NO. 267-A FOR GENERAL RETAIL (GR) USES TO A PLANED DEVELOPMENT NO. 267-B FOR GENERAL RETAIL (GR) USES WITH A BASE ZONING DESIGNATION OF GENERAL RETAIL (GR) AND RESIDENTIAL USE WITH A BASE ZONING DESIGNATION OF SINGLE-FAMILY ATTACHED (SF-A) AND MULTI-FAMILY ONE (MF-1) USES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NO. 4779 AND PASSED ON NOVEMBER 20, 1990 REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the property described on Exhibit A attached hereto (the Zoning Area) filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of a Planned Development No. 267-A for General Retail (GR) uses to a Planned Development No. 267-B for General Retail (GR) uses with a base zoning designation of General Retail (GR) and a Residential Use with a base zoning designation of Single-Family Attached (SF-A) and Multi-Family One (MF-1) uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on $\qquad$ , 2019, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the Zoning Area on which the change of classification is proposed, said notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted $\qquad$ to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property (the Zoning Area) be rezoned from its classification of a Planned Development No. 267-A for General Retail (GR) uses to a Planned Development District No. 267-B for General Retail (GR) uses with a base zoning designation of General Retail (GR) and a Residential Use with a base zoning designation of Single-Family Attached (SF-A) and Multi-Family One (MF-1) uses; and

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

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property ( the Zoning Area), as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of a Planned Development No. 267-A for General Retail (GR) uses to a Planned Development District No. 267-B for General Retail (GR) uses with a base zoning designation of General Retail (GR) and a Residential Use with a base zoning designation of Single-Family Attached (SF-A) and Multi-Family One (MF-1) uses and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

I.

That Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:
> "AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN ... "

Being passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone the following described area from its classification of a Planned Development No. 267-A for General Retail (GR) uses to a Planned Development District No. 267-B for General Retail (GR) use with a base zoning designation of General Retail (GR) and a Residential Use with a base zoning designation of Single-Family Attached (SF-A) and Multi-Family One (MF-1) within the Zoning Area as described by metes and bounds and as shown on the attached Exhibit A incorporated herein by reference.

## II.

## Purpose and Intent

The intent of this Planned Development District is to create a development for residential and retail use that encourages and supports higher standards, usually found in a master planned community, by providing the appropriate restrictions and developmental controls to permit the development of the subject property in a manner compatible with the surrounding development and zoning and in compliance with the City's Comprehensive Plan and the Unified Development Code.

## III. Development Standards

## A. Development under General Retail (GR) Standards

1. Except as otherwise provided in Section III.B below for residential uses, which may be developed in lieu of nonresidential development at the option of the developer, development shall take place in accordance with the use and development standards established for the General Retail (GR) zoning district and the Corridor Overlay District (Appendix F) prescribed in the Grand Prairie Unified Development Code (UDC) except as otherwise listed below in this Section III.A. For nonresidential development, the base zoning district designation shall be General Retail (GR). Planned Development site plan approval will be required for all development within the planned development district. All site plan submittals shall conform to the requirements specified in Article 7, Section 1 of the UDC. The Planning and Zoning Commission and City Council reserve the right to table or deny any site plan application that does not meet submittal requirements. Site and building design standards will be subject to all applicable requirements prescribed in Appendix F: Corridor Overlay District standards and the UDC, as amended, unless otherwise stated in this Ordinance.
2. The following uses shall be prohibited:
a. Parole-probation office
b. Bait and tackle shop
c. Bingo parlor
d. Self service car wash (except as otherwise provided in Section III.A. 5 below)
e. Amusement service - game room
3. The following uses shall be permitted by right in the areas shown in red on Exhibit B: large retail with gas sales, a bank with a maximum of two full service drive through lanes, drive through restaurants, and retail with a maximum of two drive through lanes.
4. A drive through restaurant shall not derive more than 50 percent of its revenue from sales that occur at the drive through window, and shall include landscaping and screening in addition to what is required by the UDC to screen drive through lanes from any adjacent residential use. The additional landscaping and screening shall be approved as part of the Planned Development site plan approval.
5. The following uses shall be permitted by right as accessory uses to a grocery store located on the same lot: convenience store with gas and car wash (full service or self service).

## B. Residential Use Development with a Base Zoning Designation of Single-Family Attached (SF-A) and Multi-Family One (MF-1) Standards

1. Development of residential use shall be limited to the 14.436-acre tract of land described on Exhibit C and shall generally conform to the Concept Plan attached hereto as Exhibit D. All site plan submittals shall conform to the requirements specified in Article 7, Section 1 of the UDC. Site plans may include deviations from the approved Concept Plan provided the site plans are in general conformance with the approved Concept Plan. The Planning and Zoning Commission and City Council reserve the right to table or deny any site plan application that does not meet submittal requirements. Site and building design standards will be subject to all applicable requirements prescribed in the Appendix F: Corridor Overlay District standards and the UDC, as amended, unless otherwise stated in this Ordinance.
2. The following development standards shall apply to the Residential Use Development with a Base Zoning Designation of Single-Family Attached (SF-A) and Multi-Family One (MF-1), and shall serve as the exclusive restrictions on residential density, lot size, setbacks, and lot coverage:

| Maximum Density | 12 dwelling units per gross acre |
| :--- | :--- |
| Minimum Living Area (Air-Conditioned Floor <br> Area) | $650 \mathrm{SF}-1$-bedroom unit <br> $900 \mathrm{SF}-2$-bedroom unit |
| Minimum Lot Dimensions |  |
| Area | $3,500 \mathrm{SF}$ |
| Width | 100 feet |
| Depth | 120 feet |
| Minimum Yard Setbacks | 20 feet |
| Front | 15 feet |
| Rear | 20 feet |
| Side on street | 6 feet |
| Minimum distance between buildings | $80 \%$ |
| Minimum Masonry Content per building | $6: 12$ |
| Minimum roof pitch | 10 feet |
| Landscape buffer from ROW | 1.25 spaces per unit |
| Parking Requirements | 2 spaces per unit |
| -bedroom unit | $30 \%$ |
| 2-bedroom unit | $25 \%$ |
| Minimum \% spaces in carport at full <br> development | Minimum \% spaces in garages at full <br> development |

A two (2) foot encroachment into side and rear yard setback is permitted for A/C units, roofs, trims, pot shelves, and architectural projections.
3. The following additional provisions shall apply to residential development:
a. Residential development shall consist of detached dwelling units that may be located on the same platted lot, as shown on the Concept Plan attached as Exhibit D.
b. Building placement shall be as shown on the Concept Plan attached as Exhibit D, with minimum spacing between units of six feet.
c. Amenities for the site shall include a pool, spa, dog park, useable open space with concrete paths as shown on the Concept Plan attached as Exhibit D.
d. Perimeter fencing shall be a minimum of six feet in height. Fencing material shall conform to the Concept Plan attached as Exhibit D.
e. Detached garages are permitted and shall generally conform to the Concept Plan attached as Exhibit D.
f. Carports shall be a pitched roof type. Carport columns shall be clad with masonry materials consistent with the residential units.
g. The building architecture shall generally conform to the renderings attached as Exhibit $\mathbf{E}$ and shall be designed in accordance with the following:
i. Each unit shall provide a rear yard fenced with a wood fence. In order to minimize water usage, decomposed granite or similar material in private rear yards shall be utilized.
ii. A minimum of two color palettes shall be provided for each floor plan so that a minimum of six different homes are provided for the development.
h. Landscaping shall generally conform to the Concept Plan attached as Exhibit D and be in conformance with the requirements in the UDC.
IV.

All ordinances or parts of ordinances in conflict herewith are specifically repealed.

## V.

That this Ordinance shall be in full force and effect from and after its passage and approval.
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the ___ day of ___ 2019.

