



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, September 9, 2019

5:30 PM

City Hall, Briefing Room

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.

- * Election of Officers
- * Proposed Site Plan and Plat Schedule for 2019
- * Planning & Zoning Bylaws
- * Agenda Review

Public Hearing
6:30 p.m. Council Chambers

Chairperson Joshua Spare Presiding

Invocation

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

Consent Agenda - Disapproval of Plats without Prejudice

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

- 1 [19-9305](#) P191001 - Final Plat - Forterra Addition, Lots 1, 2 & 3
- P191002 - Amending Plat - Epic East Towne Crossing, Phase 1, Lots 4, 5 & 6
- P191003 - Final Plat - Creekside at Grand Prairie Addition
- P191004 - Final Plat - Burney 360 Addition, Lot 1, Block A

Public Hearing Consent Agenda

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

- 2 [19-9306](#) Approval of Minutes of the August 5, 2019 P&Z meeting.
- Attachments:** [PZ Draft Minutes 08-05-19.pdf](#)
- 3 [19-9357](#) P190701 - Final Plat - The Lakes at Grand Prairie, Lot 1, Block A (City Council District 4). Final Plat for The Lakes at Grand Prairie, Lot 1, Block A. Tract 6D and 5C, Jerome Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255B, within SH-360 Corridor Overlay District, and generally located east of SH-360 and south of Doryn Dr. The applicant is John Bezner, Civil Point Engineers and the owner is Vino Patel, Doryn Senior Ltd.
- Attachments:** [Exhibit A - Location Map.pdf](#)
 [Exhibit B - Final Plat.pdf](#)
- 4 [19-9307](#) P190901 - Final Plat - The Harmony School Addition, Lot 1, Block 1 (City Council District 5). Final Plat to establish one non-residential lot, identify existing easement and establish boundaries to accommodate the improvements to an existing charter school on 5.305 acres, situated in the Michael Farrans Survey, Abstract No. 469, and Henry Bilsmirer Survey, Abstract No. 111, City of Grand Prairie, Dallas County, Texas, zoned Multifamily-1 (MF-1). The property is generally located at the southeast corner of NW 7th Street and W. Tarrant Road. Addressed at 1102 NW 7th Street. The property lies within the Interstate Highway 30 (IH-30) Overlay Corridor District. The agent is Chris Rogers, Pape-Dawson Engineers, Inc. and the owner is Erol Kose, Cosmos Foundation DBA Harmony Public Schools.
- Attachments:** [Exhibit A P190901 - Location Map](#)
 [Exhibit B P190901 9-9-19 Final Plat The Harmony School Addition, Lot 1, Block](#)

- 5 [19-9308](#) SU180702A/S180702A - Specific Use Permit Renewal - Premier Adjusters, 1501 W. Shady Grove, Renewal (City Council District 1). A request to approve a Specific Use Permit Renewal for the short-term parking of repossessed vehicles. The 1.76 acre property is zoned LI, Light Industrial District. The property is generally located on the south side of W. Shade Grove Road, approximately 1150-feet west of Hardrock Road.

City Council Action: September 17, 2019

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

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

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

[Exhibit D - Operational Plan Grand Prairie Office.pdf](#)

- 6 [19-9311](#) SU890902A - Specific Use Permit Renewal/Site Plan Amendment - Ryder Truck Rental (City Council District 1). A request to amend an existing Specific Use Permit (SUP-516) and Site Plan for a Commercial Truck Leasing/Rental Services/Truck Maintenance use on 6.82 acres. The existing facility consisting of two lots is generally located at the northeast corner of S. Great Southwest Parkway and W.E. Roberts Street, specifically addressed at 500 S. Great Southwest Parkway. The property is zoned Commercial Office (CO) District with Specific Use Permit-516 (SUP-516). Ryder Truck Addition, Blk 1, Lot 1 (3.332 Acres) and County Line Addition, Blk 1, Lot 1 (3.49 Acres) City of Grand Prairie, Tarrant County, Texas. The agent is John Ainsworth, Kimley-Horn and the owner is Matthew Dellorusso, Ryder Systems, Inc.

City Council Action: September 17, 2019

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

[Exhibit B - Site Plan](#)

[Exhibit C - Landscape Plan](#)

[Exhibit D - Elevations](#)

- 7 [19-9309](#) Z190901 - Zoning Change - 305 NE 10th Street, Residential (City Council District 5). A request to change the zoning from GR, General Retail to SF-4 Single-Family Four Residential District for a single-family dwelling Lot 7, Block A, Mikeska Addition, Dallas County, City of Grand Prairie, Texas. The applicant is Margarito Reyes and the owner is Mreyes Properties.

City Council Action: September 17, 2019

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

Public Hearing Postponement, Recess, and Continuations

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

None

Items for Individual Consideration

None

Public Hearing

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

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

City Council Action: September 17, 2019

Attachments: [Exhibit A - Location Map](#)
[Exhibit B1 - Bldg 12](#)
[Exhibit B2 - Bldg 13](#)
[Exhibit B3 - Bldg 14](#)
[Exhibit B4 - Bldg 12 Alt.](#)
[Exhibit C - Landscape Plan](#)

- 9 [19-9212](#) CPA190801 - Comprehensive Plan Amendment to change the Future Land Use Map from Open Space/Drainage and Mixed Use to Mixed Use on 14.27 acres. 14.27 acres out of the Hein Bilsmirer Tract 3 & 11 Abstract No. 111, and Pablo Mansola Tract 1 Abstract No. 993, Dallas County, City of Grand Prairie, Texas, zoned "SF-4" Single-Family Four Residential District and "CO" Commercial Office District within the Highway 161 Corridor, generally located northeast of the intersection of Highway 161 and Hill Street addressed as 1614 Hill Street, 1610 Hill Street, and 906 Hwy 161.

City Council Action: September 17, 2019

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

- 10** [19-9202](#) Z190801/CP190801 - Zoning Change/Concept Plan - Presidium Hill Street (City Council District 5). Planned Development request and Concept Plan for Multi-Family and Retail/Restaurant uses on 14.27 acres. The Concept Plan depicts four multi-family buildings east of Hill Street, and retail/restaurant uses east of the N SH-161 frontage. On 14.27 acres out of the Hein Bilsmirer Survey, Tract 3 & 11, Abstract No. 111 and the Pablo Mansola Survey, Tract 1, Abstract No. 933, Dallas County, City of Grand Prairie, Texas, Zoned CO, Commercial Office District and SF-4, Single-Family Four Residential District. Located at 1610 Hill Street, 1614 Hill St, and 906 North Hwy 161. (On August 5, 2019, the Planning and Zoning Commission tabled this case by a vote of 7-0).

City Council Action: September 17, 2019

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Concept Plan.pdf](#)
[Exhibit C - Renderings.pdf](#)
[Exhibit D - Field Notes.pdf](#)
[Exhibit E - PD Requirements.pdf](#)
[Presidium Petition Map](#)
[Presidium Petition Opposition Percentage](#)
[Z190801- Petition Letter](#)
[Z190801- Signed Petition](#)
[Z190801- Signed Petition](#)
[Z190801- Signed Petition](#)
[Z190801- Signed Petition](#)
[Z190801- Signed Petition](#)

- 11** [19-9313](#) Z190902 - Zoning Change - 201 NW 16th St, Planned Development (City Council District 5). A request to change the zoning from C, Commercial District to a Planned Development for C, Commercial District to allow for metal parts manufacturing and assembly in an existing steel building. The property is located at the northwest corner of NW 16th Street and NW Dallas Street on Lots 10, 11 & 12, Block 52, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas. The applicant is Raul Rendon.

City Council Action: September 17, 2019

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

- 12** [19-9310](#) SU180504A - Specific Use Permit Renewal or Revocation - 3025 Hardrock Rd. (City Council District 1). A request for a renewal for existing Specific Use Permit -1044 (SUP-1044) allowing for Trucking and Storage Terminal Facility on 2.94 acres. The subject property is zoned Planned Development -39 (PD-39 District and is located in the State Highway 161 (SH-161) Overlay Corridor District; located at the northeast corner of Hardrock Rd and Oakdale Rd.
City Council Action: September 17, 2019
Attachments: [Exhibit A - Location Map](#)
 [Exhibit B - Site Plan](#)
 [Exhibit C - Operational Plan](#)
 [Exhibit D - Photos Taken 08-14-19](#)
- 13** [19-9312](#) SU190902 - Specific Use Permit - Rocha Trucking (City Council District 5). A request for a Specific Use Permit for Major Auto Repair and Inoperable Vehicle Storage on 1.1 acres at the address 308 Bill Irwin Street. The subject property is zoned LI-LS, Light Industrial Limited Standards District. The property is located within Lots 13, 14 & 15, the south 80 feet of Lots 16 through 20, 21, 22, 23 & 24, Block L, Twin Airports Industrial Addition, and Lot 25R, Block L, Twin Airports Addition Revision, City of Grand Prairie, Dallas County, Texas. The agent is Tony Shotwell and the owner is Patricio Rocha.
City Council Action: September 17, 2019
Attachments: [Exhibit A - Location Map.pdf](#)
 [Exhibit B - Site Plan.pdf](#)
 [Exhibit C - Floor Plan.pdf](#)
 [Exhibit D - Operational Plan.pdf](#)
- 14** [19-9196](#) RP190802 - Replat - K&S Addition, 307 Gilbert Circle, Lot 1R (City Council District 1). Consider a request to replat a 2.739 acre property into a single lot to allow for an Industrial Development. The 2.739 acre property is part of The John N. Gainer Survey and Lots 1 & 2, Block A, K&S Addition, Dallas County, Texas and is currently zoned Light Industrial District. The property is located at the address 307 Gilbert Circle and is generally located east side of Gilbert Circle. The agent is Lance Van Winkle and the owner is Nelson Braddy.
Attachments: [Exhibit A - Location Map.pdf](#)
 [Exhibit B - Plat.pdf](#)
- 15** [19-9314](#) TA180201A - Amending Appendix W, "Residential Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the regulation of building materials and construction methods.
City Council Action: September 17, 2019
Attachments: [Appendix W DRAFT](#)

- 16 [19-9315](#) TA180701C - Amendment to Appendix X, "Industrial Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the regulation of building materials and construction methods.
City Council Action: September 17, 2019
Attachments: [Appendix X DRAFT](#)
- 17 [19-9316](#) TA181002A - Amendment to Appendix F, "Corridor Overlay Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the regulation of building materials and construction methods.
City Council Action: September 17, 2019
Attachments: [Exhibit A - Appendix F Draft.pdf](#)
- 18 [19-9317](#) TA190901 - Amending Article 1, "General Provisions", Article 6, "Density and Dimensional Requirements", Article 12, "Platting", and Article 16, "Site Plan Approval" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the processing of subdivision plats and site plans related to subdivisions.
City Council Action: September 17, 2019
Attachments: [Article 01 DRAFT](#)
[Article 06 DRAFT](#)
[Article 12 DRAFT](#)
[Article 16 DRAFT](#)
- 19 [19-8807](#) Z190302/CP190302 - Zoning Change/Concept Plan - Kalterra Mixed Use Development, Highway 161 & Forum Drive (City Council District 2). Zoning Change and Concept Plan for a horizontal mixed use development on 55.5 acres, including Commercial, Retail, Multi-Family, and Single Family Townhouse uses, and allowing for two restaurants with drive-through, two hotels, and a bank with a drive-through by right. Tract 7, William Reed Survey, Abstract No. 1193, and Tract 1.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-331, within the SH-161 Overlay District, and generally located on the northwest corner of S Forum Dr. and SH-161. The applicant is Clint Nolen and the owner is Sunny Sheu.
City Council Action: September 17, 2019
Attachments: [Exhibit A - Boundary Description](#)
[Exhibit B - Use Zones](#)
[Exhibit C - Concept Plan](#)
[Exhibit D - Proposed PD Standards](#)
[Exhibit i - Appeal Request](#)
[PZ Draft Minutes 05-06-19](#)

Citizen Comments

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 September 6, 2019.

**Chris Hartmann
Planning Secretary**

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



Legislation Details (With Text)

File #:	19-9305	Version:	1	Name:	Disapproval of plats without prejudice 9-9-19
Type:	Agenda Item	Status:		Status:	Disapproval of Plats without Prejudice
File created:	8/29/2019	In control:		In control:	Planning and Zoning Commission
On agenda:	9/9/2019	Final action:			
Title:	P191001 - Final Plat - Forterra Addition, Lots 1, 2 & 3				
	P191002 - Amending Plat - Epic East Towne Crossing, Phase 1, Lots 4, 5 & 6				
	P191003 - Final Plat - Creekside at Grand Prairie Addition				
	P191004 - Final Plat - Burney 360 Addition, Lot 1, Block A				

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

P191001 - Final Plat - Forterra Addition, Lots 1, 2 & 3

P191002 - Amending Plat - Epic East Towne Crossing, Phase 1, Lots 4, 5 & 6

P191003 - Final Plat - Creekside at Grand Prairie Addition

P191004 - Final Plat - Burney 360 Addition, Lot 1, Block A

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis

The following plats have been filed with the City of Grand Prairie for consideration by the Planning and Zoning Commission and are under review by staff and pending submittal of corrections by the applicants. Local Government Code Section 212.009 requires that the body with approval authority over plats take action within 30 days of the plats being filed with the City, otherwise the plats are deemed approved.

Staff recommends that the following listed plats be disapproved without prejudice pending completion of the

City's review process and submittal of corrections by the applicants. This is necessary in order to avoid having the following plats considered approved even though they are not in compliance with all City requirements. Upon completion of the City's review process, the plats will be returned to the Commission for further consideration.



Legislation Details (With Text)

File #: 19-9306 **Version:** 1 **Name:** Approval of Minutes of the August 5, 2019 P&Z meeting
Type: Agenda Item **Status:** Consent Agenda
File created: 8/29/2019 **In control:** Planning and Zoning Commission
On agenda: 9/9/2019 **Final action:**
Title: Approval of Minutes of the August 5, 2019 P&Z meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [PZ Draft Minutes 08-05-19.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

Approval of Minutes of the August 5, 2019 P&Z meeting.

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 5, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Commissioners Bill Moser, Shawn Connor, Eduardo Carranza, Clayton Fisher, Warren Landrum, Eric Hedin.

COMMISSIONERS ABSENT: Cheryl Smith, Max Coleman

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

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

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P180401A - Final Plat - Brighton Estates Phase 1A Extension, P190901 - Final Plat - The Harmony School Addition, Lot 1, Block 1, P190902 - Final Plat - Silver Addition, Lots 1, 2 & 3, Block A, RP190901 - Replat - Lake Ridge, Section 11, Lot 759R, Block 1, RP190902 - Replat - Grand Central Crossing, Lots 1R & 2R, Block A.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of July 1, 2019.

PUBLIC HEARING CONSENT AGENDA: Item #3- P190403 - Preliminary Plat - Grand Lakes Business Park V (City Council District 5). Preliminary Plat - Grand Lakes Business Park V, Block A, Lots 1 & 2, for two industrial lots on 15.407 acres. 15.407 acre tract out of the James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, and generally located at the southwest corner of Interstate Hwy 30 Service Road and Grand Lakes Boulevard. Zoned Light Industrial (LI) District and lies within the Interstate 20 (I-20) Overlay Corridor District. The current address is 4000 IH 30 East. The agent is Sarah Beth White, Kimley-Horn and Associates, Inc. and the owner is Don Ostler, DMO Properties DAL, LLC.

Item #4-P190801 - Preliminary Plat - Lynn Creek Addition (City Council District 4). Preliminary Plat for Lynn Creek Addition, Lot 1, Block 1. Tract 4, 5B, and 6C of Jerome C. Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

360 Corridor Overlay District, addressed as 2500 Webb Lynn Rd, and generally located east of SH 360 and south of Lynn Creek/Mildred Walker Pkwy. The agent is Reece Flanagan, Harris Kocher Smith, the applicant is Josh Basler, AD Spands, and the owner is Robert Barham, KP Development Partners, LP.

Item #5-P190802 - Final Plat - Prairie Ridge, Phase 2C (City Council District 6). Final Plat for 88 lots and 3 non-residential lots on 27.40 acres. J. Stewart Survey, Abstract No. 961, Grand Prairie ETJ, Ellis County, Texas, located south of Prairie Ridge Blvd. (proposed) and west of Soap Creek, Midlothian, Texas. The owner is Kyle Kruppa, PRA Prairie Ridge Dev. Corp.

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

Item #7-RP190803 - Preliminary Plat - Lake Ridge, Section 20 (City Council District 6). Replat to create Lot 2474R Lots 2474 & 2475, Block N of Lake Ridge Section 20 Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-258, addressed as 3115 & 3119 Koscher Drive. The applicant is Scott Davis and the owner is Douglas Brown.

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#8 - S190802 - Site Plan - Wildlife Commerce Park, Buildings 12a, 12b, 13, & 14, Item #9-Z190604/CP190604 - Planned Development Request/Concept Plan - Grand Oaks Single Family Residences, and Item #10-Z190801/CP190801 - Zoning Change/Concept Plan - Presidium Hill Street.

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P180401A, P190901, P190902, RP190901, and RP190902, approve the minutes of July 1, 2019, and approve public hearing consent agenda items P190403, P190801, P180802, RP190801, and RP190803, and table cases S190802, Z190604/CP190604, and Z190801/CP190801.

Motion: Moser

Second: Connor

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Approved: 7-0

Motion: **carried.**

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

PUBLIC HEARING AGENDA Item #11- SU190703/S190703 - Specific Use Permit/Site Plan - Hyatt Place (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for Hyatt Place, a hotel located on 2.6 acres. Tract 2B02, Charles D Ball Survey, Abstract No. 197, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within IH-20 Corridor Overlay District, generally located north of I-20, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The agent is Dayne Ram, ADR Designs LLC, the applicant is Dilip Patel, and the owner is Arpen Patel.

Ms. Ware stated the applicant intends to construct a 100-room hotel in the IH 20 Corridor. Hotels require a Specific Use Permit when located within a Corridor Overlay District, 300 feet of residential zoning, or 900 feet of a similar use. Any development in a planned development district or corridor overlay district requires City Council approval of a Site Plan. Development at this location requires Specific Use Permit/Site Plan approval by City Council because the property is zoned PD-29, within the IH-20 Corridor Overlay District, within 300 feet of residential zoning and 900 feet of a similar use. The site is directly accessible from Sara Jane Pkwy and accessible from IH-20 via a cross-access drive. The Site Plan depicts the 4-story, 100-room hotel, outdoor pool, parking, and dumpster enclosure. The subject property is zoned PD-29 with a base zoning district of General Retail. Development is subject to the standards in Article 6 of the Unified Development Code. The following table evaluates the density and dimensional standards of the proposed development. The proposal requires two variances from the density and dimensional requirements. The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The proposed Landscape Plan exceeds the landscape and screening requirements. The exterior finish materials include two types of stone, brick, and stucco. Building Design Menu Items include materials mix, stone accent, color contrast, articulated public entrance, roof profile variation, articulation elements, and design elements. Appendix F has two windows requirements. The first is that windows account for 30% of the area of facades that face the street. The second is that windows account for 50% of the area of all facades or 50% of the length of all facades. The applicant is requesting exceptions to the window requirements. Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community.

Ms. Ware stated the proposal provides the required 12 Menu Items. The maximum allowable height in the General Retail District is 25 ft. The proposed building has a height of 67 ft. Staff does not object to this request: City Council has approved similar height exceptions in the past several years. The subject property is adjacent to an existing hotel with a height of about 54 ft. The maximum allowable FAR is .35:1. The proposal has a FAR of .52:1. Staff does not object to this request: City Council has approved similar FAR exceptions in the past several years (see Exhibit i - Hotel Height and FAR Comparison. Windows account for 14% of the north facade and 15% of the south facade. The applicant has provided additional windows on the south facade and no longer requires this exception. Appendix F requires covered walkways, awnings, or canopies along 30% of the length of all facades. Covered walkways are provided along 13% of

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

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

Ms. Ware stated the Development Review Committee recommends approval with the request exceptions.

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

Arpan Patel, 4705 E. Belknap Street, Fort Worth, TX and Dayne Ram, 2464 Silverado Trail, Grand Prairie, TX where present representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU190703/S190703 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #12- Z060902A - Planned Development - Crescent Heights Amendment (City Council District 2). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Zoning Change and PD Amendment to allow for front-entry garages on 23 of 89 lots intended for single-family detached residential development in the Crescent Heights Subdivision. Crescent Heights Addition, 13.107 acres out of the Edward B. Wooton Survey, Abstract No. 1519, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-14B) and addressed as 203 Freetown Road. The owner is Yigal Lelah, Casa Bella Homes.

Mr. Lee stated the applicant is requests an amendment removing the prohibition of front-entry garages for 12 additional lots. Only lots on corners would be required to provide non-front entry garages. DRC staff has been working with the applicant and their design team concurring to a certain extent that due to 40' width lots at certain locations within the subdivision may not be practical and will cause a reduction in a usable and/or desirable backyard. However, staff believes there are additional opportunities on some of the larger lots to provide non-front entry garages. Since the July 1st, 2019 Planning & Zoning Commission meeting; the applicant has met

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

with staff and agreed to amend the request from 16 additional front-entry lots to 12. In addition, more landscaping per lot shall be providing additional trees, including the detention lot. The applicant also agreed to provide monument-type entry screening along SW 3rd Street and Freetown Road.

Mr. Lee stated staff recommends approval of developing non-front entry lots except on the additional lots highlighted, subject to the applicant providing a diagram for each lot indicating that non-front entry will work.

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

Yigal Lelah with Casa Bella Homes, 1900 McKinney Avenue, Dallas, TX stepped forward representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Carranza moved to close the public hearing and approve case Z060902A as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Carranza

Second: Connor

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #13- S190801 - Site Plan - Lynn Creek Apartments (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Site Plan for Lynn Creek Apartments, a 270-unit multi-family development on 15.6 acres. Tract 4, 5B, and 6C of Jerome C. Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, addressed as 2500 Webb Lynn Rd, and generally located east of SH 360 and south of Lynn Creek/Mildred Walker Pkwy. The agent is Reece Flanagan, Harris Kocher Smith, the applicant is Josh Basler, AD Spands, and the owner is Robert Barham, KP Development Partners, LP.

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

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

garage parking spaces. The property is subject to landscape and screening requirements in Article 8 of the UDC. The applicant is proposing to create an artificial lot to exclude a portion of the lot from landscape calculations. The area being excluded is a strip of undevelopable land about 190 ft. wide. The UDC defines an artificial lot as a portion of a one acre or larger tract that contains the area to be developed as an individual project and that encompasses all improvements, including parking related to the project. The applicant is including this strip to calculate the density and excluding it from the landscape calculations.

