



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, September 14, 2020

5:30 PM

Council Chambers and Video Conference

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Due to the ongoing the ongoing COVID-19 pandemic, this meeting of the Planning and Zoning Commission shall be held in-person in the Council Chamber at Grand Prairie City Hall, as well as by videoconference. Members of the Commission and the public may elect to participate by attending the meeting in-person, or remotely via videoconference.

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

You are invited to a Zoom webinar.

When: Sep 14, 2020 05:30 PM Central Time (US and Canada)

Topic: City of Grand Prairie - Planning & Zoning Meeting

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/92005625957?pwd=MkZ6SU02MjRHVlhMUmlIWVYzRIY0QT09>

Passcode: gdARBp467f

Or iPhone one-tap :

US: +13462487799,,92005625957#,,,,,0#,,4267911571# or  
+14086380968,,92005625957#,,,,,0#,,4267911571#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or  
+1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592

Webinar ID: 920 0562 5957

Passcode: 4267911571

International numbers available: <https://gptx.zoom.us/j/92005625957?pwd=MkZ6SU02MjRHVlhMUmlIWVYzRIY0QT09>

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

Any speaker wishing to visually display documents in connection with a presentation must submit them to [sware@gptx.org](mailto:sware@gptx.org) and [msespinoza@gptx.org](mailto:msespinoza@gptx.org) in PDF format no later than 3 o'clock p.m. on Monday, September 14th.

**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.**

**Agenda Review****COVID Meeting Procedures**

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**Public Hearing****6:30 p.m. Council Chambers and Video Conference**

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**Chairperson Joshua Spare Presiding****Invocation****Pledge of Allegiance to the US Flags and to the Texas Flag**

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

**Public Hearing Consent Agenda**

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

[20-10368](#)

Approval of Minutes of the August 24, 2020 P&amp;Z meeting.

**Attachments:** [PZ Draft Minutes 08-24-2020.pdf](#)

[20-10360](#)

P200902 - Preliminary Plat - Hardrock Addition, Lot 1, Block 1 (City Council District 1). A Preliminary Plat of Lot 1, Block 1, Hardrock Addition, creating one lot on 12.58 acres. Legally described as Tract 28, John R. Baugh Survey, Abstract No. 137, Page No. 65, City of Grand Prairie, Dallas County, Texas. Zoned PD-39, Planned Development District - 39, and generally located on the southeast corner of Hardrock Rd and W Oakdale Rd.

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

[20-10361](#)

P200903 - Final Plat - Hardrock Addition, Lot 1, Block 1 (City Council District 1). A Final Plat of Lot 1, Block 1, Hardrock Addition, creating one lot on 12.58 acres. Legally described as Tract 28, John R. Baugh Survey, Abstract No. 137, Page No. 65, City of Grand Prairie, Dallas County, Texas. Zoned PD-39, Planned Development District - 39, and generally located on the southeast corner of Hardrock Rd and W Oakdale Rd.

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

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

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

### **Items for Individual Consideration**

[20-10362](#)

S200902 - Site Plan - West Oakdale Industrial III (City Council District 1). Site Plan for a 2-story, 335,687 sq. ft. Office-Showroom/Warehouse facility on one lot. 19.30 acres out of the James McLaughlin Survey, Abstract 848, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-39 (PD-39) District, generally located south of E. Oakdale Road and 1,650 ft. west of N. Belt Line Road.

**Attachments:** [Exhibit A Locator Map S200902](#)

[Exhibit B SP S200902](#)

[Exhibit C LP S200902](#)

[Exhibit D Tree Suv S200902](#)

[Exhibit E Elev S200902](#)

## Public Hearing

[20-10363](#)

SU200903/S200903 - Specific Use Permit/Site Plan - PJ's Coffee (City Council District 5). Specific Use Permit and Site Plan for a 2,580 sq. ft. Restaurant with a Drive-Through on one lot. 0.50 acres out of the Richard Wilson Survey, Abstract 1548, Sheets Subdivision, Block A, Lot 2, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, generally located east of N. Belt Line Road and approximately 550 feet south of E. Tarrant Road, and addressed as 614 N. Belt Line Road.

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

[Exhibit B SP SU200903](#)

[Exhibit C Elev SU200903](#)

[Exhibit D Rend SU200903](#)

[20-10364](#)

SU200901 - Specific Use Permit - Beautiful Ink Tattoos (City Council District 5). Specific Use Permit for a Tattoo and Body Piercing Studio. Lot 8, Block 1, Original Town Grand Prairie, City of Grand Prairie, Dallas County, Texas, zoned CA, within Central Business District No. 2, and addressed as 117 E Main St.

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

[Attachment i - Floorplan.pdf](#)

[Attachment ii - Operational Plan.pdf](#)



[20-10365](#) Z200901 - Zoning Change - AT&T Cellular Tower (City Council District 1). Planned Development (zoning) and Site Plan request for (130' height monopole) cellular tower location. 0.057 acre tract (approximately 2,500 SF) situated in the James W. Harris Survey, Abstract No. 1072, zoned Single Family-1 (SF-1) District and located in State Hwy 161 (SH-161) Overlay Corridor District. The property is generally located southeast of Lower Tarrant Road and approximately 1,530 feet east of State Hwy 161 Service Road.

**Attachments:** [Exhibit A Locator Map Z200901 SU200902](#)

[Exhibit B Site Exhibit Z200901 SU200902](#)

[20-10366](#) Z200902 - Zoning Change - SF-6 at 317 NW 14th (City Council District 5). A request to change the base zoning from General Retail District (GR) to Single Family Six Residential District (SF-6) to allow for a single family residence to be built. Located at 317 NW 14th Street. Legally described as Lots 3 & 4, Block 13, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail District, generally located south of Dalworth St on the west side of NW 14th St, and addressed as 317 NW 14th St.

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

*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.*

## **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 09/11/2020**

**Monica Espinoza  
Planning Secretary**

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



## Legislation Details (With Text)

**File #:** 20-10368      **Version:** 1      **Name:** Approval of Minutes of the August 24, 2020 P&Z meeting.  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 9/4/2020      **In control:** Planning and Zoning Commission  
**On agenda:** 9/14/2020      **Final action:**  
**Title:** Approval of Minutes of the August 24, 2020 P&Z meeting.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [PZ Draft Minutes 08-24-2020.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza

### Title

Approval of Minutes of the August 24, 2020 P&Z meeting.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
AUGUST 24, 2020**

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

COMMISSIONERS ABSENT:

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, Planning and Development Director, Rashad Jackson, Savannah Ware, Chief City Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Josh Spare called the meeting to order by Video Conference at 6:31 p.m. and Commissioner Moser gave the invocation, and Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: None

AGENDA ITEM: #1 - APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of August 10, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- P200801 - Preliminary Plat - Heritage Towne (City Council District 6). Preliminary Plat for Heritage Towne, a single family residential development with 104 residential lots and 9 open space lots on 39.539 acres. Tracts 186713 and 186714, J Lawrence Survey, Abstract No.616, City of Grand Prairie, Ellis County, Texas. Zoned PD-399 and addressed as 2925 Davis Drive.

Item #3 – P200802 - Final Plat - Mira Lagos East Commercial Addition, Lot 33, Block D (City Council District 4). A Final Plat to create Lot 33, Block D out of 1 acre from the BBB & C RR Survey. Tracts 2.7, and 4.1, BBB & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, Lake Ridge Parkway Overlay, generally located west of Lake Ridge Parkway and south of England.

## **PLANNING AND ZONING COMMISSION MINUTES, AUGUST 24, 2020**

Item #4- P200803 - Final Plat - Lake Ridge - Grand Peninsula Addition, Lot 1, Block 1 (City Council District 4). A Final Plat to create Lot 1, Block 1 out of 3.545 acres from the BBB & C RR Survey. Tracts 2.3, and 3, BBB & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, Lake Ridge Parkway Overlay, generally located west of Lake Ridge Parkway and north of S. Grand.

Item #5- P200401 - Final Plat - Greenway Trails Phase 4 (City Council District 6). Final Plat for Greenway Trails Phase 4, creating 131 residential lots and three non-residential lots on 62.129 acres out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-322 and generally located north of US-287, east of SH-360, and west of FM-661.

Item #6- P200402 - Final Plat - Greenway Trails Phase 5 (City Council District 6). Final Plat for Greenway Trails Phase 5, creating 129 residential lots and six non-residential lots on 75.830 acres out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County. The subject property is zoned PD-322A and is generally located north of US-287, east of SH-360, and west of FM-661.

Item #7- S200803 - Site Plan - Ashton Sawing (City Council District 1). Site Plan for an industrial contractor shop and office space on 3.705 acres 3.705 acre tract, Tarpley Holland Survey, Abstract No. 750, (R.E.S.Subdivision) City of Grand Prairie, Tarrant County, Texas, zoned PD-371, generally located southeast Jefferson Street and S. Great South Parkway, and addressed as 415 S. Great Southwest Parkway.

Vice Chairperson Connor moved to approve the minutes, cases P200801, P200802, P200803, P200401, P200402, and S200803.

Motion: Connor

Second: Moser

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

Nays: None

**Approved: 9-0**

Motion: **carried.**

PUBLIC HEARING TABLE ITEM #8 - SU200801/S200801 - Specific Use Permit/Site Plan - Race Trac - Roy Orr & Trinity (City Council District 1).

There being no further discussion on the case commissioner Moser moved to close the public hearing and table case SU200801/S200801.

## PLANNING AND ZONING COMMISSION MINUTES, AUGUST 24, 2020

The action and vote recorded as follows:

Motion: Moser

Second: Connor

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

Nays: None

**Approved: 9-0**

Motion: **carried.**

PUBLIC HEARING TABLE ITEM #9 - CP200801- Concept Plan - Cottages at Dechman (City Council District 2).

There being no further discussion on the case commissioner Moser moved to close the public hearing and table case CP200801.

The action and vote recorded as follows:

Motion: Moser

Second: Smith

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

Nays: None

**Approved: 9-0**

Motion: **carried.**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 6:40 p.m.

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Joshua Spare, Chairperson

ATTEST:

## **PLANNING AND ZONING COMMISSION MINUTES, AUGUST 24, 2020**

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Max Coleman, Secretary

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



## Legislation Details (With Text)

<b>File #:</b>	20-10360	<b>Version:</b>	1	<b>Name:</b>	P200902 - Preliminary Plat - Hardrock Addition, Lot 1, Block 1 (City Council District 1)
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	9/4/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	9/14/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	P200902 - Preliminary Plat - Hardrock Addition, Lot 1, Block 1 (City Council District 1). A Preliminary Plat of Lot 1, Block 1, Hardrock Addition, creating one lot on 12.58 acres. Legally described as Tract 28, John R. Baugh Survey, Abstract No. 137, Page No. 65, City of Grand Prairie, Dallas County, Texas. Zoned PD-39, Planned Development District - 39, and generally located on the southeast corner of Hardrock Rd and W Oakdale Rd.				

### Sponsors:

### Indexes:

### Code sections:

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

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza

### Title

P200902 - Preliminary Plat - Hardrock Addition, Lot 1, Block 1 (City Council District 1). A Preliminary Plat of Lot 1, Block 1, Hardrock Addition, creating one lot on 12.58 acres. Legally described as Tract 28, John R. Baugh Survey, Abstract No. 137, Page No. 65, City of Grand Prairie, Dallas County, Texas. Zoned PD-39, Planned Development District - 39, and generally located on the southeast corner of Hardrock Rd and W Oakdale Rd.

### Presenter

Jonathan Tooley, Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

Preliminary Plat for Hardrock Addition, Lot 1, Block 1. Legally described as Tract 28, John R. Baugh Survey, Abstract No. 137, Page No. 65, City of Grand Prairie, Dallas County, Texas. Zoned PD-39, Planned Development District - 39, and generally located on the southeast corner of Hardrock Rd and W Oakdale Rd.

### PURPOSE OF REQUEST:

The purpose of the Preliminary Plat is to create one lot of 12.58 acres to facilitate future warehouse



development at this location. The proposed warehouse development will be approximately 222,000 square feet and has already obtained City Council approval.

**ADJACENT LAND USES AND ACCESS:**

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

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

Direction	Zoning	Existing Use
North	LI	Warehouse/Trucking Terminal
South	PD-39	Undeveloped
West	PD-39	Industrial Use
East	PD-39	Warehouse

**HISTORY:**

- November 20<sup>th</sup>, 2018: The City Council approved a Specific Use Permit/Site Plan for Hardrock Development which included the proposed warehouse. (Case Number SU181002/S181002).

**PLAT FEATURES:**

The plat depicts existing utility easements and shows any proposed new utility easements. Engineering plans are currently under review. Along with the easements, the floodplain is shaded to show the area within the subject property. The applicant will require floodplain and engineering approval before the Final Plat is submitted for signatures.

The property is zoned PD-39 for Light Industrial uses. The following table summarizes the density and dimensional requirements. The Preliminary Plat meets these requirements.

**Table 2: Summary of Requirements**

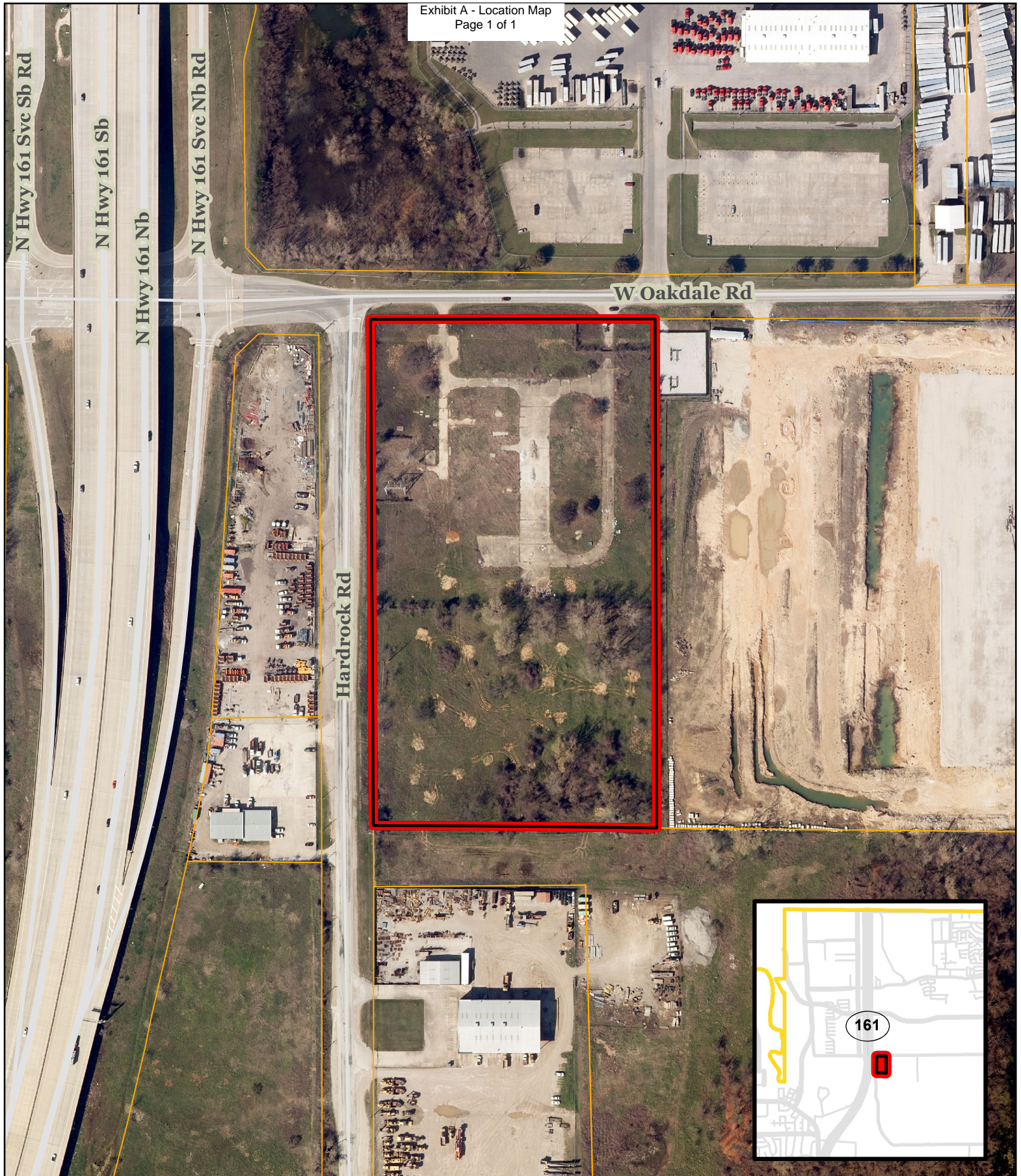
Standard	Required	Provided
Min. Lot Area (Sq. Ft.)	15,000	548,174
Min. Lot Width (Ft.)	100	547
Min. Lot Depth (Ft.)	150	999
Front Setback (Ft.)	25	25

Final Plat for the Hardrock Addition is on the current agenda for Planning & Zoning Commission's consideration.

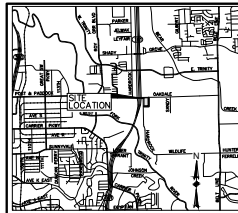
**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.









- LEGEND**
- SR 1/2" IRON SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
  - POFC POINT FOR CORNER
  - FR FOUND IRON ROD
  - CM CONTROL MONUMENT
  - PROPERTY LINE
  - EXISTING EASEMENT
  - PROPOSED EASEMENT

**NOTES:**

1. Basis of bearing is NAD 83 (1983) Texas Coordinate System, Texas North Central Zone (4202), based upon NTR values using the Leica Smartnet network observed 06/08/2018, distances shown are surface, scale factor is 1.000136506.

2. By graphical plotting, the parcels described herein lie within Zone "X" (unshaded), Zone "X" (shaded) and Zone "AE" as delineated on the Dallas County, Texas and Incorporated Areas Flood Insurance Rate Map Number 481300295K, map effective date of July 7, 2014, as published by the Federal Emergency Management Agency, with Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain." Zone "X" (shaded) is defined as "Areas of 2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood." Zone "AE" is defined as "Base Flood Elevations determined." The Surveyor utilized the above referenced flood plain information for this determination and the surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.