Mayor, Grand Prairie, Texas

## ATTEST:

APPROVED AS TO FORM:

Catherine E. DiMaggio, City Secretary

## Exhibit C

## Permitted Drive Through Locations



Legislation Details (With Text)


Sponsors:
Indexes:
Code sections:

| Attachments: | Exhibit A - Location Map |
| :--- | :--- |
|  | Exhibit B - Site Plan |
|  | Exhibit C - Landscape Plan |
|  | Exhibit D - Elevations |
|  | Exhibit E - Rederings |


| Date | Ver. | Action By | Action | Result |
| :---: | :---: | :---: | :---: | :---: |
| 4/16/2019 | 1 | City Council | Tabled |  |
| 4/1/2019 | 1 | Planning and | Tabled |  |

## From

Chris Hartmann

## Title

S190104 - Site Plan - DMO Property Holdings Dallas, LLC (City Council District 5). Site Plan for DMO
Property Holdings Dallas, LLC, an approximately 180,800 square feet Warehouse and Distribution Facility. Tract 7.12, James Mclaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, approximately 10.7 acres zoned LI, Light Industrial District within IH-30 Corridor Overlay, generally located southwest of eastbound Interstate 30 Service Road and Grand Lakes Blvd, addressed as 4000 E. IH 30, Grand Prairie, Texas. The agent is Sarah Beth White, Kimley-Horn and Associates, Inc. and the owner is Don Ostler, DMO Properties DAL, LLC.
City Council Action: August 20, 2019

## Presenter

Charles Lee, AICP, CBO, Senior Planner

## Recommended Action

Approve

## Analysis

## SUMMARY:

Consider approval of a Site Plan to allow for a two-story, Office-Warehouse and Retail Facility. The 10.7 -acre property is zoned Light Industrial (LI) District and is located within the Interstate-30 (IH-30) Overlay Corridor District. The current address is 4000 IH 30 Eastbound Frontage Road at Grand Lakes Boulevard. Situated in the James McLaughlin Survey, Abstract No. 846, PG 35, Dallas County, Texas. A Preliminary Plat is under concurrent review on this agenda (P190403).

## ADJACENT LAND USES AND ACCESS:

North - The undeveloped property directly north of Interstate Highway 30 is zoned Heavy Industrial (HI) District.

South - The undeveloped properties to the south is zoned Light Industrial (LI) District
East - The property to the east (O'Neal Steel) being used for industrial purposes and zoned Light Industrial (LI) District,
West - Property to immediate west recently approved for office warehouse uses are zoned Light Industrial (LI) District.

## PURPOSE OF REQUEST:

The original 530+ acre Grand Lakes area consisted of wetlands \& mining allowing for industrial uses towards the western section bordering the 100 yr . floodplain. This particular site was approved (SUP-671A) for sand and gravel mining uses which was extended in April 2007.

The applicant is seeking City Council approval for a site plan to construct and operate a $180,000 \mathrm{sq} . \mathrm{ft}$. warehouse/office and retail component facility on 10.70-acre property. In accordance with Section 16.2 .1 of the Article 16 of the Unified Development Code (UDC), site plan approval is required whenever a project is located within a designated Corridor Overlay District. As such, the development must meet the minimum requirements prescribed in the UDC for the property's underlying zoning district classification, as applicable, and adhere to the additional architectural standards specified in the UDC, Appendix F "Corridor Overlay District Standards." The purpose of the site plan approval is to ensure full compliance with these regulations and standards.

## Lot \& Dimensional Standards:

As proposed, the development meets or exceeds all minimum lot $\&$ dimensional standards.

| Ordinance Provision | LI Zone District Standards | Proposed Conditions | Meets |
| :---: | :---: | :---: | :---: |
| Min. Lot Size | 15,000 sq. ft. | 10.70 acres (466,477.ft.) | Yes |
| Min. Lot Width | 100 ft . | Approx. 817 ft . | Yes |
| Min. Lot Depth | 150 ft . | Approx. 842 ft . | Yes |
| Front Yard Setback | 25 ft . | 88 ft. @ I-30 Srv Rd 104 ft. @ Grand Lakes | Yes |
| Internal Side Yard | 35 ft . | N/A | Yes |
| Rear Yard Setback | 0 ft . | N/A-Two Side Yards 78 ft . to west | Yes |

File \#: 19-8803, Version: 1

| Bldg. Separation | 25 | $\mathrm{~N} / \mathrm{A}$ | $\mathrm{N} / \mathrm{A}$ |
| :--- | :--- | :--- | :--- |
| Bldg. Height | 50 ft. | 49.5 ft. to top plate | Yes |
| Bldg. Coverage | $1: 1$ Floor Area Ratio | $0 . .38: 1 \%$ | Yes |
| Paving Type | Concrete or Equivalent | Concrete | Yes |

## PROPOSED CHARACTERISTICS AND FUNCTION:

Use:
The applicant, DMO Property Holdings Dallas, LLC intends to develop the 10.7-acre lot (Grand Lakes Business Park, Phase V, Block A, Lot 1) located at the southwest corner of eastbound Interstate 30 Service Road and Grand Lakes Boulevard. The proposed use is for an 180,000 square foot office/showroom warehouse facility including 3,000 square foot for retail purposes.

## CHARACTERISTICS AND FUNCTION:

## Use:

A single-tenant office showroom/warehouse user is an allowed by right within the Light Industrial (LI) zoning district. The single tenant, Certifit Dallas, intends for the facility to provide regional logistical and storage support associated with retail auto parts and auto-truck accessory business. The proposed two-story, 180,000 square foot office-showroom/warehouse facility shall include 3,000 square foot retail component open to the general public.

The property is within the Interstate Highway 30 Corridor Overlay District (IH-30), as such, the development shall adhere to the additional architectural standards specified in Appendix F: Corridor Overlay District Standards of the UDC.

The vacant site has been previously used for sand and gravel mining purposes. The site is part of a 15.4-acre tract and shall require platting to accommodate two independent lots. Preliminary Plat, Grand Lakes Phase V, Block A, Lots $1 \& 2$ on the current (consent) agenda for consideration.

## Access and Parking:

Access to the subject property will be from one (1) proposed commercial driveway, via Grand Lakes Blvd located on the southeastern section of the property. Visitor and employee entrance will be served primarily via 24' drive/fire lane along the northern section of the development via IH-30 Eastbound Service Road. Truck bays and trailer parking are shown on the southern portions of the building with access being from the aforementioned commercial drive via Grand Lakes Blvd. Truck/tractor-trailer movement shall be restricted from traveling southbound onto Grand Lakes Blvd. and shall be required to enter and exist site from the north (IH-30) Eastbound Service Road. The applicant provided a trailer turn exhibit showing proposed movements through the modified median on Grand Lakes Blvd. DRC and the Transportation Department are in support of the modified median design.

Parking requirements are based on the use of the facility. Customer and employee parking calculations are based on a retail/warehouse (use/sq. ft.) ratio. The ratio is 1 space per 375 sq . ft . for retail uses ( 11 ) and 1 per 5,000 sq. ft. +20 spaces per UDC (56). A total of 67 are required. The applicant provides 70 spaces including 3 accessible spaces. In addition, 48 trailer spaces are shown.

## Building Elevations - Articulation and Masonry Standards:

File \#: 19-8803, Version: 1
Overlay Corridor Standards require the proposed building to be clad in $100 \%$ masonry materials, excluding doors, windows, and the parapet cornice features. The applicant proposes using a concrete tilt-wall panel as primary exterior materials. The Store-Front, secondary materials consist of combination brick \& stone. The building will feature an approximate one-hundred-forty-six feet (146') articulation on each northern and eightyfour feet ( $84^{\prime}$ ) along the eastern section of the building. The western section complies with articulation standards and materials. The southern elevation will be the loading dock area, providing twenty-five feet ( 25 ') articulation area on each end along with minimum twenty-nine feet ( $29^{\prime}$ ) extending wing walls. The exterior design provides alternating concrete (grey \& white) panels that transition into a two-story clad in brick \& stone for compliance with the minimum $15 \%$ articulation zone. The building materials and articulation complies with Corridor Overlay Standards as prescribed in the Appendix F standards of the Unified Development Code (UDC) in place at time of application. The application was submitted in December 2018, prior to adoption of current Appendix F and Appendix X Industrial Standards.