Ms. Ware stated multi-family developments are required to erect a masonry wall on property lines adjacent to any property which is zoned for single family residential uses. The eastern property line of the subject property is adjacent to property which is zoned for single family residential uses. Easements run along this property line, creating a strip of undevelopable land about 190 ft. wide between the property line and proposed improvements. The applicant has proposed two options for providing the required masonry wall: 1); Provide an eight ft. masonry wall along the property line; or 2); Provide an eight ft. masonry wall on the other side of the easements adjacent to proposed improvements. The neighboring HOA has asked the developer to escrow funds for the HOA to construct the wall. This means that the developer would not be required to build it. Staff would consider this as a variance to the requirement for a wall because there is nothing the City can do to ensure the wall is constructed prior to issuing a certificate of occupancy. Ms. Ware stated the exterior building materials include fiber cement siding, fiber cement lap siding, stone veneer, stucco, and two types of brick. The applicant is requesting the following variances: 1) PD-255A limits the number of units per building to 12. The applicant is proposing a single building with 278 units; 2) PD-255A requires a minimum unit size of 690 sq. ft. for one bedroom units. The proposal includes studio units that are 540 sq. ft.; 3) PD-255A allows one-bedroom units for up to 50% of total units. The proposal includes 51.1% one-bedroom units; 4) The proposal provides a 63 ft. front setback when 100 ft. is required; 5) The proposal provides a 52 ft. side setback when 116 ft. is required; 6) The proposed building has a height of 41 ft. which exceeds what is allowed by 6 ft.; 7) Garage parking spaces account for 24.8% of the total required parking spaces when garages are required to account for 30%.

Ms. Ware stated the Development Review Committee recommends approval.

Commissioner Carranza asked what the number of parking spaces, covered parking spaces, and garage parking spaces. Ms. Ware stated the total parking spaces are 450 for 1 to 2 bedrooms, 30 garage spaces, and 20 carports, the proposal meets the parking requirements.

Commissioner Hedin asked if staff foresees any problems with the number of units. Ms. Ware stated the zoning has been in place since 2001 for multi-family uses.

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

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

Christina Adams, 5975 Waterford Drive, Grand Prairie, TX was present in opposition to this request.

Lorin Barnard, 2864 Ector Drive, Grand Prairie, TX was present in support of this request.

Deland Naylor, 3004 Fairview Drive, Grand Prairie, TX stepped forward in support of this request and representing the Lynn Creek Hills HOA. He said they have been working with Spanos for several weeks on the wall, they are in support of the variances as requested, but would like to come into an agreement that Spanos escrow funds for the wall and the HOA would be responsible for constructing the wall. They want to make sure that they are funded to construct the wall with any developer that develops this property.

Chairperson Spare stated what the Commission is doing is allowing the builder to obtain a Certificate of Occupancy before the wall is constructed, the solution would be that the builder construct the wall and be responsible for the maintenance of the wall. The Commission takes it very seriously when there is an existing residential development adjacent to multi-family.

Mr. Jones stated the reason the HOA wants Spanos to escrow funds is so the HOA can construct an 8 ft. wall so the apartments cannot look into their back yards.

Commissioner Moser said he still does not understand why the HOA wants to construct the wall and be responsible for maintaining the wall.

Commissioner Connor asked if the HOA currently maintain a wall in their neighborhood. He is the HOA president for his subdivision and they also have to maintain a wall that can be very expensive and asked why take on the extra expense. Mr. Naylor said they currently maintain a wall in their neighborhood and they make sure the wall is insured.

Commissioner Moser asked if they were to be responsible for the wall when, do they plan on constructing the wall. Mr. Naylor stated as soon as possible. Mr. Moser said if the commission agrees with Plan "B" the city cannot enforce the construction of the wall.

Bill Dahlstrom, 2323 Ross Avenue, Ste 600, Dallas, TX stepped forward representing the case and answer questions from the commission. Mr. Dahlstrom said the current zoning allows for multi-family uses, he presented the commission with a presentation noting the Line of Sight between the complex and the adjacent neighborhood. He stated they are in agreement with escrowing the funds for the wall to be constructed by the HOA. Will Duncan with WDG Architects, explained the Line of Sight triangle and the visibility from the complex to the adjacent homes.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

Commissioner Moser said he does not have a problem with the exceptions, but what is the percentage of 1 bedroom at 690 sq. ft. vs the studio apartments at 540 sq. ft. Mr. Duncan stated there would only be 6 studio apartments.

Deputy City Attorney Mark Dempsey asked if they can enter into an agreement on the wall at this time. Mr. Dahlstrom replied not at this time.

Commissioner Moser stated he does not want to approve the site plan without the wall this case should probably table until there is an agreement on the wall.

There being no further discussion on the case commissioner Connor moved to close the public hearing and approve case S190801 as presented and recommended by staff with option 1, that the developer construct the wall before the city issues the certificate of occupancy. The action and vote being recorded as follows:

Motion: Connor

Second: Moser

Ayes: Connor, Fisher, Hedin, Moser

Nays: Spare, Carranza, Landrum

Approved: 4-3

Motion: **carried.**

PUBLIC HEARING AGENDA Item #14- CPA190602 – Comprehensive Plan Amendment. Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for Comprehensive Plan Amendment to change the Future Land Use Map from Commercial to Medium-Density Residential for 14.43 acres. Lots 1 and 2, Block 1, Lake Parks Retail and Tract 1B13, James Brannon Survey, Abstract No. 156, City of Grand Prairie, Tarrant County, Texas, zoned PD-267 and PD-267A, within Lake Ridge Corridor Overlay District, and generally located south of W Camp Wisdom Rd and west of Lake Ridge Pkwy.

Ms. Ware stated while the proposed use is consistent with Goal 12 of the 2010 Comprehensive Plan to achieve a broad housing selection for a diverse population, Staff has concerns about the proposed use at this location. On May 7, 2019, City Council adopted a policy position on development stating that multi-family projects should be built on properties already zoned for multi-family development. The proposal is in conflict with the adopted policy. City Council has approved several residential projects in the area. If all of these projects are developed, this area will see an additional 6,500 residential units. This influx of households could change the amount of retail this area can support, making it more feasible for the subject property to be developed solely with general retail uses. While the proposal does retain commercial use along Lake Ridge Pkwy and Camp Wisdom Rd, the configuration of the residential tract limits the form of commercial development that can and will likely occur in the future. On March 19th, City Council unanimously approved revisions to Appendix F: Corridor Overlay District. The revised standards are intended to produce high quality places by emphasizing elements like urban form and usable open space in addition to

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

building design. The applicant submitted an illustrative Concept Plan that depicts drive-through restaurants and strip retail buildings with predominant surface parking lots. Appendix F is intended to promote alternatives to this pattern of development.

Ms. Ware stated the Development Review Committee recommends denial of the request.

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

Charlie Anderson with CWA Management, LLC, 4801 West Lovers Lane, Dallas, TX stepped forward representing the case and to answer questions from the commission. He stated they began trying to develop this area 12 years ago, this site is no longer suitable for a big retail development HEB is no longer interested on building at this location they would rather be somewhere along a major highway. They are asking to construct 166 single-story detached homes on a 14.43 acre common lot and reserve the rest for commercial uses. This is a new product known as hybrid homes they would all be one single story homes.

Chairperson Spare asked if they would be open to developing single family homes in this area. Mr. Anderson replied yes, but he was told this was not what the city wants to see at this location.

Vincent Barbato with Family Development, 73081 Fred Waring Drive, California stated the site is no longer feasible for commercial uses this site is a good location for their development. He said the new millennials do not want the responsibility of garden homes or cannot afford to live in one this is an alternative product that can give them the home feeling without all of the responsibilities of owning a home.

Rosa Orellana, 2712 Eastland Drive, Grand Prairie, TX was present in opposition to this request.

VanDella Menifee, 5431 Childress Drive, Grand Prairie, TX stepped forward in opposition to this request. She stated by changing the land use this would decrease their property values.

David Baker, 2704 Potter Court, Grand Prairie, TX stated he has seen a lot of change and progress in the city and he represents the adjacent neighborhoods HOA who are in opposition to this request. He spoke against another complex before this board and commission a few months back he does not want a zoning change at this location, and asked if a TIA had been conducted for this site. He is here tonight representing Lakes Park East and Lake Parks West approximately 791 homes.

Cheryl Baker, 2704 Potter Court, Grand Prairie, TX stepped forward in opposition to the multi-family development.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

Ken McClendon, 2836 Conrad Lane, Grand Prairie, TX stepped forward as the Vice-President of the HOA for Lakes Parks, he is in opposition to this request because of the noise and traffic he hears a lot of complaints at the HOA meetings regarding the traffic noise. They want to welcome a business that would enhance their area.

Charlie Anderson stepped forward stating HEB bought the property and were given a parking variance at that time, their project is a one story homes, not a multi-story development

Vincent Barbato stated multi-family developments increase property values and bring in the retail.

There being no further discussion on the case commissioner Moser moved to close the public hearing and deny case CPA190602. The action and vote being recorded as follows:

Motion: Moser

Second: Fisher

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Case Denied: 7-0

Motion: **carried.**

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

Chairperson Spare stated since the Comprehensive Plan Amendment needed to be approved in order for this case to be approve he moved to deny case Z190602/CP190602. The action and vote being recorded as follows:

Motion: Spare

Second: Landrum

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Case Denied: 7-0

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

Motion: **carried.**

PUBLIC HEARING AGENDA Item #16- S190104 - Site Plan - - DMO Property Holdings Dallas, LLC (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for DMO Property Holdings Dallas, LLC, an approximately 180,800 square feet Warehouse and Distribution Facility. Tract 7.12, James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, approximately 10.7 acres zoned LI, Light Industrial District within IH-30 Corridor Overlay, generally located southwest of eastbound Interstate 30 Service Road and Grand Lakes Blvd, addressed as 4000 E. IH 30, Grand Prairie, Texas. The agent is Sarah Beth White, Kimley-Horn and Associates, Inc. and the owner is Don Ostler, DMO Properties DAL, LLC.

Mr. Lee stated the original 530+ acre Grand Lakes area consisted of wetlands & mining allowing for industrial uses towards the western section bordering the 100 yr. floodplain. This particular site was approved for sand and gravel mining uses which was extended in April 2007. The applicant is seeking City Council approval for a site plan to construct and operate a 180,000 sq. ft. warehouse/office and retail component facility on 10.70-acre property. As proposed, the development meets or exceeds all minimum lot & dimensional standards. The applicant intends to develop the 10.7-acre lot located at the southwest corner of eastbound Interstate 30 Service Road and Grand Lakes Boulevard. Mr. Lee stated a single-tenant office showroom/warehouse user is an allowed by right within the Light Industrial zoning district. The single tenant intends for the facility to provide regional logistical and storage support associated with retail auto parts and auto-truck accessory business. The vacant site has been previously used for sand and gravel mining purposes. The site is part of a 15.4-acre tract and shall require platting to accommodate two independent lots. Preliminary Plat, Grand Lakes Phase V, Block A, Lots 1 & 2 on the current agenda for consideration. Access to the subject property will be from one proposed commercial driveway. Visitor and employee entrance will be served primarily via 24' drive/fire lane along the northern section of the development via IH-30 Eastbound Service Road. Truck storage and screened truck docks are orientated on the southern portions of the building with access being from the aforementioned commercial drive via Grand Lakes Blvd. Truck/tractor-trailer movement shall be restricted from traveling southbound onto Grand Lakes Blvd. and shall be required to enter and exist site from the north Eastbound Service Road. Parking requirements are based on the use of the facility. Customer and employee parking calculations are based on a retail/warehouse ratio. The ratio is 1 space per 375 sq. ft. for retail uses and 1 per 5,000 sq. ft. + 20 spaces per UDC. A total of 67 are required. The applicant provides 70 spaces including 3 accessible spaces. In addition, 48 trailer spaces are being provided.

Mr. Lee stated the Overlay Corridor Standards require the proposed building to be clad in 100% masonry materials, excluding doors, windows, and the parapet cornice features. The applicant proposes using a concrete tilt-wall panel as primary exterior materials. The Store-Front, secondary materials consist of combination brick & stone. The building will feature an approximate one-hundred-forty-six feet articulation on each northern and eighty-four feet along

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

the eastern section of the building. The western section complies with articulation standards and materials. The southern elevation will be the loading dock area, providing twenty-five feet articulation area on each end along with minimum twenty-nine feet extending wing walls. The exterior design provides alternating concrete panels that transition into a two-story clad in brick & stone for compliance with the minimum 15% articulation zone. The building's materials and articulation complies with Corridor Overlay Standards as prescribed in Appendix F of the Unified Development Code. The proposed site exceeds the minimum landscaping requirements for LI zoned property at the time this item was submitted. 30' feet landscape buffers are proposed along I-30 Service Road and Grand Lakes Blvd. A total of 113,240 sq. ft. of irrigated landscaping is being provided including 38 trees, perimeter shrubbery, and additional plantings throughout the development including 6 parking lot trees and 28 street trees along I-30 Service Road and Grand Lakes Blvd. The applicant is proposing to build a 12' X 12' masonry dumpster enclosure that will be clad in the same masonry materials as the building. The proposed location for dumpster enclosure is located at far southwestern section of the site. The enclosure shall conform to city standards.

Mr. Lee stated the Development Review Committee recommends approval of the request.

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

Donnell Ostler, 3170 S. 900 West, Salt Lake City UT, stepped forward representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Carranza moved to close the public hearing and approve case S190104 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Carranza

Second: Moser

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #17- SU120404E – Specific Use Permit Renewal or Revocation - 2502 Central Avenue (City Council District 5). Planner Ted Helm presented the case report and gave a Power Point presentation for renewal or revocation of a Specific Use Permit for an auto body shop with general auto repair on 1.026 acres. The subject property, zoned Commercial (C) District, is located at the northeast corner of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The owner is Vincente Duan.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

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

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

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

Commissioner Connor said the commission would be setting a precedence if the commission continues to allow Mr. Duan to improve the property a little at a time.

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

Vincent Duan, 2812 Montrell Court, Plano, TX stepped forward representing the case and to answer questions from the commission. Mr. Duan said he has cleaned up the property and would be hiring a property manager that would be onsite at all times.

Commissioner Carranza said the commission's position is not to allow him more time to clean up the property, but to deny the request.

Commissioner Fisher said we have seen him too many times come before this commission, and there are still continued problems.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

Commissioner Connor stated he has two properties with issues, and asked why he is setting himself up with this property both of his properties have had problems meeting the city's ordinances.

Bianca Garcia spoke on behalf of her father who occupies one of Mr. Duan's buildings she stated they were not aware there were any violations the tenants want to do what is right and are working towards a solution to abide by the city's requirements the tenants are hardworking people with families.

Commissioner Fisher stated he would love to see hard working families stay in business, but the property needs to follow the conditions set by staff.

Tim Kim, 2107 N Kirbywood, Grand Prairie, TX stated he is one of the tenants he was cleaning up his site for the Fire Marshall when the pic was taken of the gas cans. He said all his business conducted inside the building.

Bryan Sanchez stated he has been helping Mr. Duan clean up the property in the past two months moving the vehicles behind the fence.

Commissioner Hedin stated he does not have all of the history on the case, but Mr. Duan is here and he is sympathetic to Ms. Garcia he would be in favor of giving him three month renewal extension.

Commissioner Moser stated he was on the commission in 2014 and 2017 when this case initially came before them we keep giving him more time after time, the tenants cause the problems, but Mr. Duan is the owner and he does not do what he says he will do.

There being no further discussion on the case commissioner Carranza moved to close the public hearing and deny the renewal and revoke case SU120404E. The action and vote being recorded as follows:

Motion: Carranza

Second: Connor

Ayes: Carranza, Connor, Fisher, Landrum, Moser, Spare

Nays: Hedin

Approved: 6-1

Motion: **carried.**

PUBLIC HEARING AGENDA Item #18- SU980303A - Specific Use Permit Renewal or Revocation - 2302 S Carrier Parkway (City Council District 2). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for an Automotive Repair Facility being an approximately 0.516 acre tract of land, Tract 11, Charles Gibbs Survey, Abstract 534, City of Grand Prairie, Dallas County, Texas.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

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

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

Mr. Lee stated the applicant met with staff on July 11th and discussed methods to limit the length of time vehicles were stored on the property and addressed maintenance items. The applicant has since submitted permit via Building Department for on-site pavement repair, however sign repair and update remain pending. DRC recommends the Planning & Zoning Commission approve the renewal of SUP-674 subject to three month renewal extension period and subsequent evaluation for compliance with and other applicable regulations upon completion of this period. During the review period, staff recommends the applicant take the following actions:

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

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

Attorney Mike Skinner, 123 W. Main Street, Ste 300, Grand Prairie, TX stepped forward representing Mr. Urbina and to answer questions from the commission. He stated Mr. Urbina has been at this location for twenty years, he has applied for a sign permit and concrete permit to do repairs to his property they have already replaced one side of the sign and striped the parking lot. Mr. Skinner asked that the permit be renewed for one year.

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU980303A as presented and recommended by staff with a three month renewal. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #19- SU160506A – Specific Use Permit Renewal or Revocation - 2011 Airport Street (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for renewal of revocation of a Specific Use Permit for 5,755 square foot major auto repair & auto paint and body shop on one property on 0.48 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2011 Airport Street, approximately 105' west of Industrial Avenue. The owner is Bill Suggs.

Mr. Lee stated as required by Ordinance No. 10079-2016 for Specific Use Permit 993 the City Council shall conduct a public hearing one year after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. After recent site inspections, the operator of the business has corrected violations and generally conforms with the SUP & ARB regulations with some exceptions. Issues at this location to be corrected included disposing of miscellaneous rubble & salvage items and provide a readily available ledger of vehicles on-site.

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

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

Angelo Chokas, 101 NW 8th Street, Grand Prairie, TX was present representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Carranza moved to close the public hearing and approve case SU160506A as presented and recommended by staff. The action and vote being recorded as follows:

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

Motion: Carranza

Second: Moser

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #20- SU160507A – Specific Use Permit Renewal or Revocation - 2012 Young Avenue (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for renewal or revocation of a Specific Use Permit for a 4,800 square foot major auto repair facility on one property on 0.321 acre. The property is zoned Light Industrial-Limited Standards (LI-LS) zoning district and is located at 2012 Young Street, approximately 178' west of Industrial Avenue. The owner is Bill Suggs.

Mr. Lee stated as required by Ordinance No. 10080-2016 for Specific Use Permit 994 the City Council shall conduct a public hearing one year after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. After recent site inspections, the operator of the business has corrected violations and generally conforms with the SUP & ARB regulations with some exceptions. Issues at this location to be corrected included removing excessive vehicles stored on-site and provide a readily available ledger of vehicles on-site. DRC recommends Planning & Zoning Commission approve the SUP-994 renewal subject to 12-month review and subsequent evaluation/inspection of business operations for conformance

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

Angelo Chokas, 101 NW 8th Street, Grand Prairie, TX was present representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Carranza moved to close the public hearing and approve case SU160507A as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Carranza

Second: Moser

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Approved: 7-0

Motion: **carried.**

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

PUBLIC HEARING AGENDA Item #21- TA190801 – Text Amendment - Amendment to the Unified Development Code. Planner Ted Helm presented the case report and gave a Power Point presentation for an amendment to the Unified Development Code, Article 4 "Permissible Uses", modifying the permissible uses in certain zoning districts for Event Centers.

Mr. Helm stated over the past several years, Grand Prairie has seen an increase in the number of Event Center Specific Use Permit Applications. Six Specific Use Permits in the last two years have been considered in front of P&Z and City Council. Considering the number of Event Center applications, different standards have been applied to these Event Centers with little consistency. These new regulations will standardize the operation of Event Centers and make the process for approval more straightforward. The subject of Event Centers was discussed in the May 13th City Council Development Committee meeting. It was requested that a number of regulations be standardized for Event Centers after review of other Cities regulations and definitions on them.

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

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

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case TA190801 as presented by staff. The action and vote being recorded as follows:

PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 5, 2019

Motion: Moser

Second: Connor

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

Approved: 7-0

Motion: **carried.**

Commissioners Comments: None

Commission Moser moved to adjourn the meeting of August 5, 2019. The meeting adjourned at 10:15 p.m.

Joshua Spare, Chairperson

ATTEST:

Cheryl Smith, Secretary

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



Legislation Details (With Text)

File #: 19-9357 **Version:** 1 **Name:** P190701 - Final Plat - The Lakes at Grand Prairie
Type: Agenda Item **Status:** Consent Agenda
File created: 9/5/2019 **In control:** Planning and Zoning Commission
On agenda: 9/9/2019 **Final action:**

Title: P190701 - Final Plat - The Lakes at Grand Prairie, Lot 1, Block A (City Council District 4). Final Plat for The Lakes at Grand Prairie, Lot 1, Block A. Tract 6D and 5C, Jerome Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255B, within SH-360 Corridor Overlay District, and generally located east of SH-360 and south of Doryn Dr. The applicant is John Bezner, Civil Point Engineers and the owner is Vino Patel, Doryn Senior Ltd.

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

Chris Hartmann

Title

P190701 - Final Plat - The Lakes at Grand Prairie, Lot 1, Block A (City Council District 4). Final Plat for The Lakes at Grand Prairie, Lot 1, Block A. Tract 6D and 5C, Jerome Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255B, within SH-360 Corridor Overlay District, and generally located east of SH-360 and south of Doryn Dr. The applicant is John Bezner, Civil Point Engineers and the owner is Vino Patel, Doryn Senior Ltd.

Presenter

Savannah Ware, AICP, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Final Plat for The Lakes at Grand Prairie, Lot 1, Block A. Tract 6D and 5C, Jerome Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255B, within SH-360 Corridor Overlay District, and generally located east of SH-360 and south of Doryn Dr.

PURPOSE OF REQUEST:

The purpose of this Final Plat is to create a one-lot subdivision to facilitate the development of a multi-family

development on 7.15 acres.

ADJACENT LAND USES AND ACCESS:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-267	Undeveloped
South	A	Undeveloped (Floodway and Floodplai
West	A	Single Family Residential
East	PD-255A	Single Family Residential

HISTORY:

- May 1, 2001: City Council approved a Zoning Change (Case Number Z010403) creating PD-255, a planned development district for Single Family, Retail/Commercial, and Multi-Family uses.
- March 15, 2005: City Council approved a Zoning Change (Case Number Z050301) amending the acreages of Commercial and Residential uses (PD-255B).
- February 19, 2019: City Council approved a Zoning Change/Concept Plan (Case Number Z190201/CP190201) creating PD-255B, a planned development district for Multi-Family and Commercial uses.
- June 18, 2019: City Council approved a Site Plan for The Lakes at Grand Prairie, a 137-unit multi-family development (Case Number S190607).