3. The sole purpose of this plat is to create 1 tract of land from the 2 previous tracts.

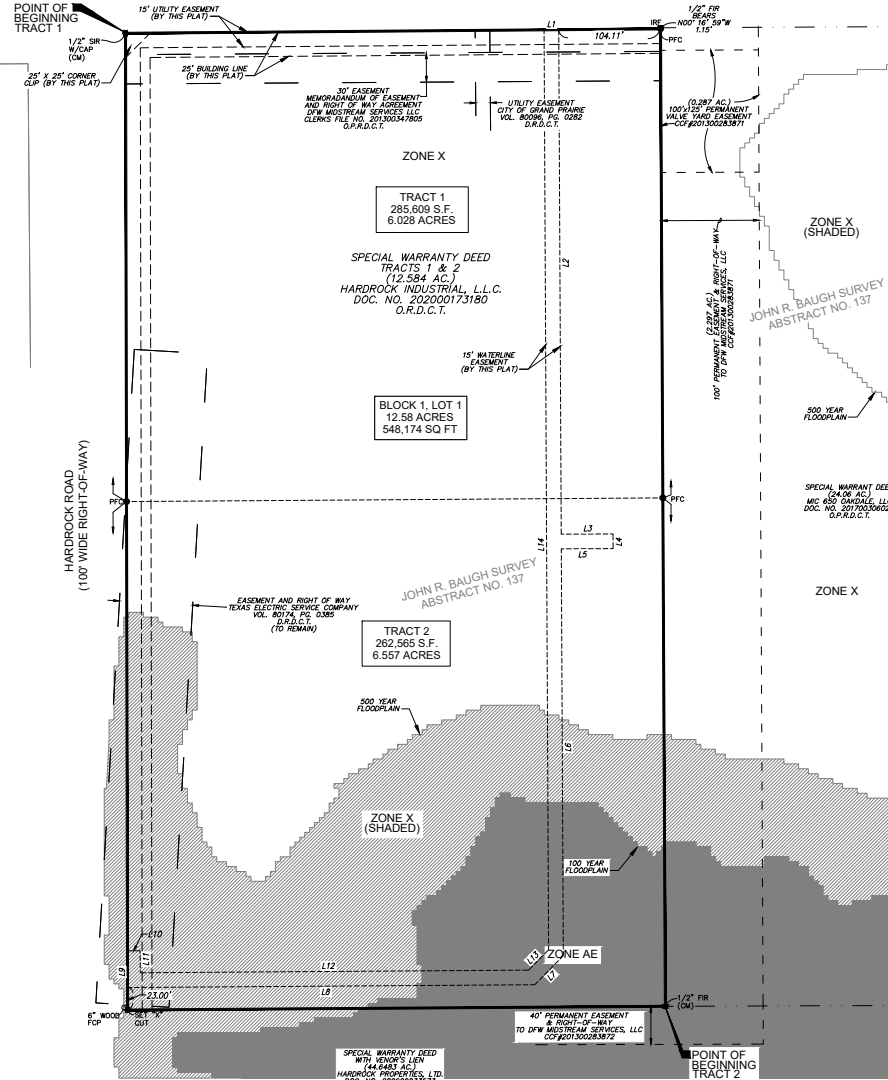
**ZONING AND SETBACK NOTE:**

Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat. Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

WATERLINE EASEMENT		
SEGMENT	LENGTH	DIRECTION
L1	15.00	N89° 43' 01" E
L2	515.90	S07° 16' 59" E
L3	52.98	N89° 43' 01" E
L4	15.00	S07° 16' 59" E
L5	52.98	S89° 43' 01" W
L6	416.16	S07° 16' 59" E
L7	416.63	S44° 36' 28" W
L8	416.41	S89° 36' 28" W
L9	22.52	N07° 01' 37" W
L10	12.98	N89° 36' 28" E
L11	22.52	S07° 25' 32" E
L12	397.09	N89° 36' 28" E
L13	29.22	N44° 36' 28" E
L14	940.86	N07° 16' 59" W

C.R.R. CO SURVEY  
ABSTRACT NO. 202

WEST OAKDALE ROAD  
(EXISTING VARIABLE WIDTH RIGHT-OF-WAY)



**LEGAL DESCRIPTION**

Tract 1:  
Being a tract of land in the John R. Baugh Survey, Abstract No. 137, in the City of Grand Prairie, Dallas County, Texas, being all of that called 12.584 acre tract of land described as Tract 1 and Tract 2 in Special Warranty Deed to Hardrock Industrial, L.L.C., as recorded in Document No. 20000173180 in the Official Records of Dallas County, Texas (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner at the intersection of the east right-of-way line of Hardrock Road (100 foot wide right-of-way) with the south right-of-way line of W. Oakdale Road (variable width right-of-way);

THENCE North 89 degrees 32 minutes 00 seconds East, departing said east right-of-way line and along said south right-of-way line, a distance of 547.13 feet to a point for the northeast corner of said 12.584 acre tract, being on the west line of that called 24.06 acre tract of land described in Special Warranty Deed to MC 650 Oakdale, LLC, as recorded in County Clerk's Document No. 20170306027 O.R.D.C.T., from which a 1/2-inch found iron rod for the northeast corner of said 24.06 acre tract bears North 00 degrees 16 minutes 59 seconds West, a distance of 1.15 feet;

THENCE South 00 degrees 16 minutes 59 seconds East, departing said south right-of-way line and along the common line between the east line of said 12.584 acre tract and the west line of said 24.06 acre tract, a distance of 479.65 feet to a point for corner;

THENCE South 89 degrees 36 minutes 28 seconds West, departing said common line, over and across said 12.584 acre tract, a distance of 548.50 feet to a point for corner;

THENCE North 00 degrees 07 minutes 05 seconds West, along said east right-of-way line, a distance of 478.95 feet to the POINT OF BEGINNING Containing 285,609 square feet or 6.028 acres of land, more or less.

**TRACT 2:**

BEGINNING at a 1/2-inch found iron rod for the common southeast corner of said 12.584 acre tract and the southwest corner of that called 24.06 acre tract of land described in Special Warranty Deed to MC 650 Oakdale, LLC, as recorded in County Clerk's Document No. 20170306027 O.R.D.C.T., being on the north line of that called 44.643 acre tract of land described in Special Warranty Deed with Vendor's Lien to Hardrock Properties, LTD., as recorded in County Clerk's Document No. 2000033573 O.R.D.C.T.;

THENCE South 89 degrees 36 minutes 28 seconds West, along the common line between the south line of said 12.584 acre tract and the north line of said 44.643 acre tract, a distance of 550.00 feet to a set "X" cut in concrete for the common southwest corner of said 12.584 acre tract and the northwest corner of said 44.643 acre tract, being on the east right-of-way line of Hardrock Road (100 foot wide right-of-way);

THENCE North 00 degrees 07 minutes 05 seconds West, departing said common line and along said east right-of-way line, a distance of 520.00 feet to a point for corner;

THENCE North 89 degrees 36 minutes 28 seconds East, over and across said 12.584 acre tract, a distance of 548.50 feet to a point for corner, being on the common line between the east line of said 12.584 acre tract and the west line of said 24.06 acre tract;

THENCE South 00 degrees 16 minutes 59 seconds East, along the common line between the east line of said 12.584 acre tract and the west line of said 24.06 acre tract, a distance of 520.00 feet to the POINT OF BEGINNING Containing 262,565 square feet or 6.557 acres of land, more or less.

**OWNERS DEDICATION:**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Hardrock Industrial, L.L.C., does hereby submit this plat designating the herein above described property as Block 1, Lot 1, Hardrock Addition, in addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No building or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

HARDROCK INDUSTRIAL, L.L.C.,  
a Delaware limited liability company

By: CHI LTH GP, L.L.C.,  
a Delaware limited liability company,  
its manager

By:

Name: William G. Mundinger II,  
Title: Vice President Date: 2020

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared William G. Mundinger II, Vice President of Hardrock Industrial, L.L.C., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public (Agent's Name)  
My Commission Expires

**SURVEYOR CERTIFICATE**

I, Douglas A. Calhoun, do hereby certify that I prepared this survey from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed or found under my personal supervision.

Registered Professional Land Surveyor  
State of Texas No. 5619

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Douglas A. Calhoun, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public (Agent's Name)  
My Commission Expires

**PRELIMINARY PLAT**

OF  
**BLOCK 1, LOT 1**  
**HARDROCK ADDITION**  
ONE NON-RESIDENTIAL LOT  
12.58 ACRE TRACT  
OF LAND

AN UNPLATTED  
12.58 ACRE TRACT OF LAND  
OUT OF THE

JOHN R. BAUGH SURVEY A-137

IN THE  
CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS  
FOR

HARDROCK INDUSTRIAL, L.L.C

BY

**HALFF**

4000 FOSSIL CREEK BLVD., FORT WORTH, TEXAS 76137 (817) 847-1422

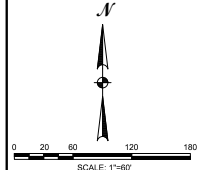
TEXAS FPM NO. 1000605

**SURVEYOR**  
DOUGLAS A. CALHOUN, RPLS  
SURVEY MANAGER  
HALFF ASSOCIATES, INC.  
4000 FOSSIL CREEK BLVD.  
FORT WORTH, TEXAS 76137  
(817) 754-7525 DIRECT  
dcalhoun@halff.com

**OWNER/DEVELOPER**  
HARDROCK INDUSTRIAL, L.L.C.  
CONTACT: WILLIAM G. MUNDINGER, II  
3819 MAPLE AVENUE DALLAS, TX 75219  
TEL: (214) 681-8341  
FAX: (214) 445-0903  
EMAIL: WMUNDINGER@CHINDUSTRIAL.COM

CASE NO. P200902

AUGUST 27, 2020





## Legislation Details (With Text)

<b>File #:</b>	20-10361	<b>Version:</b>	1	<b>Name:</b>	P200903 - Final Plat - Hardrock Addition, Lot 1, Block 1 (City Council District 1).
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	9/4/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	9/14/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	P200903 - Final Plat - Hardrock Addition, Lot 1, Block 1 (City Council District 1). A Final Plat of Lot 1, Block 1, Hardrock Addition, creating one lot on 12.58 acres. Legally described as Tract 28, John R. Baugh Survey, Abstract No. 137, Page No. 65, City of Grand Prairie, Dallas County, Texas. Zoned PD-39, Planned Development District - 39, and generally located on the southeast corner of Hardrock Rd and W Oakdale Rd.				

### Sponsors:

### Indexes:

### Code sections:

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

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza

### Title

P200903 - Final Plat - Hardrock Addition, Lot 1, Block 1 (City Council District 1). A Final Plat of Lot 1, Block 1, Hardrock Addition, creating one lot on 12.58 acres. Legally described as Tract 28, John R. Baugh Survey, Abstract No. 137, Page No. 65, City of Grand Prairie, Dallas County, Texas. Zoned PD-39, Planned Development District - 39, and generally located on the southeast corner of Hardrock Rd and W Oakdale Rd.

### Presenter

Jonathan Tooley, Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

Final Plat for Hardrock Addition, Lot 1, Block 1. Legally described as Tract 28, John R. Baugh Survey, Abstract No. 137, Page No. 65, City of Grand Prairie, Dallas County, Texas. Zoned PD-39, Planned Development District - 39.

#### PURPOSE OF REQUEST:

The purpose of the Final Plat is to create one lot of 12.58 acres to facilitate future warehouse development at this location. The proposed warehouse development will be approximately 222,000 square feet and has already

obtained City Council approval.

**ADJACENT LAND USES AND ACCESS:**

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

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

Direction	Zoning	Existing Use
North	LI	Warehouse/Trucking Terminal
South	PD-39	Undeveloped
West	PD-39	Industrial Use
East	PD-39	Warehouse

**HISTORY:**

- November 20<sup>th</sup>, 2018: The City Council approved a Specific Use Permit / Site Plan for Hardrock Development which included the proposed warehouse. (Case Number SU181002/S181002).

**PLAT FEATURES:**

The Final Plat depicts existing utility easements and establishes any new utility easements. Along with the easements, the floodplain is shaded to show the area within the subject property. The applicant will require floodplain and engineering approval before the Final Plat is submitted for signatures.

The property has frontage on W. Oakdale and Hardrock Roads. Therefore, anticipated access to these roadway facilities can occur. Additional Right-Of-Way Dedication was determined not to be needed as the current ROW is over 100 feet.

The property is zoned PD-39 for Light Industrial uses. The following table summarizes the density and dimensional requirements. The Final Plat meets these requirements.

**Table 2: Summary of Requirements**

Standard	Required	Provided
Min. Lot Area (Sq. Ft.)	15,000	548,174
Min. Lot Width (Ft.)	100	547
Min. Lot Depth (Ft.)	150	999
Front Setback (Ft.)	25	25

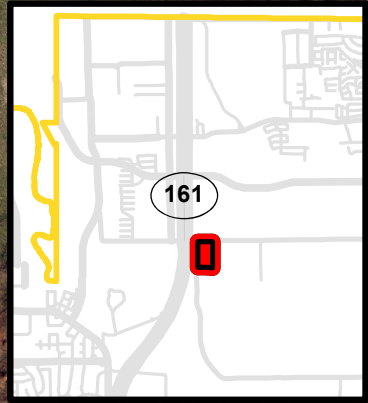
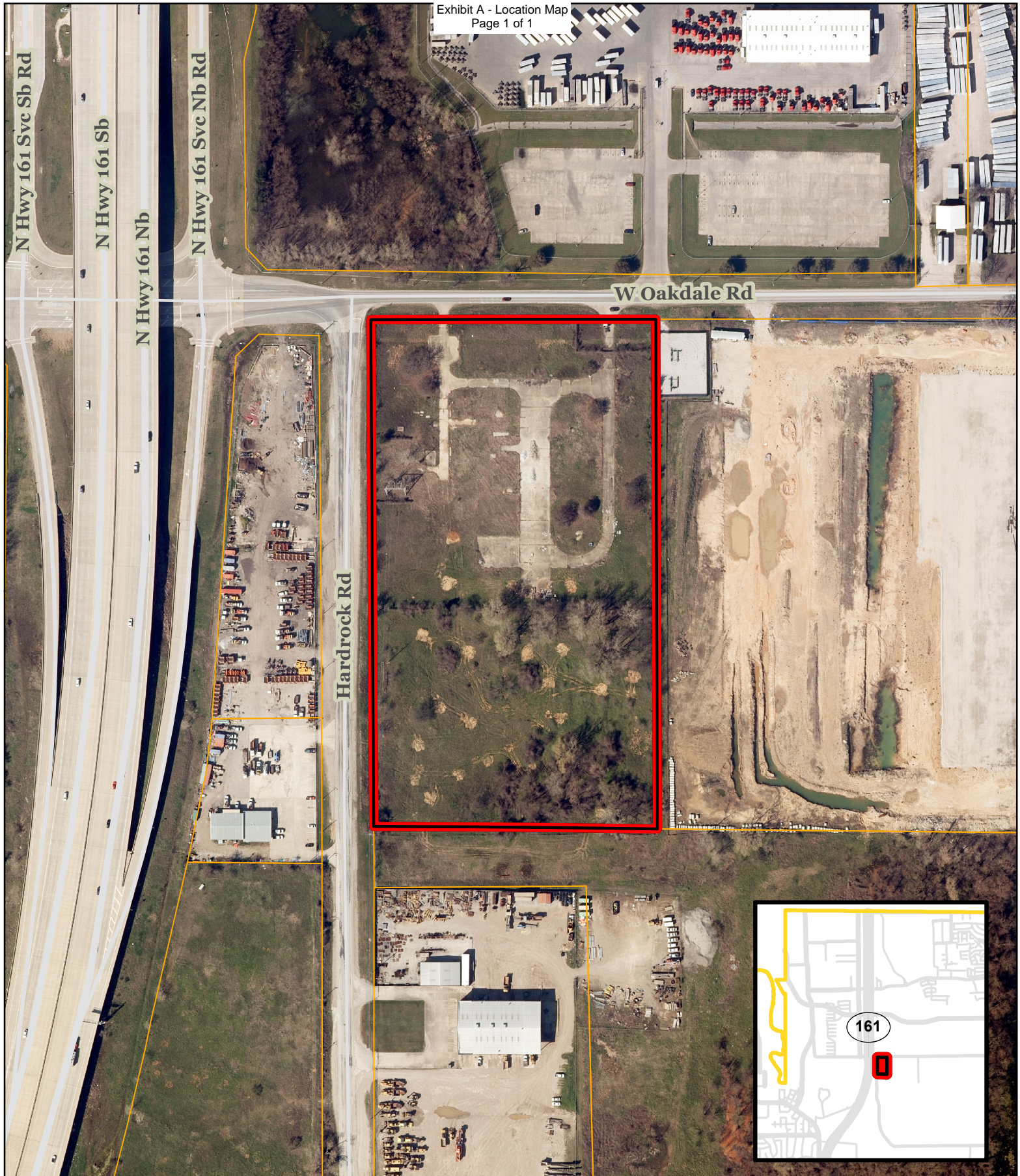
**RECOMMENDATION:**

The Development Review Committee recommends approval of the Final Plat subject to the following conditions:

- Submission and review of flood plain development permit per Engineering Department.
- Prior to submitting final mylars for signatures, the owner shall obtain abandonment of the Texas Electric Service Company easement/ right of way located on the west property line and reference it with the separate instrument number on the plat.