## Landscape and Screening:

The proposed site exceeds the minimum landscaping (4\%) requirements for LI zoned property at the time this item was submitted. 30' feet landscape buffers are proposed along I-30 Service Road and Grand Lakes Blvd. A total of $113,240 \mathrm{sq}$. ft . of irrigated landscaping ( $24 \%$ ) is being provided including 38 trees, perimeter shrubbery, and additional plantings throughout the development including 6 parking lot trees and 28 street trees along I-30 Service Road and Grand Lakes Blvd.

## Dumpster Enclosure:

The applicant is proposing to build a $12^{\prime} \mathrm{X} 12^{\prime}$ (inside dimension) masonry dumpster enclosure that will be clad in the same masonry materials as the building. The proposed location for dumpster enclosure is located at far southwestern section of the site. The enclosure shall conform to city standards.

## RECOMMENDATION:

Development Review Committee recommends approval of the request with the following conditions:

1. That the interal cross-access connector drive be built to the south property line of at the time of building construction.
2. That signage be put in place at time of occupancy directing truck traffic north to the $\mathrm{IH}-30$ frontage road.


CASE LOCATION MAP Case Number: SU190102/S190104 ${ }^{\text {N }}$ Certifit

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




(POOS NORTH/EAST CORNER
(206) NORTH ENTRY

(8003 NORTH ENTRY VESTIBULE


[^2]

Legislation Details (With Text)

| File \#: | 19-9081 $\quad$ Version: 1 | Name: | SU120404E - Renewal 886D-2502 Central Avenue |  |
| :--- | :--- | :--- | :--- | :--- |
| Type: | Ordinance |  | Status: | Public Hearing |
| File created: | $6 / 21 / 2019$ |  | In control: | Planning and Zoning Commission |
| On agenda: | $8 / 5 / 2019$ |  | Final action: |  |

## Sponsors:

Indexes:

## Code sections:

## Attachments: Exhibit C - ORD 10217 01-10-2017.pdf <br> Exhibit A - Location Map.pdf <br> Exhibit B - Site Plan.pdf <br> PZ Draft Minutes 07-01-19.pdf

| Date | Ver. | Action By | Action |
| :--- | :--- | :--- | :--- |
| $7 / 16 / 2019$ | 1 | City Council |  |
| $7 / 1 / 2019$ | 1 | Planning and Zoning Commission |  |

## From

Chris Hartmann

## Title

SU120404E - Specific Use Permit Revocation or Renewal 886D-2502 Central Avenue (City Council District 5). A Specific Use Permit for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District.
City Council Action: August 20, 2019

## Presenter

Ted Helm, Planner

## Recommended Action

Approve

## Analysis <br> SUMMARY:

Consider a request for the renewal of Specific Us e Permit 886D for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of

File \#: 19-9081, Version: 1
Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The owner is Vincente Duan.

## 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 | 2 F | 2 Family Dwelling District |
| East | C | Commercial Uses |
| South | PD-237 | Planned Development-237 |
| West | PD-237 | Planned Development-237 |

## HISTORY:

- The ordinance was established on April $17^{\text {th }}, 2012$.
- The previous ordinance \& renewal was approved on January 10, 2017.
- An inspection in 2018 had numerous SUP violations, including damaged vehicles being stored outside of designated parking areas, parts and trash laying on the ground $\&$ safety inspections being out of date.
- The previous inspection in July 2019 revealed multiple continued violations.


## PURPOSE OF REQUEST:

As required by Ordinance No. 10217-2017 for Specific Use Permit 886D the City Council shall conduct a public hearing one (1) year after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government.

## STATUS:

As required, staff requested inspections of the property and operations by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that there are numerous violations that span multiple years and are not improving significantly.

The violations as noted by Planning and Code Compliance in July were as follows:

- Outside storage of vehicle parts.
- Trash and other materials lying in piles outside of the building.
- Failure to comply with the SUP / parking inoperable vehicles in front of screening fence and not inside buildings.
- Vehicles are stacked over designated parking spaces, fire lanes are blocked.
- Storage of flammables not related to the approved use.
- The Service/Repair ledger was not available at the time of inspection.

As of August, these violations are still existing.

## RECOMMENDATION:

DRC recommends the Planning \& Zoning Commission approve the renewal of SUP-886D subject to three (3) month renewal extension period and subsequent evaluation for compliance with and other applicable regulations upon completion of this period. If there aren't substantial positive changes in compliance, this SUP will be brought forward as a revocation with no further extensions.

## Body

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING MAP AND ORDINANCE BY SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY FOR THE SIX (6) MONTH RENEWAL OF SPECIFIC USE PERMIT NO. 886B FOR AN AUTO BODY SHOP WITH GENERAL AUTO REPAIR IN A COMMERCIAL (C) DISTRICT AND CENTRAL BUSINESS NO. 3 (CBD-3) DISTRICT, TO WIT: BEING, A 1.026 ACRE PARCEL OF LAND DESIGNATED AS LOTS 8 THROUGH 13, BLOCK C, WESTOVER PLACE REVISED ADDITION, GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND BEING ADDRESSED AS 2502 CENTRAL AVENUE, SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, on April 17, 2012, the Grand Prairie City Council approved, via Ordinance No. 9358-2012 (Planning Case File No. SU120404), a request for a Specific Use Permit for an Auto Body Shop with General Auto Repair in a Commercial (C) District; and

WHEREAS, on September 2, 2014, the Grand Prairie City Council approved, via Ordinance No. 9749-2014 (Planning Case File No. SU120404A), a one (1) year renewal for a Specific Use Permit for an Auto Body Shop with General Auto Repair in a Commercial (C) District; and

WHEREAS, on November 17, 2015, the Grand Prairie City Council approved, via Ordinance No. 9972-2015 (Planning Case File No. SU120404B), a six (6) month renewal for a Specific Use Permit for an Auto Body Shop with General Auto Repair in a Commercial (C) District; and

WHEREAS, on June 21, 2016, the Grand Prairie City Council approved, via Ordinance No. 10087-2016 (Planning Case File No. SU120404C), a six (6) month renewal for a Specific Use Permit for an Auto Body Shop with General Auto Repair in a Commercial (C) District; and

WHEREAS, on July 12, 2016, the Grand Prairie City Council approved, via Ordinance No. 10092-2016, a No Parking/Tow Away zone on both sides of Central Avenue between NE 25th Street and NE 26th Street in order to address the illegal parking of automobiles associated with the businesses operating under this specific use permit; and

WHEREAS, Ordinance No. 10087-2016 required a six (6) month review of the existing Specific Use
Permit for an Auto Body Shop with General Auto Repair in a Commercial (C) District, via a public hearing process, to verify compliance with the approved development standards and all applicable codes; and

WHEREAS, Staff has verified that the subject property is in substantial compliance with the approved development standards and applicable code and hereby recommends approval of the renewal of Ordinance No. 10087-2016 for a Specific Use Permit for an Auto Body Shop with General Auto Repair in a Commercial(C) District; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on
December 5, 2016 following legal notice of such public hearing before the Planning and Zoning
Commission had been published in the paper of record, for the proposed renewal of the existing Specific Use Permit for an Auto Body Shop with General Auto Repair in a Commercial (C) District said
Notice having been given not less than ten (10) days before the date set for hearing, and
WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of
Grand Prairie, Texas voted 6 to 0 to recommend approval to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to grant a renewal of existing Specific Use Permit for an
Auto Body Shop with General Auto Repair in a Commercial (C) District, with the added stipulation that the item be brought back for review in one (1) year if the property owners/tenant(s) have any unresolved code enforcement violations or other unresolved issues related to full compliance of this specific use permit; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of
Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 P.M. on January 10, 2017, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning
Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

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

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on July 1, 2019, following legal notice of such public hearing before the Planning and Zoning Commission had been published in the paper of record, for the proposed revocation of the existing Specific Use Permit for Auto Body Shop with General Auto Repair in a Commercial (C) District, Ordinance Number 10217-2017, said Notice having been given not less than ten (10) days before the date set for hearing; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that the Specific Use Permit for Auto Body Shop with General Auto Repair in a Commercial (C) District, Ordinance Number 10217-2017, be revoked; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 PM on July 16, 2019 to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

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

WHEREAS, the City Council of the City of Grand Prairie, Texas voted X to X that the Specific Use Permit allowing for an Auto Body Shop with General Auto Repair in a Commercial (C) District be revoked;

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

## SECTION 1.

That Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:
"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."
and passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit numbered 886D for the property located as shown in Exhibit A - Location Map and as legally described below:

Being, a 1.026 acre parcel of land designated as Lots 8 through 13, Block C, Westover Place Revised Addition, Grand Prairie, Dallas County, Texas, and being addressed as 2502 Central Avenue.