PLAT FEATURES:

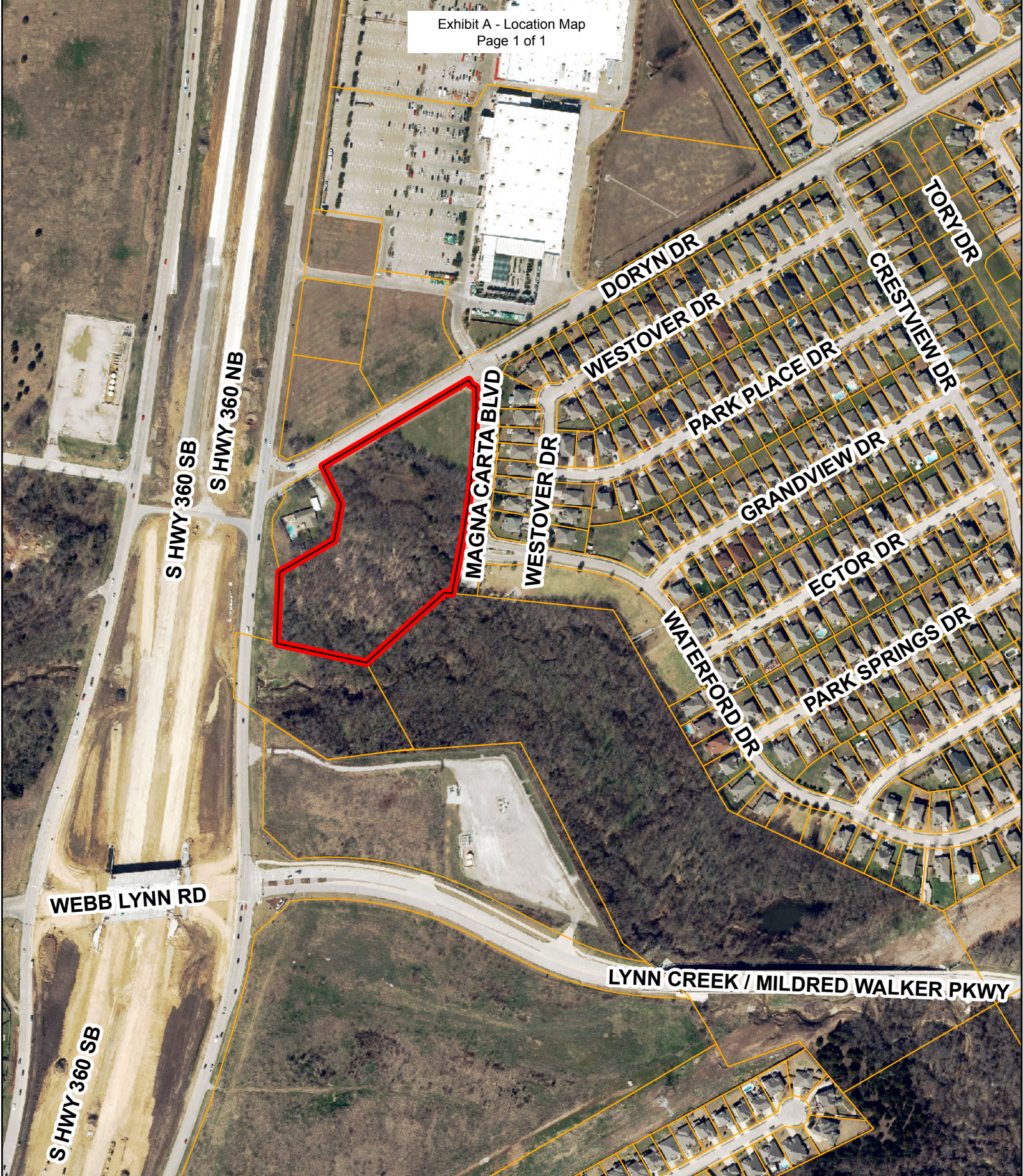
The plat depicts the necessary utility easements, access easement, floodplain management area, and erosion hazard setback. The property is subject to dimensional requirements in Article 6 of the Unified Development Code. The following table summarizes these requirements. The proposal meets the dimensional requirements.

Table 2: Dimensional Requirements

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	12,000	310,452.12	Yes
Min. Lot Width (Ft.)	100	535.25	Yes
Min. Lot Depth (Ft.)	120	524.83	Yes
Front Setback (Ft.)	30	68	Yes

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.



CASE LOCATION MAP

Case Number P190701
The Lakes at Grand Prairie, Lot 1, Block A



City of Grand Prairie
Planning and Development

(972) 237-8257

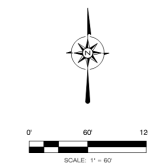
www.gptx.org

Page 1 of 1

MY COMMISSION EXPIRES:

CASE NO. P19070

111 N. DIXON ST. GAINESVILLE, TX 76240 PH. 940-665-9105 TBPLS FIRM NO. 10048000		
NO.	SCALE:	PAGE





Legislation Details (With Text)

File #:	19-9307	Version:	1	Name:	P190901 - Final Plat - The Harmony School Addition, Lot 1, Block 1
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	8/29/2019	In control:		In control:	Planning and Zoning Commission
On agenda:	9/9/2019	Final action:		Final action:	
Title:	P190901 - Final Plat - The Harmony School Addition, Lot 1, Block 1 (City Council District 5). Final Plat to establish one non-residential lot, identify existing easement and establish boundaries to accommodate the improvements to an existing charter school on 5.305 acres, situated in the Michael Farrans Survey, Abstract No. 469, and Henry Bilsmirer Survey, Abstract No. 111, City of Grand Prairie, Dallas County, Texas, zoned Multifamily-1 (MF-1). The property is generally located at the southeast corner of NW 7th Street and W. Tarrant Road. Addressed at 1102 NW 7th Street. The property lies within the Interstate Highway 30 (IH-30) Overlay Corridor District. The agent is Chris Rogers, Pape-Dawson Engineers, Inc. and the owner is Erol Kose, Cosmos Foundation DBA Harmony Public Schools.				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A P190901 - Location Map](#)
[Exhibit B P190901 9-9-19 Final Plat The Harmony School Addition, Lot 1, Block 1](#)

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

P190901 - Final Plat - The Harmony School Addition, Lot 1, Block 1 (City Council District 5). Final Plat to establish one non-residential lot, identify existing easement and establish boundaries to accommodate the improvements to an existing charter school on 5.305 acres, situated in the Michael Farrans Survey, Abstract No. 469, and Henry Bilsmirer Survey, Abstract No. 111, City of Grand Prairie, Dallas County, Texas, zoned Multifamily-1 (MF-1). The property is generally located at the southeast corner of NW 7th Street and W. Tarrant Road. Addressed at 1102 NW 7th Street. The property lies within the Interstate Highway 30 (IH-30) Overlay Corridor District. The agent is Chris Rogers, Pape-Dawson Engineers, Inc. and the owner is Erol Kose, Cosmos Foundation DBA Harmony Public Schools.

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Consider a Final Plat to establish one lot to accommodate the improvements to the existing charter school. The

5.31-acre property is zoned Multifamily-1 (MF-1) District and is generally located on the southeast corner of NW 7th Street and W. Tarrant Road; more specifically addressed at 1102 NW 7th Street. The property is situated in the Michael Farrans Survey, Abstract No. 469, Tract 1 and Henry Bilsmirer Survey, Abstract No. 111. The property lies within the Interstate Highway-30 (IH-30) Overlay Corridor District and is located in City Council District #5, represented by Councilman Cole Humphreys.

ADJACENT LAND USES AND ACCESS:

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

Direction	Zoning	Existing Use
North	General Retail (GR) District	General Office Uses (Midway Travel Agency)
South	Multifamily-1 (MF-1) District	Single family Residential (Saddle Hill Estates)
East	Multifamily-1 (MF-1) District	Multifamily Residential (Terrace View Apts.)
West	Single Family-2 (SF-2) District	Single Family Residential (Keith Heights Est)

COMMENTS:

The 5.31-acre property is generally located at the northeast corner of Saddle Hill Drive and N.W. 7th Street. The property is zoned MF-2 District and lies within the I-30 Corridor Overlay District. The property is roughly 300' in width and approximately 757' depth. The property gradually slopes in an upward fashion to the southeast. The final plat as submitted establishes property boundaries, dedicates new easements and reflects existing easements to accommodate the redevelopment of the property.

Lot & Dimensional Standards:

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

Ordinance Provision MF-1 District Standards	Proposed Standards	Meets	
Min. Lot Size	12,000 sq. ft.	5.3 Acres (231,088.ft.)	Yes
Min. Lot Width	100 ft.	Approx. 302 ft.	Yes
Min. Lot Depth	120 ft.	Approx. 757 ft.	Yes
Front Yard Setback	30 ft.	Approx. 134 ft.	Yes
Internal Side Yard	45 ft.	N/A	N/A
Rear Yard Setback	45 ft.	Approx. 200 ft.	Yes
Bldg. Separation	15	N/A	N/A
Bldg. Height	50 ft.	40 ft. to top plate	Yes
Bldg. Coverage	1:6 Floor Area Ratio	40:1 %	Yes
Paving Type	Concrete or Equivalent	Concrete	Yes

RECOMMENDATION:

The Development Review Committee recommends approval of the final plat.

EXHIBIT A



CASE LOCATION MAP
Case Number: P190901
The Harmony School Addition, Lot 1, Block 1



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



Legislation Details (With Text)

File #:	19-9308	Version:	1	Name:	SU180702A/S180702A - Premier Adjusters, 1501 W. Shady Grove, Renewal
Type:	Ordinance	Status:			Consent Agenda
File created:	8/29/2019	In control:			Planning and Zoning Commission
On agenda:	9/9/2019	Final action:			
Title:	SU180702A/S180702A - Specific Use Permit Renewal - Premier Adjusters, 1501 W. Shady Grove, Renewal (City Council District 1). A request to approve a Specific Use Permit Renewal for the short-term parking of repossessed vehicles. The 1.76 acre property is zoned LI, Light Industrial District. The property is generally located on the south side of W. Shade Grove Road, approximately 1150-feet west of Hardrock Road. City Council Action: September 17, 2019				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Operational Plan Grand Prairie Office.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

SU180702A/S180702A - Specific Use Permit Renewal - Premier Adjusters, 1501 W. Shady Grove, Renewal (City Council District 1). A request to approve a Specific Use Permit Renewal for the short-term parking of repossessed vehicles. The 1.76 acre property is zoned LI, Light Industrial District. The property is generally located on the south side of W. Shade Grove Road, approximately 1150-feet west of Hardrock Road.

City Council Action: September 17, 2019

Presenter

Ted Helm, Planner

Recommended Action

Approve

Analysis

SUMMARY:

Consider a request for a Specific Use Permit for Major Auto Repair and Inoperable Vehicle Storage on 1.1 acres at the address 308 Bill Irwin Street. The subject property, zoned LI-LS, Light Industrial Limited Standards, is located at the northwest corner of Young Street and Bill Irwin Street. The owner is Patricio Rocha.

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	LI-LS	Warehousing
East	LI-LS	Engine Brother's
South	LI-LS	Edgar's Transmissions
West	LI-LS	Frontline Automotive

HISTORY:

- The property was originally platted in 1929.
- Rocha Trucking has been in operation for over 25 years.

PURPOSE OF REQUEST:

This Specific Use Permit is being requested in order to bring the site and its various suites under compliance as well as establish a site plan. As per Exhibit D of the Operational Plan, the site is to be paved in phases. During the second year of operation, 33% of the crushed concrete is to be paved. An additional 33% of the crushed concrete is to be paved the third year. During the fourth year of operation, the rest of the crushed concrete will be paved to completion. Additionally, two suites are being added to the site plan outside of Rocha Trucking's existing operation. They are RC Auto, Suite B, and Pancho Automotive, Suite C as listed on Exhibit B and D of the Operational and Site Plans.

STATUS:

Staff inspected the property and operations on August 20th and was accompanied by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that there are several violations that will need to be addressed before a CO is issued. Inspections noted the following violations:

- Work not being done under the canopy.
- Fire lane was not clear.
- Parts stored in the back of vehicles.
- Ledger of all the existing vehicles was unavailable.
- Vehicles double stacked and parked too close.
- Vehicles stored on crushed concrete did not have spill mats under them.

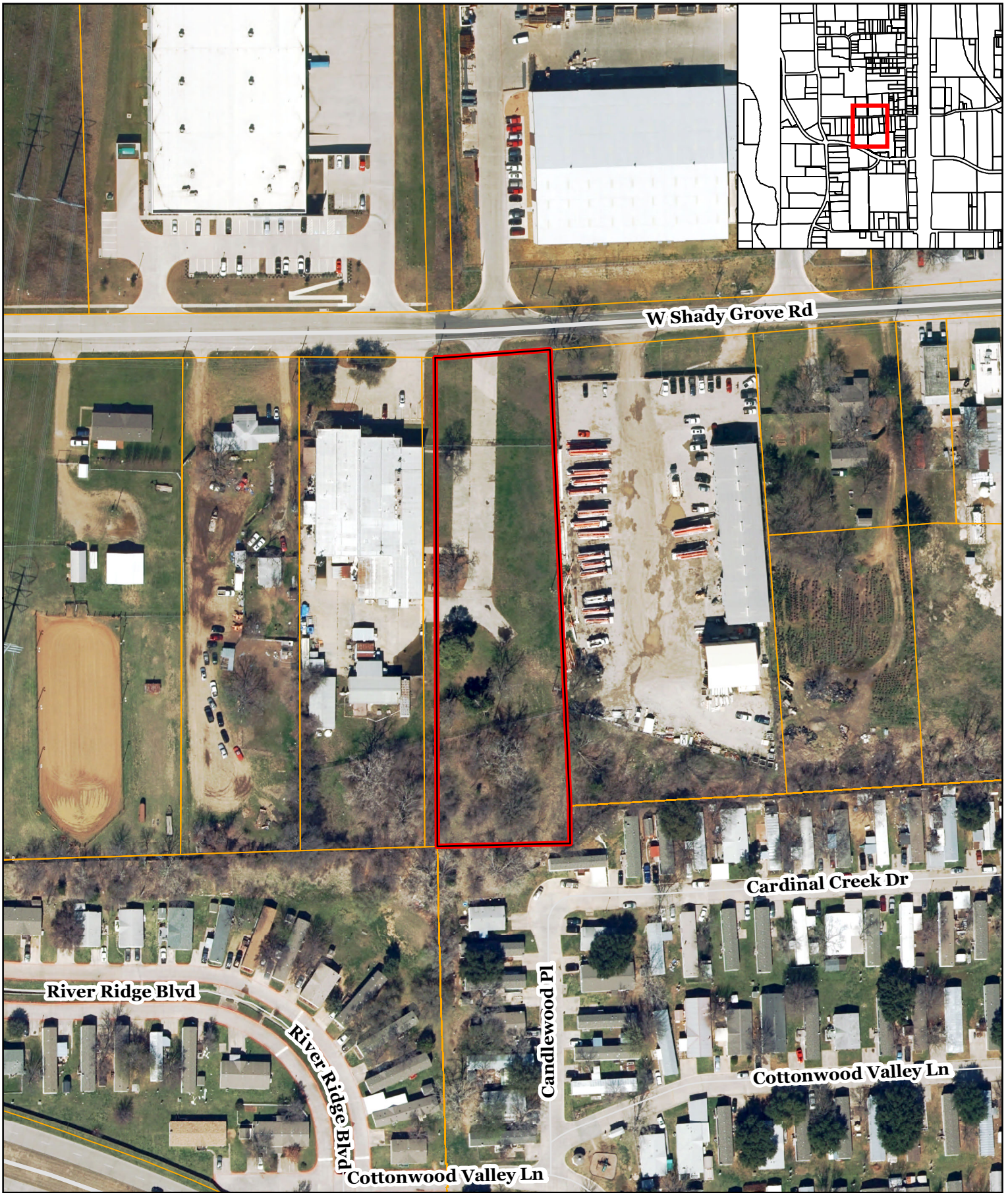
RECOMMENDATION:

DRC recommends the Planning & Zoning Commission approve this Specific Use Permit with the following conditions:

- No paint and body work on-site.
- No salvaging of vehicles on-site.
- No repair work will be permitted outside of the canopied footprint.

- Shall comply with approved Site & Operational Plan.
- That the fire lane be clear at all times.
- That the gas storage tank on the site be designated as empty.
- That the crushed concrete is maintained until paved according to Exhibit D of the Operational Plan.
- Any non-permitted uses must cease before a CO is issued.
- That a courtesy inspection be performed after 6 months to verify compliance.

Body

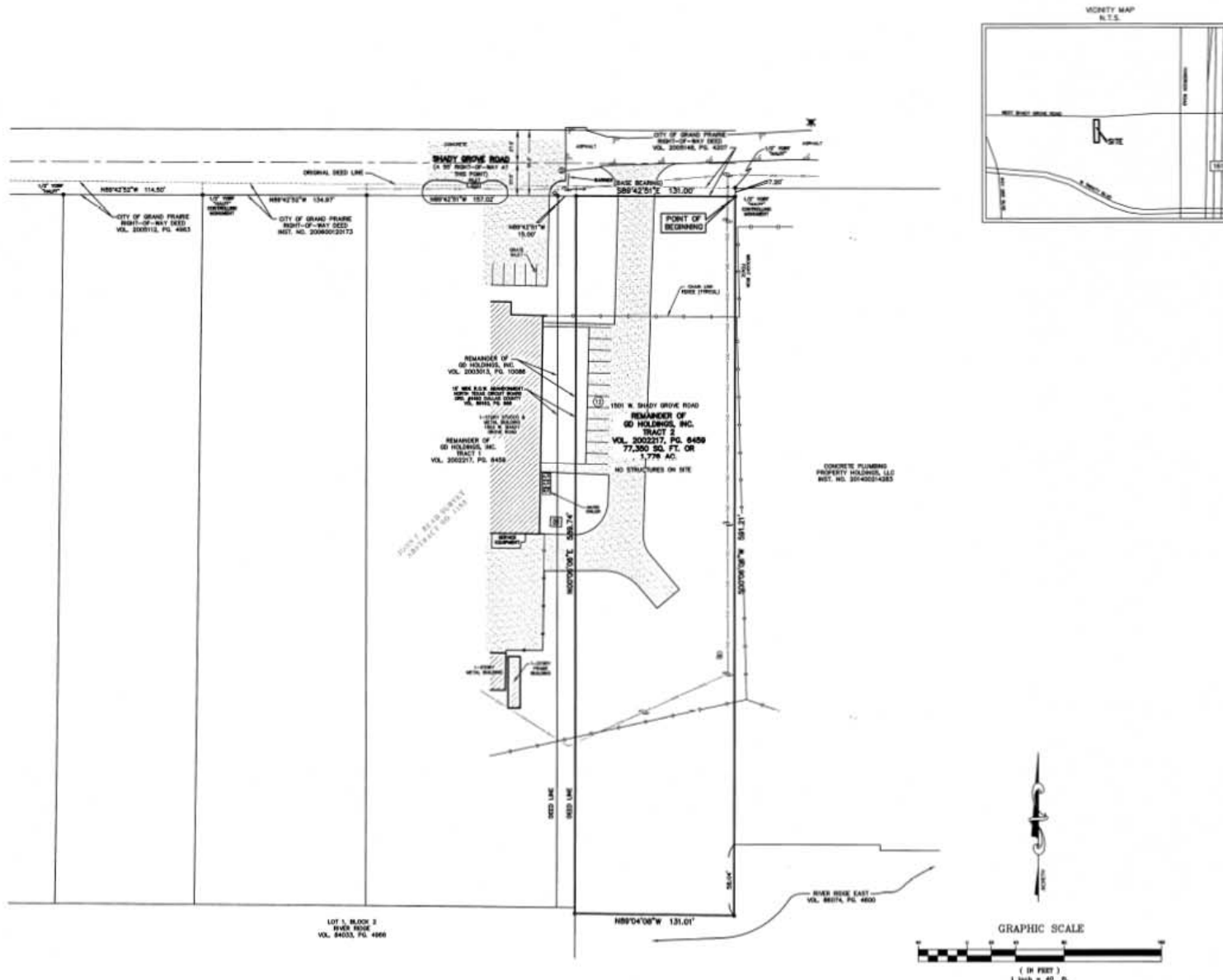


CASE LOCATION MAP
Case Number: SU180702A/S180702A
Premier Adjusters, 1501 W. Shady Grove, Renewal



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

Exhibit B



This is to certify that I have, this date, made an on the ground survey of the property located on 1501 W. Shady Grove Road in the City of Grand Prairie, Texas, described as follows:

Being that certain 77,350 square feet (1.776 acres) tract of land situated in the John C. Reed Survey, Block 1153, City of Grand Prairie, Dallas County, Texas, and being Tract 2 to CD Holdings, Inc., by deed recorded in Volume 2002217, Page 6458, Deed Records, Dallas County, Texas, and being Except that certain tract of land to the City of Grand Prairie, Right-of-Way Deed, Parcel 6, as recorded in Volume 2005048, Page 4207, and Deed Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with yellow cap stamped "HUT" for the northeast corner of the herein described tract, some being the southeast corner of said City of Grand Prairie tract, some being in the west line of that certain tract of land to Concrete Plumbing Property Holdings, LLC, by deed recorded in Instrument Number 201400214283, Official Public Records, Dallas County, Texas, some being in the south right-of-way line of Shady Grove Road (a 50' right-of-way of this point), from which a 1/2 inch iron rod found with yellow cap stamped "HUT" for the original northeast corner of said Tract 2, and the northeast corner of said City of Grand Prairie tract bears North 00 deg. 06 min. 06 sec. East, 7.20 feet;

THENCE South 00 deg. 06 min. 06 sec. West, along the common line of said Tract 2, and said Concrete Plumbing tract, passing the southwest corner of said Concrete Plumbing tract, some being an northeast corner of River Ridge East, on addition to the City of Grand Prairie, Dallas County, Texas, according to the plot thereof recorded in Volume 88574, Page 4600, Map Records, Dallas County, Texas, and continuing along the common line of said Tract 2, and said River Ridge East, a total distance of 591.21 feet to the southeast corner of said Tract 2, some being an internal corner of said River Ridge East;

THENCE North 89 deg. 04 min. 08 sec. West, continuing along the common line of said Tract 2, and said River Ridge East, a distance of 131.01 feet to the southwest corner of said Tract 2, some being a northeast corner of said River Ridge East, some being in the east line of Lot 1, Block 2, River Ridge, on addition to the City of Grand Prairie, Dallas County, Texas, according to the plot thereof recorded in Volume 84033, Page 4966, said Map Records;

THENCE North 00 deg. 06 min. 06 sec. East, along the common line of said Tract 2, and said Lot 1, passing the northeast corner of said Lot 1, some being the southeast corner of that certain tract of land to CD Holdings, Inc., by deed recorded in Volume 2003013, Page 10086, official Deed Records, some being a 15 foot wide right-of-way abutted by City of Grand Prairie Ordinance No. 4492, as recorded in Volume 88162, Page 998, said Deed Records, and continuing along the common line of said Tract 2, and said CD Holdings tract (Volume 2003013, Page 10086), a total distance of 589.74 feet to the northeast corner of the herein described tract, some being in the south line of aforesaid City of Grand Prairie Right-of-Way Deed, some being in the south right-of-way line of aforesaid Shady Grove Road;

THENCE South 89 deg. 42 min. 51 sec. East, along the north line of the herein described tract, along the south line of said City of Grand Prairie Right-of-Way Deed, and the south right-of-way line of said Shady Grove Road, a distance of 131.00 feet to the POINT OF BEGINNING and containing 77,350 square feet or 1.776 acres of computed land, more or less.