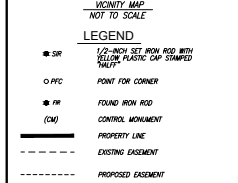
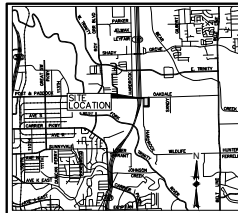


**CASE LOCATION MAP**  
**Final Plat - P200903**  
**Hardrock Addition, Lot 1, Block 1**



**City of Grand Prairie**  
**Development Services**  
(972) 237-8255  
[www.gptx.org](http://www.gptx.org)





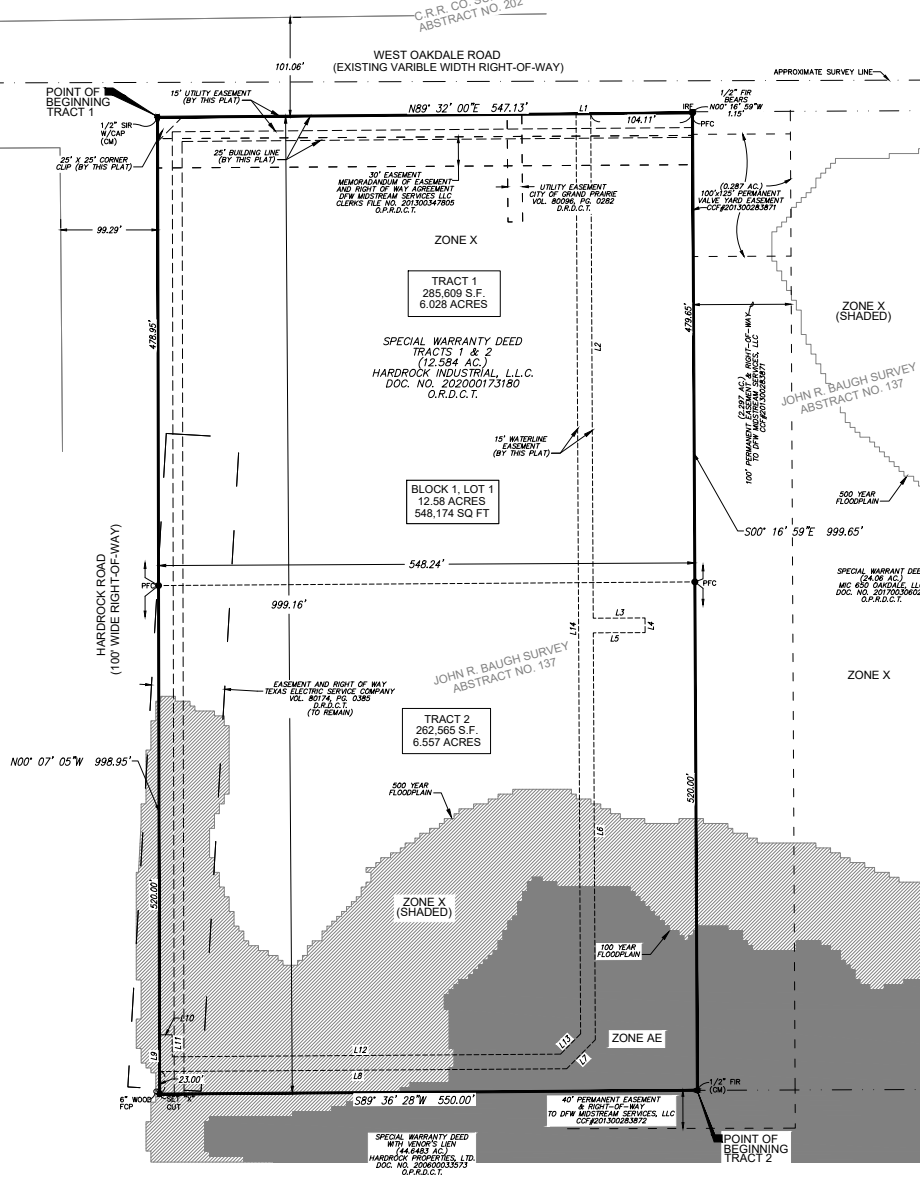
NOTES:

1. Basis of bearing is NAD 83 (1983) Texas Coordinate System, Texas North Central Zone (4202), based upon NTR values using the Leica Smartnet network observed 06/08/2018, distances shown are surface, scale factor is 1.00036506.
2. By graphical plotting, the parcels described herein lies within Zone "X" (unshaded), Zone "X" (shaded) and Zone "AE" as delineated on the Dallas County, Texas and Incorporated Areas Flood Insurance Rate Map Number 481300295K, map effective date of July 7, 2014, as published by the Federal Emergency Management Agency, with Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain." Zone "X" (shaded) is defined as "Areas of 2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood." Zone "AE" is defined as "Base Flood Elevations determined." The Surveyor utilized the above referenced flood plain information for this determination and the surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
3. The sole purpose of this plat is to create 1 tract of land from the 2 separate tracts.

ZONING AND SETBACK NOTE:

Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat. Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

WATERLINE EASEMENT		
SEGMENT	LENGTH	DIRECTION
L1	15.00	N89° 43' 01"E
L2	515.90	S07° 16' 59"E
L3	52.98	N89° 43' 01"E
L4	15.00	S07° 16' 59"E
L5	52.98	S89° 43' 01"W
L6	416.16	S07° 16' 59"E
L7	41.63	S44° 36' 28"W
L8	416.41	S89° 36' 28"W
L9	22.52	N07° 01' 37"W
L10	12.98	N89° 36' 28"E
L11	22.52	S07° 25' 32"E
L12	397.09	N89° 36' 28"E
L13	29.22	N44° 36' 28"E
L14	940.86	N07° 16' 59"W



LEGAL DESCRIPTION  
TRACT 1:

Being a tract of land in the John R. Baugh Survey, Abstract No. 137, in the City of Grand Prairie, Dallas County, Texas, being all of that called 12.584 acre tract of land described as Tract 1 and Tract 2 in Special Warranty Deed to Hardrock Industrial, L.L.C., as recorded in Document No. 200000173180 in the Official Records of Dallas County, Texas (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner at the intersection of the east right-of-way line of Hardrock Road (100 foot wide right-of-way) with the south right-of-way line of W. Oakdale Road (variable width right-of-way);

THENCE North 89 degrees 32 minutes 00 seconds East, departing said east right-of-way line and along said south right-of-way line, a distance of 547.13 feet to a point for the northeast corner of said 24.06 acre tract, being on the west line of that called 24.06 acre tract of land described in Special Warranty Deed to MC 650 Oakdale, LLC, as recorded in County Clerk's Document No. 20170306027 O.R.D.C.T., from which a 1/2-inch found iron rod for the northeast corner of said 24.06 acre tract bears North 00 degrees 16 minutes 59 seconds West, a distance of 1.15 feet;

THENCE South 00 degrees 16 minutes 59 seconds East, departing said south right-of-way line and along the common line between the east line of said 12.584 acre tract and the west line of said 24.06 acre tract, a distance of 479.65 feet to a point for corner;

THENCE North 00 degrees 07 minutes 05 seconds West, departing said common line, over and across said 12.584 acre tract, a distance of 548.50 feet to a point for corner;

THENCE North 00 degrees 07 minutes 05 seconds West, departing said common line and along said east right-of-way line, a distance of 478.95 feet to the POINT OF BEGINNING Containing 285,609 square feet or 6.028 acres of land, more or less.

TRACT 2:

BEGINNING at a 1/2-inch found iron rod for the common southeast corner of said 12.584 acre tract and the southwest corner of that called 24.06 acre tract of land described in Special Warranty Deed to MC 650 Oakdale, LLC, as recorded in County Clerk's Document No. 20170306027 O.R.D.C.T., being on the north line of that called 44.643 acre tract of land described in Special Warranty Deed with Vendor's Lien to Hardrock Properties, LTD., as recorded in County Clerk's Document No. 20000033573 O.R.D.C.T.;

THENCE South 89 degrees 36 minutes 28 seconds West, along the common line between the south line of said 12.584 acre tract and the north line of said 44.643 acre tract, a distance of 550.00 feet to a set "X" cut in concrete for the common southeast corner of said 12.584 acre tract and the northwest corner of said 44.643 acre tract, being on the east right-of-way line of Hardrock Road (100 foot wide right-of-way);

THENCE North 00 degrees 07 minutes 05 seconds West, departing said common line and along said east right-of-way line, a distance of 520.00 feet to a point for corner;

THENCE North 89 degrees 36 minutes 28 seconds East, over and across said 12.584 acre tract, a distance of 548.50 feet to a point for corner, being on the common line between the east line of said 12.584 acre tract and the west line of said 24.06 acre tract;

THENCE South 00 degrees 16 minutes 59 seconds East, along the common line between the east line of said 12.584 acre tract and the west line of said 24.06 acre tract, a distance of 520.00 feet to the POINT OF BEGINNING Containing 262,565 square feet or 6.557 acres of land, more or less.

OWNERS DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Hardrock Industrial, L.L.C., does hereby submit this plat designating the herein above described property as Block 1, Lot 1, Hardrock Addition, in addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No building or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, pot-holing, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

HARDROCK INDUSTRIAL, L.L.C., a Delaware limited liability company

By: CHI LTH GP, L.L.C., a Delaware limited liability company, its manager

By: Name: William G. Mundinger II, Title: Vice President Date: 2020

STATE OF TEXAS  
COUNTY OF DALLAS  
BEFORE ME, the undersigned authority, on this day personally appeared William G. Mundinger II, Vice President of Hardrock Industrial, L.L.C., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public (Agent's Name)  
My Commission Expires

SURVEYOR CERTIFICATE

I, Douglas A. Calhoun, do hereby certify that I prepared this survey from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed or found under my personal supervision.

Registered Professional Land Surveyor  
State of Texas No. 5619

STATE OF TEXAS  
COUNTY OF DALLAS  
BEFORE ME, the undersigned authority, on this day personally appeared Douglas A. Calhoun, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public (Agent's Name)  
My Commission Expires

REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5619

REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5619

OWNER/DEVELOPER  
HARDROCK INDUSTRIAL, L.L.C.  
CONTACT: WILLIAM G. MUNDINGER II  
3819 MAPLE AVENUE DALLAS, TX 75219  
TEL: (214) 681-8341  
FORT WORTH, TEXAS 76137  
(817) 754-7525 DIRECT  
dcalhoun@halff.com

OWNER/DEVELOPER  
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TEL: (214) 681-8341  
FORT WORTH, TEXAS 76137  
(817) 754-7525 DIRECT  
wgmundinger@chindustrial.com

FINAL PLAT  
OF  
BLOCK 1, LOT 1  
HARDROCK ADDITION  
ONE NON-RESIDENTIAL LOT  
12.58 ACRE TRACT  
OF LAND  
AN UNPLATTED  
12.58 ACRE TRACT OF LAND  
OUT OF THE  
JOHN R. BAUGH SURVEY A-137  
IN THE  
CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS  
FOR  
HARDROCK INDUSTRIAL, L.L.C.



4000 FOSSIL CREEK BLVD. FORT WORTH, TEXAS 76137 (817) 847-1422

TEL: (817) 847-1422 FAX: (817) 847-1422

TEL: (817) 847-1422 FAX: (817) 847-1422

CASE NO. P200903

AUGUST 27, 2020





## Legislation Details (With Text)

<b>File #:</b>	20-10362	<b>Version:</b>	1	<b>Name:</b>	S200902 - Site Plan - West Oakdale Industrial III (City Council District 1)
<b>Type:</b>	Agenda Item	<b>Status:</b>			Items for Individual Consideration
<b>File created:</b>	9/4/2020	<b>In control:</b>			Planning and Zoning Commission
<b>On agenda:</b>	9/14/2020	<b>Final action:</b>			
<b>Title:</b>	S200902 - Site Plan - West Oakdale Industrial III (City Council District 1). Site Plan for a 2-story, 335,687 sq. ft. Office-Showroom/Warehouse facility on one lot. 19.30 acres out of the James McLaughlin Survey, Abstract 848, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-39 (PD-39) District, generally located south of E. Oakdale Road and 1,650 ft. west of N. Belt Line Road.				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A Locator Map S200902](#)  
[Exhibit B SP S200902](#)  
[Exhibit C LP S200902](#)  
[Exhibit D Tree Suv S200902](#)  
[Exhibit E Elev S200902](#)

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza

### Title

S200902 - Site Plan - West Oakdale Industrial III (City Council District 1). Site Plan for a 2-story, 335,687 sq. ft. Office-Showroom/Warehouse facility on one lot. 19.30 acres out of the James McLaughlin Survey, Abstract 848, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-39 (PD-39) District, generally located south of E. Oakdale Road and 1,650 ft. west of N. Belt Line Road.

### Presenter

Charles Lee, AICP, CBO, Senior Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

Site Plan request to authorize construction an office/warehouse building on 19.30 acres. The proposed development is situated in the James McLaughlin Survey, Abstract No. 848, City of Grand Prairie, Dallas County, Texas, generally located south of E. Oakdale Road approximately 1,650 feet west of N. Belt Line Road. The property is zoned Planned Development 39 (PD-39) District.

**PURPOSE OF REQUEST:**

The applicant intends to construct a 335,687 sq. ft. office/warehouse building on 19.30 acres. The proposed site consists of multiple undeveloped tracts that would be subsequently platted into one property. Site Plan approval by City Council is required for any project involving industrial uses with buildings exceeding 50,000 square feet.

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

Appendix X: Industrial Development Standards of the UDC addresses potential adverse environmental, visual, and truck traffic associated with large warehouses, outside storage, distribution-logistical related developments exceeding five acres in size.

**ADJACENT LAND USES:**

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

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

Direction	Zoning	Existing Use
North	LI	Undeveloped
South	PD-39	Undeveloped
West	PD-39	Undeveloped
East	PD-39	Undeveloped (Open Space)

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The proposal includes one side-loaded office/warehouse-building. The building is speculative and will be developed without specific tenants. The site will be accessible from two commercial drives off W. Oakdale Road and includes a fire lane and access easement that loops around the facility. The site includes 76 overhead dock doors and 84 tractor trailer parking spaces.

**ZONING REQUIREMENTS:****Density and Dimensional Requirements**

Development is subject to the LI and Appendix X Industrial Development Standards in the UDC. The table below evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

**Table 2: Site Data Summary**

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	840,761	Yes
Min. Lot Width (Ft.)	100	820	Yes
Min. Lot Depth (Ft.)	150	1,457	Yes
Front Setback (Ft.)	25	100	Yes
Side Setback (Ft.)	30	200	Yes

Max. Height (Ft.)	50	47.5	Yes
Max. Floor Area Ratio	1:1	0.44:1	Yes

### Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the UDC. The table below summarizes the requirements. The site exceeds the minimum landscape area, number of trees, and number of shrubs and screening requirements.

**Table 3: Landscape & Screening Requirements**

Standard	Required	Provided	Meets
Area (Sq. Ft.)	84,076	125,320	Yes
Trees	168	168	Yes
Parking Lot Trees	17	35	Yes
Shrubs	1,682	1,758	Yes
Foundation Plantings	Along Primary Facades	Provided Plantings	Yes
Entrance Plantings	At Building Entrance	Provided Plantings	Yes
Truck Screening	Wing Wall	Wing Walls	Yes

The site includes the required activation feature with 1.09 acres of open space, 978 linear ft. of walking trails, a seating area, and a 6,832 sq. ft. garden.

### Building Materials and Design

Industrial buildings greater than 50,000 sq. ft. are subject to the requirements in Appendix X of the UDC. Appendix X requires that primary facades include at least three design elements and secondary facades include at least two design elements. The tables below evaluate the design elements for each building. The proposed building elevations meet Appendix X requirements.

The building exterior consists of textured concrete tilt-wall panels. The north facade elements include 15% glazing, building articulation, and accent lighting.

**Table 4: Building Design Elements**

Facade Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total El	Meets
North Primary		Y			Y	Y				3	Yes
South Seconda	Y			Y						2	Yes
West Seconda	Y			Y						2	Yes
East Seconda	Y			Y						2	Yes

### **VARIANCES:**

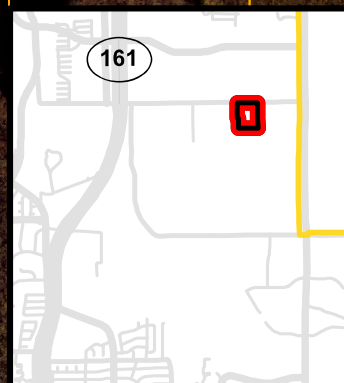
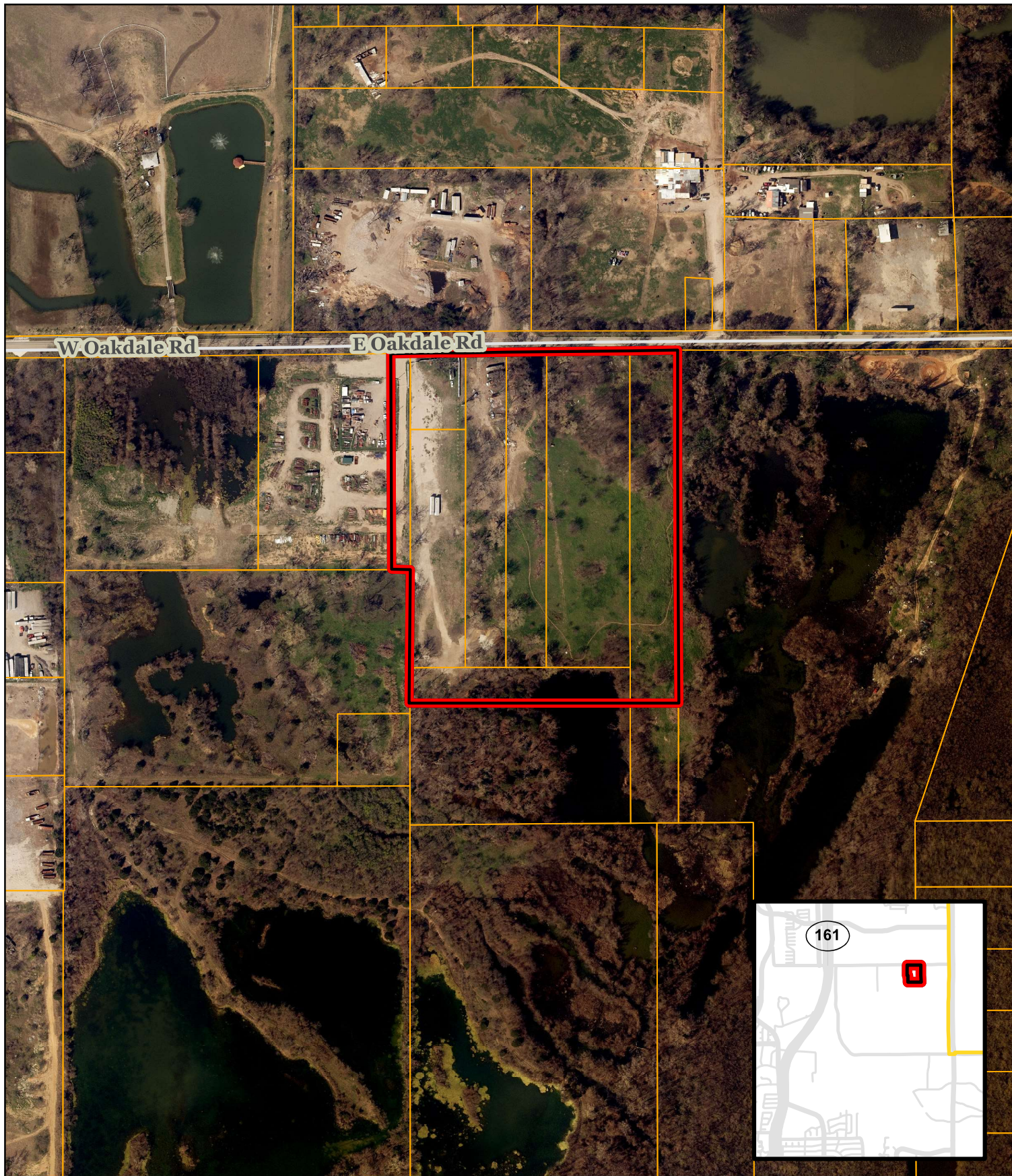
The applicant is not requesting any variances.