## SECTION 2: PURPOSE

The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

## SECTION 3: STANDARDS AND CONDITIONS

For operations of a Specific Use Permit allowing for Major Auto Repair, Auto Body and Paint Shop Uses in the Commercial (C) District the following standards and conditions are hereby established as part of this ordinance:

1. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the Grand Prairie Municipal Code and Unified Development Code.
2. Any zoning, land use requirements and restrictions not contained within this specific use permit ordinance shall conform to those requirements specified in the Commercial (C) District as adopted and amended in the Unified Development Code (UDC). Where there is a conflict between the UDC and this ordinance, unless explicitly contained in this ordinance, the more restrictive shall prevail.
3. Code Enforcement shall conduct unannounced inspections of the property to ensure compliance with this Ordinance. Failure to comply (as determined by staff) shall result in the expedited review of this specific use permit ordinance by the City Council.
4. The development shall adhere to the City Council approved Exhibit B- Site Plan.
5. Future expansion of the facility must be done by submitting a revised site plan for review and approval to the Planning Department.
6. Operational Standards:
a) All operations shall maintain compliance with City Ordinance No. 7408, Automotive Related Business (ARB) regulations.
b) A Certificate of Occupancy shall be obtained prior to occupancy of the premises.
c) A paint booth shall be installed and approved for use prior to any auto body painting.
d) All vehicles associated with any business governed by this ordinance are prohibited from parking on the abutting and/or surrounding streets.
e) Salvaging is prohibited.
f) Auto sales are prohibited.
g) All inoperable vehicles shall either be parked inside a building or behind a screening fence.
h) All vehicles, including inoperable vehicles, must be parked within a defined parking space, as shown on the approved site plan. There shall be no parking or storage of vehicles or other items within drive aisles or fire lanes. The use of the public rights-of-way for parking, loading, or unloading shall be prohibited.
i) Outdoor repair, maintenance, and/or inspection of vehicles are prohibited. All vehicle services shall be performed indoors.
j) The business operator shall maintain a Service/Repair Ledger of every vehicle brought in for service or repair. The ledger shall be kept on-site and shall be made available for immediate viewing upon request by Code Enforcement or Police Department personnel during inspections or investigations. The ledger shall contain the following minimum information of all vehicles on the property:
i. Vehicle Identification Number, Make, Model and Year.
ii. Date the vehicle brought in for service or repair.
iii. Vehicle owner's name and contact information.
iv. Type of service or repair needed.
v. Estimated time to complete service or repair.

## SECTION 3. COMPLIANCE

1. By this Ordinance, this Specific Use Permit for an Auto Body Shop with General Auto Repair in a Commercial (C) District shall automatically terminate, in accordance with Section 5.4.1 of the Unified Development Code, upon cessation of said use for a period of six (6) months or more.
2. Furthermore, by this SUP Ordinance, the City Council shall conduct a public hearing six (6) months, or within ninety (90) for continued non-compliance of this Ordinance, after City Council adoption of this Ordinance to
confirm compliance with all applicable codes, which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, the City of Grand Prairie Code of Ordinances, city adopted building codes, city adopted fire codes and with other applicable regulatory requirements administered and/or enforced by the state and federal government.
3. The operation of this Specific Use Permit shall be in strict compliance with the requirements of this SUP Ordinance, the Unified Development Code, the City of Grand Prairie Code of Ordinances, city adopted building codes, city adopted fire codes, and with other applicable regulatory requirements administered and/or enforced by the state and federal government.
4. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
5. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
6. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its SUP number and title.

## SECTION 4.

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

## SECTION 5.

All ordinances or parts of ordinances in conflict herewith are specifically repealed.

## SECTION 6.

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

## PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS 16 ${ }^{\text {TH }}$ DAY OF JULY, 2019.

ORDINANCE NO. 10217-2017
SPECIFIC USE PERMIT NO. 886D
CASE NO. SU120404E

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING MAP AND ORDINANCE BY SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY FOR THE RENEWAL OF SPECIFIC USE PERMIT NO. 886C FOR AN AUTO BODY SHOP WITH GENERAL AUTO REPAIR IN A COMMERCIAL (C) DISTRICT AND CENTRAL BUSINESS NO. 3 (CBD-3) DISTRICT, TO WIT: BEING, A 1.026 ACRE PARCEL OF LAND DESIGNATED AS LOTS 8 THROUGH 13, BLOCK C, WESTOVER PLACE REVISED ADDITION, GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND BEING ADDRESSED AS 2502 CENTRAL AVENUE, SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, on April 17, 2012, the Grand Prairie City Council approved, via Ordinance No. 9358-2012 (Planning Case File No. SU120404), a request for a Specific Use Permit for an Auto Body Shop with General Auto Repair in a Commercial (C) District; and

WHEREAS, on September 2, 2014, the Grand Prairie City Council approved, via Ordinance No. 97492014 (Planning Case File No. SU120404A), a one (1) year renewal for a Specific Use Permit for an Auto Body Shop with General Auto Repair in a Commercial (C) District; and

WHEREAS, on November 17, 2015, the Grand Prairie City Council approved, via Ordinance No. 99722015 (Planning Case File No. SU120404B), a six (6) month renewal for a Specific Use Permit for an Auto Body Shop with General Auto Repair in a Commercial (C) District; and

WHEREAS, on June 21, 2016, the Grand Prairie City Council approved, via Ordinance No. 10087-2016 (Planning Case File No. SU120404C), a six (6) month renewal for a Specific Use Permit for an Auto Body Shop with General Auto Repair in a Commercial (C) District; and

WHEREAS, on July 12, 2016, the Grand Prairie City Council approved, via Ordinance No. 10092-2016, a No Parking/Tow Away zone on both sides of Central Avenue between NE $25^{\text {th }}$ Street and NE $26^{\text {th }}$ Street in order to address the illegal parking of automobiles associated with the businesses operating under this specific use permit; and

WHEREAS, Ordinance No. 10087-2016 required a six (6) month review of the existing Specific Use Permit for an Auto Body Shop with General Auto Repair in a Commercial (C) District, via a public hearing process, to verify compliance with the approved development standards and all applicable codes; and

WHEREAS, Staff has verified that the subject property is in substantial compliance with the approved development standards and applicable code and hereby recommends approval of the renewal of Ordinance No. 10087-2016 for a Specific Use Permit for an Auto Body Shop with General Auto Repair in a Commercial (C) District; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on December 5, 2016 following legal notice of such public hearing before the Planning and Zoning Commission had been published in the paper of record, for the proposed renewal of the existing Specific

Use Permit for an Auto Body Shop with General Auto Repair in a Commercial (C) District said Notice having been given not less than ten (10) days before the date set for hearing, and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 6 to 0 to recommend approval to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to grant a renewal of existing Specific Use Permit for an Auto Body Shop with General Auto Repair in a Commercial (C) District, with the added stipulation that the item be brought back for review in one (1) year if the property owner(s)/tenant(s) have any unresolved code enforcement violations or other unresolved issues related to full compliance of this specific use permit; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on January 10, 2017, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

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

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

SECTION 1. THAT Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

> "THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."
and passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit numbered 886D for the property located as shown in Exhibit A - Location Map and as legally described below:

Being, a 1.026 acre parcel of land designated as Lots 8 through 13, Block C, Westover Place Revised Addition, Grand Prairie, Dallas County, Texas, and being addressed as 2502 Central Avenue.