NOTES:

1. IRR - Iron Rod Found
2. Basis of Bearing - Based on the south line (South 89 deg. 42 min. 51 sec. East) of that certain tract of land to the City of Grand Prairie, Right-of-Way Deed, Parcel 6, as recorded in Volume 2005048, Page 4207, Deed Records, Dallas County, Texas.
3. This property has not been obstructed per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
4. The sole purpose of this survey is to show improvements in the area depicted on this survey. This survey is not intended for any other use by this or any other party, including for closing purposes.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, the subject property does not appear to be within a Special Flood Hazard Area (100 Year Flood). Map date 07/07/2014, Community Flood No. 4813222806, subject lot is located in Zone "X". If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

The plot of survey hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, restrictions and restrictions that may be of record, the lines and dimensions of said property being indicated by the plot.

Timothy R. Mankin
Registered Professional Land Surveyor No. 8122

06/17/2018

Timothy R. Mankin

AS-BUILT SURVEY

1501 SHADY GROVE ROAD
GRAND PRAIRIE, TEXAS 75050

REVISION

NO.	DATE	REVISION
1.	6/17/2018	DATE
2.		SCALE
3.		FILED
		DRAWN
		CHECKED

JOB NO.: 18-0004
DATE: 6/17/2018
FILED DATE: 6/17/2018
SCALE: 1" = 40'
FILED: 6/17/2018
DRAWN: T.R.M.
CHECKED: J.B.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
SUITE 100, DALLAS, TEXAS 75242
817-481-0044 (TX)
817-481-0028 (FL)
COMMERCIAL
RESIDENTIAL
BOUNDARIES
SURVEILLANCE
MORTGAGE
FIRM NO. 100889-00
Member State 2171

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to dispute any misstatements or errors on the survey report. After this time has expired all parties involved must accept the survey as issued.

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Operational Plan For 1501 Shady Grove Rd

Premier Adjusters, Inc. is a Texas corporation as of December 27th, 1984. The nature of our business is solely collateral recovery for lien holders when a customer's contract has been defaulted on. Our primary work comes from major banks, finance companies, and credit unions located all over the United States. Although none of our company offices are open to the public, our clients are regulated by the CFPB (Consumer Financial Protection Bureau) which means that we too must meet those requirements. All our offices are regularly and routinely site inspected by our clients for a clean and safe environment for all. We are licensed and insured to comply with the laws in the State of Texas, as well as to provide our clients with pertinent coverage in excess of \$1,000,000.00 commensurate with today's judicial environment. Due to increased encouragement from our client pool to open a branch in the Dallas/Ft. Worth area, and after looking for several months for that right property, we feel we have found the perfect location at 1501 W. Shady Grove Rd. We feel that this location in Grand Prairie will provide a professional work environment for all future employees we will employ from this area.

Our corporate office is in Houston, with branch offices in Austin, San Antonio, and Corpus Christi. We currently employ approximately 52 employees full time company wide, many of which have been with the company for many years. Our Grand Prairie office will have 6 office employees when fully operational. We will have 2 field agents to start with operating two trucks in our service area, with two more added when fully operational. The Grand Prairie office will have an active alarm system on the building, along with inside and outside cameras that will be monitored by ADT Alarm Systems.

Our daily operations in the office are from 8:30 am to 5:30 pm Monday thru Friday, excluding Federal holidays. Incoming repossessed vehicles come in 24 hours a day. The ones that are brought in to the office are checked in and will be dropped off in the secured fenced off section of the property that has the fence slatted to obstruct the public view and placed in assigned spaces. Vehicles that are brought in will have pictures taken and a condition report completed. Locksmith services will be done on any vehicle that comes in with out keys, and personal belongings are inventoried and removed, boxed up, labeled, and stored for the customer to pick up if they do not redeem the mortgaged vehicle. All of this is done during normal business hours. Vehicles are then stored anywhere from a few hours up to 10 days. Most are redeemed back by the customer when they satisfy the past due debt, but others are transferred to area auctions to be sold.



Our office operations are as follow:

Equipment: Telephone, Fax/Scanner, Internet, Office computers, Desks, Office supplies

Office employees will include:

- Office manager - Over sees all daily operations
- Two CSR's - Handles all incoming calls, processes incoming repossession orders, and recovered vehicle paperwork
- Transport/Release Clerk – Handles all paperwork for released property and vehicles. All transactions with customers are handled thru a release window
- Property clerk – Handles the storing and releasing of personal property to customers. All property that is not claimed after 60 days is sorted with personal identifying documents shredded, all other property is donated to a Goodwill facility, and all trash is placed in a trash receptacle.
- Lot attendant – Handles the condition reports and photos of incoming vehicles and releasing of vehicles to the customer if redeemed. Also maintains the landscape of the property.

Premier Adjusters is not in the business to sell, repair, or store vehicles for long periods of time. There are procedures set by our clients that we are not allowed to pick up any wrecked or damaged vehicle, normal procedures are to leave them where they are and provide pictures on those vehicles to the client and they arrange for their insurance department to handle them with a local salvage auction.

All company trucks are marked with visible company logos and are all late model Dodge 4500 or Ford F-450 wreckers. We will have 2 trucks to start out with, with 4 trucks when we are fully operational. All company trucks have Safety Vision DVR cameras that are recording at all times when in operation and have a "Live View" to monitor all drivers at any time. Our corporate office has night personnel that monitor all trucks company wide. Trucks are routinely issued to the employee who works in the field and are not kept at the office. All maintenance for oil changes will be done by Champion Express Lube in Grand Prairie. All major repairs are sent to the local dealerships due to the late model trucks and extended warranties we have on these trucks.

All employees are back ground checked at the pre-employment process to include drug screened on an annual basis as prescribed by our company employee manual.



Legislation Details (With Text)

File #:	19-9311	Version:	1	Name:	SU890902A - Ryder Truck Rental Renewal
Type:	Ordinance	Status:		Status:	Consent Agenda
File created:	8/29/2019	In control:		In control:	Planning and Zoning Commission
On agenda:	9/9/2019	Final action:		Final action:	
Title:	SU890902A - Specific Use Permit Renewal/Site Plan Amendment - Ryder Truck Rental (City Council District 1). A request to amend an existing Specific Use Permit (SUP-516) and Site Plan for a Commercial Truck Leasing/Rental Services/Truck Maintenance use on 6.82 acres. The existing facility consisting of two lots is generally located at the northeast corner of S. Great Southwest Parkway and W.E. Roberts Street, specifically addressed at 500 S. Great Southwest Parkway. The property is zoned Commercial Office (CO) District with Specific Use Permit-516 (SUP-516). Ryder Truck Addition, Blk 1, Lot 1 (3.332 Acres) and County Line Addition, Blk 1, Lot 1 (3.49 Acres) City of Grand Prairie, Tarrant County, Texas. The agent is John Ainsworth, Kimley-Horn and the owner is Matthew Dellorusso, Ryder Systems, Inc. City Council Action: September 17, 2019				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Landscape Plan](#)
[Exhibit D - Elevations](#)

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

SU890902A - Specific Use Permit Renewal/Site Plan Amendment - Ryder Truck Rental (City Council District 1). A request to amend an existing Specific Use Permit (SUP-516) and Site Plan for a Commercial Truck Leasing/Rental Services/Truck Maintenance use on 6.82 acres. The existing facility consisting of two lots is generally located at the northeast corner of S. Great Southwest Parkway and W.E. Roberts Street, specifically addressed at 500 S. Great Southwest Parkway. The property is zoned Commercial Office (CO) District with Specific Use Permit-516 (SUP-516). Ryder Truck Addition, Blk 1, Lot 1 (3.332 Acres) and County Line Addition, Blk 1, Lot 1 (3.49 Acres) City of Grand Prairie, Tarrant County, Texas. The agent is John Ainsworth, Kimley-Horn and the owner is Matthew Dellorusso, Ryder Systems, Inc.

City Council Action: September 17, 2019

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Consideration of a request to amend an existing Specific Use Permit and Site Plan for a Commercial Truck Leasing/Rental & Truck Maintenance Services. The 6.82-acre existing facility consisting of two lots is generally located at the northeast corner of S. Great Southwest Parkway and W.E. Roberts Street, specifically addressed at 500 S. Great Southwest Parkway. The property is zoned Commercial Office (CO) District with Specific Use Permit -516 (SUP-516). Ryder Truck Addn, Blk 1, Lot 1 (3.332 Acres) and County Line Addition, Blk 1, Lot1 (3.49 Acres) City of Grand Prairie, Tarrant County, Texas.

ADJACENT LAND USES AND ACCESS:

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

Direction	Zoning	Existing Land Use
North	Planned Development-371 (PD-371) District	Partially Developed for LI Uses
East	Light Industrial (LI) District	Truck Parking
West	Commercial Office (CO) District	Undeveloped
South	Hospital District (HD) District	Commercial Uses

HISTORY:

Ordinance 4600, City Council approved SUP-516 in October 1989 which granted Ryder Truck Leasing & Rental Company the use of the property for a **Wash Bay, Truck Maintenance, and Fuel Storage and Dispensing** in the Commercial Office (CO) District.

The original repair shop and maintenance facility was constructed in 1989, shortly thereafter expanded to 8,200 square foot facility. Associated components to the business were added (fueling dispensing (4,000 square foot) and wash-bay facilities (2,700 square foot) and extension of truck/trailer storage area on 6.87 acres on two lots. (Ryder Truck Rental Addition, Block 1, Lot 1 & County Line Addition, Lot 2).

Over the past 30 years the owner has made miscellaneous site and facility improvements related to businesses' fleet operation. The owner/operator have updated the wash bay and fueling components of the facility, additional office/repair space, and expanded the trucking storage areas.

PURPOSE OF REQUEST:

Since the original site plan (Exhibit A) was adopted along with SUP-516 a revision requires an amendment to the original SUP. The purpose of the request is to amend SUP-516 to accommodate the following:

- Provide a 6,000 sq. ft. Building Expansion/Addition and Remodel
- Provide surface concrete pavement throughout the site, replacing aged asphalt storage areas.
- Improve driveways and extend sidewalks adjacent to city rights-of-way.
- Provide updated gates and striping areas and other safety features to improve on-site maneuverability of vehicles being services and stored.

Lot & Dimensional Standards:

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

Ordinance Provision	LI Zone District Stds	Ryder Trk Addn Bk 1,	County Line Addn 2	Meets
Min. Lot Size	15,000 sq. ft.	3.33 Acres (145,149 sf.)	3.49 acres (152,025sf.)	Yes
Min. Lot Width	100 ft.	Approx. 335 ft.	Approx. 413 ft.	Yes
Min. Lot Depth	150 ft.	Approx. 412 ft.	Approx. 370 ft.	Yes
Front Yard Setback	25 ft.	25 ft. @ GSW 40' @ Sherman	25 ft.	Yes
Internal Side Yard	35 ft.	N/A	N/A	Yes
Rear Yard Setback	0 ft.	N/A	0 ft.	Yes
Bldg. Separation	25	N/A	N/A	N/A
Bldg. Height	50 ft.	23 ft. to top plate	N/A	Yes
Bldg. Coverage	1:1 Floor Area Ratio	38:1 %	N/A	Yes
Paving Type	Concrete or Equivalent	Concrete	Concrete	Yes

CHARACTERISTICS AND FUNCTION:**Use:**

Currently, the facility is being used for truck fleet maintenance operations and repair. Axulillary uses and operations include major truck componant replacments and repair, washing and fuleing of trucks. The site alos provides an singificant storage area for trucks and trailers.

The proposed 6,000 square foot addition will provide additional truck repair space, three additional overhead doors, administrative office spaces with updated facilities for meeting room/break room spaces for employees. The orientation of the new addition (fronting Sherman Street) in conjunction with planned remodeling/integration with the existing building provides for an updated more attractive and inviting industrial campus. In addition to repaving the entire surface with concrete paving, new striping, lighting and other on-site features shall provide for an updated look, feel and more safe environment for intended uses. The improvements shall provide for more efficient and safe drainage from the site. The location of the existing wash bay and fueling station shall remain as-is, located on the north-central section of the site.

Traffic Study, Access and Parking:

A traffic study was commissioned by the applicant at the request of staff to determine the overall impact of truck traffic at this location and evaluate the future impact as a result of proposed improvements to the site. The study concluded that based on the proposed driveway improvements and interior improvements to pavement surface, striping, location of gates and other safety features will generally allow for a safer maneuverability of truck movements to and from the site.

Three existing commercial driveways serve the site, one along northbound S. Great Southwest Parkway and two on W.E. Roberts Street. All three drive can accommodate truck and trailer ingress/egress, but require improvements. The applicant proposes to improve the two smaller commercial driveway approaches to current standards. In addition, the applicant will construct a four-foot (4') sidewalk section along Sherman Street. The

site provides for sixty (60) employee and visitor parking three (3) accessible spaces and one-hundred-thirty-five (135) truck and trailer spaces.

The maneuverability width between parking rows ranges between 44' and 80' feet which allows for more efficient and safer operation as well as emergency service access when needed.

Landscaping and Screening:

The existing landscaping for the 6.8-acre site is less than 4%, consisting of a vegetated corner buffer at the intersection GSW @ W.E. Roberts Street with a landscape edge along the two street frontages ranging from 30' to 15' with minimum plantings. The existing sod width along S. Great Southwest Parkway is twenty-feet (20') width. An existing fifteen to twenty-foot landscape edge consisting of sod is along Sherman Street extending to the eastern property line.

The proposed landscape plan provides for landscape buffers along the street frontages ranging for 15' to 35' in width with street trees and plantings. The new drive approach improvements offer enhanced landscaped entry features including red oak trees and shrubbery. Overall, the site provides over 22,500 sq. ft. of irrigated landscaping.

- 8% of site landscaped
- 24 Street Trees
- 242 shrubs
- 13,200 front yard buffer/edge

Dumpster Enclosure:

The applicant is proposing to build a 12' X 12' (inside dimension) masonry dumpster enclosure that will be clad in the same masonry materials as the building. The dumpster enclosure is being constructed at the northwest portion of the property. The enclosure conforms to city standards.

Building Elevations - Articulation and Masonry Standards:

The proposed building expansion is more than 50% of the existing facility, therefore the new addition has to comply with current requirements. The existing structures on-site are considered legally non-conforming because of their existing metal exterior construction. The existing shop and office was constructed of a combination of stucco/metal exterior construction. The applicant proposes using similar type construction on the addition to match the existing materials. The new 6,000 sq.ft. shop and office provides a (4') four-foot masonry wainscot where the three new overhead doors fronting W.E. Roberts Street. The new addition's elevation fronting S. Great Southwest will provide an CMU veneer storefront providing for a new aluminum door/window system. The remaining recessed shop portion of the addition constructed of insulated metal wall panels matching the existing building. The elevation fronting S. Great Southwest will provide a new aluminum canopy and storefront window systems on both upper and lower levels of the facility.

The Unified Development Code (UDC) Article 6; Section 19, provides for exceptions to the materials and minimum masonry requirements for non-residential zoning districts. The proposed architectural style and building materials are compatible with development on adjacent and nearby developments.

Therefore, the applicant is requesting a variance to UDC Article 6, Section 16 Minimum masonry requirement for non-residential zoning districts, based on condition mentioned above the applicant's intention to match the existing building in design and materials with the proposed addition being less than 50% of the original building. (Section 16.16.2)

EXCEPTIONS REQUESTED:

The applicant is requesting a variance to UDC Article 6, Section 16, minimum masonry requirement for non-residential zoning districts. The applicant intends to match the existing building in design and materials with the proposed addition.

Staff does not object to the applicant's request to the above mentioned exception.

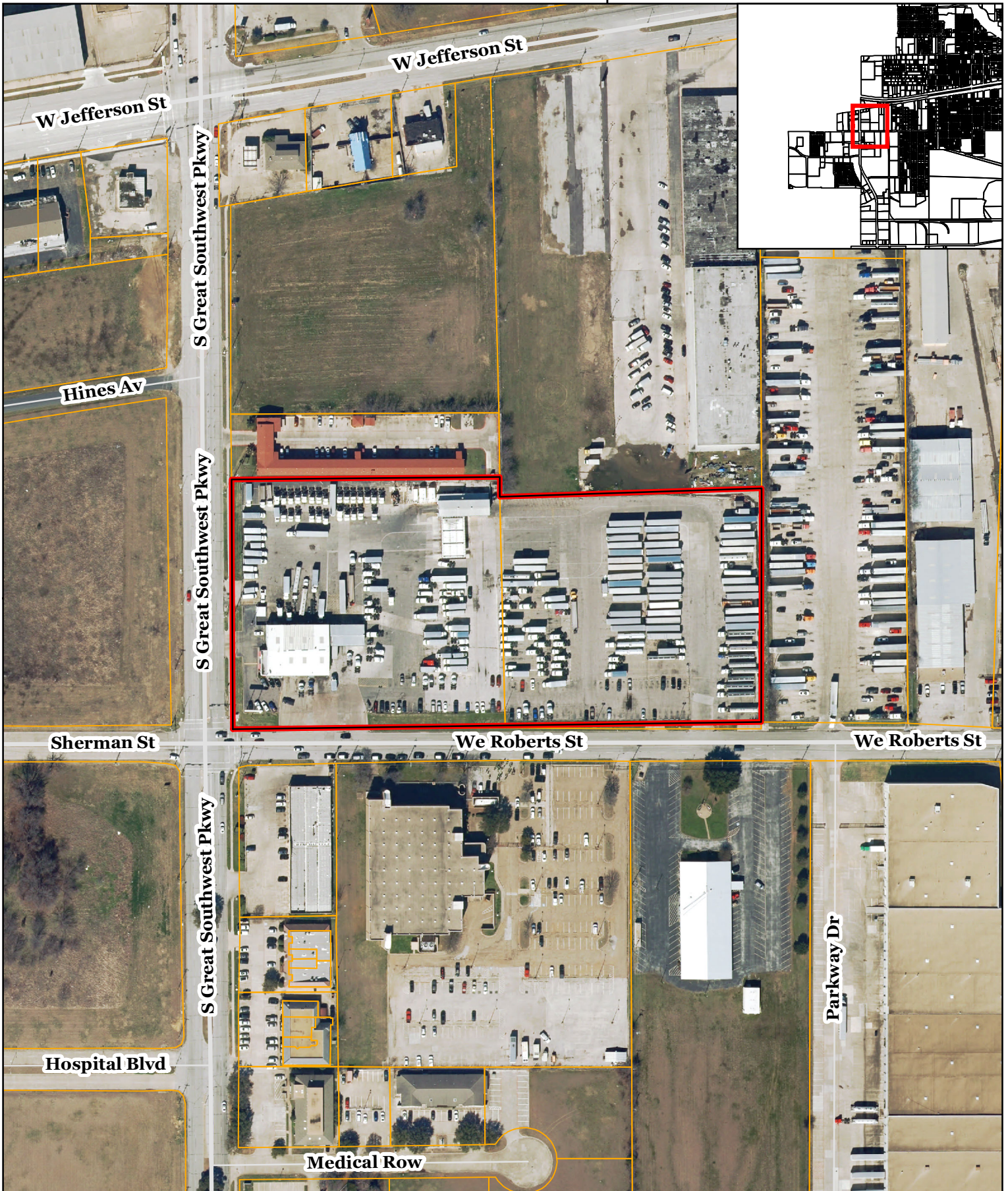
RECOMMENDATION:

Development Review Committee recommends approval of the request subject to the Commission granting the following exceptions:

- Exterior materials minimum standards. (Addition shall conform to existing building)
- To allow for the expansion of an existing non-conforming building beyond 50% of its existing size.

Body

Exhibit A - Location Map



CASE LOCATION MAP
Case Number: SU890902A
Ryder Truck Rental Amendment



City of Grand Prairie

Planning and Development

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Exhibit B - Site Plan

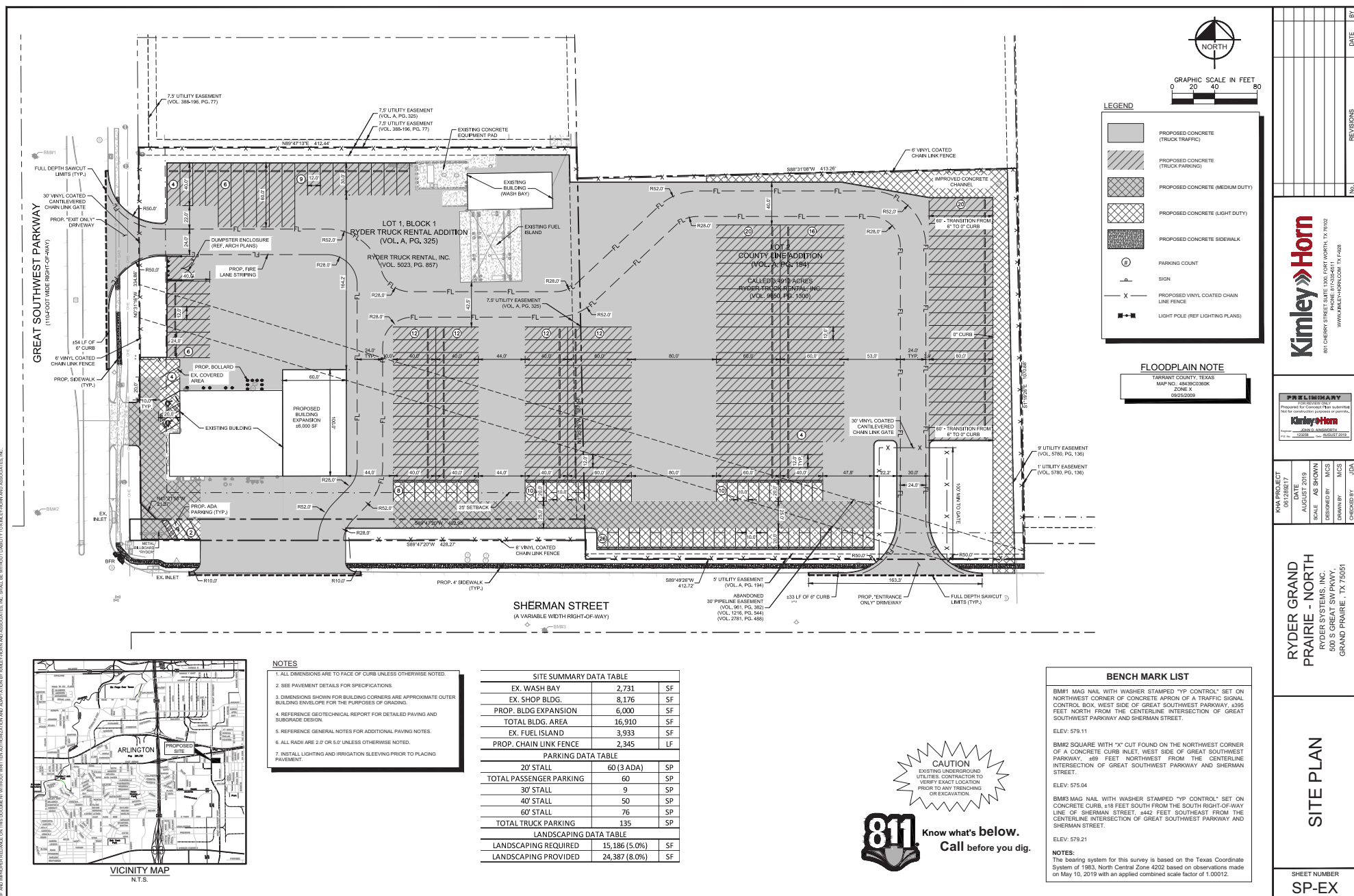
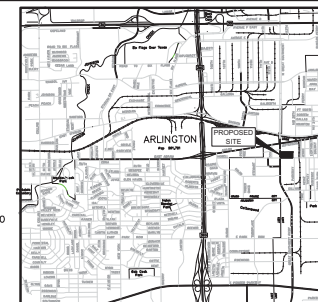
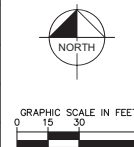