### **RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.



EXHIBIT A LOCATOR MAP



CASE LOCATION MAP

Site Plan - S200902

West Oakdale Industrial III



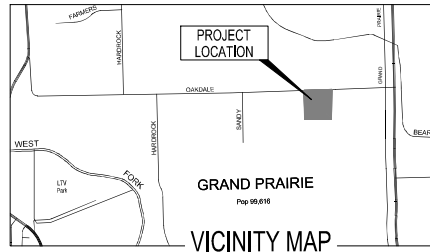
City of Grand Prairie  
Development Services

(972) 237-8255

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



# EXHIBIT B SITE PLAN



## BUILDING A PARKING ANALYSIS

DIMENSIONS: 8' x 11' x 11'  
 1,000 SF CONC. (L.P.U.) 1,000 = 15 SPACES  
 30,000 SF CONC. = 30 SPACES + 20 SPACES = 50 SPACES  
 TOTAL PARKING PROVIDED = 100 SPACES  
 TOTAL PARKING REQUIRED = 240 SPACES  
 BUILDING A: 100 SPACES (ALL VEHICLES)  
 BUILDING B: 140 SPACES (ALL VEHICLES)  
 TOTAL # OF TRAILER PARKING SPACES = 34

## ARCHITECT

ADAMUTH ARCHITECTURE, INC.  
 10028 E. NORTHWEST HWY., BOX 68  
 DALLAS, TEXAS 75226  
 (214) 291-4000 BUSINESS  
 jay@adamuth.com

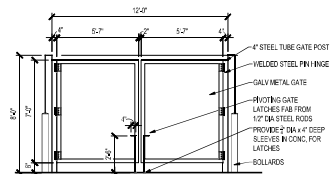
## WEST OAKDALE INDUSTRIAL III SITE ANALYSIS

PROPOSED USE: OFFICE & WAREHOUSE  
 EXISTING ZONING: I-10/9/17 INDUSTRIAL  
 SITE AREA: 16.3 ACRES  
 BUILDING AREA: 338,887 SF  
 PROPOSED LOT COVERAGE: 43.7%  
 FLOOR AREA RATIO: 1.4/1 to 1

## DEVELOPER

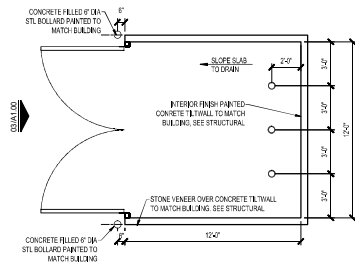
CHI ACQUISITIONS, L.P.  
 CROW HOUSING INDUSTRIAL  
 WILL WARDEN  
 3810 W. WARDEN AVE.  
 DALLAS, TEXAS 75219  
 (214) 645-4000 BUSINESS  
 (214) 445-2000 BUSINESS FAX  
 www.chi.com | chi@crowhousing.com

GENERAL WARRANTY DEED  
 WITH VENDOR'S LBN  
 YVESCH, MARCO AND  
 MANUEL ROMAN AND  
 LUIS MONTELL  
 TRACT 1, CALLED 10.3 ACRES  
 DOC. NO. 2007031083  
 O.P.A.C.T.



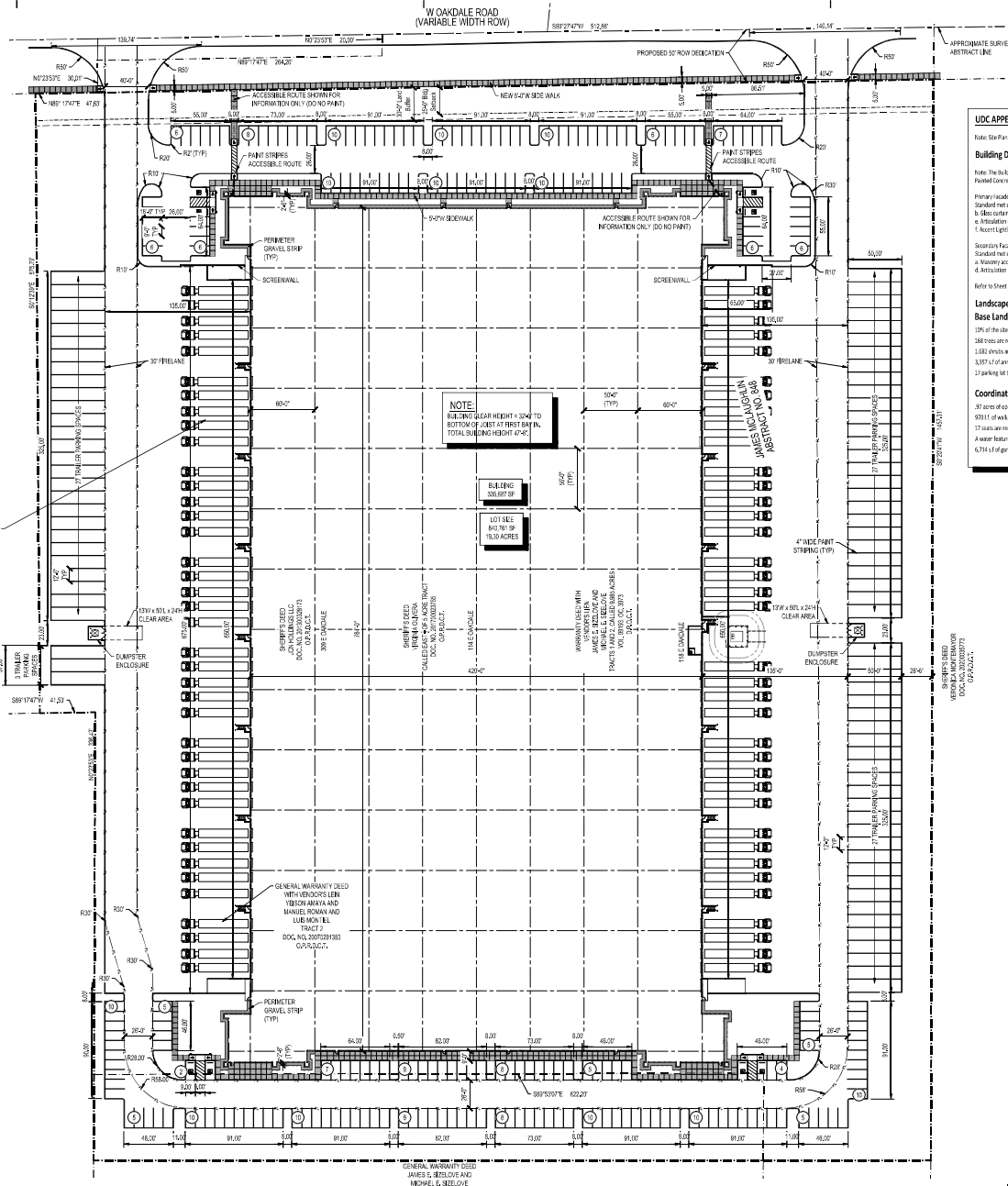
## 02 TRASH ENCLOSURE GATE PLAN

Scale: 1/4" = 1'-0"



## 01 OVERALL SITE PLAN

Scale: 1" = 50'-0"



## UDC APPENDIX X SUMMARY:

Notes: Site Plan complies with and/or exceeds UDC's Appendix X.

## Building Design Standards

Notes: The Building is 100% Masonry including Glass and Canopy Structures. Standard meet existing Planned Canopy Wall.

Primary facade (North) requires 3 elements.  
 Standard meeting:  
 a. Glass curtain wall comprising 10% of facade.  
 b. Articulation of facade & distance area of vertical and horizontal offset.  
 c. Access Lighting building a distance of at least 50% of the facade length.

Secondary facade (West, South and East) require 2 elements.  
 Standard meeting:  
 a. Masonry accent material on color comprising 50% to 75% of the facade area.  
 b. Articulation of at least 2 areas of vertical offset.

Refer to Street 37.20 for detailed Materials Table, Articulation Table and Articulation Diagrams.

## Landscape Plan Standards

### Base Landscape Requirements:

10% of the site to be landscaped area = 1.63 acres is proposed.  
 500 trees are required, 100 trees are proposed.  
 1,000 shrubs are required, 1,000 shrubs are proposed.  
 3,000 L.F. of annuals, perennials or native grasses are required, 4,200 L.F. are proposed.  
 17 parking lot trees are required, 20 trees are proposed.

### Coordinated Open Space Requirements:

5% acres of open space is required, 1.00 acre is proposed.  
 400 L.F. of walking trail is required, 500 L.F. are proposed.  
 17 trees are required, 20 trees are proposed.  
 A water feature is proposed.  
 6,714 L.F. of garden area is required, 6,800 L.F. of garden area is proposed.

AZIMUTH:

architecture

10226 E Northwest Hwy  
 Box 68  
 Dallas, Texas 75226  
 214.261.9060

www.azimuth.com

WEST OAKDALE  
 INDUSTRIAL III

2610

CLIENT: JOB #:

1	06.03.20	DRG Submittal
2	06.27.20	P&Z Submittal
3		
4		
5		
6		
7		
8		
9		



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## SHEET CONTENTS:

OVERALL SITE PLAN

DATE: August 27, 2020

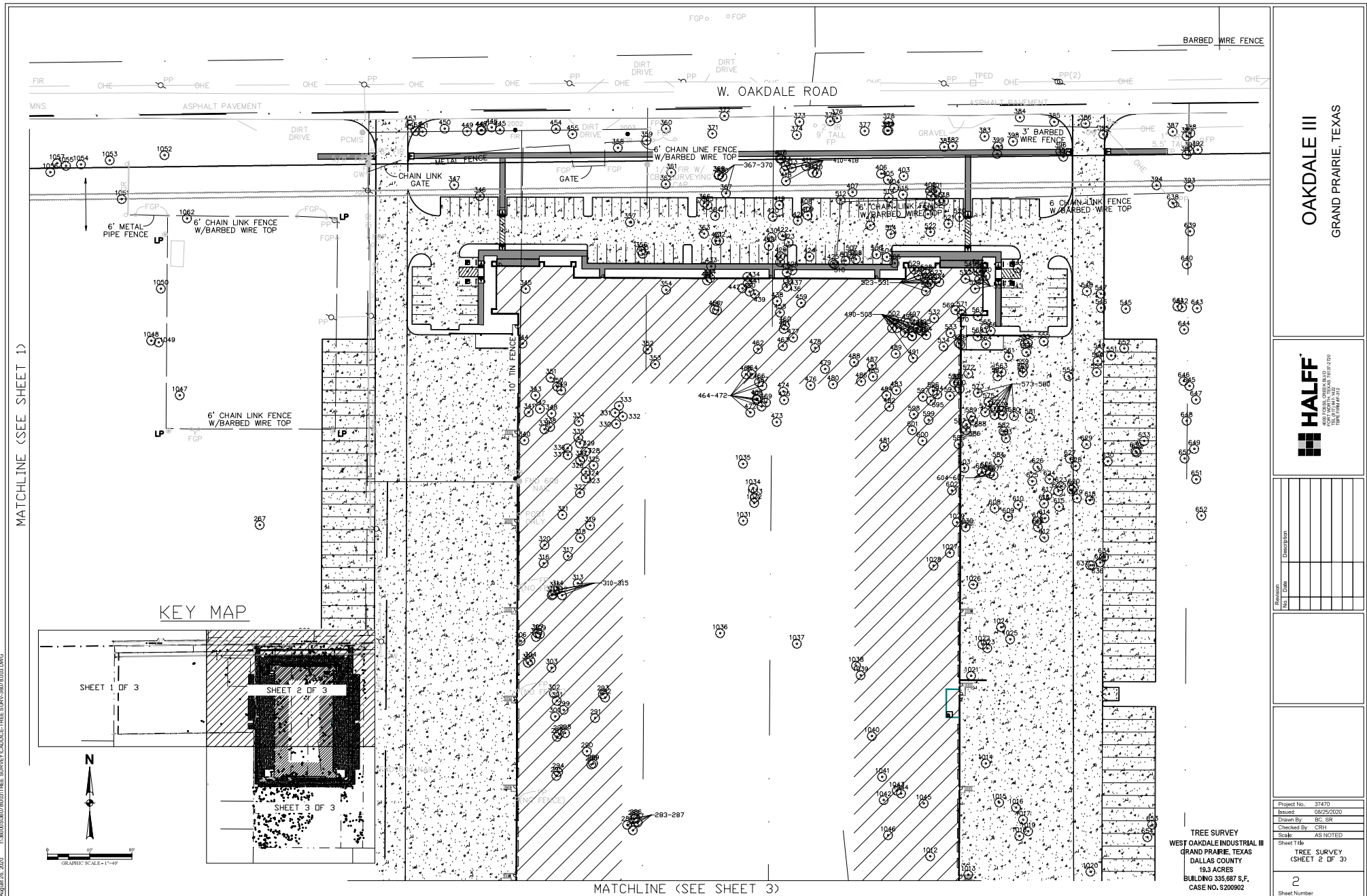
SHEET:

A1.00

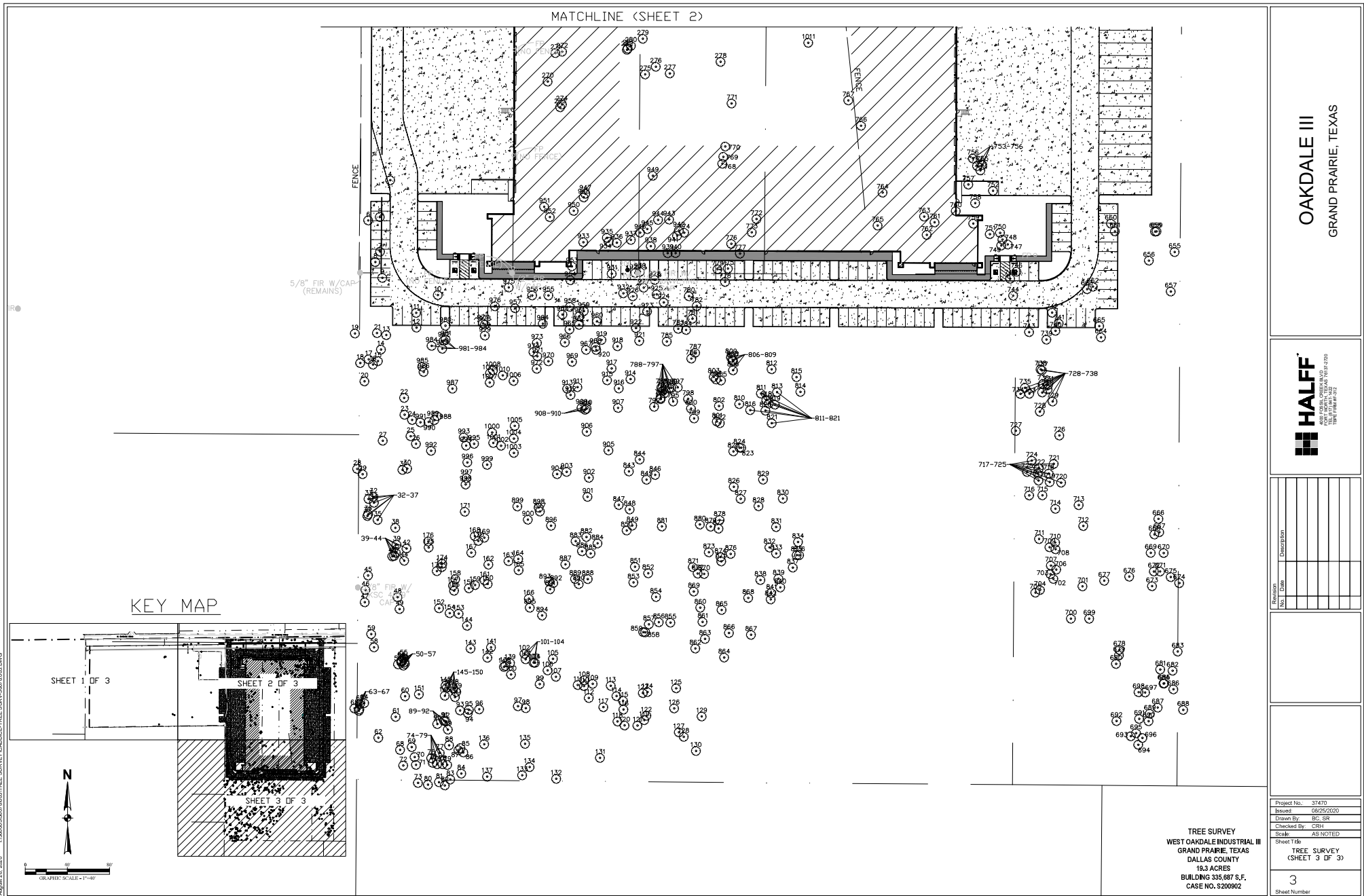
© COPYRIGHT 2020 ADAMUTH ARCHITECTURE, INC.