## SECTION 2.

## PURPOSE

The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

## SECTION 3. <br> STANDARDS AND CONDITIONS

For operations of a Specific Use Permit allowing for Major Auto Repair, Auto Body and Paint Shop Uses in the Commercial (C) District the following standards and conditions are hereby established as part of this ordinance:

1. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the Grand Prairie Municipal Code and Unified Development Code.
2. Any zoning, land use requirements and restrictions not contained within this specific use permit ordinance shall conform to those requirements specified in the Commercial (C) District as adopted and amended in the Unified Development Code (UDC). Where there is a conflict between the UDC and this ordinance, unless explicitly contained in this ordinance, the more restrictive shall prevail.
3. Code Enforcement shall conduct unannounced inspections of the property to ensure compliance with this Ordinance. Failure to comply (as determined by staff) shall result in the expedited review of this specific use permit ordinance by the City Council.
4. The development shall adhere to the City Council approved Exhibit B- Site Plan.
5. Future expansion of the facility must be done by submitting a revised site plan for review and approval to the Planning Department.
6. Operational Standards:
a) All operations shall maintain compliance with City Ordinance No. 7408, Automotive Related Business (ARB) regulations.
b) A Certificate of Occupancy shall be obtained prior to occupancy of the premises.
c) A paint booth shall be installed and approved for use prior to any auto body painting.
d) All vehicles associated with any business governed by this ordinance are prohibited from parking on the abutting and/or surrounding streets.
e) Salvaging is prohibited.
f) Auto sales are prohibited.
g) All inoperable vehicles shall either be parked inside a building or behind a screening fence.
h) All vehicles, including inoperable vehicles, must be parked within a defined parking space, as shown on the approved site plan. There shall be no parking or storage of vehicles or other items within drive aisles or fire lanes. The use of the public rights-of-way for parking, loading, or unloading shall be prohibited.
i) Outdoor repair, maintenance, and/or inspection of vehicles are prohibited. All vehicle services shall be performed indoors.
j) The business operator shall maintain a Service/Repair Ledger of every vehicle brought in for service or repair. The ledger shall be kept on-site and shall be made available for immediate viewing upon request by Code Enforcement or Police Department personnel during inspections or investigations. The ledger shall contain the following minimum information of all vehicles on the property:
i. Vehicle Identification Number, Make, Model and Year.
ii. Date the vehicle brought in for service or repair.
iii. Vehicle owner's name and contact information.
iv. Type of service or repair needed.
v. Estimated time to complete service or repair.

## SECTION 3.

## COMPLIANCE

1. By this Ordinance, this Specific Use Permit for an Auto Body Shop with General Auto Repair in a Commercial (C) District shall automatically terminate, in accordance with Section 5.4.1 of the Unified Development Code, upon cessation of said use for a period of six (6) months or more.
2. Furthermore, by this SUP Ordinance, the City Council shall conduct a public hearing in one (1) year, if the property owner(s)/tenant(s) have any unresolved code enforcement violations or other unresolved issues related to full compliance of this specific use permit, following City Council adoption of this Ordinance to confirm compliance with all applicable codes, which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, the City of Grand Prairie Code of Ordinances, city adopted building codes, city adopted fire codes and with other applicable regulatory requirements administered and/or enforced by the state and federal government.
3. The operation of this Specific Use Permit shall be in strict compliance with the requirements of this SUP Ordinance, the Unified Development Code, the City of Grand Prairie Code of Ordinances, city adopted building codes, city adopted fire codes, and with other applicable regulatory requirements administered and/or enforced by the state and federal government.
4. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
5. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
6. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its SUP number and title.

SECTION 4. THAT it is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 5. THAT all ordinances or parts of ordinances in conflict herewith are specifically repealed.
SECTION 6. THAT this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE $10{ }^{\text {TH }}$ DAY OF JANUARY, 2017.

## APPROVED:

## ATTEST:



## APPROVED AS TO FORM:



City Attorney

ORDINANCE NO. 10217-2017
SPECIFIC USE PERMIT NO. 886D
CASE NO. SU120404D

## Exnıbıt Eג人



> GRand Praifle

2502 Central Ave.
City of Grand Prairie


## Exhibit C

Exhibit B -Site Plan


PLAMMNG DEPARTMENT

## Exhibit A



## Exhibit B



PDARHING DEPARTMENT


COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Cheryl Smith, Commissioners Max Coleman, Bill Moser, Shawn Connor, Eduardo Carranza, Clayton Fisher .

COMMISSIONERS ABSENT: Lynn Motley
CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m. Commissioner Moser gave the invocation, commissioner Smith led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item \#20- SU120404E - Specific Use Permit Renewal 886D2502 Central Avenue (City Council District 5). Planner Ted Helm presented the case report and gave a Power Point presentation for a Specific Use Permit renewal for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The owner is Vincente Duan.

Mr. Helm stated as required by Ordinance No. 10217-2017 for Specific Use Permit 886D the City Council shall conduct a public hearing one (1) year after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. As required, staff requested inspections of the property and operations by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that there are numerous violations that span multiple years and are not improving significantly. The violations as noted by Planning and Code Compliance are as follows:

- Outside storage of vehicle parts.
- Trash and other materials lying in piles outside of the building.
- Multiple inspections out of date.
- Failure to comply with the SUP / parking inoperable vehicles in front of screening fence and not inside buildings.
- Vehicles are stacked over designated parking spaces, fire lanes are blocked.
- The site appears to have ongoing salvaging.
- Storage of flammables not related to the approved use.
- The Service/Repair ledger was not available at the time of inspection.

Mr. Helm stated due to the numerous and repeated violations, staff recommends the Specific Use Permit and Ordinance No. 10217-2017 be brought back as a revocation at the next hearing.

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

Vincent Duan, 2812 Monterey Court, Plano, TX stepped forward representing the case and to answer questions from the commission. He stated there are no salvaging parts at this location.

Commissioner Connor said Mr. Duan says he visits the property often, but yet there are still a lot of violations he needs to be more stringent with his tenants, all he hears are excuses.

There being no further discussion on the case commissioner Moser moved to deny the renewal on case SU120404E and that the Specific Use Permit and Ordinance No. 10217-2017 are brought back as a revocation at the next hearing. The action and vote being recorded as follows:

Motion: Moser
Second: Connor
Ayes: Carranza, Coleman, Connor, Fisher, Moser, Smith, Spare
Nays: None
Approved: 7-0

Legislation Details (With Text)

| File \#: | 19-9080 | Version: 1 | Name: | SU980303A - Renewal 674-2302 S Carrier Parkway |
| :---: | :---: | :---: | :---: | :---: |
| Type: | Ordinance |  | Status: | Public Hearing |
| File created: | 6/21/2019 |  | In control: | Planning and Zoning Commission |
| On agenda: | 8/5/2019 |  | Final actio |  |
| Title: | SU980303A - Specific Use Permit Revocation or Renewal 674-2302 S Carrier Parkway (City Council District 2). A Specific Use Permit for an Automotive Repair Facility being an approximately 0.516 acre tract of land, Tract 11, Charles Gibbs Survey, Abstract 534, City of Grand Prairie, Dallas County, Texas. <br> City Council Action: August 20, 2019 |  |  |  |
| Sponsors: |  |  |  |  |
| Indexes: |  |  |  |  |
| Code sections |  |  |  |  |


| Attachments: | Exhibit A - Location Map |
| :--- | :--- |
|  | Exhibit i-2302 S. Carrier Pkwy Code Enforcement Report |
|  | Exhibit ii - Pole Sign Non-Compliance Letter |
|  | PZ Draft Minutes 07-01-19.pdf |
|  | Exhibit iii Pavement Permit |


| Date |  | Action By | Action | Result |
| :---: | :---: | :---: | :---: | :---: |
| 7/16/2019 | 1 | City Council |  |  |
| 7/1/2019 | 1 | Planning and |  |  |

## From

Chris Hartmann

## Title

SU980303A - Specific Use Permit Revocation or Renewal 674-2302 S Carrier Parkway (City Council District 2). A Specific Use Permit for an Automotive Repair Facility being an approximately 0.516 acre tract of land, Tract 11, Charles Gibbs Survey, Abstract 534, City of Grand Prairie, Dallas County, Texas.