Exhibit C - Landscape Plan

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	REMARKS
	QT	24	QUERCUS TEXANA	TEXAS RED OAK	60 GAL.	3" CAL. MIN.	8' HT. MIN. X 4-6" W.	SINGLE STRAIGHT LEADER FULL AND MATCHING
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	REMARKS
	BB	130	BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	7 GAL. MIN.	36" HT. MIN. X36" W.	36" O.C.	FULL AND MATCHING
	SB	112	SPIRAEA PRUNIFOLIA 'BRIDALWREATH'	BRIDAL WREATH SPIREA	7 GAL. MIN.	36" HT. MIN. X36" W.	36" O.C.	FULL AND MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	REMARKS
	CD	9,979 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD			SOD TO HAVE TIGHT, SAND ROLLED JOINTS AND BE FREE OF WEEDS, ROCKS, AND DISEAS

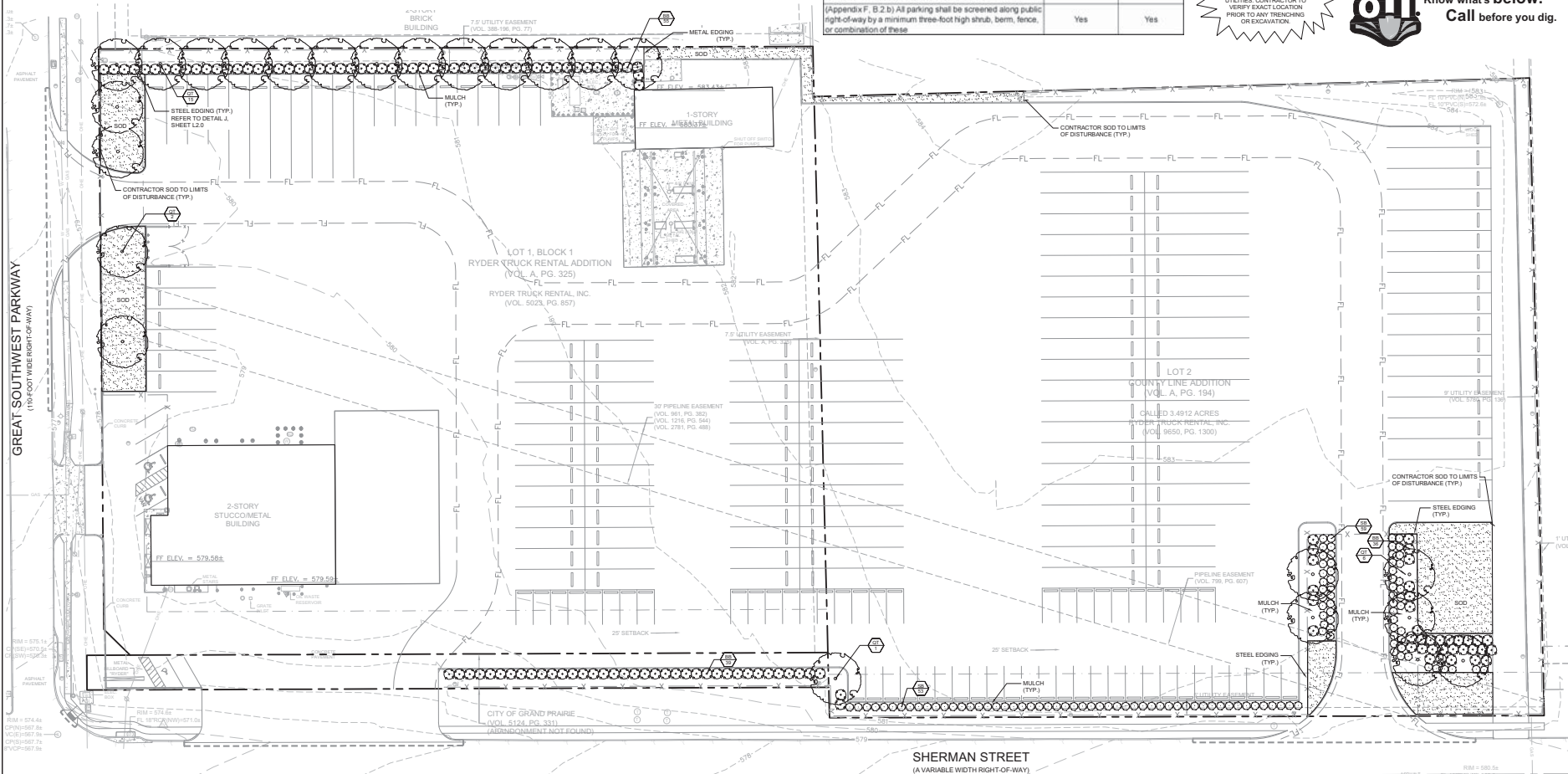
GRAND PRAIRIE UNIFIED DEVELOPMENT CODE		
Article 8	Required	Provided
(Section 8.5.2) Landscape Required by Zoning Districts : Industrial sites that provide landscape areas that are 4% of total site plan. Site Area 302.719 SF x 4% = 12.109 SF	12.109 SF	22.538 SF
(Section 8.4.1.19) For every 500 SF of required landscape area, one tree of three inch or larger in caliper is required Required Landscape Area 12.109 SF / 500 SF = 24 Trees	24 Trees	24 Trees
(Section 8.4.1.19) For every 50 SF of required landscape area, one shrub a minimum of 5 gallons in size is required Required Landscape Area 12.109 SF / 50 SF = 242 Shrubs	242 Shrubs	242 Shrubs
(Section 8.4.1.19) Street trees shall be planted in a minimum of 35 LF and maximum of 50 LF apart along collectors and arterials (Section 8.4.1.19) Parking lot trees shall be located in the parking area, one tree for each 20 parking spaces 60 proposed spaces / 20 = 3 Trees	Yes	Yes
(Section 8.3.1.2) A minimum of 75% of all required landscape areas shall be located in the front yard between the building line and the front property line. Required Landscape Area 12.109 SF x 75% = 9.082 SF (Appendix F, B.2 a) All parking and drive areas shall be landscaped a minimum of 30 feet from right-of-way lines along public streets. The area inside the 30 foot buffer shall be credited towards the landscaping requirement.	9.082 SF	13.267 SF
(Appendix F, B.2 b) All parking shall be screened along public right-of-way by a minimum three-foot high shrub, berm, fence, or combination of the above.	Yes	No
	Yes	Yes



CAUTION
EXISTING UNDERGROUND
UTILITIES. CONTRACTOR TO
VERIFY EXACT LOCATION
PRIOR TO ANY TRENCHING
OR EXCAVATION.



Know what's **below**.
Call before you dig.

[illegible]

Kimley»Horn
 1001 CHERRY STREET SUITE 1300, FORT WORTH, TX 76102
 PHONE: 817-339-8911
 WWW.KIMLEY-HORN.COM TX F-628

KHA PROJECT	DATE	SCALE	AS SHOWN
061289217	AUGUST 2019	DESIGNED BY	KDM
		DRAWN BY	KDM
		CHECKED BY	KDM

**RYDER GRAND
PRAIRIE - NORTH**
RYDER SYSTEMS, INC.,
500 S GREAT SW PKWY,
GRAND PRAIRIE, TX 75051

LANDSCAPE PLAN

SHEET NUMBER
L0.0

XREF : 0234 - RGP - XREF Landscape - XREF 614c - fig - XREF F01G - RGP - XREF thdy - RGP - XREF scurl - fig - XREF 0234 - apt - XREF vcrle - fig
MOORE KINT 8/23/2019 9:25AM
K.P.W. CIVIL.0012007 - RYDER GRAND PRAIRIE(NORTH)CAD PLANS(SHEETS 1 SET DWG
11/20/2016 6:00 PM



09 September 2019

SUP Amendment Exhibits

Ryder Grand Prairie

These documents may not be used for
regulatory approval, permit or construction.

Exhibit B - Overview of Expansion

Page 2 of 5



South Great Southwest Pkwy. Elevation



W.E. Roberts Street Elevation



North Elevation



East Elevation

These documents may not be used for regulatory approval, permit, or construction.

09 September 2019 2

19117.00

0 1" 2"



Existing Conditions

Ryder Grand Prairie

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ARCHITECTURE • INTERIORS • PLANNING



These documents may not be used for
regulatory approval, permit, or construction.

09 September 2019 3

191117.00

0 4' 8'



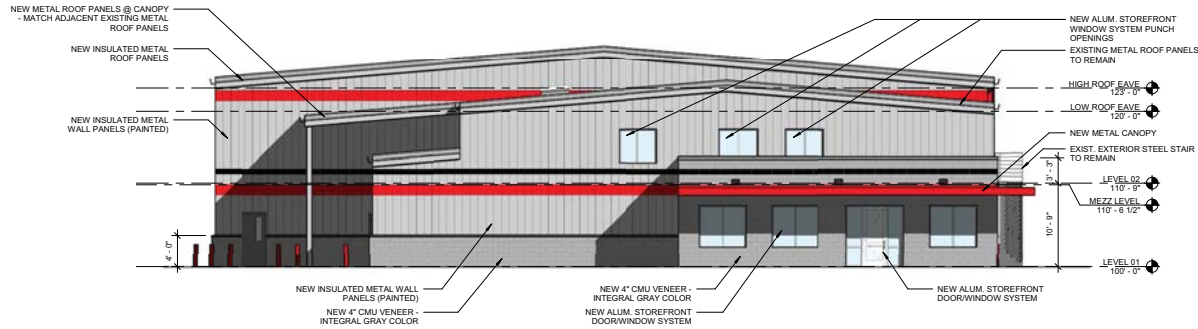
Existing Plan and Proposed Addition

Ryder Grand Prairie

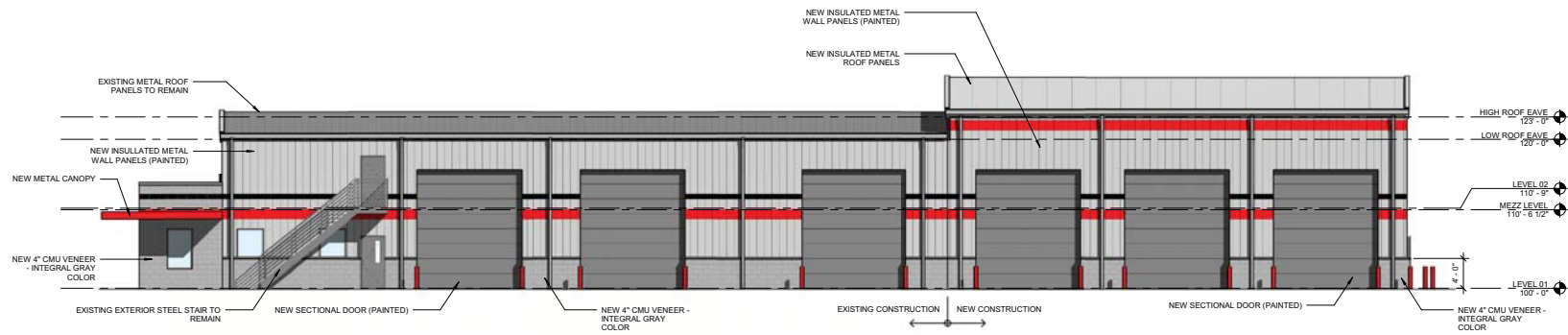
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Exhibit B - Overview of Expansion

Page 4 of 5



Proposed South Great Southwest Pkwy. Elevation



Proposed W.E. Roberts Street Elevation

These documents may not be used for regulatory approval, permit, or construction.

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0 8' 16'

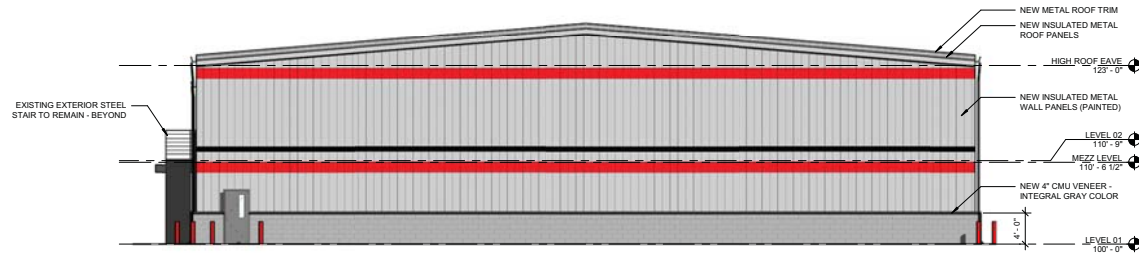
Proposed Elevations

Ryder Grand Prairie

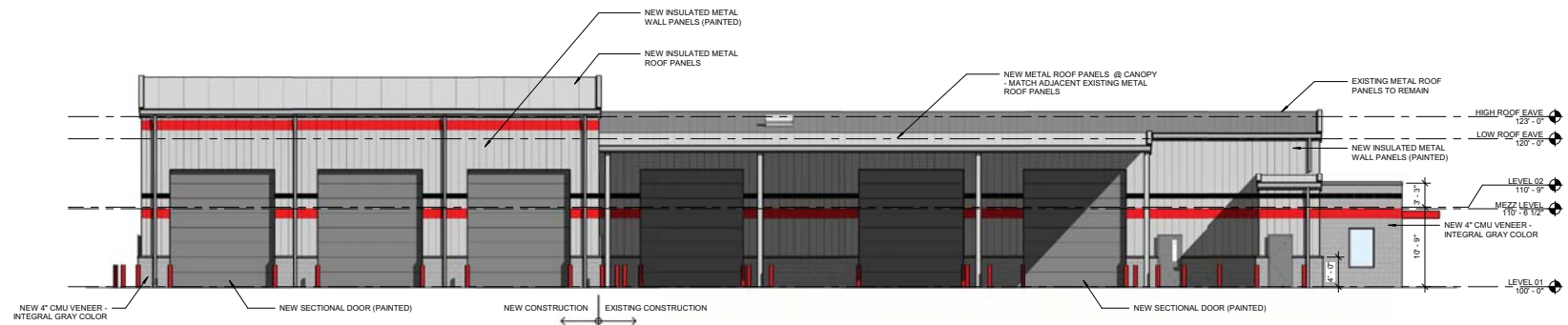
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Exhibit B - Overview of Expansion

Page 5 of 5



Proposed East Elevation



Proposed North Elevation

These documents may not be used for regulatory approval, permit, or construction.

09 September 2019 5

19117.00

0 8' 16'

Proposed Elevations

Ryder Grand Prairie

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Legislation Details (With Text)

File #:	19-9309	Version:	1	Name:	Z190901 - Zoning Change - 305 NE 10th Street, Residential
Type:	Ordinance	Status:		Status:	Consent Agenda
File created:	8/29/2019	In control:		In control:	Planning and Zoning Commission
On agenda:	9/9/2019	Final action:		Final action:	
Title:	Z190901 - Zoning Change - 305 NE 10th Street, Residential (City Council District 5). A request to change the zoning from GR, General Retail to SF-4 Single-Family Four Residential District for a single-family dwelling Lot 7, Block A, Mikeska Addition, Dallas County, City of Grand Prairie, Texas. The applicant is Margarito Reyes and the owner is Mreyes Properties. City Council Action: September 17, 2019				

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

Z190901 - Zoning Change - 305 NE 10th Street, Residential (City Council District 5). A request to change the zoning from GR, General Retail to SF-4 Single-Family Four Residential District for a single-family dwelling Lot 7, Block A, Mikeska Addition, Dallas County, City of Grand Prairie, Texas. The applicant is Margarito Reyes and the owner is Mreyes Properties.

City Council Action: September 17, 2019

Presenter

Nyliah Acosta, Planner

Recommended Action

Approve

Analysis

SUMMARY:

A request to change the zoning from “GR” General Retail to “SF-4” Single-Family Four Residential District to allow for one residential dwelling on 0.3584 acres.

Table 1: Adjacent Zoning and Land Uses		
Direction	Zoning	Existing Use

North	2F	Two-Family
South	GR	Convenience Store, Single-Fami
West	GR	Medical Clinic
East	SF-4	Single-Family Residence

PURPOSE OF REQUEST:

The purpose of this request is to change the zoning on 0.3584 acres from “GR” to “SF-4” to allow for an existing residence. The lot reasonably accommodates the uses permitted in the “SF-4” base zoning district, and staff has found no indication of adverse impacts on neighboring lands in relation to this zoning, or adverse effects on the public health, safety, or welfare. Approving the change to “SF-4” will align the zoning to the current use of the property.

CONFORMANCE WITH COMPREHENSIVE PLAN:

The Future Land Use Map (FLUM) designates the subject property as Low Density Residential (LDR). Low Density Residential according to the Comprehensive Plan is 0-6 dwelling units per net acre. Considering this property will have one dwelling unit on 0.3584 acres, the request is consistent with the FLUM.

ZONING REQUIREMENTS

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

Dimensional Requirements

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

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

VARIANCES:

None.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval of the proposed zone change from “GR” to “SF-4”.

Body

Exhibit A- Location Map





Legislation Details (With Text)

File #: 19-9200 **Version:** 1 **Name:** S190802 - Wildlife Commerce Park, Buildings 12a, 12b, 13, & 14
Type: Agenda Item **Status:** Public Hearing
File created: 7/26/2019 **In control:** Planning and Zoning Commission
On agenda: 9/9/2019 **Final action:**
Title: S190802 - Site Plan - Wildlife Commerce Park, Buildings 12a, 12b, 13, & 14 (City Council District 1). Site plan request to authorize construction for three (3) office/warehouse buildings on 73.06 acres, with an option to consider a one-million sq. ft. office/warehouse facility on the same property. The proposed development is situated in the Benjamin S. Reed Survey, Abstract No. 1225 and the David Bradshaw Survey, Abstract No. 121, Grand Prairie, Dallas County, Texas, generally located south of W. Wildlife Blvd. approximately 1,444 feet west of N. Belt Line Rd more specifically addressed at 401 W. Wildlife Boulevard. The property is zoned Planned Development 217C (PD-217C) District. The agent is Richard Nordyke, O'Brien Architecture.
City Council Action: September 17, 2019

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map](#)
[Exhibit B1 - Bldg 12](#)
[Exhibit B2 - Bldg 13](#)
[Exhibit B3 - Bldg 14](#)
[Exhibit B4 - Bldg 12 Alt.](#)
[Exhibit C - Landscape Plan](#)

Date	Ver.	Action By	Action	Result
8/20/2019	1	City Council	Tabled	
8/5/2019	1	Planning and Zoning Commission		

From

Chris Hartmann

Title

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

City Council Action: September 17, 2019

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

S190802 -Site Plan -Wildlife Commerce Phase 3 (City Council District 1). Site plan request to authorize construction for three (3) office/warehouse buildings on 73.06 acres, with an option to consider a one-million sq. ft. office/warehouse facility on the same property. The proposed development is situated in the Benjamin S. Reed Survey, Abstract No. 1225 and the David Bradshaw Survey, Abstract No. 121, Grand Prairie, Dallas County, Texas, generally located south of E. Wildlife Pkwy. approximately 2,500 feet west of N. Belt Line Rd more specifically addressed at 401 W. Wildlife Boulevard. The property is zoned Planned Development 217C (PD-217C) District.

ADJACENT ZONING AND LAND USES:

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

PURPOSE OF REQUEST:

The applicant is proposing to construct over 1 million sq. ft (1,150,000 sf) of industrial warehouse space on 73 acres. This is the third phase of Wildlife Commerce Park. The applicant has submitted two development proposals.

Option 1 includes the construction of a three speculative industrial buildings . The three buildings ranges from 194K sq. ft. to 532K sq. ft. totaling 1,150,000 sq. ft. of industrial warehouse space.

Option 2 proposes to construct one building totaling 1,168,440 sq. ft. of industrial facility.

The subject site is currently zoned PD-217C for Commercial, Retail, and Light Industrial uses. Warehouse development exceeding 20,000 sq. ft. must comply with the Unified Development Code (UDC) Appendix X. The purpose of site plan review and approval is to assure compliance with the adopted standards. Both option 1 & 2 provide identical parking, landscaping and open space areas. Both options seek relief from Appendix's X architectural requirement (minimum 30% window surface of the overall vertical surface area for each facade) in lieu of designating tree preservation credits on adjacent properties.

Lot & Dimensional Standards:

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

Ordinance Provision	LI Zone District	Bldgs. 12, 13 & 14	Proposed Alt Bldg. 12	Meets
Min. Lot Size	15,000 sq. ft.	73.06 Ac (3,182,544.ft.)	73.06 Ac (3,182,544.ft.)	Yes

Min. Lot Width	100 ft.	Approx. 2,300 ft.	Approx. 2,300 ft.	Yes
Min. Lot Depth	150 ft.	Approx. 1,420 ft.	Approx. 1,420 ft.	Yes
Front Yard Setback	25 ft.	114 ft.	213 ft.	Yes
Internal Side Yard	35 ft.	N/A	170 ft.	Yes
Rear Yard Setback	0 ft.	N/A	N/A	Yes
Bldg. Separation	25	N/A	N/A	N/A
Bldg. Height	50 ft.	53 ft. to top plate	53 ft. to top plate	No
Bldg. Coverage	1:1 Floor Area Ratio	0.04:1 %	0.04:1 %	Yes
Paving Type	Concrete or Equivalent	Concrete	Concrete	Yes

HISTORY:

September 16, 2008, the City Council approved Planned Development District 217C (PD-217C). The PD changed the zoning from PD-217 for mixed uses and an entertainment district and Planned Development District 208 for light industrial, mixed uses, and multi-family two uses to PD-217C for commercial uses, general retail uses, light industrial uses, integrated residential above retail uses, floodplain reclamation areas, and entertainment district.

February 2014, thru October 2016, the developer of Wildlife Commerce has developed six (6) separate building on the property.

April 17, 2018, City Council approved request from the developer was approved to construct five (5) on 14.22 acres totaling 1,226,980 sq. ft. of office/warehouse space. (Wildlife Commerce conforms Option 1 conforms to the original overall master plan. Option 2 does not conform to the original overall master plan.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

Parking and Access

The 73.06-acre property is the undeveloped. Primary access to the site is by Wildlife Parkway. The orientation of proposed buildings 12, 13 and 14 are laid out in a north-south configuration with the truck docks facing east-west, with extended wing-walls obstructing the view of proposed loading areas. Alternative Building 12, is a two-story, million square feet, cross-dock facility, fronting Wildlife Parkway. Three commercial drives serves the facility via Wildlife Parkway with median openings at each approach.

The table below provides details regarding parking for the use.