# EXHIBIT D TREE SURVEY1



August 26, 2020  
11390005365078003\TREE SURVEY\CADUCE-TREE SURV-26078003.DWG





# EXHIBIT D TREE SURVEY3

## TREES PRESERVED

Tag ID	Common Name	Scientific Name	DBH (in)
894	Black Willow	<i>Salix nigra</i>	13.5
895	American Elm	<i>Ulmus americana</i>	15
896	Cottonwood	<i>Populus deltoides</i>	17
897	Cottonwood	<i>Populus deltoides</i>	33
898	American Elm	<i>Ulmus americana</i>	13
899	Post Oak	<i>Quercus stellata</i>	8.5
900	Pecan	<i>Carya illinoensis</i>	9
901	American Elm	<i>Ulmus americana</i>	10.5
902	Cedar Elm	<i>Ulmus crassifolia</i>	9
903	Cottonwood	<i>Populus deltoides</i>	27.5
904	American Elm	<i>Ulmus americana</i>	16
905	Eastern Red Cedar	<i>Juniperus virginiana</i>	12.5
906	Cottonwood	<i>Populus deltoides</i>	22
907	Pecan	<i>Carya illinoensis</i>	8.5
908	American Elm	<i>Ulmus americana</i>	18.5
909	Cottonwood	<i>Populus deltoides</i>	22.5
910	Cottonwood	<i>Populus deltoides</i>	16.5
911	American Elm	<i>Ulmus americana</i>	18.5
912	American Elm	<i>Ulmus americana</i>	12
913	Cottonwood	<i>Populus deltoides</i>	19
914	Bur Oak	<i>Quercus macrocarpa</i>	7
915	American Elm	<i>Ulmus americana</i>	6.5
916	Eastern Red Cedar	<i>Juniperus virginiana</i>	15
917	Post Oak	<i>Quercus stellata</i>	7
918	Pecan	<i>Carya illinoensis</i>	10
919	Pecan	<i>Carya illinoensis</i>	11.5
920	Pecan	<i>Carya illinoensis</i>	12
921	Eastern Red Cedar	<i>Juniperus virginiana</i>	10.5
965	Hackberry	<i>Celtis laevigata</i>	7.5
966	American Elm	<i>Ulmus americana</i>	13
967	Pecan	<i>Carya illinoensis</i>	12
968	Pecan	<i>Carya illinoensis</i>	10
969	Eastern Red Cedar	<i>Juniperus virginiana</i>	13
970	Pecan	<i>Carya illinoensis</i>	6.5
971	Eastern Red Cedar	<i>Juniperus virginiana</i>	9.5
972	Pecan	<i>Carya illinoensis</i>	9
973	Eastern Red Cedar	<i>Juniperus virginiana</i>	7
974	Eastern Red Cedar	<i>Juniperus virginiana</i>	14
979	Pecan	<i>Carya illinoensis</i>	6.5
980	Pecan	<i>Carya illinoensis</i>	6.5
981	Cottonwood	<i>Populus deltoides</i>	10.5
982	Shumard Oak	<i>Quercus shumardii</i>	14
983	Cottonwood	<i>Populus deltoides</i>	9.5
984	Pecan	<i>Carya illinoensis</i>	10.5
985	American Elm	<i>Ulmus americana</i>	12
986	American Elm	<i>Ulmus americana</i>	8.5
987	American Elm	<i>Ulmus americana</i>	32.5
988	American Elm	<i>Ulmus americana</i>	14.5
989	Cottonwood	<i>Populus deltoides</i>	16.5
990	American Elm	<i>Ulmus americana</i>	15
991	Cottonwood	<i>Populus deltoides</i>	30
992	American Elm	<i>Ulmus americana</i>	25
993	American Elm	<i>Ulmus americana</i>	7
994	Hackberry	<i>Celtis laevigata</i>	7
995	Pecan	<i>Carya illinoensis</i>	8.5

Tag ID	Common Name	Scientific Name	DBH (in)
996	Cottonwood	<i>Populus deltoides</i>	16.5
997	Pecan	<i>Carya illinoensis</i>	6.5
998	Pecan	<i>Carya illinoensis</i>	7
999	American Elm	<i>Ulmus americana</i>	8
1000	American Elm	<i>Ulmus americana</i>	24
1001	Pecan	<i>Carya illinoensis</i>	7.5
1002	Hackberry	<i>Celtis laevigata</i>	8
1003	Pecan	<i>Carya illinoensis</i>	6
1004	Pecan	<i>Carya illinoensis</i>	6.5
1005	Post Oak	<i>Quercus stellata</i>	8.5
1006	American Elm	<i>Ulmus americana</i>	11.5
1007	Pecan	<i>Carya illinoensis</i>	7
1008	Pecan	<i>Carya illinoensis</i>	7.5
1009	Pecan	<i>Carya illinoensis</i>	8
1010	Hackberry	<i>Celtis laevigata</i>	8
1047	American Elm	<i>Ulmus americana</i>	8.5
1048	American Elm	<i>Ulmus americana</i>	21
1049	American Elm	<i>Ulmus americana</i>	10
1050	American Elm	<i>Ulmus americana</i>	10
1051	American Elm	<i>Ulmus americana</i>	12
1052	American Elm	<i>Ulmus americana</i>	16
1053	Black Willow	<i>Salix nigra</i>	8
1054	American Elm	<i>Ulmus americana</i>	9
1055	American Elm	<i>Ulmus americana</i>	14
1056	Cottonwood	<i>Populus deltoides</i>	19.5
1057	American Elm	<i>Ulmus americana</i>	9

## SUMMARY TABLE

### Trees Removed

	# of Trees	Total Points
<b>Total</b>	449	1,645

### Trees Preserved

	# of Trees	Points
<b>Total</b>	521	1,871.0

<b>Total Positive Tree Points</b>	1,871.00
<b>Total Negative Tree Points</b>	1,645.0
<b>Overall (Positive) Tree Points</b>	226.00

OAKDALE III  
GRAND PRAIRIE, TEXAS



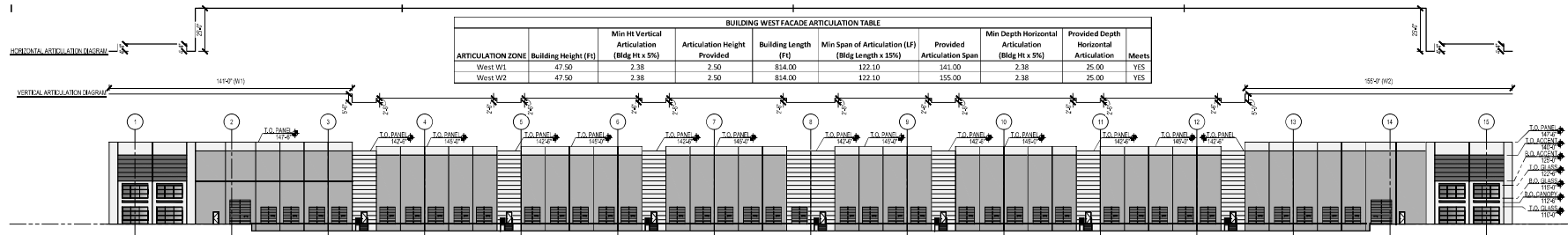
Revision	Description	Date



Project No.:	37470
Issued:	06/25/2020
Drawn By:	BC, SR
Checked By:	CRH
Scale:	AS NOTED
Sheet Title:	TREE SURVEY TABLE (SHEET 10 OF 10)
Sheet Number:	13

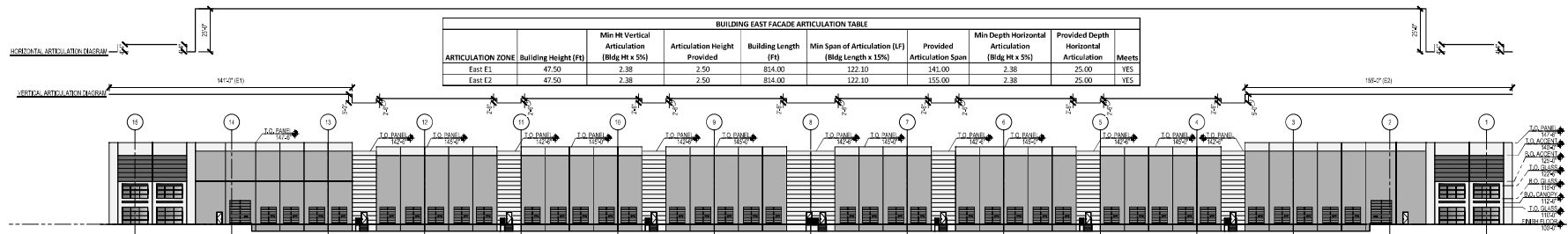
TREE SURVEY  
WEST OAKDALE INDUSTRIAL III  
GRAND PRAIRIE, TEXAS  
DALLAS COUNTY  
19.3 ACRES  
BUILDING 335,687 S.F.  
CASE NO. S200902

# EXHIBIT EXTERIOR ELEVATIONS



04 EXTERIOR BUILDING ELEVATION - WEST

Scale: 1" = 30'-0"

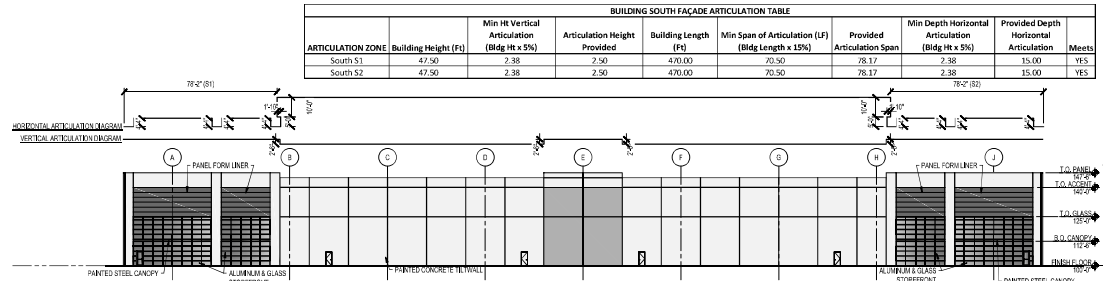


03 EXTERIOR BUILDING ELEVATION - EAST

Scale: 1" = 30'-0"

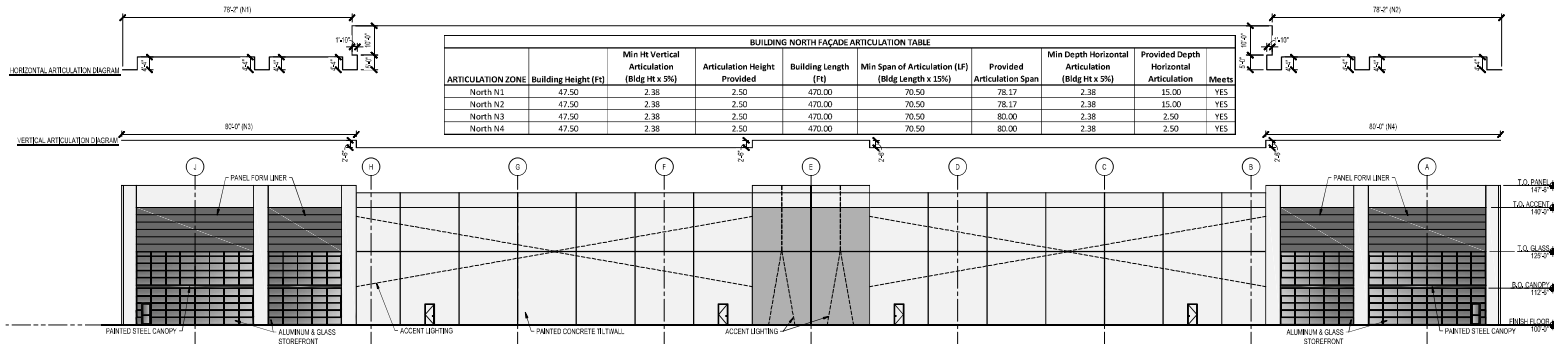
Direction	Total Area	Total Openings	Total Canopy	Canopy %	Total Glass	Glass %	Total Accent	Accent%	Tilts/w/ 2" Reveals	Principal Masonry	Meets
North	21,650	3,346	80	0.4%	3,250	15.0%	3,550	16.4%	11,424	100.00%	YES
South	21,650	3,346	80	0.4%	3,250	15.0%	3,550	16.4%	11,424	100.00%	YES
East	39,684	5,045	120	0.3%	1,050	2.6%	6,217	15.7%	27,252	100.00%	YES
West	39,684	5,111	120	0.3%	1,050	2.6%	6,217	15.7%	27,186	100.00%	YES

Facade	Type	a	b	c	d	e	f	g	h	i	Total Elements	Meets
North	Primary	N	Y	N	N	Y	Y	N	N	N	3	YES
South	Secondary	Y	N	N	Y	Y	Y	N	N	N	2	YES
West	Secondary	Y	N	N	Y	Y	Y	N	N	N	2	YES
East	Secondary	Y	N	N	Y	Y	Y	N	N	N	2	YES



02 EXTERIOR BUILDING ELEVATION - SOUTH

Scale: 1" = 30'-0"



01 EXTERIOR BUILDING ELEVATION - NORTH

Scale: 1" = 20'-0"

AZIMUTH:

architecture

10226 E Northwest Hwy  
Box 66  
Dallas, Texas 75226  
214.261.9090

www.azimutharch.com

WEST OAKDALE  
INDUSTRIAL III

2610

1 06.03.20 DRG Submittal

2 06.27.20 P&Z Submittal

3

4

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SHEET CONTENTS:  
EXTERIOR  
ELEVATIONS

DATE: August 27, 2020

SHEET: A7.00

SITE PLAN  
WEST OAKDALE INDUSTRIAL III  
GRAND PRairie, TEXAS  
DALLAS COUNTY  
10.7 ACRES  
BUILDING 155,667 SF  
CASE NO. 200002

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## Legislation Details (With Text)

<b>File #:</b>	20-10363	<b>Version:</b>	1	<b>Name:</b>	SU200903/S200903 - Site Plan - PJ's Coffee (City Council District 5).
<b>Type:</b>	Ordinance	<b>Status:</b>			Public Hearing Consent Agenda
<b>File created:</b>	9/4/2020	<b>In control:</b>			Planning and Zoning Commission
<b>On agenda:</b>	9/14/2020	<b>Final action:</b>			
<b>Title:</b>	SU200903/S200903 - Specific Use Permit/Site Plan - PJ's Coffee (City Council District 5). Specific Use Permit and Site Plan for a 2,580 sq. ft. Restaurant with a Drive-Through on one lot. 0.50 acres out of the Richard Wilson Survey, Abstract 1548, Sheets Subdivision, Block A, Lot 2, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, generally located east of N. Belt Line Road and approximately 550 feet south of E. Tarrant Road, and addressed as 614 N. Belt Line Road.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Exhibit A Location Map</a> <a href="#">Exhibit B SP SU200903</a> <a href="#">Exhibit C Elev SU200903</a> <a href="#">Exhibit D Rend SU200903</a>				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### From

Monica Espinoza

### Title

SU200903/S200903 - Specific Use Permit/Site Plan - PJ's Coffee (City Council District 5). Specific Use Permit and Site Plan for a 2,580 sq. ft. Restaurant with a Drive-Through on one lot. 0.50 acres out of the Richard Wilson Survey, Abstract 1548, Sheets Subdivision, Block A, Lot 2, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, generally located east of N. Belt Line Road and approximately 550 feet south of E. Tarrant Road, and addressed as 614 N. Belt Line Road.

### Presenter

Charles Lee, AICP, CBO, Senior Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

Specific Use Permit and Site Plan request to authorize construction a 2,580 sq. ft. restaurant with a drive-through on 0.50 acres. The proposed development is situated in the Richard Wilson Survey, Abstract No. 1578, Sheets Addition, Block A, Lot 2, Grand Prairie, Dallas County, Texas, generally located east of N. Belt Line Road approximately 550 feet south of E. Tarrant Road, and addressed as 614 N. Belt Line Road. The property is zoned Commercial (C) District.

**PURPOSE OF REQUEST:**

The applicant intends to construct a 2,580 sq. ft. restaurant with drive through on 0.50 acres. Drive through restaurants require a Specific Use Permit. Development at this location requires a Specific Use Permit and Site Plan approval by City Council.

**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	Commercial	Undeveloped
South	Commercial	Animal Clinic
West	SF-1	Park Land
East	Commercial	Undeveloped

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The proposed use is a Restaurant (Coffee Shop) with a Drive Through. The Site Plan includes a 2,580 sq. ft. restaurant with one way circulation, dumpster enclosure, drive aisle, and 22 parking spaces. The site will be accessible from a commercial drive along northbound N. Belt Line Road.

The drive-through lane wraps around the building. The menu board is located at rear of the building and the pickup window is located on the north side of the building. The site includes an outdoor seating area at the building entrance underneath a decorative canopy.

**ZONING REQUIREMENTS:***Density and Dimensional Requirements*

The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code (UDC). The following table summarizes these requirements. The proposal meets the density and dimensional requirements.