## City Council Action: August 20, 2019

## Presenter

Charles Lee, AICP, CBO, Senior Planner

## Recommended Action

Disccusion

## Analysis <br> SUMMARY:

Consider the renewal or revocation of Specific Use Permit 674 for Automotive Repair Facility on 0.516 acre located at the northwest corner of Freetown Road and S. Carrier Parkway, specifically addressed at 2302 S. Carrier Parkway. Zoned General Retail (GR) District and within State Highway 161 Overlay Corridor (SH-

File \#: 19-9080, Version: 1
161) District.

## ADJACENT LAND USES AND ACCESS:

| Direction | Zoning | Existing Land Use |
| :--- | :--- | :--- |
| North | General Retail (GR) District | Undeveloped |
| East | General Retail (GR) District | Neighborhood Retail Store |
| West | General Retail (GR) District | Undeveloped |
| South | General Retail (GR) District | Undeveloped |

## HISTORY:

Ordinance 5585 was approved April 7, 1998.

## PURPOSE OF REQUEST:

As required by Ordinance No. 5885 for Specific Use Permit 674 all development activity shall conform with the adopted site plan, compliance with the provisions of the ordinance limited the use to Automotive Repair Facility only and restricting body work, auto storage and auto sales. compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government.

## STATUS:

As required, staff requested inspections of the property and operations by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that there are numerous violations that span multiple years and are not improving significantly.

Due to ongoing code violations, citations, and the owner/operator unwilling to comply; this property/business is considered a public nuisance.

The violations as noted by Planning and Code Compliance are as follows: (Including attached report from Code Enforcement Division)

- Outside storage of vehicles.
- Vehicle Sales.
- Nonconforming (pole) sign in dis-repair.
- Portions of parking lot in dis-repair.

Status Update: Applicant met with staff on July 11th and discussed methods to limit the length of time vehicles were stored on the property and addressed maintenance items. The applcant has since submitted permit via Building Department for on-site pavement repair, however sign repair and update remain pending.

## RECOMMENDATION:

DRC recommmends the Planning \& Zoning Commission approve the renewal of SUP-674 subject to three (3) month renewal extension period and subsequent evaluation for compliance with and other applicable regulations upon completion of this period.

During the review period, staff recommends the applicant take the following actions:

- Repair parking lot and signage along S Carrier Pkwy.
- Limit the time to store vehicles awaiting repair to 15 days.
- All vehicles must be parked in marked spaces if not within service bays.


## Body

EXHIBIT A


PLANNING

CASE LOCATION MAP
Case Number: SU980303A
2302 S. Carrier Parkway

City of Grand Prairie
Planning and Development

- (972) 237-8257 www.gptx.org

BUILDING ADVISORY \& APPEALS BOARD DATE:
JULY 9, 2018
OWNER; CARLOS URBINA - URBINAS AUTO CARE

## SUMMARY:

The business operates as Urbina's Auto Care and is zoned General Retail. Outside storage is not allowed in the GR zoned district. A specific use permit was obtained to allow for an auto repair shop at this location with specific conditions of no body work, no long term storage of vehicles and no sales. Outside storage is not a noted condition of occupancy on the certificate of occupancy. The business throughout the years has continually violated the approved conditions of occupancy and zoning regulations.

DATE OF HAND NOTICE (S) / LETTER(S) \& VIOLATION:
10/14/06 -OUTSIDE REPAIRS
3/17/09-CO/NC-TRUCK PARKING
1/29/10-CONC VEHICLE SALES
3/5/10- CO/NC-VEHICLE WASHING
11/18/10-CO/NC-VEHICLE SALES
9/27/11-OUTSIDE TIRE STORAGE
3/22/13-CO/NC -TRAILER PARKING
4/29/13-CO/NC -VEHICLE SALES
7/6/13 - NCO/NC - VEHICLE SALES
7/16/14-CO/NC VEHICLE SALES
2/7/15- CO/NC- VEHICLE SALES
4/15/15-CO/NC-VEHICLE SALES \& OUTSIDE VEHICLE STORAGE
6/1/16 - CO/NC -OUTSIDE STORAGE OF VEHICLES
1/25/17 - PARKING LOT REPAIR
CITATION DATE, NUMBER, VIOLATION AND DISPOSITION:
K0282195 / OUTSIDE STORAGE OF PARTS 11/30/07 \$0.00 DOCKET CLOSED
K0282175 / PARKING VEHICLE TO DISPLAY FOR SALE 11/30/07 \$0.00 DOCKET CLOSED
K0282195 / ACCUMULATION DEBRIS NOT APPROVED CONTAIN 1/29/2008 \$0.00 DOCKET CLOSED
K0282175 / CERTIFICATE OF OCCUPANCY NON-COMPLIANCE $1 / 29 / 2008 \$ 0.00$ DOCKET CLOSED
K0301536 / CERTIFICATE OF OCCUPANCY NON-COMPLIANCE 6/2/2008 \$0.00 DOCKET CLOSED
K0301536 / EXCESSIVE INOPERATIVE VEHICLES 6/2/2008 \$0.00 DOCKET CLOSED
K0301536 / ACCUMULATION DEBRIS NOT APPROVED CONTAIN 6/2/2008 \$0.00 DOCKET CLOSED
K0301537 / TIRE STORAGE VIOLATION 6/2/2008 \$0.00 DOCKET CLOSED
K0301574 / CERTIFICATE OF OCCUPANCY NON-COMPLIANCE 1/15/2009 \$0.00 DOCKET CLOSED
K0301574 / NUISANCE-UNSANITARY CONDITIONS 1/15/2009 \$0.00 DOCKET CLOSED
K0301537 / STRUCTURAL HAZARDS 10/22/2009 \$0.00 DOCKET CLOSED
K0301537 / STRUCTURAL HAZARDS 3/18/2010 \$0.00 DOCKET CLOSED
K0301538 / STRUCTURAL HAZARDS 12/14/2010 \$0.00 DOCKET CLOSED
K0363594 / TIRE STORAGE VIOLATION 4/28/2011 \$0.00 DISMISSED BY PROSECUTOR
K0363594 / OUTSIDE REPAIR VEHICLES 4/28/11 \$0.00 DOCKET CLOSED
K0453676 / CERTIFICATE OF OCCUPANCY NON-COMPLIANCE 5/19/2015 \$0.00 DISMISSED PLEA BARGAIN
K0501733 / ZONING 6/23/2016 \$0.00 DOCKET CLOSED
K0507775 / ZONING 11/8/2016 \$0.00 DISMISSED AFTER DEFERRED
K0513365 / CERTIFICATE OF OCCUPANCY NON-COMPLIANCE 7/27/16 \$0.00 DISMISSED PLEA BARGAIN
K0513365 / BANNER SIGNS IMPROPERLY DISPLAYED 7/27/16 \$0.00 DISMISSED PLEA BARGAIN
K0513365 / EXCESSIVE INOPERATIVE VEHICLES 7/27/16 \$0.00 DISMISSED AFTER DEFERRED
K0525176 / MAINTENANCE OF PARKING LOT 6/20/2017 \$0.00 DISMISSED PLEA BARGAIN
K0525176 / CERTIFICATE OF OCCUPANCY NON-COMPLIANCE 6/20/17 \$0.00 DISMISSED AFTER DEFERRED
K0525176 / ZONING FAIL TO REPAIR PARKING LOT 6/20/17 \$0.00 DOCKET CLOSED
K0299003 / DISCHARGE VEHICLE WASH FROM COMMERCIAL P 6/18/2018 \$381.00 PAYMENT PLAN
K0563563 / ZONING-OUTSIDE STORAGE OF VEHICLES - PENDING

ISSUES:

- outside storage of vehicles (Zoning / CO violation)
- vehicle sales (Zoning / CO violation)

CITY RECOMMENDATION:
(30) THIRTY DAYS TO CEASE VEHICLE SALES AND REMOVE ALL OUTSIDE STORAGE OF VEHICLES IN EXCESS OF (2) TWO.