Bldg.	Building Sq.Ft	Parking Rate	Required	Provided	Meets
12	532,640	Warehouse = 1 sp/5,000 s.f. plus 20	143	414	Yes
13	421,200	Warehouse = 1 sp/5,000 s.f. plus 20	165	340	Yes
14	188,920	Warehouse = 1 sp/5,000 s.f. plus 20	87	182	Yes
12 Alt	1,168,440	Warehouse = 1 sp/5,000 s.f. plus 20	254	346	Yes

CONFORMANCE WITH WILDLIFE INDUSTRIAL CAMPUS:

Appendix X provides three (3) specific regulations regarding warehouse/industrial proposals, these include but not limited to:

- Site Design
- Building Design & Materials
- Landscaping & Screening

Appendix X, Section 6, recognizes the benefits of integrating all three elements mentioned above when large, multi-phased industrial campus/site are being planned. The applicant's overall design theme of building materials, architectural style, truck docks and integrated commercial drive locations adheres to more viable and sustainable environment. In addition, significant tree canopies are being preserved on properties adjacent to this site conserving the areas natural resources, ground water, plant life and other desirable environmental surroundings.

Building Design Standards:

The primary building facade for buildings 12, 13 & 14 consist of two contrasting colors of textured painted concrete tilt-wall, conforming to the masonry requirement as indicated in the table below.

The buildings comply with the articulation standard by providing glass/window storefront systems located on each corner of the buildings, each system incorporates a 10' metal canopy supported by metal columns extending along the façade to meet compliance length in order to satisfy the articulation requirement.

This design conforms to the look and materials of the buildings constructed within the Wildlife Commerce Park, consistent with the overall architectural design and construction in the industrial park. The design as proposed does not satisfy the 30% or more window requirement of the overall vertical surface area for each façade as indicated in each table. However, the applicant is seeking a variance to that requirement in return for Tree Preservation Credits.

A Tree Survey and Tree Protection Plan has been submitted by the applicant seeking relief and relaxation of the building design standards as applied to the Tree Preservation Incentives section of Appendix X.

Bldg. 12**FACADE TABLE**

ELEVATION	TOTAL SF	PAINTED TILT WALL	PAINTED MTL DRS/ LOUVERS	GLASS	BUILDING HEIGHT	% OF PAINTED TILT WALL	% OF GLASS	% OF OTHER
WEST	51,936	42,542	7,426	1,968	50 FT	81.91%	4.62%	14.30%
SOUTH	26,500	24,389	143	1,968	53 FT	92.03%	8.1%	0.54%
EAST	51,936	42,542	7,426	1,968	50 FT	81.91%	4.7%	14.30%
NORTH	26,500	23,525	143	2,832	53 FT	88.77%	12.0%	0.54%
TOTAL	156,872	132,998	15,138	8,736	53 FT	84.78%	6.12%	9.65%

Bldg. 13

FACADE TABLE

ELEVATION	TOTAL SF	PAINTED TILT WALL	PAINTED MTL DRS/ LOUVERS	GLASS	BUILDING HEIGHT	% OF PAINTED TILT WALL	% OF GLASS	% OF OTHER
WEST	42,796	34,380	6,448	1,968	46 FT	80.33%	5.72%	15.07%
SOUTH	22,078	19,991	119	1,968	49 FT	90.55%	9.8%	0.54%
EAST	42,796	34,380	6,448	1,968	46 FT	80.33%	5.72%	15.07%
NORTH	22,078	19,235	119	2,724	49 FT	87.12%	14.16%	0.54%
TOTAL	129,748	107,986	13,134	8,628	49 FT	83.23%	7.99%	10.12%

Bldg. 14

FACADE TABLE

ELEVATION	TOTAL SF	PAINTED TILT WALL	PAINTED MTL DRS/ LOUVERS	GLASS	BUILDING HEIGHT	% OF PAINTED TILT WALL	% OF GLASS	% OF OTHER
WEST	42,796	34,380	6,448	1,968	46 FT	80.33%	5.72%	15.07%
SOUTH	22,078	19,991	119	1,968	49 FT	90.55%	9.8%	0.54%
EAST	42,796	34,380	6,448	1,968	46 FT	80.33%	5.72%	15.07%
NORTH	22,078	19,235	119	2,724	49 FT	87.12%	14.16%	0.54%
TOTAL	129,748	107,986	13,134	8,628	49 FT	83.23%	7.99%	10.12%

Alt 12

FACADE TABLE

ELEVATION	TOTAL SF	PAINTED TILT WALL	PAINTED MTL DRS/ LOUVERS	GLASS	BUILDING HEIGHT	% OF PAINTED TILT WALL	% OF GLASS	% OF OTHER
NORTH	83,328	62,880	12,081	8,367	50 FT	75.5%	13.3%	14.5%
EAST	34,000	31,913	147	1,940	53 FT	93.9%	6.07%	0.4%
WEST	34,000	31,913	147	1,940	53 FT	93.9%	6.07%	0.4%
SOUTH	82,968	68,238	12,870	1,860	50 FT	82.3%	2.73%	15.5%
TOTAL BLDG	234,296	197,795	25,245	11,256	53 FT	84.4%	5.69%	10.8%

Landscape and Tree Preservation:

Appendix X requires minimum 10% landscaping be an integral part of the development. The standard requires:

- 1 (3" caliper) tree per 250 feet of landscaped area
- 1 shrub for each 50 feet of landscaped area.
- Street trees 20- 30 feet on-center.
- Truck dock screening with evergreen mature trees.

Bldg.	Lot Area (Sq. Ft.)	Req 10%	Req Tree	Provided	Parking Lot	Provided	Tree Credit 3"
12, 13, & 14	73 AC (3,182,554)	26%	1,250	577	93	115	673
Alt Bldg. 12	73 AC (3,182,554)	26%	1,250	400	33	37	850

The Industrial Development Standards offer credits/waiver to certain design standards for builder/developer efforts in on-site tree preservation. Tree Preservation Incentives provides an opportunity for flexibility in overall design by recognizing and incorporating natural environments and the community's value in protection natural usable open space.

The proposed site exceeds the minimum landscaping (10%) requirements for Section 5, Appendix X Industrial Developments. The site provides 26% (820,170 sq.ft.) of landscaping.

The proposed landscape plan requires 1250 trees. The development provides a total of 577 trees, including 115 parking lot trees.

The applicant has identified approximately 677 3" caliper trees on adjacent properties for tree credit to satisfy the minimum tree requirement. Nearly 6,963 shrubs are being provided throughout the development's irrigated ground cover and sodding areas.

The applicant has submitted a tree survey/tree preservation plan seeking incentives as offered to a relaxation in the exterior façade requirement and tree credits, identifying 886 trees exceeding 6" caliper or greater.

The site proposes a five-foot wide (5') decomposed granite pedestrian trail/path constructed along the western and northwestern portion of the site, providing benches and seating areas leading to the open space shaded lawn area with sculpture, benches with tree canopy and garden area.

The overall 5.1-acre open space shall feature 3,590 l.f. of walking paths, 58 bench limestone seating areas and 28,000 s.f. of garden area.

Tree Preservation Incentives requires minimum 6" caliper trees or greater be preserved on the same property as the development via submission and review of Tree Survey and Tree Protection Plan. Once confirmed, the Builder/Developer has an opportunity to request Section 4.2 and/or Section 4.4 Building Design standards be relaxed.

The applicant has identified 886 trees located on abutting properties east and west of the site to be preserved seeking 1802 Tree Credits (650 Trees) in the area abutting to the east and 1023 Tree Credits (236 Trees) from properties adjacent to the west.

Dumpster Enclosure:

The applicant is proposing to build a 12' X 12' (inside dimension) masonry dumpster enclosure that will be clad in the same masonry materials as the building. Each building shall be provided with a dumpster enclosure, which is located on the southeastern area of each building. The enclosure shall conform to city standards.

CONFORMANCE WITH APPENDIX X, LIGHT INDUSTRIAL DEVELOPMENT STANDARDS:

The proposal for a three (3) warehouse/distribution facility generally conforms to the recently adopted requirements. Option/Alternative Building 12 does not conform to the overall concept plan for Wildlife Commerce Park. Adequate and safe access and parking is being provided. The site generally conforms to Appendix X's building design in offering alternating materials and design including horizontal & vertical articulations.

The site does not comply with the 30% window requirement of the overall vertical surface area for each façade. A Tree Survey/Tree Preservation Plan has been submitted to allow for relaxation of this requirement.

Preservation areas abutting the site to remain in its natural state by preserving dozens of large caliper trees in addition to providing a decomposed granite walking trail leading to open space and tree canopies with planned

benches and seating areas provides a desirable balance in the development of this phase to the Wildlife Commerce Industrial Park.

EXCEPTIONS REQUESTED & INCENTIVES APPLIED:

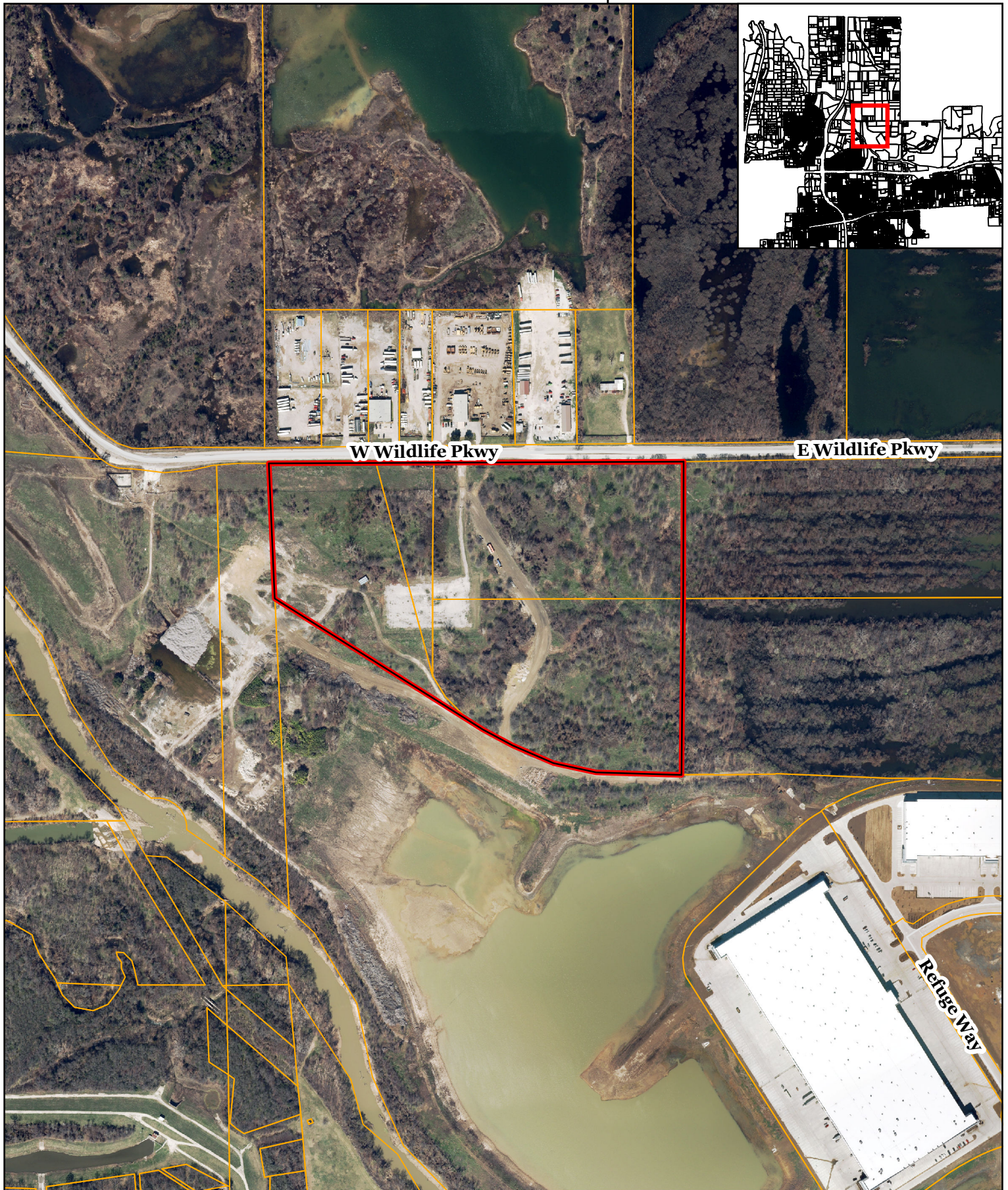
The applicant is requesting relaxation to the building design be waived based on tree preservation incentives and tree credits offered. The applicant is seeking:

- Reduction of the 30% window requirement of the overall vertical surface area for each façade to allow 12-14% glass on building sides facing Wildlife Pkwy.
- The applicant requests the orientation of the dock doors for Option 2 allow for the docks to face Wildlife Parkway.

RECOMMENDATION:

Development Review Committee recommends approval of Option 1 (buildings 12-14) but not Option 2 (Alternate building 12) due to dock door alignment along Wildlife Pkwy.

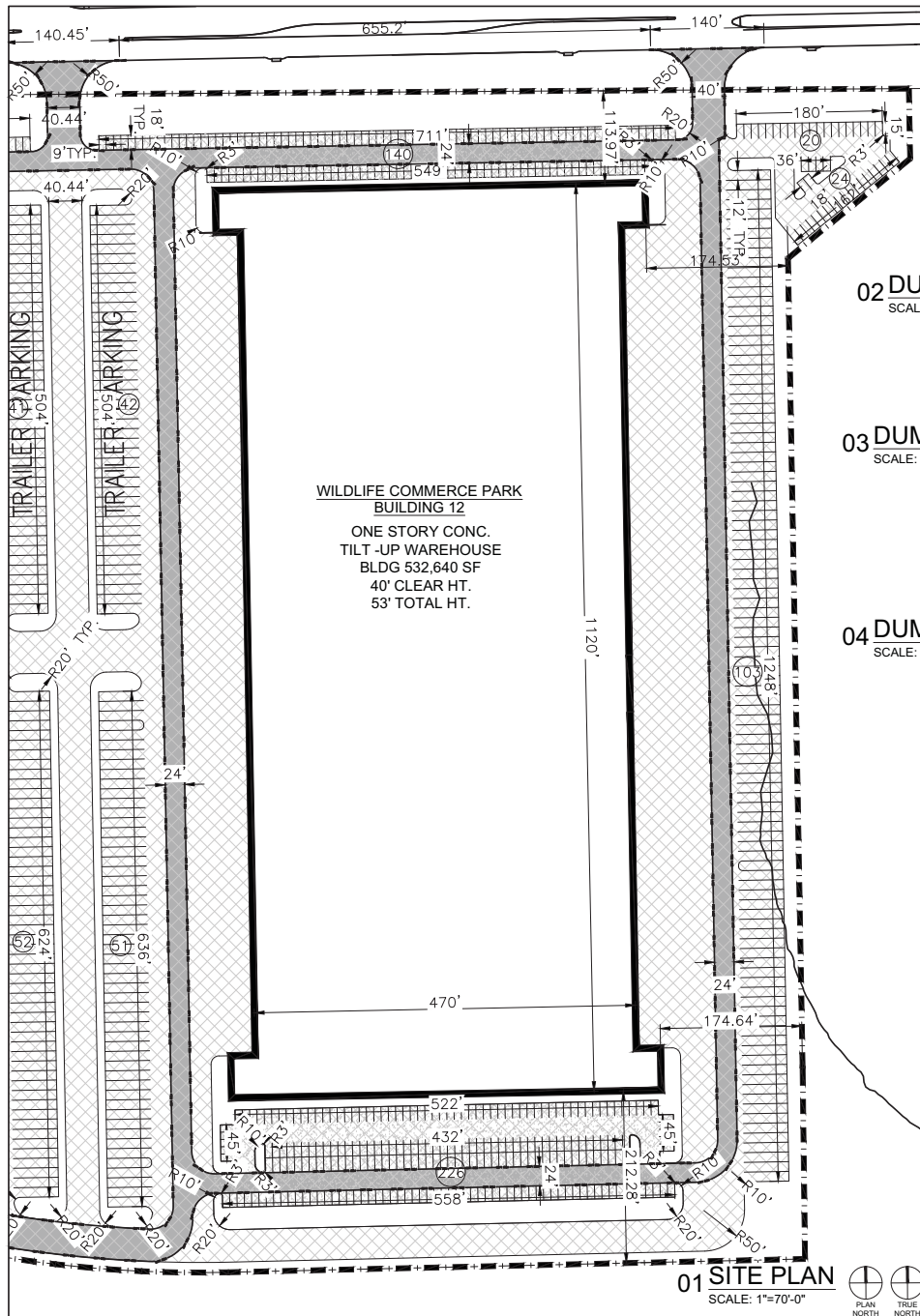
Exhibit A - Location Map



CASE LOCATION MAP
Case Number: S190802
Wildlife Commerce Park, Buildings 12a, 12b, 13, & 14

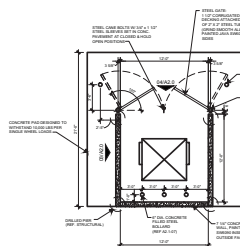


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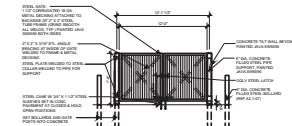
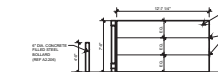
02 DUMPSTER ENCLOSURE PLAN

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



03 DUMPSTER ENCLOSURE ELEVATION

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



04 DUMPSTER ENCLOSURE ELEVATION

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



PARKING ANALYSIS

Tractor Trailer dimensions = 12'x55'
 Spaces Provided = 424
 Standard Parking Dimensions = 9'x18'
 Standard Parking Required = 250
 Spaces Provided = 927
 Total Parking = 1351

Total Building Area = 27.51 Acres
 Landscape Area 2.32 Acres
 Total Impervious = 34.14 Acres

FEMA 100 YR FLOODPLAIN:

THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100
YEAR FLOOD PLAIN PER FIRM PANEL #48113C0295L
DATED MARCH 21, 2019

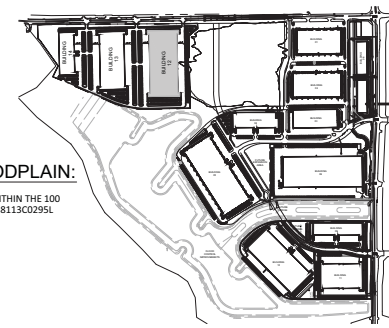
LOT INFORMATION: BELTLINE OVERLAY DISTRICT		
	ALLOWED	PROVIDED
LOT SIZE	15,000 SF MIN.	3,182-494 SF
LOT WIDTH	100 FT	2,650 FT
LOT DEPTH	150 FT	1,450 FT
FRONT YARD	25 FT	60'-0"
REAR YARD	0 FT	154'-0"
SIDE YARD	25 FT	40'-0"
MAX. HT.	50 FT-PD21(C)	44 FT
MAX. FAR	1:1 FAR	.37 FAR
MIN. LS.	SEE L.S. PLANS	

	REQUIRED	PROVIDED
PARKING		
9'X18'	250	927
12'X55'		424

ZONING: PD-217C

SETBACKS:
FRONT 25
SIDE 25
REAR 0

BUILDING SIZE (SF): 532,640
TOTAL BUILDING AREA (AC): 27.51
LANDSCAPE AREA (AC): 2.32
TOTAL IMPERVIOUS (AC): 34.14



KEY PLAN



WILDLIFE
COMMERCE
PARK

BUILDING 12

GRAND PRAIRIE, TEXAS

A DEVELOPMENT OF:



Crow Holdings
INDUSTRIAL

ISSUE LOG

DATE ISSUE	DESCRIPTION
06-18-2019	PLANNING SUBMITTAL
07-19-2019	PLANNING SUBMITTAL

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

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ARCHITECTS

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SUITE 136
DALLAS, TEXAS 75230
972.788.1010
www.obrienarch.com

OWNER/ DEVELOPER

CHI/ WILDLIFE LAND, L.P.
WILL MUNDINGER
CROW HOLDINGS
3819 MAPLE AVE.
DALLAS, TEXAS 75219
(214) 661-8341 BUSINESS
(214) 445-0903 BUSINESS FAX
WMUNDINGER@CROWHOLDINGS.COM



JOHN O'BRIEN - ARCHITECT
REGISTRATION NO. 4916

BUILDING 12

SITE PLAN
WILDLIFE COMMERCE PARK
BELTLINE RD
BUILDING 12
CASE #S190802
CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS

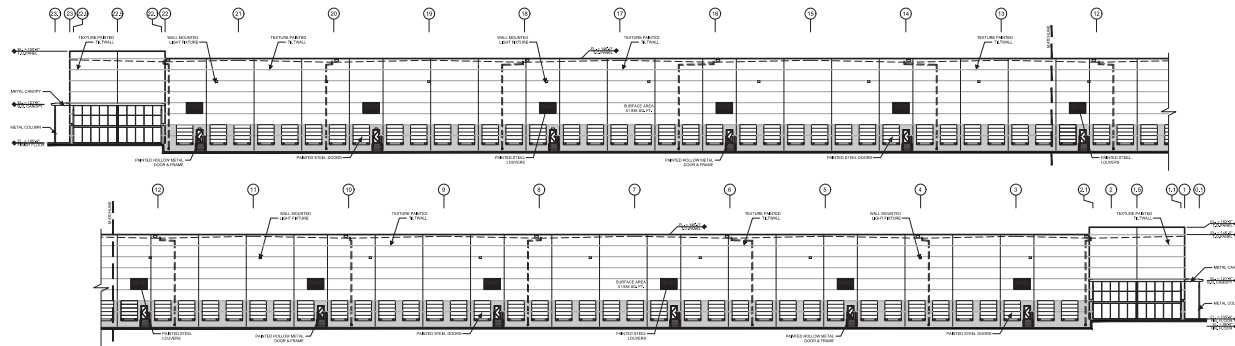
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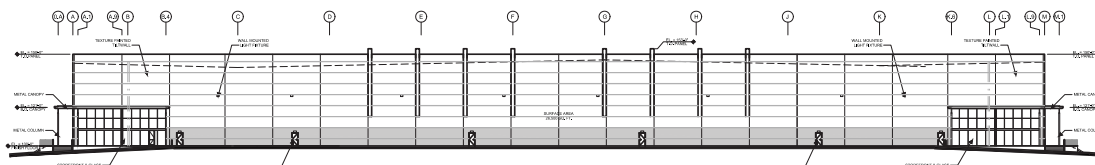
SITE PLAN

Exhibit B1 - Bldg 12

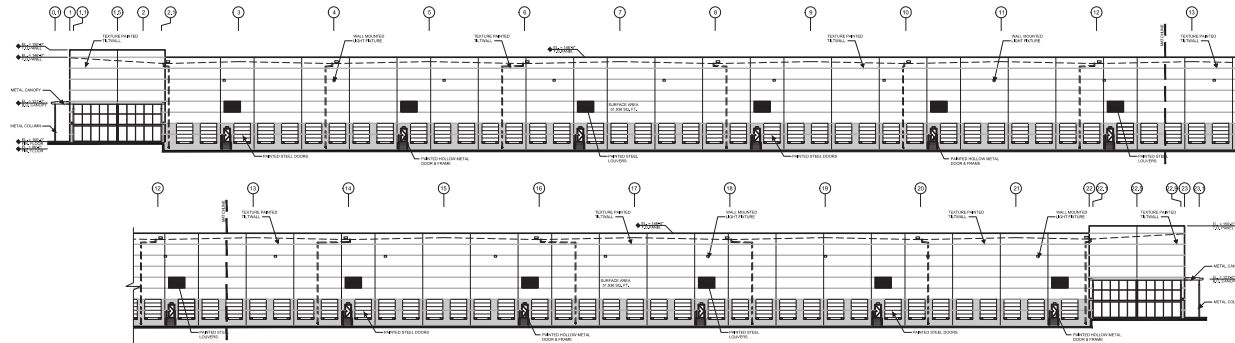
Page 2 of 2



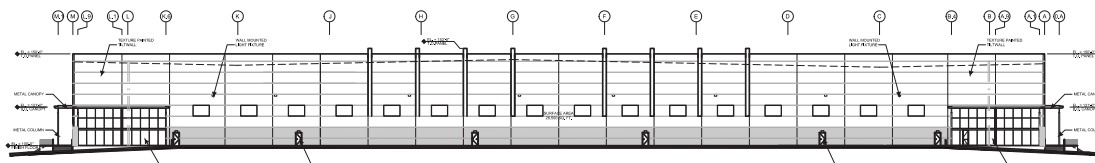
01 WEST ELEVATION
SCALE: 1/32" = 1'



02 SOUTH ELEVATION
SCALE: 1/32" = 1'



03 EAST ELEVATION
SCALE: 1/32" = 1'



04 NORTH ELEVATION
SCALE: 1/32" = 1'

NOTE: THE PROVIDED DESIGN IS BASED ON THE ATTACHED CONCEPT PLAN APPROVED BY CITY COUNCIL AS PART OF AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN OWNER & CITY OF GRAND PRAIRIE DATED 2-14-2014 PAGE 7, ARTICLE V ITEM #5.1 DESIGN CONCEPT.