**Table 2: Site Data Summary**

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	5,000	21,835	Yes
Min. Lot Width (Ft.)	50	150	Yes
Min. Lot Depth (Ft.)	100	161	Yes
Front Setback (Ft.)	25	25	Yes
Rear Setback (Ft.)	0	0	Yes
Max. Height (Ft.)	25	24	Yes
Max. Floor Area Ratio	.5:1	.02:1	Yes

*Parking Requirements*

The property is subject to parking requirements in Article 10 of the UDC. The following table summarizes these requirements. The proposal meets the parking requirements.

**Table 3: Parking Summary**

---

Standard	Required	Provided	Meets
Parking	12	22	Yes
Handicap	2	2	Yes
Total Spaces	14	22	Yes

### *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 proposal meets the landscape and screening requirements.

**Table 4: Landscape & Screening Requirements**

Standard	Required	Provided	Meets
Area (Sq. Ft.)	1,092	2,838	Yes
Trees	8	8	Yes
Shrubs	22	22	Yes

### *Building Design*

The proposed exterior building materials are stucco and brick. The light brown stucco is accented by a gray brick wainscot approximately three ft. in height.

### **SHARED FACILITIES:**

The applicant constructed the veterinarian clinic south of the subject property in 2013. The clinic's dumpster and nine of its parking spaces are located on the subject property. The applicant is proposing that both properties use the existing dumpster and share the nine parking spaces.

### **VARIANCES:**

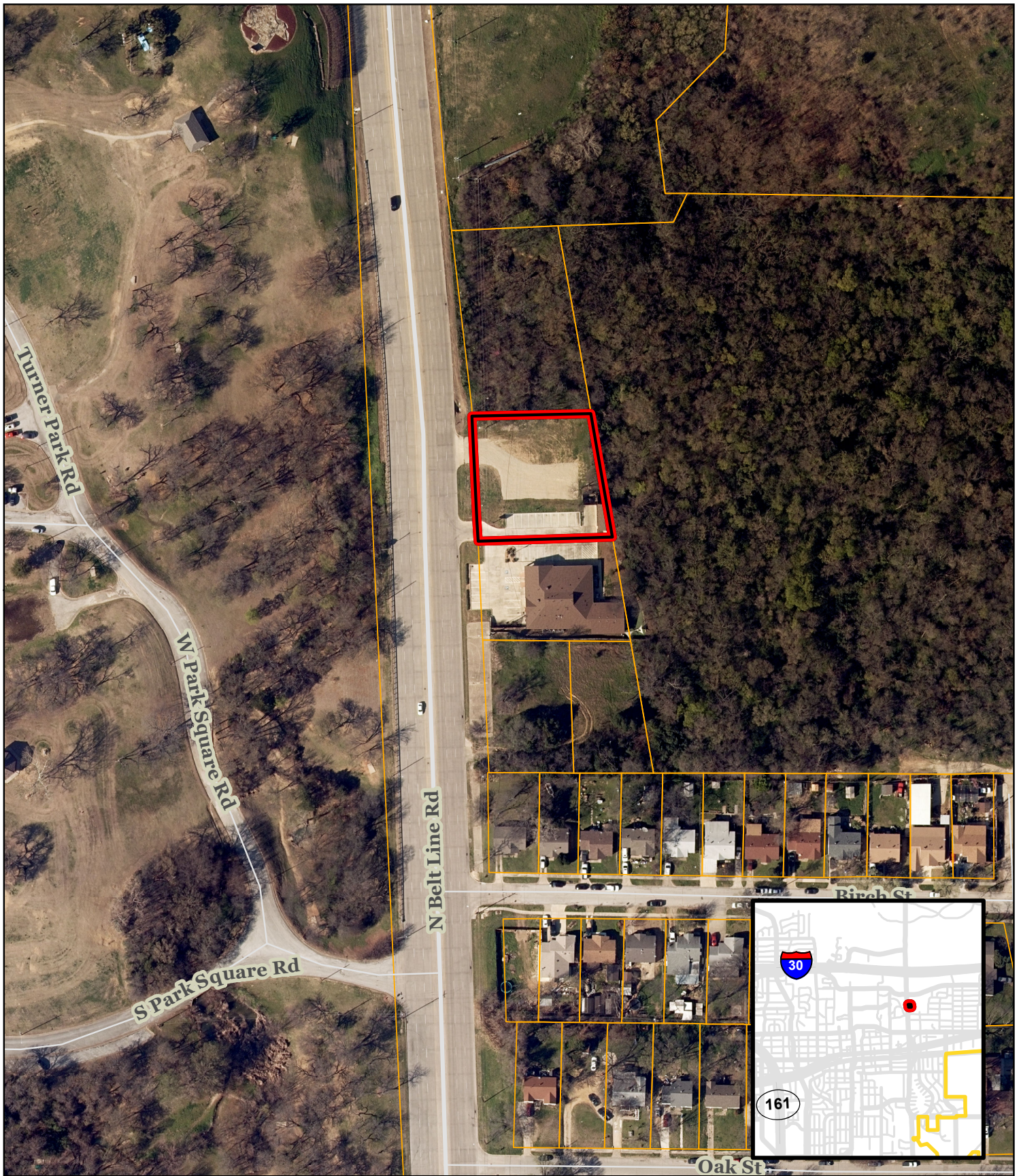
The applicant is not requesting any variances.

### **RECOMMENDATION:**

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

1. The applicant shall create and file a shared facilities agreement that addresses the shared parking, shared dumpster, and any necessary adjustments to the frequency of garbage collection.





CASE LOCATION MAP

SU200903/S200903

PJ's Coffee



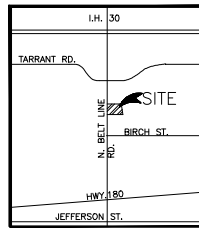
City of Grand Prairie  
Development Services








(972) 237-8255

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



## EXHIBIT B SITE & LANDSCAPE PLAN



I.R.F.	IRON ROD FOUND	
FND "x"	FOUND "x" IN CONCRETE	
U.E.	UTILITY EASEMENT	
B.L.	BUILDING LINE	
	M.H.	MANHOLE
	WM	WATER METER
	WV	WATER VALVE
	F.H.	FIRE HYDRANT
	P.P.	POWER POLE
	C.O.	SANITARY SEWER CLEAN OUT
		PROPOSED NATIVE PLANTING

VICINITY MAP  
N.T.S.  
MAPSCO MAP # 51A (A)

GRID COORDINATES (NAD 83, TEXAS NORTH CENTRAL ZONE 4202)

NORTHING: 6957258.15 FEET  
EASTING: 2428620.33 FEET  
CONVERGENCE: 0°48'58.5"  
SCALE FACTOR: 0.99986583

STATION LOCATION: STATION IS LOCATED ON THE EAST SIDE OF CENTER STREET 100 +/- FEET SOUTH FROM THE INTERSECTION OF S.H. 180 (MAIN STREET), 52 FEET WEST OF FAST FOOD BUILDING, AND 7.5 FEET NORTH FROM LIGHT POLE. MAPSCO 51H

CITY OF GRAND PRAIRIE GPS MONUMENT No. 56

NORTHING: 6957476.84 FEET  
EASTING: 2433619.11 FEET  
CONVERGENCE: 0°49'30.4"  
SCALE FACTOR: 0.99986685

STATION LOCATION: STATION IS AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTHEAST 14TH STREET AND 51 FEET NORTH FROM THE BACK OF CURB ON JEFFERSON STREET. MAPSCO 51A-F

SITE BENCHMARKS

BM 1011, IRON ROD SET 10 FEET SOUTHEAST OF THE EXISTING FIRE HYDRANT AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1, SHEETS ADDITION. ELEV. 461.90'  
NORTHING: 6960308.485  
EASTING: 2431279.239

BM1012. P.K. TYPE NAIL SET ON TOP OF NORTH CURB OF GRAND PRAIRIE ANIMAL CLINIC  
ENTRANCE. 26 FEET WEST OF THE CLINIC SIGN. ELEV. 465.449'  
NORTHING: 6960194.775  
EASTING: 2431286.899

COORDINATES ARE NAD 1983 TEXAS STATE PLANE NORTH CENTRAL FIPS 4202 FEET COORDINATE SYSTEM. (NO PROJECTION, NO SCALE)

FLOOD PLAIN DESIGNATION

SUBJECT PROPERTY IS ZONED "X" ON FIRM PANEL 315, COMMUNITY NUMBER 435472, MAP NUMBER  
No. 48113C0315 L  
EFFECTIVE DATE: MARCH 3, 2019.

ZONE "X" IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

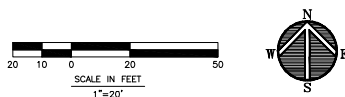
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEY NOTES

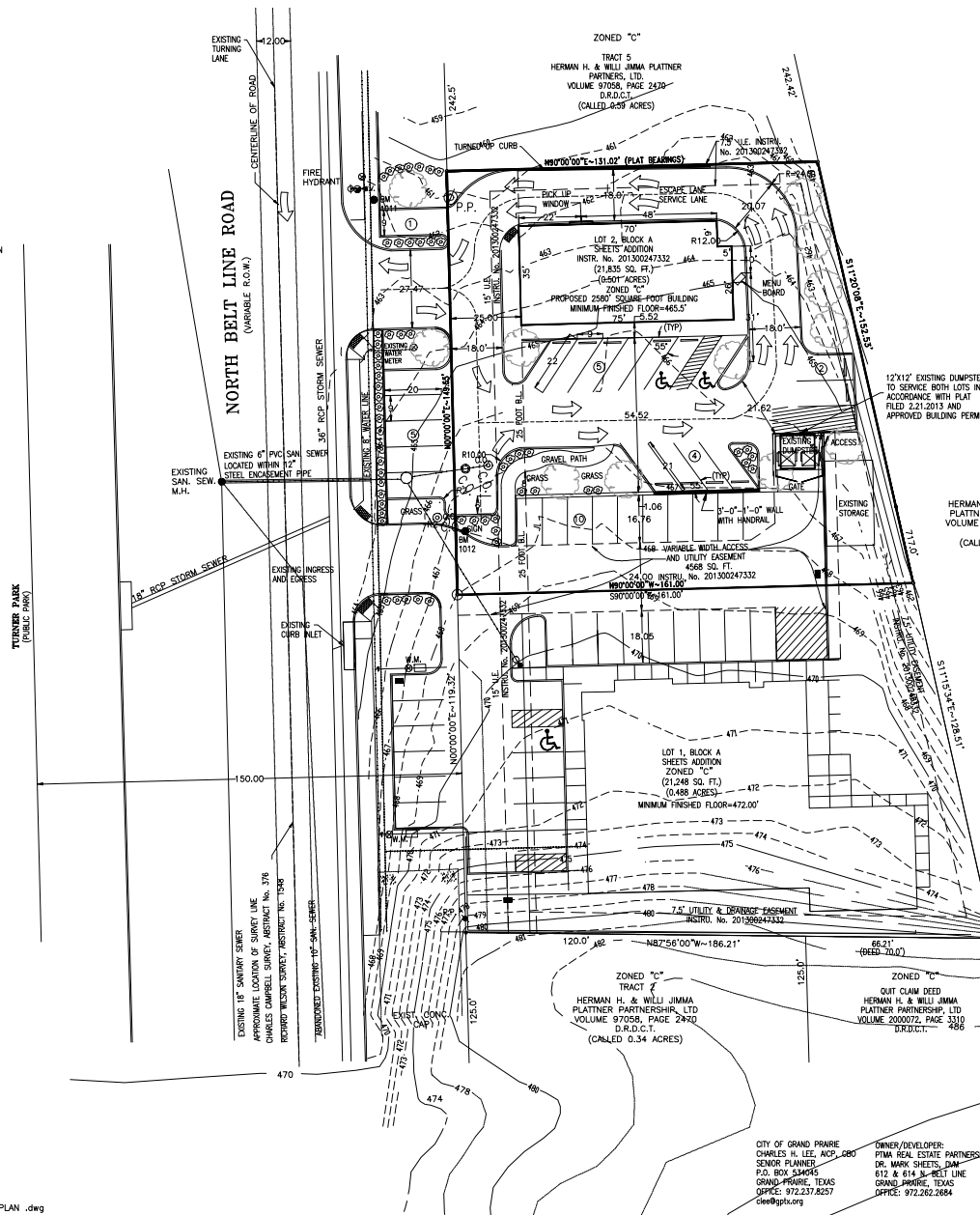
1. PROPERTY SUBJECT TO AN EASEMENT TO TEXAS ELECTRIC SERVICE COMPANY AS RECORDED IN VOLUME 2359, PAGE 636, DEED RECORDS, DALLAS COUNTY, TEXAS.
2. EASEMENT TO GRAND PRAIRIE METROPOLITAN UTILITY AND RECLAMATION DISTRICT EXECUTED 1-30 PARTNERS, LTD. AS RECORDED IN VOLUME 86238, PAGE 5223, DEED RECORDS, DALLAS COUNTY, TEXAS.
3. EXISTING OR FUTURE MINIMUM SETBACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.

## PAVEMENT NOTES

ALL PAVEMENT SHALL BE A MINIMUM OF 6" CONCRETE WITH #3024" cc EACH WAY PER CITY STANDARDS.  
DRIVEWAY PAVEMENT SHALL BE A MINIMUM OF 6" CONCRETE WITH #40 24"cc EACH WAY.  
PAVEMENT AT THE DUMPSITE AREA SHALL BE A MINIMUM OF 8" CONCRETE WITH #4016"cc EACH WAY.  
SIDEWALKS AT STREET TO BE 6' WIDE WITH HANDICAP RAMPS AT DRIVEWAY INTERSECTIONS.  
PER CITY STANDARDS.  
(SEE ATTACHED PAVING DETAILS)



Copyright © 2009, BY HENNESSEY ENGINEERING, INC.  
TBPE Firm Certificate of Registration No. F-002956  
Sep 03, 2020-10:11am \\Server2000\\server2008\\DRAWINGS\\2000\\J0033\\CIVIL\\J0033 C2 SITE PLAN .dwg



LOT 2  
BEING ALL OF LOT 2, BLOCK A, OF THE SHEETS ADDITION AN ADDITION TO  
THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP  
OR PLAT THEREOF RECORDED BY INSTRUMENT No. 201300247332 IN THE  
OFFICIAL PUBLIC RECORDS, DALLAS, COUNTY, TEXAS AND CONTAINING 21,835  
SQUARE FEET OR 0.501 ACRES OF LAND.

LOT 2, BLOCK A SITE DATA SUMMARY TABLE

SCHEDULE		REQUIRED	PROVIDED
ZONING		SUP	"C" COMMERCIAL
LOT AREA (SQ. FT. & AC.)		21,835 SQ. FT., 0.501 AC.	21,835 SQ. FT., 0.501 AC.
BUILDING AREA (gross sq. ft.)		2,580 SQ. FT.	2,580 SQ. FT.
BUILDING HEIGHT (No. of stories & FT)		1 STORY, 24'	1 STORY, 24'
LOT COVERAGE			70%
FLOOR AREA RATIO			
PARKING SPACES		9	25
TOTAL HANDICAP		2 PER 25 SPACES REQUIRED	2
INTERIOR LANDSCAPING PROVIDED		10%	13%
SQ. FT. IMPERVIOUS SURFACE			15,328 SQ. FT.

\* 1 SPACE PER 300 SQ. FT./BAKERY  
TYPICAL PARKING SPACE 18' X 9'

ZONED "C"  
HERMAN H. & WILLI JIMMA  
PLATTNER PARTNERS, LTD.  
VOLUME 97058, PAGE 2464  
D.R.D.C.T.  
(CALLED 13.2 ACRES)

*Peter Hennessy*



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:  
PETER HENNESSEY, P.E. 33295 ON AUGUST 04, 2020.

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER  
NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE  
UNDER THE TEXAS ENGINEERING PRACTICE ACT.