FAILURE TO COMPLY WILL RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE WARRANT TO REMOVE ALL CODE VIOLATIONS CITED or ISSUE ADDITIONAL CITATIONS

The owner will be billed for the charges. Failure to pay the charges will result in a lien placed on the property.
MAIL ALL BOARD NOTICE(S) TO: OWNER - CARLOS URBINA
502 S.CARRIER PKWY. GRAND PRAIRIE 75050

## NOTICE OF NON COMPLIANCE 2302 S. Carrier Pkwy / Urbina's Auto Center

April 4, 2019

Dear Mr. Urbina,

Please repair or remove the damaged pole sign along Carrier Pkwy within 15 days to avoid further action which may include citations issued to you and or BAAB orders to abate. Below is the related Unified development Codes.

Unified Development Code Article 9, Sign Standards 9-17 Unified Development Code | Grand Prairie Planning Department Updated: December 11, 2018 SECTION 8 - TYPES OF SIGNS -

The following sign standards are intended to be comprehensive. Any interpretations of definitions or standards are at the sole discretion of the Planning Director or designee. The following standards will apply to all permitted sign types:
8.1 C. Signs shall be kept in good repair and proper state of preservation.
8.1 D. Vacant tenant panels or damaged panels which expose the interior of the sign shall be prohibited and must be repaired in a timely manner.
3. POLE SIGNS New pole signs are prohibited. Existing legally-permitted pole signs which become vacant or abandoned may not be returned to use but shall be removed.
12. ABANDONED/VACANT PERMANENT SIGNS / If the Chief Building Official shall determine any sign is illegal, unsafe or insecure, has been vacant or abandoned, or presents a hazard to the public in any way, he/she shall direct written notice to the owner, agent, or person having the beneficial use of the land, building, or structure upon which the sign is located. If, within 15 days, the sign is not repaired, made conforming, or removed, the Chief Building Official is hereby authorized to cause removal of such sign, and any expense incident hereto shall be paid by the permit applicant, owner of the land, building, or structure to which such sign is attached or upon which it is erected. The Chief Building Official may cause any sign, which is determined to be an immediate hazard to the general public, to be removed summarily and without notice. Any Permanent Sign on a vacant lot or parcel, other than a legallypermitted Billboard, is considered abandoned and shall be removed upon notice from the City.
2. Penalties: Any person who violates any provision of this Article shall be guilty of a misdemeanor and shall be punishable in accordance with Section 1-8 of the City of Grand Prairie Code of Ordinances.

If I can be of further assistance, please do not hesitate to contact me.


Grand Prairie Police Department
206 W. Church Street
Grand Prairie TX. 75050
Office: (972) 237-8332
Email: pcurtis@gptx.org


COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Cheryl Smith, Commissioners Max Coleman, Bill Moser, Shawn Connor, Eduardo Carranza, Clayton Fisher .

## COMMISSIONERS ABSENT: Lynn Motley

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m. Commissioner Moser gave the invocation, commissioner Smith led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item \#21- SU980303A - Specific Use Permit Renewal 674 2302 S Carrier Parkway (City Council District 2). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Specific Use Permit renewal for an Automotive Repair Facility being an approximately 0.516 acre tract of land, Tract 11, Charles Gibbs Survey, Abstract 534, Grand Prairie, TX, Dallas County.

Mr. Lee stated as required by Ordinance No. 5885 for Specific Use Permit 674 all development activity shall conform with the adopted site plan, compliance with the provisions of the ordinance limited the use to Automotive Repair Facility only and restricting body work, auto storage and auto sales. compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. As required, staff requested inspections of the property and operations by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that there are numerous violations that span multiple years and are not improving significantly. Due to ongoing code violations, citations, and the owner/operator unwilling to comply; this property/business is considered a public nuisance. The violations as noted by Planning and Code Compliance are as follows:

- Outside storage of vehicles.
- Vehicle Sales.
- Nonconforming (pole) sign in dis-repair.
- Portions of parking lot in dis-repair.

Mr. Lee stated due to the numerous and repeated violations, staff recommends the revocation of the Specific Use Permit-674 and Ordinance No. 5585.

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

Carlos Urbina, 2302 S. Carrier Parkway, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission. Mr. Urbina stated he does not sell cars at this location he fixes cars that are to be sold by their owners, so yes sometimes some of the cars have signs on them, but the phone numbers on the cars are not his number. Code Enforcement Philip Curtis is always coming onto his property, this is his family business and he has been there for the past twenty years and does his best to keep the property in order.

Commissioner Connor asked if he has received a notice on the dis-repair sign, if so how long ago did he receive the notice, he needs to clean up his property and follow the rules. Mr. Urbina stated is has been about two months since he has received notice regarding the sign.

There being no further discussion on the case, commissioner Connor moved to close the public hearing and deny the renewal of case SU980303A and the Specific Use Permit and Ordinance No. 5585 are brought back as a revocation at the next hearing.

Commissioner Moser stated he would like to note that this case is very different from the two previous cases that were just heard on the agenda, this is the first time Mr. Urbina is coming back before the Commission on his renewal and owner of the other cases has been back six times on his case. The action and vote being recorded as follows:

Motion: Connor
Second: Smith
Ayes: Carranza, Connor, Fisher, Moser, Smith, Spare
Nays: Coleman
Approved: 6-1



Legislation Details (With Text)


From
Chris Hartmann

## Title

SU160506A - Specific Use Permit Renewal 993-2011 Airport Street (City Council District 5). - A Specific Use Permit renewal for 5,755 square foot major auto repair \& auto paint and body shop on one property on 0.48 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2011 Airport Street, approximately 105' west of Industrial Avenue. The owner is Bill Suggs.
City Council Action: August 20, 2019
Presenter
Charles Lee, AICP, CBO, Senior Planner

## Recommended Action

Approve

## Analysis

SUMMARY:
Consider a request for the annual/periodic review of a specific use permit for Auto Body and Paint Shop/Major Auto Repair uses within a Light Industrial-Limited Standards (LI-LS) District and within Central Business District No. 3 (CBD 3). The subject site is located at 2011 Airport Street.

## ADJACENT LAND USES AND ACCESS:

File \#: 19-9104, Version: 1

| Direction | Zoning | Existing Land Use |
| :--- | :--- | :--- |
| North | Light Industrial-Limited Stds (LI-LS) District | MJ Auto Body Shop \& Auto Stor |
| East | Light Industrial-Limited Stds (LI-LS) District | SF Detached Residential |
| West | Light Industrial-Limited Stds (LI-LS) District | Industrial Office/Warehouse Uses |
| South | Light Industrial-Limited Stds (LI-LS) District | Undeveloped Proposed ARB uses |

## HISTORY:

Ordinance 10079-2016 was approved June 21, 2016.
Annual inspection May 7, 2019 VIOLATIONS CITED

1. Outside storage of scrap vehicle parts
2. Accumulation or storage of salvage vehicle parts inside and outside of the building
3. Failure to comply with the site plan by storing more vehicles than was approved by the site plan, vehicles were not in parking lanes
4. No ledger of the vehicles at the time of inspection
5. Fire/safety violation being flammables not properly stored in a fire cabinet
6. High grass/weeds / vegetation, and trash/debris/litter on the ground

## PURPOSE OF REQUEST:

As required by Ordinance No. 10079-2016 for Specific Use Permit 993 the City Council shall conduct a public hearing one (1) year after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government.

## Updated Site Visit:

After recent site inspections, the operator of the business has corrected violations and generally conforms with the SUP \& ARB regulations with some exceptions.
Issues at this location to be corrected included disposing of miscellaneous rubble $\&$ salvage items and provide a readily available ledger of vehicles on-site.

## RECOMMENDATION:

DRC recommends Planning \& Zoning Commission approve the SUP-993 renewal subject to 12-month review and subsequent evaluation/inspection of business operations for conformance.