ECONOMIC DEVELOPMENT AGREEMENT



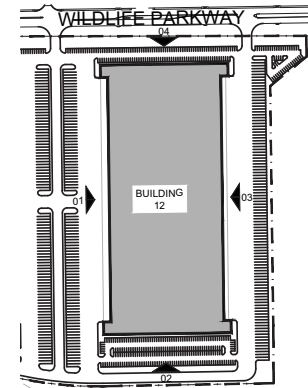
Note: Individual elements of the design may change; this drawing is intended to serve as a general representation of the building design.

NOTE: COLORS ARE PRELIMINARY AND MAY CHANGE PRIOR TO CONSTRUCTION.

FACADE TABLE

ELEVATION	TOTAL SF	PAINTED TILT WALL	PAINTED WALLS & LOUVERS	GLASS	BUILDING HEIGHT	% OF PAINTED TILT WALL	% OF GLASS	% OF OTHER
WEST	51,936	42,542	7,426	1,968	50 FT	81.91%	4.62%	14.30%
SOUTH	26,500	24,389	143	1,968	53 FT	92.03%	8.1%	0.54%
EAST	51,936	42,542	7,426	1,968	50 FT	81.91%	4.7%	14.30%
NORTH	26,500	23,525	143	2,832	53 FT	88.77%	12.0%	0.54%
TOTAL	156,872	132,998	153	8,736	53 FT	86.78%	8.15%	9.65%

* BASED ON THE ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE OWNER & CITY OF GRAND PRAIRIE DATED FEBRUARY 15, 2014, PAGE #7, ARTICLE V, ITEM #5.1 DESIGN CONCEPT. DEVELOPER'S DESIGN CONCEPT FOR A CROSSDOCK FACILITY IS APPROVED BASED ON EXHIBIT G 1 OR 4, AND THEREFORE IS IN FULL COMPLIANCE WITH PD 217 (C).
* 100% OF THE TEXTURE PAINTED TILT WALL HAS ARTICULATION USING 2 1/4" WIDE NOISED REVEALS. TWO DISTINCT COLORS OF TEXTURE PAINT IS PROVIDED.



KEY PLAN

BUILDING 12

SITE PLAN
WILDLIFE COMMERCE PARK
BELTLINE RD
BUILDING 12
CASE #S190802
CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS

WILDLIFE COMMERCE PARK

BUILDING 12

GRAND PRAIRIE, TEXAS

A DEVELOPMENT OF:



ISSUE LOG

DATE	DESCRIPTION
06-15-2019	PLANNING SUBMITTAL
07-16-2019	PLANNING SUBMITTAL

REVISION LOG

DATE	DESCRIPTION	REV	NO.
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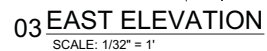
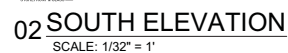
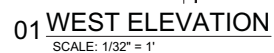
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REGISTRATION NO. 4916

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EXTERIOR ELEVATIONS

Page 2 of 2



ECONOMIC DEVELOPMENT AGREEMENT



* BASED ON THE ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE OWNER & CITY OF GRAND PRAIRIE DATED FEBRUARY 19, 2014, PAGE #7, ARTICLE V, ITEM #5.1 DESIGN CONCEPT, DEVELOPER'S DESIGN CONCEPT FOR A CROSSCLOCK FACILITY IS APPROVED BASED ON EXHIBIT G 1 OR 4, AND THEREFORE IS IN FULL COMPLIANCE WITH PD 217 (C).
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BUILDING 13

SITE PLAN
WILDLIFE COMMERCE PARK
BELTLINE RD
BUILDING 13
CASE #S190802
CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS

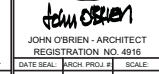
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EXTERIOR ELEVATIONS

Exhibit B3 - Bldg 14

Page 2 of 2

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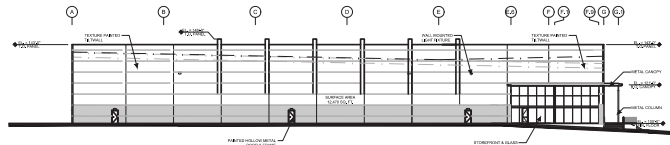
ECONOMIC DEVELOPMENT AGREEMENT

EXHIBIT G
PAGE 1 OF 4

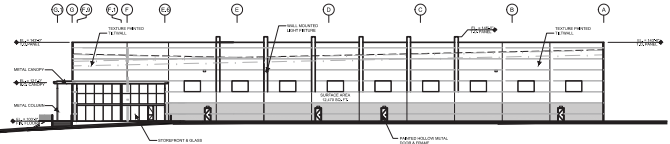


Note: Individual elements of the design may change; this drawing is intended to serve as a general representation of the building design.

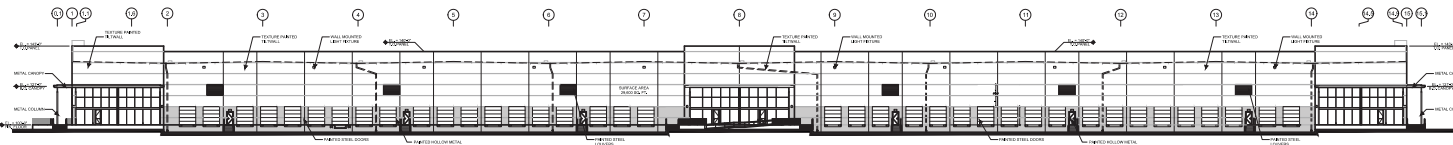
NOTE: COLORS ARE PRELIMINARY AND MAY CHANGE PRIOR TO CONSTRUCTION.



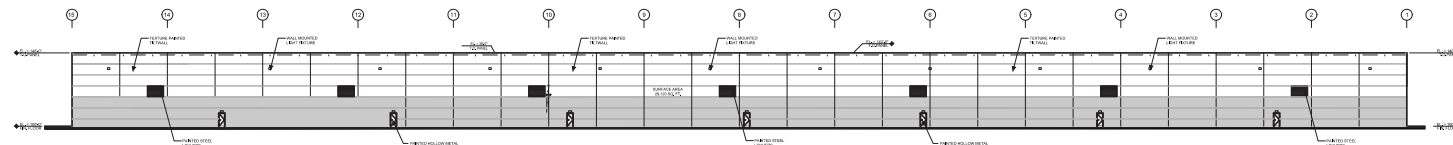
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SCALE: 1/32" = 1'



02 NORTH ELEVATION
SCALE: 1/32" = 1'



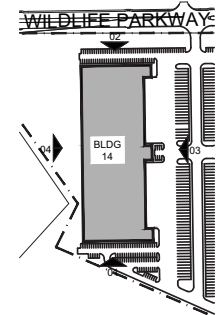
03 EAST ELEVATION
SCALE: 1/32" = 1'



04 WEST ELEVATION
SCALE: 1/32" = 1'

ELEVATION	TOTAL SF	PAINTED TILT WALL	PAINTED TILT WALL GLASS	GLASS	BUILDING HEIGHT	% OF PAINTED TILT WALL	% OF GLASS	% OF OTHER
SOUTH	12,470	11,415	71	984	46 FT	91.54%	8.62%	0.57%
NORTH	12,470	10,905	95	1,470	46 FT	87.45%	13.4%	0.76%
EAST	29,600	22,720	3,887	2,993	43 FT	76.76%	13.2%	13.13%
WEST	29,120	28,575	545	40 FT	98.13%	—	1.87%	—
TOTAL	83,660	73,615	4,598	5,447	46 FT	87.99%	7.4%	5.50%

*BASED ON THE ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE OWNER & CITY OF GRAND PRAIRIE DATED FEBRUARY 18, 2014, PAGE #7, ARTICLE V, ITEM #5.1 DESIGN CONCEPT, DEVELOPER'S DESIGN CONCEPT FOR A CROSSDOCK FACILITY IS APPROVED BASED ON EXHIBIT G 1 OR 4, AND THEREFORE IS IN FULL COMPLIANCE WITH PD 217 (C).
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KEY PLAN
PLAN NORTH

BUILDING 14

SITE PLAN
WILDLIFE COMMERCE PARK
BELTLINE RD
BUILDING 14
CASE #S190802
CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS

WILDLIFE
COMMERCE
PARK

BUILDING 14

GRAND PRAIRIE, TEXAS

A DEVELOPMENT OF:

Crow Holdings
INDUSTRIAL

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SUITE 136
DALLAS, TEXAS 75230
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REGISTRATION NO. 4916

DATE ISSUED: 07/20/19

SCALE: 1/8" = 1'

SHEET NO. A5.0

EXTERIOR ELEVATIONS

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WILDLIFE PARKWAY

WILDLIFE
COMMERCE
PARK

BUILDING 14

GRAND PRAIRIE, TEXAS

A DEVELOPMENT OF:

ISSUE LOG

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REVISION LOG

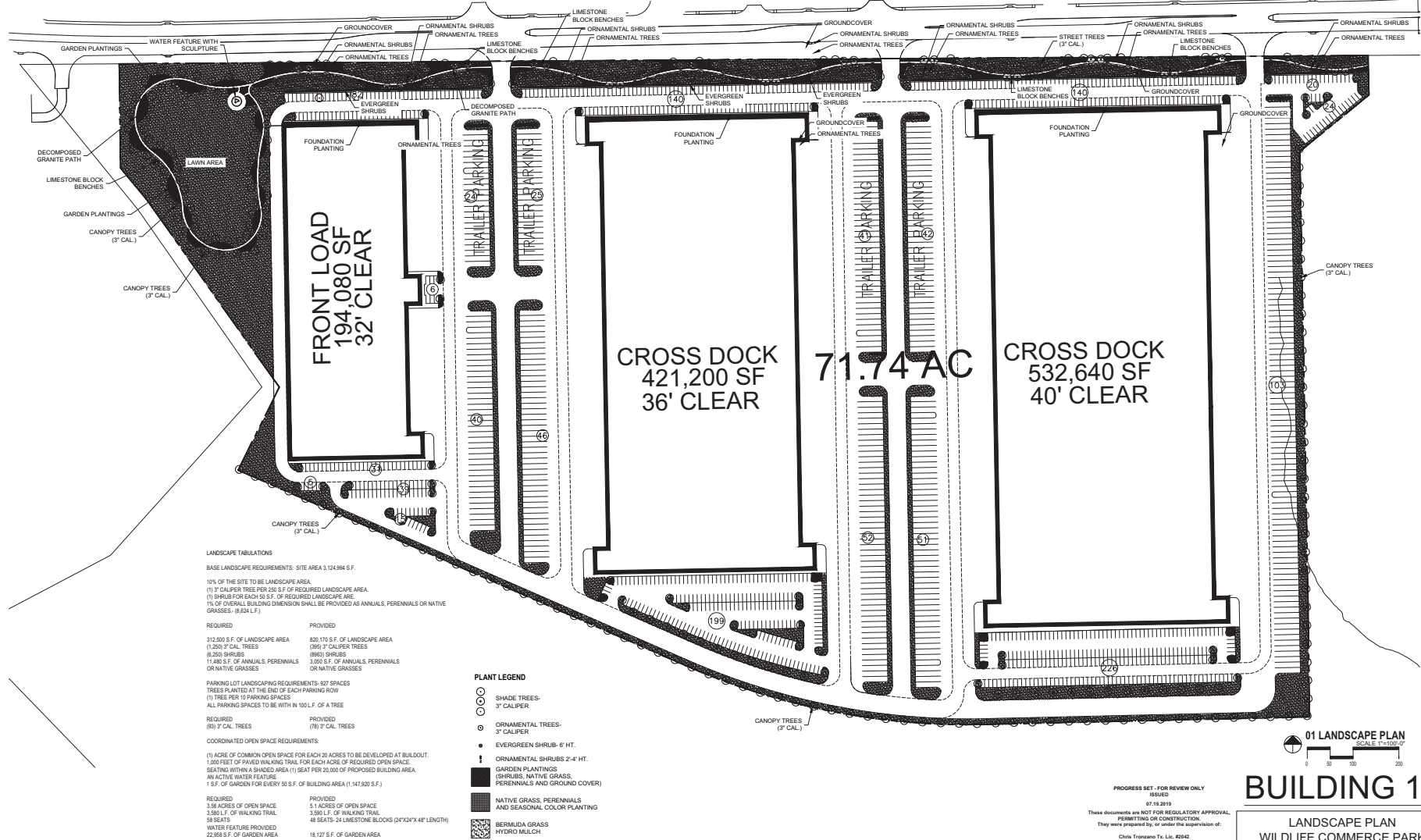
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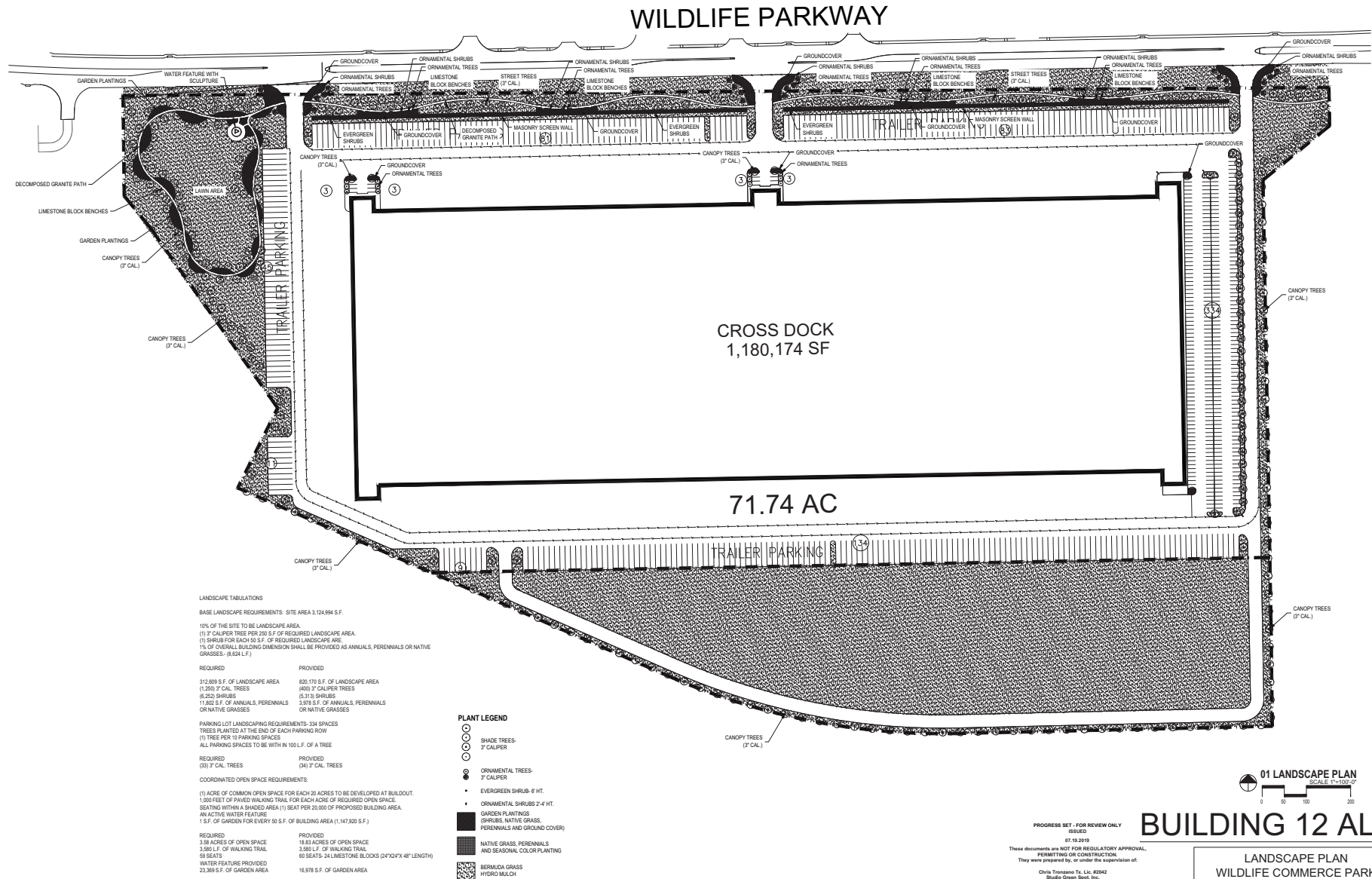
BUILDING 14

LANDSCAPE PLAN
WILDLIFE COMMERCE PARK
BELTLINE RD
BUILDING 14
CASE #S190802
CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS

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WILDLIFE
COMMERCE
PARK

BUILDING 12

GRAND PRAIRIE, TEXAS

A DEVELOPMENT OF:

ISSUE LOG

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SHEET NO.

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Legislation Details (With Text)

File #: 19-9212 **Version:** 1 **Name:** CPA190801 - Comp Plan Amendment - 1614 Hill Street
Type: Ordinance **Status:** Public Hearing
File created: 8/29/2019 **In control:** Planning and Zoning Commission
On agenda: 9/9/2019 **Final action:**

Title: CPA190801 - Comprehensive Plan Amendment to change the Future Land Use Map from Open Space/Drainage and Mixed Use to Mixed Use on 14.27 acres. 14.27 acres out of the Hein Bilsmirer Tract 3 & 11 Abstract No. 111, and Pablo Mansola Tract 1 Abstract No. 993, Dallas County, City of Grand Prairie, Texas, zoned "SF-4" Single-Family Four Residential District and "CO" Commercial Office District within the Highway 161 Corridor, generally located northeast of the intersection of Highway 161 and Hill Street addressed as 1614 Hill Street, 1610 Hill Street, and 906 Hwy 161. City Council Action: September 17, 2019

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

CPA190801 - Comprehensive Plan Amendment to change the Future Land Use Map from Open Space/Drainage and Mixed Use to Mixed Use on 14.27 acres. 14.27 acres out of the Hein Bilsmirer Tract 3 & 11 Abstract No. 111, and Pablo Mansola Tract 1 Abstract No. 993, Dallas County, City of Grand Prairie, Texas, zoned "SF-4" Single-Family Four Residential District and "CO" Commercial Office District within the Highway 161 Corridor, generally located northeast of the intersection of Highway 161 and Hill Street addressed as 1614 Hill Street, 1610 Hill Street, and 906 Hwy 161.

City Council Action: September 17, 2019

Presenter

Nyliah Acosta, Planner

Recommended Action

Approve

Analysis

SUMMARY:

Request to amend the Future Land Use Map from Open Space/Drainage and Mixed Use to Mixed Use for a multi-family and commercial development on 14.27 acres out of the Hein Bilsmirer Abstract Tract 3 & 11 No. 111, and Pablo Mansola Tract 1 Abstract No. 993, City of Grand Prairie, Dallas County, Texas, zoned "SF

-4" Single-Family Four Residential District and "CO" Commercial Office District within the Highway 161 Corridor, generally located northeast of the intersection of Highway 161 and Hill Street addressed as 1614 Hill Street, 1610 Hill Street, and 906 Hwy 161.

PURPOSE OF REQUEST:

The applicant is requesting to construct a high density multi-family and retail/restaurant development. The request is for a change from Open Space/Drainage and Mixed Use designation to Mixed Use on the Future Land Use Map (FLUM). The 2018 update to the Comprehensive Plan defines these categories as follows:

Mixed Use (pg. 58 of the Comprehensive Plan):

Areas with this land use designation are intended for an appropriately planned mixture of non-residential and residential uses. They are referred to as mixed-use because it is envisioned that these areas would be integrated developments of retail, public, office, and entertainment, with a residential component appropriately blended into larger scale buildings that would otherwise be used to support those uses independently. Mixed-use areas are intended to provide flexibility for the City and the development community in order to encourage innovative, unique, and sustainable developments. Residential uses in mixed-use developments have begun to appeal to seniors or younger generations. Walkable connections to shopping and dining should be key components of the mixed-use areas. There are two types of mixed-use - vertical and horizontal. Vertical mixed-use (sometimes referred to as New Urbanism) incorporates multiple uses in one building on different floors. For example, a building could have shops and dining on the first floor and residential and office on the remaining floors. Horizontal mixed-use is defined generally as different land uses on different lots in one area, and is not intended to be included with this description. The following are policies to guide mixed-use areas:

- A well thought-out, master planned approach is needed to make certain these development types are coordinated with surrounding developments.
- Mixed-use design should be oriented around the pedestrian.
- Buildings should be placed near the front property line and should be oriented towards the street.
- Mixed-use development should be located at high points of visibility, such as along arterials and collectors

Open Space/Drainage (pg. 61 of the Comprehensive Plan):

The Open Space/Drainage category primarily comprises of floodplains located along the many waterways running through Grand Prairie. These areas should be preserved as public and neighborhood oriented open spaces, and incorporate trails and drainage corridors which are left in a naturalistic state. Impacts on these areas should be closely considered when intense uses are proposed within close proximity. -

ANALYSIS:

The development would introduce density into an area that is currently a mix of single-family and multi-family. With the close proximity to SH 161, the development would provide the necessary component to attract retail amenities and restaurant uses to service the area and transition to a mixed use area. Staff believes that high-density residential development would benefit and enhance the underutilized parcels.