CASE No. SU200903/S200903

09.03.20	REVISED PER CITY OF GRAND PRAIRIE COMMENTS.
08.27.20	REVISED PER CITY OF GRAND PRAIRIE COMMENTS.

## SITE PLAN

### N. BELT LINE ROAD

**H HENNESSY ENGINEERING, INC. E**

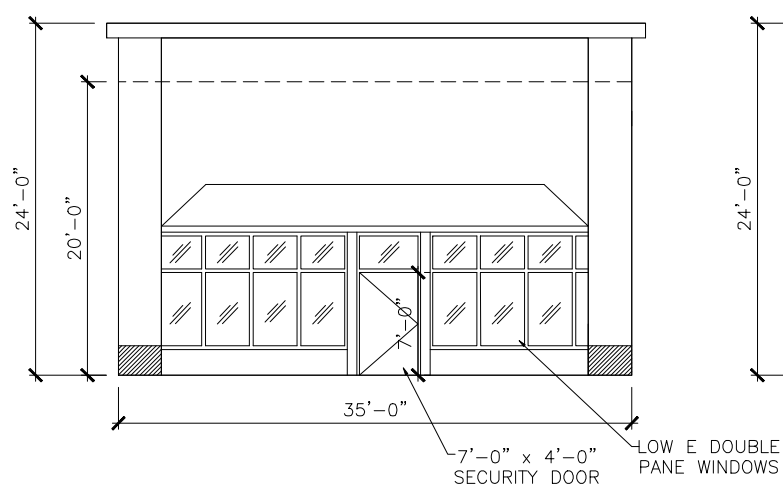
3417 W. MAIN, SUITE 100, CARROLLTON,  
TEXAS 75006 • 2825-9670 • [info@hneinc.com](mailto:info@hneinc.com)

## CITY OF GRAND PRAIRIE, TEXAS

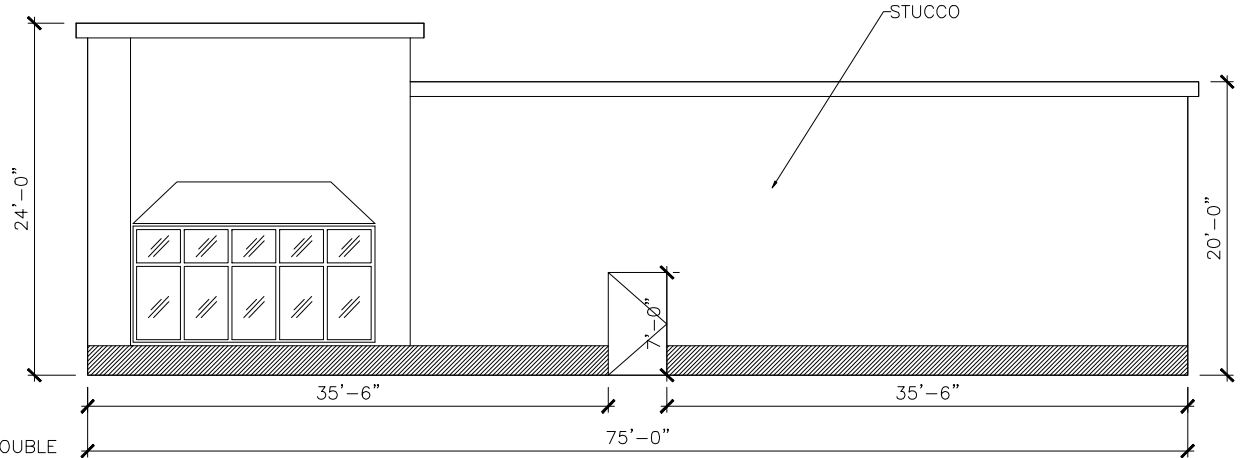
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
H-E	JH	08.04.20	1"=20'		0003	C2

CASE No. SU200903/S200903

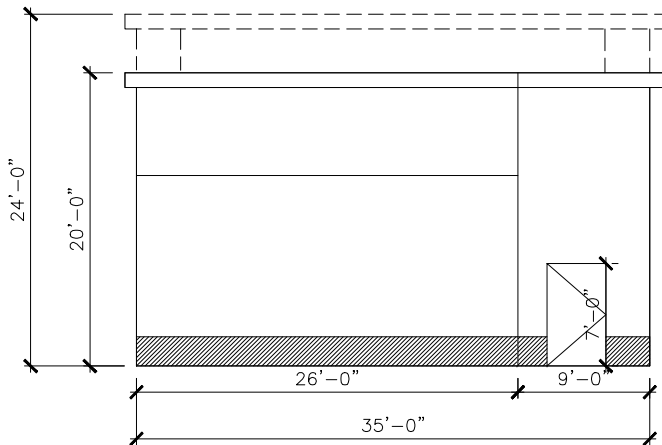
# EXHIBIT C ELEVATION



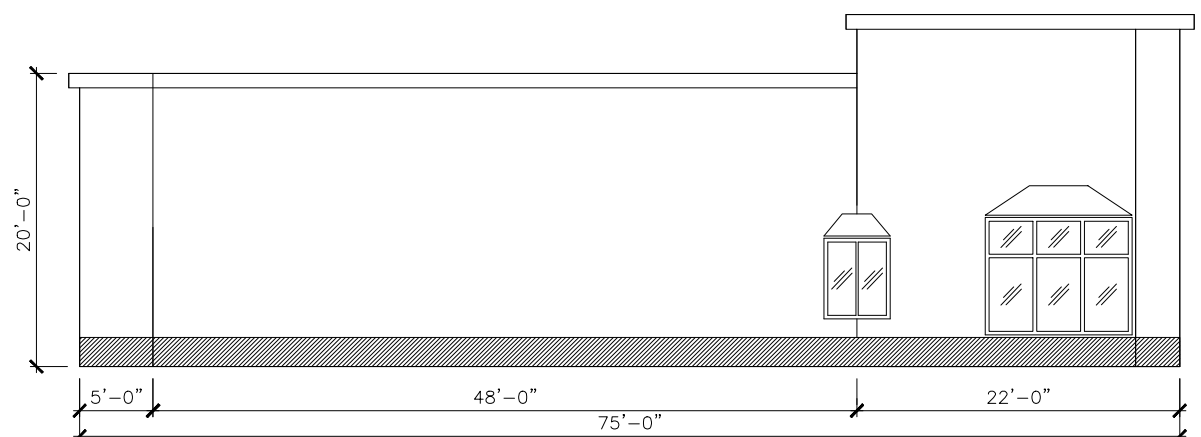
① WEST ELEVATION FRONT  
SCALE: 1/4"=1'-0"



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



③ EAST ELEVATION REAR  
SCALE: 1/4"=1'-0"



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

## BUILDING ELEVATIONS

SUMMARY	
AREA (SQ. FT.)	2580 SQ. FT.
EXTERIOR	STUCCO / BRICK
WINDOWS	LOW E, DOUBLE PANE
ROOF	ICE & WATER SHIELD
FLOORING	TILE
INTERIOR	SHEET ROCK & WOOD PANELING

OWNER/DEVELOPER:  
PTMA REAL ESTATE PARTNERSHIP, LLC  
DR. MARK SHEETS, DVM  
612 & 614 N. BELT LINE  
GRAND PRAIRIE, TEXAS  
OFFICE: 972.262.2864

CLIENT: MARK SHEETS, D.V.M.  
614 N. BELT LINE ROAD  
GRAND PRAIRIE, TEXAS  
OFFICE # 972.262.2864

CASE #: SU200903/S200903

TBPE Firm Certificate of Registration No. F-002956  
Aug 28, 2020-3:10pm F:\DRAWINGS\2000\J0033\BUILDING ELEVATIONS\J0033 BUILDING ELEVATIONS.dwg  
COPYRIGHT © 2020, BY HENNESSEY ENGINEERING, INC.



PJ'S COFFEE SHOP								
N. BELT LINE								
HENNESSEY ENGINEERING, INC.			E					
1417 N. MAIN, SUITE 100, CARROLLTON, TEXAS, 75006 (972-245-9478)								
CITY OF GRAND PRAIRIE, TEXAS								
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE			
JB	BM	08.27.20	1/4"=1'		J0033			
					NO.			
					S1			

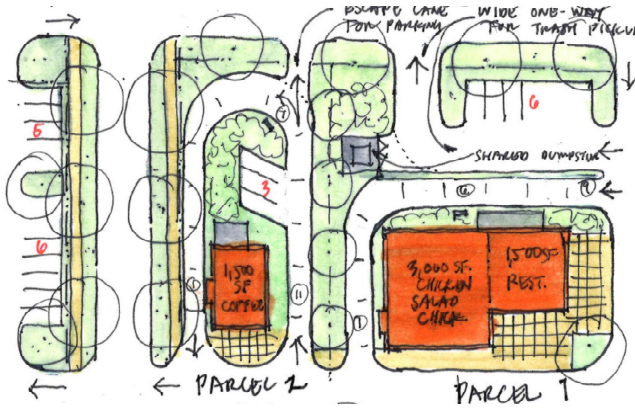
CASE #: SU200903/S200903



EXHIBIT D RENDERING



LP



25ft x 60ft = 1,500sf

PJ'S COFFEE / OLD TOWN - COLUMBUS GA

OWNER/DEVELOPER:  
PTMA REAL ESTATE PARTNERSHIP, LLC  
DR. MARK SHEETS, DVM  
612 & 614 N. BELT LINE  
GRAND PRAIRIE, TEXAS  
OFFICE: 972.262.2684

CLIENT: MARK SHEETS, DVM  
614 N. BELT LINE ROAD  
GRAND PRAIRIE, TEXAS  
OFFICE: 972.262.2684

ELEVATION EXHIBIT						
N. BELT LINE ROAD						
H	HENNESSEY ENGINEERING, INC.					E
	1417 W. MAIN, SUITE 100, CARROLLTON, TEXAS, 75006 (972-245-9478) henneg2@aol.com					
CITY OF GRAND PRAIRIE, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
H-E	JB	08.04.20	1"=20'		J003	\$1



## Legislation Details (With Text)

<b>File #:</b>	20-10364	<b>Version:</b>	1	<b>Name:</b>	SU200901 - Specific Use Permit - Beautiful Ink Tattoos (City Council District 5).
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing Consent Agenda
<b>File created:</b>	9/4/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	9/14/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	SU200901 - Specific Use Permit - Beautiful Ink Tattoos (City Council District 5). Specific Use Permit for a Tattoo and Body Piercing Studio. Lot 8, Block 1, Original Town Grand Prairie, City of Grand Prairie, Dallas County, Texas, zoned CA, within Central Business District No. 2, and addressed as 117 E Main St.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Exhibit A - Location Map.pdf</a> <a href="#">Attachment i - Floorplan.pdf</a> <a href="#">Attachment ii - Operational Plan.pdf</a>				

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza

### Title

SU200901 - Specific Use Permit - Beautiful Ink Tattoos (City Council District 5). Specific Use Permit for a Tattoo and Body Piercing Studio. Lot 8, Block 1, Original Town Grand Prairie, City of Grand Prairie, Dallas County, Texas, zoned CA, within Central Business District No. 2, and addressed as 117 E Main St.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

SU200901 - Specific Use Permit - Beautiful Ink Tattoos (City Council District 5). Specific Use Permit for a Tattoo and Body Piercing Studio. Lot 8, Block 1, Original Town Grand Prairie, City of Grand Prairie, Dallas County, Texas, zoned CA, within Central Business District No. 2, and addressed as 117 E Main St.

#### PURPOSE OF REQUEST:

The applicant intends to open a Tattoo and Body Piercing Studio at 117 E Main St. A Tattoo and Body Piercing Studio requires a Specific Use Permit. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational

nature, could have potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts.

### **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	CA	Office, Entertainment (Uptown)
East	CA	Restaurant, Retail, Services
South	CA	Railroad
West	CA	Restaurant, Retail, Services

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

The applicant intends to open a Tattoo and Body Piercing Studio in an existing building. The studio will include a front reception area, in which the applicant plans to create a small art gallery, and space for tattoo/piercing stations.

The Unified Development Code (UDC) contains operational conditions for Tattoo and Body Piercing Studios. The applicant will be required to comply with these conditions, which include the following:

- A studio shall operate with a valid license issued by the Texas Department of State Health Services and subject to inspection by the State Department or its affiliates;
- No more than two Tattoo and Body Piercing Studios can operate in the Central Area zoning district;
- The operator in charge of the studio shall complete eight hours of continuing education on the practice and safety regulations; and
- Hours of operation shall not extend beyond midnight.

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

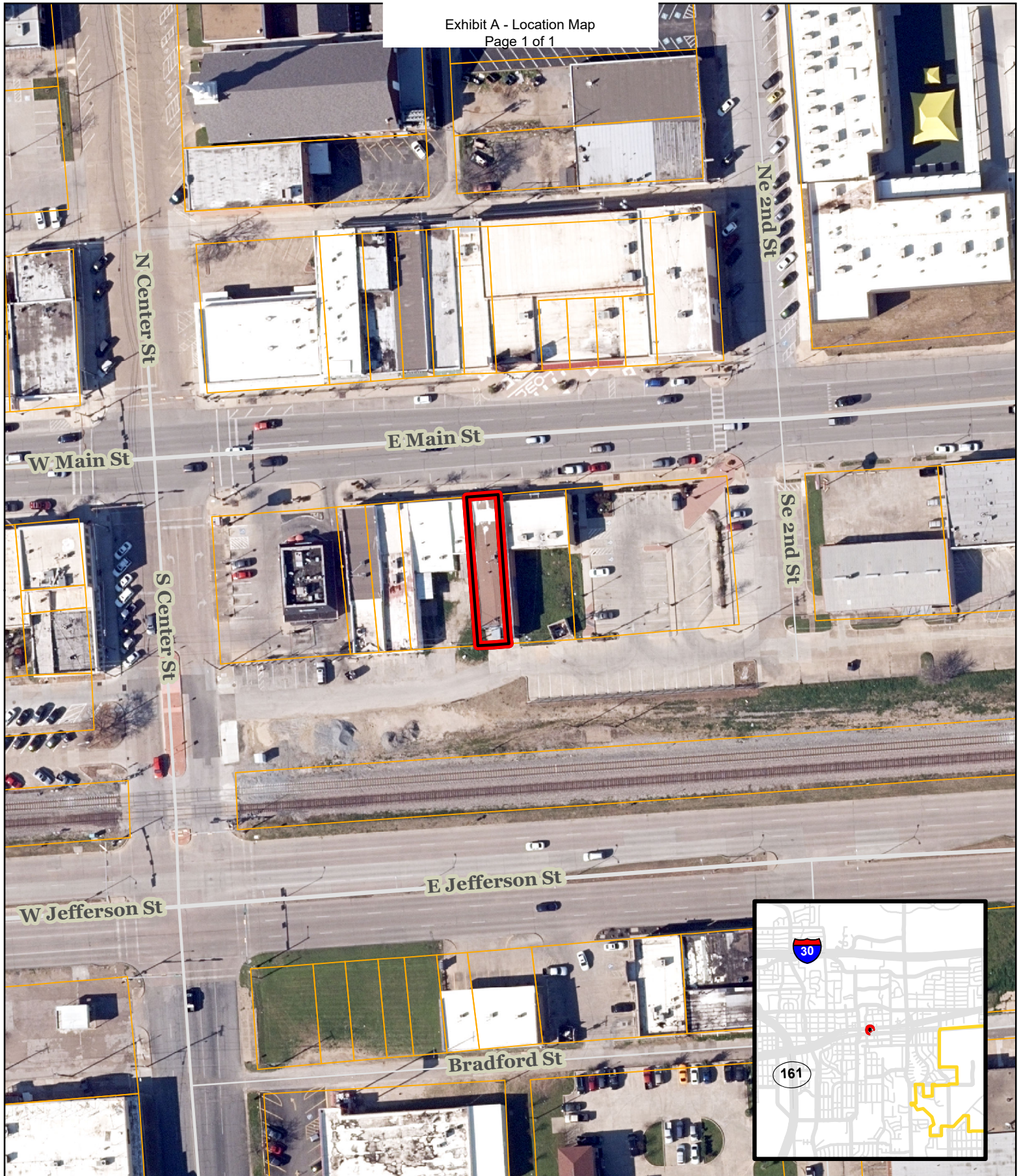
The Future Land Use Map (FLUM) in the City of Grand Prairie's 2018 Comprehensive Plan is intended as an outlook for the future use of land and the character of development in the community. The FLUM designates this area as Mixed Use. Mixed use areas are integrated developments of retail, public, office, entertainment, and residential uses. These areas are intended to provide flexibility and encourage innovative, unique, and sustainable developments. The proposed use is consistent with the FLUM.

The location is within the Downtown Plan study area. The purpose of the plan is to create a unique and identifiable downtown that serves the local residents and community, supports economic vibrancy, and offers destination-oriented uses to create greater regional gravity. The proposed use is consistent with the plan's purpose.

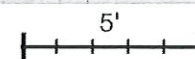
### **RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval with the condition that the applicant comply with the operation conditions in the UDC.











## Operational Plan

My name is Juno Alaskah. I am a professional tattoo and piercing artist. Originally from California, We moved to Texas, specifically Grand Prairie, Spring of 1999. Since then, I went to school here, graduated and worked. Now, as an adult, I believe it's time to make my mark here. I am inquiring to open a tattoo/body piercing studio at 117 E. Main St. Grand Prairie, TX 75050.

I started my brand or DBA as Beautiful Ink Tattoos on February of 2011. The name has followed me my entire professional career. My concept has always been different from your "traditional" tattoo shop. I want it to have a very modern feel. To start, I've never liked or used the word "shop" in my description. I want to be host to artists from around the world by offering guest spots. Guest Spots are perfect for a traveling artist who wants to experience a new city/place. If they're well known, they can attract a wide variety of clients from all over. My studio will have a mini art gallery at the front main entrance where local artists can display their art. My idea is to create beautiful body art experience to share with the world. We will provide exceptional professional customer service to ALL. LGBTQ+

The services Beautiful Ink Tattoos will provide are tattoos and body piercing. All implements used for either services are disposable, pre-sterilized and one-time use.

Tattoo pricing ultimately depends on 3 things: Size, Placement, and overall Complexity of the design. The tattoo studio minimum is \$80. For bigger/custom projects the tattoo hourly rate will be \$120/hour.

An updated price list for body piercing could be provided upon request.

My hours of operation would be as followed:

Monday - Thursday 11 AM to 10 PM.

- Last available appointment for body piercing will be accepted by 9:00 PM.
- Last available appointment for a tattoo will be accept by 8:00 PM

Friday - Sunday 12 PM to 11 PM.

- Last available appointment for body piercing will be accepted by 10:00 PM.
- Last available appointment for a tattoo will be accept by 9:00 PM

To ensure the safety of our clients and of our artists, tattoo, body piercing and consultation services will be done by appointment only. Walk-ins are welcome for consultations, following up with an appointment. Clients will be limited to be accompanied by up to 2 guests. All consent forms will be filled out digitally.

Employees: 1 - 4. Three artists and possibly one front desk reception.

All artists will be required to provide proof of BBP Training Certification and CPR training.

I've attached a few copies of a mockup storefront.

RECEIVED

JUL 31 2020



## Legislation Details (With Text)

<b>File #:</b>	20-10365	<b>Version:</b>	1	<b>Name:</b>	Z200901 - Zoning Change - AT&T Cellular Tower (City Council District 1).
<b>Type:</b>	Ordinance	<b>Status:</b>			Public Hearing Consent Agenda
<b>File created:</b>	9/4/2020	<b>In control:</b>			Planning and Zoning Commission
<b>On agenda:</b>	9/14/2020	<b>Final action:</b>			
<b>Title:</b>	Z200901 - Zoning Change - AT&T Cellular Tower (City Council District 1). Planned Development (zoning) and Site Plan request for (130' height monopole) cellular tower location. 0.057 acre tract (approximately 2,500 SF) situated in the James W. Harris Survey, Abstract No. 1072, zoned Single Family-1 (SF-1) District and located in State Hwy 161 (SH-161) Overlay Corridor District. The property is generally located southeast of Lower Tarrant Road and approximately 1,530 feet east of State Hwy 161 Service Road.				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A Locator Map Z200901 SU200902](#)  
[Exhibit B Site Exhibit Z200901 SU200902](#)

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza

### Title

Z200901 - Zoning Change - AT&T Cellular Tower (City Council District 1). Planned Development (zoning) and Site Plan request for (130' height monopole) cellular tower location. 0.057 acre tract (approximately 2,500 SF) situated in the James W. Harris Survey, Abstract No. 1072, zoned Single Family-1 (SF-1) District and located in State Hwy 161 (SH-161) Overlay Corridor District. The property is generally located southeast of Lower Tarrant Road and approximately 1,530 feet east of State Hwy 161 Service Road.