## Body

Exhibit A - Site Plan
O-

SITE PLAN
HEAVY MECHANIC WORK
AND AUTO BODY REPAIR
2011 AIRPORT STREET
ase no sunose




City of Grand Prairie
Planning and Development

Legislation Details (With Text)

| File \#: | 19-9105 | Version: | Name: |  | oung Ave |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Type: | Ordinance |  | Status: |  |  |
| File created: | 6/27/2019 |  | In control: | Pla |  |
| On agenda: | 8/5/2019 |  | Final action: |  |  |
| Title: | SU160507A - Specific Use Permit Renewal 994-2012 Young Avenue (City Council District 5). - A Specific Use Permit renewal for a 4,800 square foot major auto repair facility on one property on 0.321 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2012 Young Street, approximately 178' west of Industrial Avenue. The owner is Bill Suggs. City Council Action: August 20, 2019 |  |  |  |  |
| Sponsors: |  |  |  |  |  |
| Indexes: |  |  |  |  |  |
| Code sections: |  |  |  |  |  |
| Attachments: | Exhibit A - Site Plan |  |  |  |  |
|  | Exhibit B-Elevations |  |  |  |  |
|  | Exhibit C-Location Map |  |  |  |  |
| Date | Ver. Action By |  |  |  | Result |

## From

Chris Hartmann

## Title

SU160507A - Specific Use Permit Renewal 994- 2012 Young Avenue (City Council District 5). - A Specific Use Permit renewal for a 4,800 square foot major auto repair facility on one property on 0.321 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2012 Young Street, approximately 178' west of Industrial Avenue. The owner is Bill Suggs.
City Council Action: August 20, 2019

## Presenter

Charles Lee, AICP, CBO, Chief City Planner

## Recommended Action

Approve

## Analysis

SUMMARY:
Consider a request for the approval of a specific use permit for Auto Body and Paint Shop/Major Auto Repair uses within a Light Industrial-Limited Specifications (LI-LS) District and within Central Business District No. 3 (CBD 3). The subject site is located at 2012 Young Avenue.

## ADJACENT LAND USES AND ACCESS:

File \#: 19-9105, Version: 1

| Direction | Zoning | Existing Land Use |
| :--- | :--- | :--- |
| North | Light Industrial-Limited Stds (LI-LS) District | Proposed Major Auto Body Shop |
| East | Light Industrial-Limited Stds (LI-LS) District | SF Detached Residential |
| West | Light Industrial-Limited Stds (LI-LS) District | Industrial Uses \& Outside Storage |
| South | Light Industrial-Limited Stds (LI-LS) District | Auto Storage Uses. |

## HISTORY:

Ordinance 10080-2016 was approved June 21, 2016.
May 9, 2019 annual inspection VIOLATIONS CITED

1. Salvaging
2. outside storage of vehicle parts
3. excessive inoperable vehicle storage
4. Fail to Comply (FTC) with specific conditions of the approved SUP vehicles parked / stored in aisles not in marked parking lanes
5. No ledger on vehicles

## PURPOSE OF REQUEST:

As required by Ordinance No. 10080-2016 for Specific Use Permit 994 the City Council shall conduct a public hearing one (1) year after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government.

## Updated Site Visit:

After recent site inspections, the operator of the business has corrected violations and generally conforms with the SUP \& ARB regulations with some exceptions.
Issues at this location to be corrected included removing excessive vehicles ( $8-10$ ) stored on-site and provide a readily availble ledger of vehicles on-site.

## RECOMMENDATION:

DRC recommends Planning \& Zoning Commission approve the SUP-994 renewal subject to 12-month review and subsequent evaluation/inspection of business oprerations for conformance

## Body





City of Grand Prairie
Planning and Development

Legislation Details (With Text)


## From

Chris Hartmann

Title
TA190801 - Text Amendment - Amendment to the Unified Development Code, Article 4 "Permissible Uses", modifying the permissible uses in certain zoning districts for Event Centers.
City Council Action: August 20, 2019

## Presenter

David P. Jones, AICP, Chief City Planner

## Recommended Action

Approve

## Analysis

Amendment to the Unified Development Code, Article 4 "Permissible Uses", modifying the permissible uses in certain zoning districts for Event Centers.

## Body

SUMMARY:
Amendment to Unified Development Code Article 4: Permissible Uses to add standard regulations for Event Centers to create consistency with new applications.

File \#: 19-9203, Version: 1

## PURPOSE OF REQUEST:

Over the past several years, Grand Prairie has seen an increase in the number of Event Center Specific Use Permit Applications. Six Specific Use Permits in the last two years have been considered in front of P\&Z and City Council.

Considering the number of Event Center applications, different standards have been applied to these Event Centers with little consistency. These new regulations will standardize the operation of Event Centers and make the process for approval more straightforward.

## HISTORY:

The subject of Event Centers was discussed in the May $13^{\text {th }}$ City Council Development Committee meeting. It was requested that a number of regulations be standardized for Event Centers after review of other Cities regulations and definitions on them.

## PROPOSED STANDARDS:

1. The Event Center may include only indoor areas for operational use. No functions are to be held outside other than on-site parking and loading/unloading of goods used in conjunction with authorized events.
2. The applicant may allow the person(s) renting the room to "bring their own bottle" (BYOB) in accordance with TABC provisions, as defined in the Alcoholic Beverage Code of the State of Texas.
3. For all events where alcohol is served, or where 100 or more guests are present, security must be provided by an individual qualified under Chapter 1702 of the Texas Occupations Code. This individual must be present for the duration of the event and to ensure the orderly departure of guests until at least one hour after the event is over. An additional individual must be present for each additional 100 guests attending the event.
4. The Event Center must meet all relevant safety requirements prescribed by the City of Grand Prairie and the State of Texas.
5. No event shall be held beyond 12:00 am midnight. This requirement does not apply to event cleanup or to routine business or property maintenance carried out by the owner of the event center.
6. The Event Center shall be used for organized group assemblies only, and shall not be used for single admission type events involving a cover charge entrance fee for individuals not associated with the organized group assembly. The Event Center may not be associated with a restaurant, bar, or nightclub.

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING ARTICLE 4, "PERMISSIBLE USES" OF THE UNIFIED DEVELOPMENT CODE, ESTABLISHED BY ORDINANCE NUMBER 4779, PASSED ON NOVEMBER 20, 1990; TO AMEND THE PERMISSIBLE USES TO ADD ADDITIONAL REGULATIONS FOR EVENT CENTERS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

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

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

WHEREAS, Notice was given of a public hearing on said amendments to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 P.M. on August 5, 2019, such Notice of the time and place of such hearing having been given at least ten (10) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

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

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on August 20, 2019 to consider the advisability of amending the Code of Ordinances and the Unified Development Code as recommended by the Planning and Zoning Commission, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality.

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

## SECTION 1

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

1. The Event Center may include only indoor areas for operational use. No functions are to be held outside other than on-site parking and loading/unloading of goods used in conjunction with authorized events.
2. The applicant may allow the person(s) renting the room to "bring their own bottle" (BYOB) in accordance with TABC provisions, as defined in the Alcoholic Beverage Code of the State of Texas.
3. For all events where alcohol is served, or where 100 or more guests are present, security must be provided by an individual qualified under Chapter 1702 of the Texas Occupations Code. This individual must be present for the duration of the event and to ensure the orderly departure of guests until at least one hour after the event is over. An additional individual must be present for each additional 100 guests attending the event.
4. The Event Center must meet all relevant safety requirements prescribed by the City of Grand Prairie and the State of Texas.
5. No event shall be held beyond 12:00 am midnight. This requirement does not apply to event cleanup or to routine business or property maintenance carried out by the owner of the event center.
6. The Event Center shall be used for organized group assemblies only, and shall not be used for single admission type events involving a cover charge entrance fee for individuals not associated with the organized group assembly. The Event Center may not be associated with a restaurant, bar, or nightclub.

## SECTION 2

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

## SECTION 3

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

## SECTION 4

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

## SECTION 5

THAT any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provisions of this article shall be fined in an amount not to exceed two thousand dollars $(\$ 2,000.00)$, and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative or other remedies provided by state law, and the power of injunction as provided in V.T.C.A. Local Government Code Section 54.016 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

## SECTION 6

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 20 ${ }^{\text {th }}$ DAY OF AUGUST, 2019.

ORDINANCE NO. \#\#\#\#\#-2019
CASE NO. TA190801


[^0]:    * Introduce New Commissioners

[^1]:    
    

[^2]:    $\xrightarrow{3} \mathrm{P}$