### Presenter

Charles Lee, AICP, CBO, Senior Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

Consider approval of a Planned Development-Office Zoning District and Site Plan to allow for a 130' height (monopole) cellular communications tower location. The 0.057-acre property situated in the James W. Harris Survey, Abstract No. 1072, zoned Single Family-1 (SF-1) District and generally located southeast of Lower Tarrant Road and approximately 1,530 feet east of State Highway 161, specifically addressed as 1700 Lower

Tarrant Rd. The property is within the SH 161 Corridor Overlay District.

### **PURPOSE OF REQUEST:**

The purpose of the request is to create a Planned Development District with a base zoning district of Office that allows a cell tower greater than 85 ft. by right. The applicant intends to construct and operate a 130' (monopole) cellular tower. Cell towers greater than 85 ft. in height typically require approval of a Site Plan.

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

In accordance with the applicant's Operational Plan, the location, design and functions of the 130' steel monopole will serve growing wireless users within the SH 161 corridor. In addition, it will provide a critical link to Nation's FirstNet system and allow for dedicated frequencies for Grand Prairie' First Responders. The closest cellular tower is nearly two miles (7,050 ft.) to the east along Wildlife Pkwy.

The site is located just south of the City of Grand Prairie's utility facility along Lower Tarrant Road and approximately 530' north of the Trinity River. The 3,350 sq. ft. site consists of the proposed tower and a small unmanned (elevated) utility structure, housing generators and miscellaneous communication equipment. The site shall be secured with minimum six-foot chain-link fence with overhead barbed wire along the perimeter.

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

The subject property is designated as appropriate for Open Space/Drainage uses on the Future Land Use Map (FLUM). Open Space/Drainage designations are typically located in 100 yr. flood plain and floodway areas. The proposal is inconsistent with the FLUM.

Acknowledging the growing need for critical location of wireless communication facilities with the increase demand for 5G and secured public safety systems, considerations should be weighed in as to the appropriateness of the site.

### **APPLICABLE DEVELOPMENT STANDARDS:**

This site shall conform to:

- FAA standards for communication towers.
- Flood plain development requirements for structures located within the 100 yr. flood plain as determined by the Engineering Department.

### **REQUESTED APPEALS BY APPLICANT:**

- Exception to the ratio of 3' to 1' height setback distance from residential zoned district.
- Telecommunications facilities be located on a platted lot.

### **RECOMMENDATION:**

Due to the benefits of the proposed increase in service to residents and first responders, staff is amenable to the proposed request for a Planned Development-Office District and Site Plan approval for construction and operation of a 130' Monopole Cellular Tower subject to conformance with:

- FAA standards for communication towers.
- Flood plain development requirements for structures located within the 100 yr. flood plain as determined by the Engineering Department.

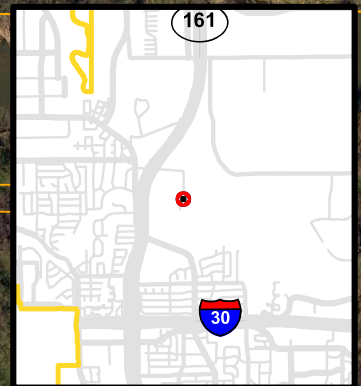
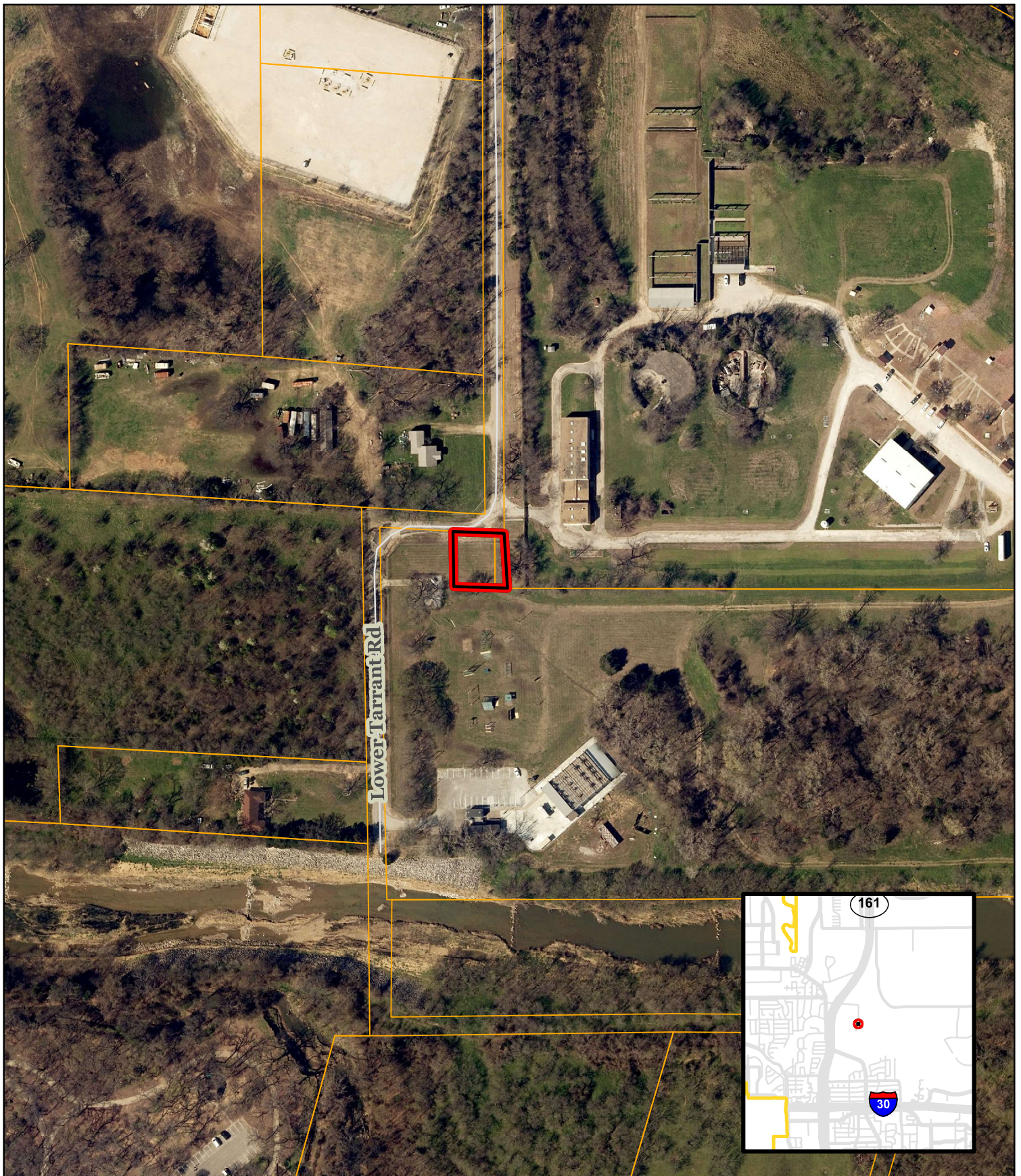
The Commission granting the following exceptions:



- Exception to the ratio of 3' to 1' height setback distance from residential zoned district.
- Telecommunications facilities be located on a platted lot.



EXHIBIT A LOCATOR MAP



CASE LOCATION MAP  
Zoning Change - Z200901  
AT&T Cellular Tower

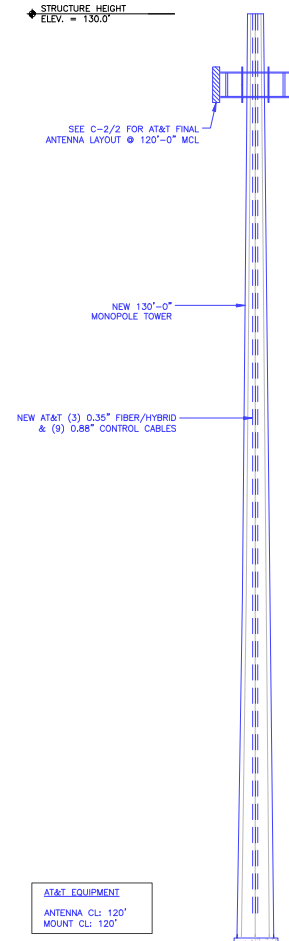
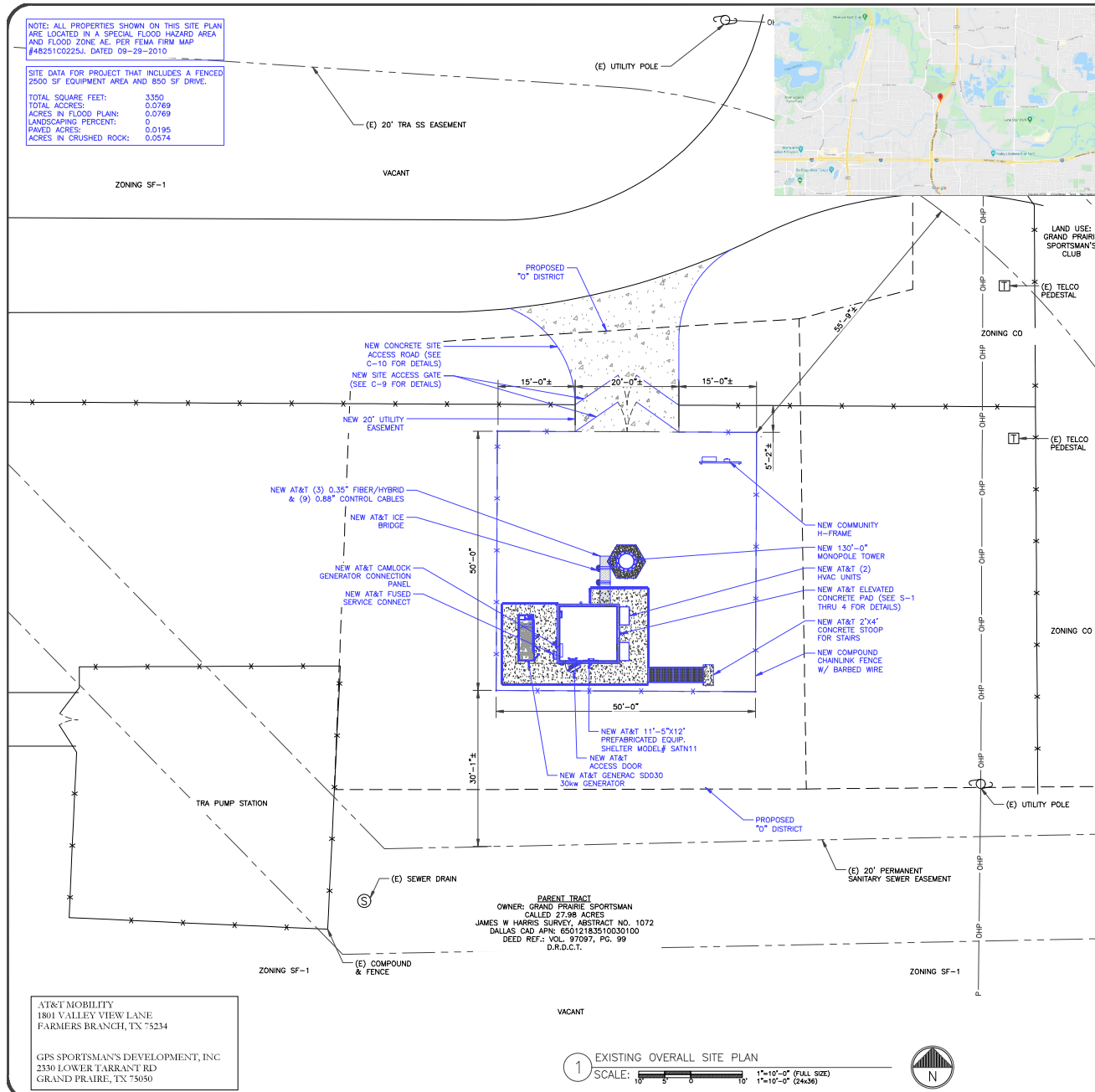


City of Grand Prairie  
Development Services

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



# EXHIBIT B SITE EXHIBIT



1801 VALLEY VIEW LANE  
FARMERS BRANCH, TX 75234

**BROADUS**  
services

4 COUNTRY PLACE CIRCLE  
DALWORTHINGTON GARDENS  
TEXAS 76016  
OFFICE: (817) 349 3449  
FAX: 800 401 4234

AT&T SITE NUMBER:  
DXL06553

HWY 161/SUNNYVALE

1700 LOWER TARRANT ROAD  
GRAND PRAIRIE, TX 75050

NEW MONOPOLE TOWER

## ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES/CHK
PCD9	01-29-2020	JAS	PRELIMINARY	ELG
PCD9	02-18-2020	JAS	FINAL	ELG
PCD1	03-30-2020	JAS	FINAL	ELG
PCD2	06-19-2020	JAS	FINAL	ELG
PCD3	07-27-2020	JAS	FINAL	ELG
PCD4	08-26-2020	MN	FINAL	ELG



EPB ASSOCIATES, INC.

ChE + Structural Engineers  
TX Registration No. F-9923  
14114 Dallas Parkway, Suite 472  
Dallas, Texas 75254  
(972) 239-5495

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Z200901

SHEET NUMBER: REVISION:

C-1.1 FCD4



## Legislation Details (With Text)

<b>File #:</b>	20-10366	<b>Version:</b>	1	<b>Name:</b>	Z200902 - Zoning Change - SF-6 at 317 NW 14th (City Council District 5).
<b>Type:</b>	Ordinance	<b>Status:</b>			Public Hearing Consent Agenda
<b>File created:</b>	9/4/2020	<b>In control:</b>			Planning and Zoning Commission
<b>On agenda:</b>	9/14/2020	<b>Final action:</b>			
<b>Title:</b>	Z200902 - Zoning Change - SF-6 at 317 NW 14th (City Council District 5). A request to change the base zoning from General Retail District (GR) to Single Family Six Residential District (SF-6) to allow for a single family residence to be built. Located at 317 NW 14th Street. Legally described as Lots 3 & 4, Block 13, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail District, generally located south of Dalworth St on the west side of NW 14th St, and addressed as 317 NW 14th St.				

### Sponsors:

### Indexes:

### Code sections:

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

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza

### Title

Z200902 - Zoning Change - SF-6 at 317 NW 14th (City Council District 5). A request to change the base zoning from General Retail District (GR) to Single Family Six Residential District (SF-6) to allow for a single family residence to be built. Located at 317 NW 14th Street. Legally described as Lots 3 & 4, Block 13, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail District, generally located south of Dalworth St on the west side of NW 14th St, and addressed as 317 NW 14th St.

### Presenter

Jonathan Tooley, Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

Z200902 - Zoning Change - SF-6 at 317 NW 14th (City Council District 5). A request to change the base zoning from General Retail District (GR) to Single Family Six Residential District (SF-6) to allow for a single family residence to be built. Located at 317 NW 14th Street. Legally described as Lots 3 & 4, Block 13, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail District, generally located south of Dalworth St on the west side of NW 14th St, and addressed as 317 NW 14th St.



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

Direction	Zoning	Existing Use
North	GR	Commercial Office
South	GR	Single-Family Residences
West	GR	Single-Family Residences
East	GR	Single-Family Residences; Storage Building

**PURPOSE OF REQUEST:**

The purpose of this request is to change the zoning on 0.15 acres from GR General Retail District to SF-6 Single-Family Six Residential District, to allow the applicant to construct a single-family dwelling on the lot. The lot reasonably accommodates the uses permitted in the SF-6 base zoning district, and staff has found no indication of adverse impacts on neighboring lands in relation to this zoning, or adverse effects on the public health, safety, or welfare. The lot is currently vacant and surrounded by similarly developed properties to the east, west, and south.

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The applicant is requesting a zoning change from General Retail (GR) District to Single Family-Six (SF-6) District to allow the construction of a single family detached home. If the property is rezoned to Single Family-Six (SF-6) District, the property and proposed single family houses shall meet the minimum density and dimensional requirements of the Unified Development Code. In order for the property to meet all the conditions of Single Family-Six District, the applicant will be required to replat the property from two lots into one lot.

The zoning of General Retail District for this location and along Dalworth Street has been in place since the 1970's. In the last four years, City Council has approved similar zoning requests along Dalworth Street.

**CONFORMANCE WITH COMPREHENSIVE PLAN:**

The Future Land Use Map (FLUM) designates the subject property as Commercial/Retail/Office (CRO). C/R/O is not consistent with the SF-6. Staff is not proposing any changes to the FLUM at this time. The FLUM designates the surrounding area as Mixed Use and CRO. This request and existing development identify the need to review the FLUM for the area.

**ZONING REQUIREMENTS**

The existing base zoning is GR General Retail District. The proposed base zoning for the 0.15 acres is SF-6. All zoning will defer to the Unified Development Code (UDC) as amended.

***Dimensional Requirements***

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

Standard	Required	Meets	If Replatted?
Min. Lot Area	5,000 s.f.	No	Yes
Min. Lot Width	50 ft.	No	Yes
Min. Lot Depth	100 ft.	Yes	Yes
Min. Front Setback	25 ft.	Yes	Yes

**VARIANCES:**

The applicant is not requesting any variances.

**RECOMMENDATION:**

The Development Review Committee recommends approval of the requested zoning change from General Retail (GR) District to Single Family-Six (SF-6) District subject to the following condition:

- The property will need to be replatted from two lots into one to meet all the conditions of SF-6 zoning district.