The proposal is also in alignment with several goals within the Comprehensive Plan to include: promoting and enhancing economic development, and providing a mix of housing options by allowing a mix of densities to create housing variety that strengthens the housing market to help ensure there is housing for different income

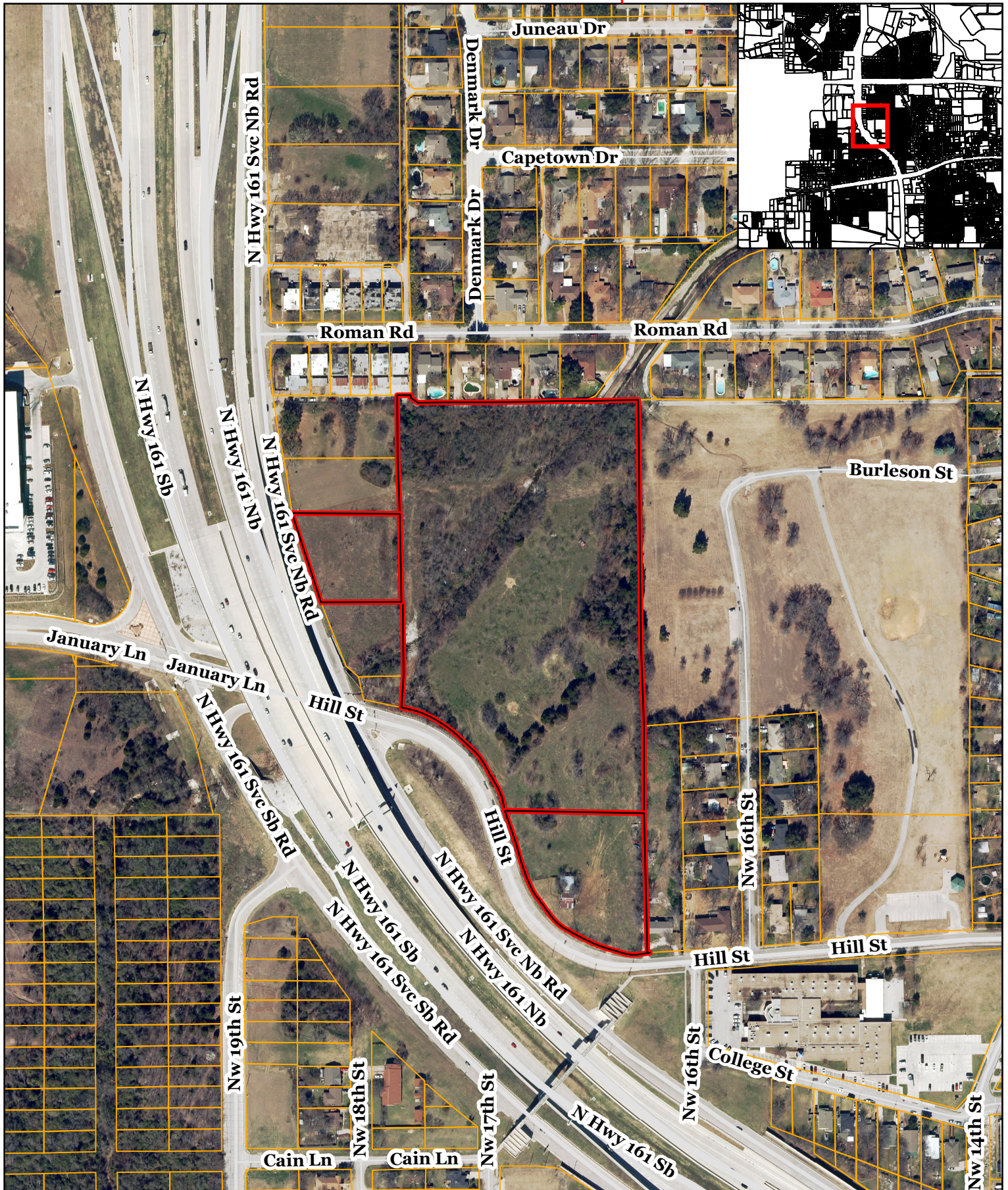
levels, ages and lifestyles.

RECOMMENDATION:

Development Review Committee (DRC) recommends approval of the requested amendment to the FLUM.

Body

Exhibit A- Location Map



CASE LOCATION MAP
Case Number: Z190801/CP190801
Presidium Hill Street

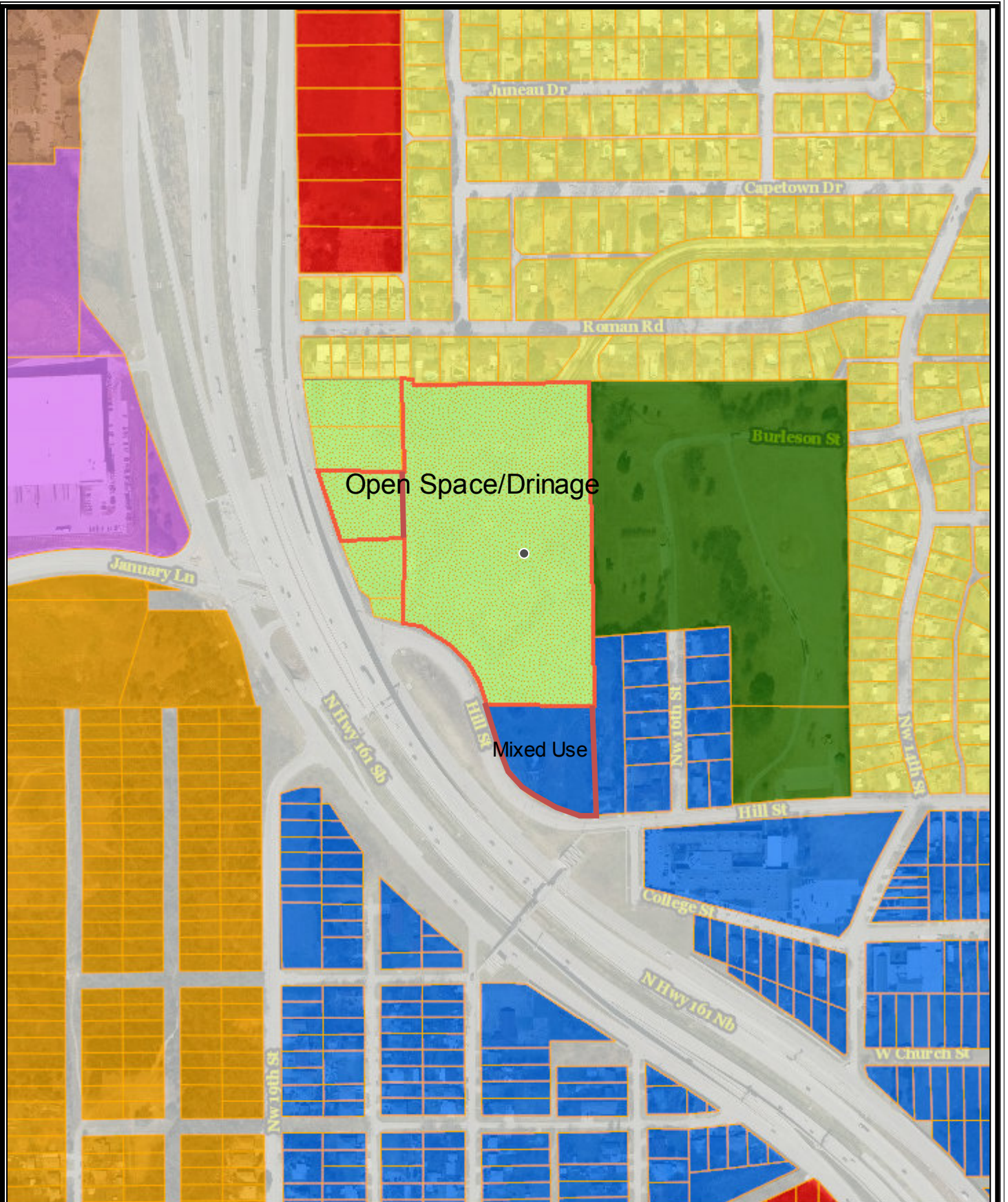


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Exhibit B- FLUM Map



CPA190801 - FLUM Map

Date: 7/31/2019 Time: 4:41:42 PM

This data has been compiled by the City of Grand Prairie IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



Grand
Prairie
TEXAS

Parcels



Legislation Details (With Text)

File #:	19-9202	Version:	1	Name:	Z190801/CP190801 - Zoning Change/Concept Plan - Presidium Hill Street
Type:	Ordinance	Status:		Status:	Public Hearing
File created:	7/26/2019	In control:		In control:	Planning and Zoning Commission
On agenda:	9/9/2019	Final action:		Final action:	
Title:	Z190801/CP190801 - Zoning Change/Concept Plan - Presidium Hill Street (City Council District 5). Planned Development request and Concept Plan for Multi-Family and Retail/Restaurant uses on 14.27 acres. The Concept Plan depicts four multi-family buildings east of Hill Street, and retail/restaurant uses east of the N SH-161 frontage. On 14.27 acres out of the Hein Bilsmirer Survey, Tract 3 & 11, Abstract No. 111 and the Pablo Mansola Survey, Tract 1, Abstract No. 933, Dallas County, City of Grand Prairie, Texas, Zoned CO, Commercial Office District and SF-4, Single-Family Four Residential District. Located at 1610 Hill Street, 1614 Hill St, and 906 North Hwy 161. (On August 5, 2019, the Planning and Zoning Commission tabled this case by a vote of 7-0). City Council Action: September 17, 2019				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Concept Plan.pdf](#)
[Exhibit C - Renderings.pdf](#)
[Exhibit D - Field Notes.pdf](#)
[Exhibit E - PD Requirements.pdf](#)
[Presidium Petition Map](#)
[Presidium Petition Opposition Percentage](#)
[Z190801- Petition Letter](#)
[Z190801- Signed Petition](#)
[Z190801- Signed Petition](#)
[Z190801- Signed Petition](#)
[Z190801- Signed Petition](#)
[Z190801- Signed Petition](#)

Date	Ver.	Action By	Action	Result
8/20/2019	1	City Council	Tabled	
8/5/2019	1	Planning and Zoning Commission		

From

Chris Hartmann

Title

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

Commercial Office District and SF-4, Single-Family Four Residential District. Located at 1610 Hill Street, 1614 Hill St, and 906 North Hwy 161. (On August 5, 2019, the Planning and Zoning Commission tabled this case by a vote of 7-0).

City Council Action: September 17, 2019

Presenter

Nyliah Acosta, Planner

Recommended Action

Approve

Analysis

SUMMARY:

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

<u>Table 1: Adjacent Zoning and Land Uses</u>		
Direction	Zoning	Existing Use
North	SF-4, MF-1	Single Family Residences, and N
South	PD-4, SF-1, LI	GP Collegiate Institute, Multi-Fa
West	None	State Highway 161
East	SF-4	Vacant Lot, Single-Family Resid

PURPOSE OF REQUEST:

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

CONFORMANCE WITH COMPREHENSIVE PLAN:

The Future Land Use Map (FLUM) designates the subject property as Open Space/Drainage and Mixed Use. Multi-family and Commercial is not consistent with the current FLUM designation. The applicant is also requesting a plan amendment (CPA190801) to change the FLUM to Mixed Use. Staff is supportive of a comprehensive plan amendment.

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

- Achieve a broad housing selection for a diverse population;
- Provide housing options that serve the needs of the population throughout the stages of their lives;
- A mix of residential densities offers the City opportunities to attract and retain businesses as well as generate higher ad valorem tax revenues than through low density residential alone; and
- Locate higher density residential uses along roadways designated as minor arterials, principle arterials or limited access thoroughfares.

DEVELOPMENT REVIEW:

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

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

ZONING REQUIREMENTS

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

Dimensional Requirements

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

Table 2a: MF-3 Dimensional Requirements			
Standard	Required	Meets	Requested
Maximum Single Beds in Unit	60%	No	65%
Minimum Living Area	600	Yes	600
Minimum Lot Area	12,000 sf	Yes	12,000 sf
Minimum Lot Width	100 ft.	Yes	100
Minimum Lot Depth	120 ft.	Yes	120
Minimum Front Yard Setback	30 ft.	No	15
Minimum Side Yard Setback	30 ft.	No	15
Minimum Side Yard Setback	30 (10 if units front street)	No	10 (5 if units front street)
Rear Yard Setback	45*	Yes	45*
Max Height	50'	Yes	50'

*Minimum Living Area plus 250 sqft per additional room. PD requesting for an additional 250 sqft per additional room above three bedrooms.

*Rear Yard Setback is 45+1 foot for every foot over 35 feet in height.

Table 2b: GR Dimensional Requirements

Standard	Required
Minimum Lot Area	5,000.
Minimum Lot Width	50 ft.
Minimum Lot Depth	100 ft.
Minimum Front Yard	25 ft.
Minimum Side Yard	5 ft.
Rear Yard Setback	0
Max Height	25

PROPOSED DEVELOPMENT OVERVIEW:

The following table provides a summary of the proposed development.

Table 3: Development

Overview

Standard	Proposed Building
Lot Area Acres	14.27
Lot Area Sq. Ft.	621,601.2 sq.ft.
Land Use	Multi-Family and Comm

Parking

The following shows the proposed parking being provided.

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

SITE LAYOUT:

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

BUILDING DESIGN:

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

VARIANCES AND EXCEPTIONS:

All variances pertain to the multi-family component of the request.

1. 65% one bedroom units (60% is standard).
2. 15 foot front yard setback (30 feet is standard).
3. 10 foot side yard setback on street (30 feet is standard).
4. 20% garage parking (30% is standard).
5. 1 parking space for 1 bedroom units (1.25 per 1 bedroom unit is standard).
6. Both garage parking and tandem parking behind the garage are included in the parking calculation (standard is to include tandem parking in calculation, not both garage and tandem parking).

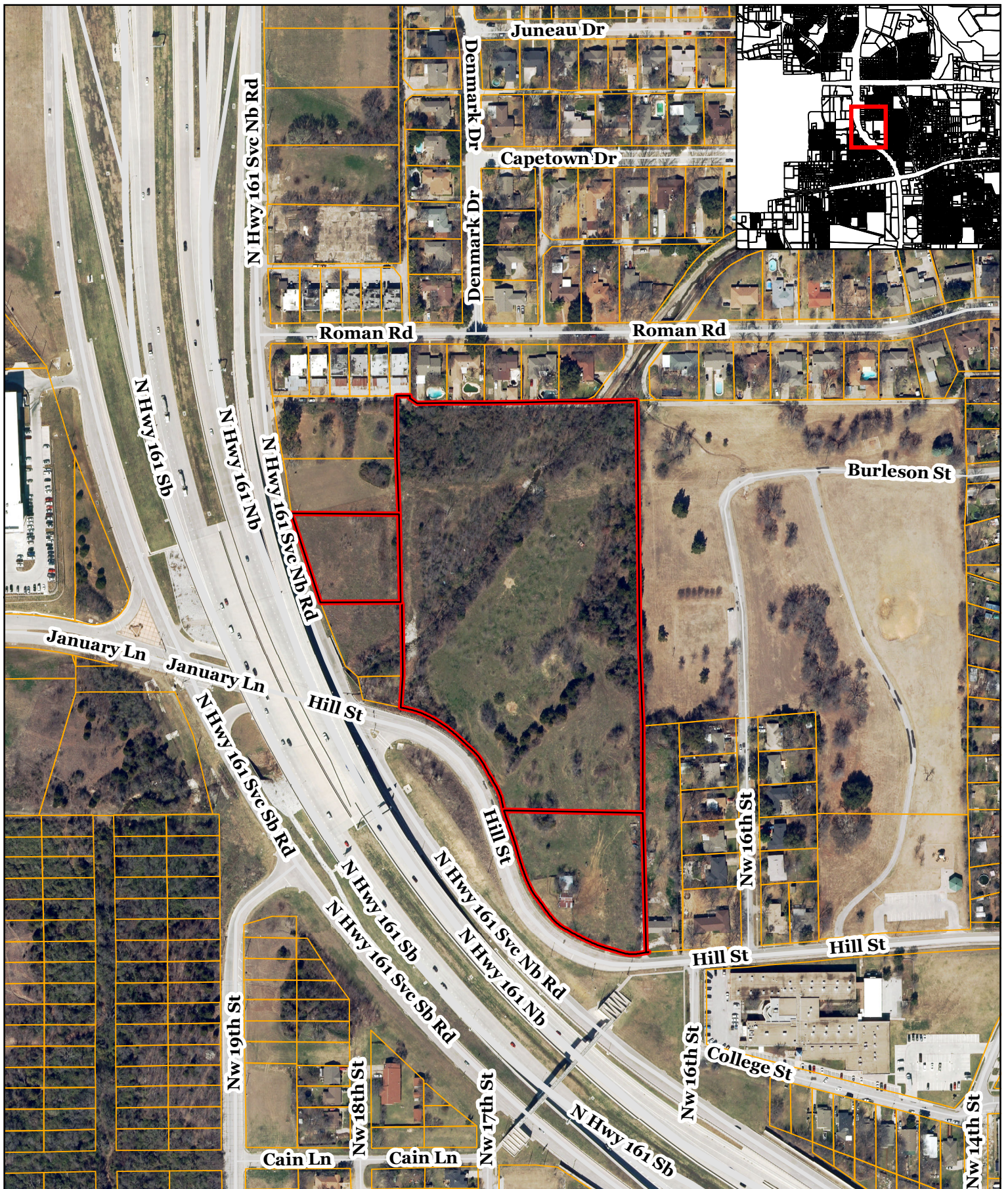
Petition:

A petition with 192 signatures was submitted, 28 of which are within the 300 foot buffer, making up 13.46% of the total land area.

RECOMMENDATION:

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

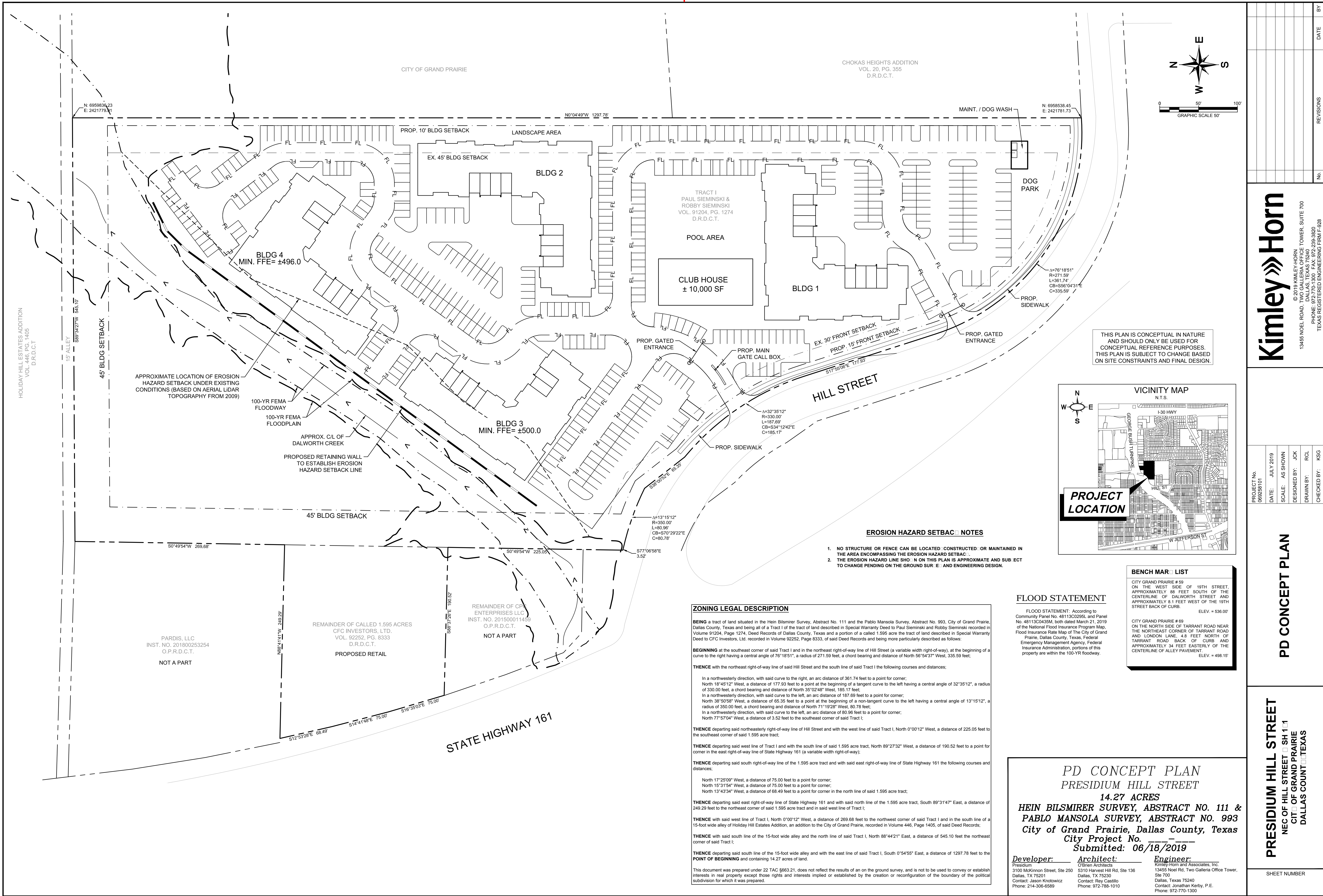
Body



CASE LOCATION MAP
Case Number: Z190801/CP190801
Presidium Hill Street



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







ZONING LEGAL DESCRIPTION

14.27 ACRES

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

BEGINNING at the southeast corner of said Tract I and in the northeast right-of-way line of Hill Street (a variable width right-of-way), at the beginning of a curve to the right having a central angle of $76^{\circ}18'51''$, a radius of 271.59 feet, a chord bearing and distance of North $56^{\circ}54'37''$ West, 335.59 feet;

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

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

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

In a northwesterly direction, with said curve to the left, an arc distance of 80.96 feet to a point for corner; North $77^{\circ}57'04''$ West, a distance of 3.52 feet to the southeast corner of said Tract I;

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

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

CONTINUED ON NEXT PAGE

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

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LJG	JAD	JUNE 2019	069258103	1 OF 3

ZONING LEGAL DESCRIPTION CONTINUED

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

North 17°25'09" West, a distance of 75.00 feet to a point for corner;

North 15°31'54" West, a distance of 75.00 feet to a point for corner;

North 13°43'34" West, a distance of 68.49 feet to a point for corner in the north line of said 1.595 acre tract;

THENCE departing said east right-of-way line of State Highway 161 and with said north line of the 1.595 acre tract, South 89°31'47" East, a distance of 249.29 feet to the northeast corner of said 1.595 acre tract and in said west line of Tract I;

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

THENCE with said south line of the 15-foot wide alley and the north line of said Tract I, North 88°44'21" East, a distance of 545.10 feet the northeast corner of said Tract I;

THENCE departing said south line of the 15-foot wide alley and with the east line of said Tract I, South 0°54'55" East, a distance of 1297.78 feet to the **POINT OF BEGINNING** and containing 14.27 acres of land.

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

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

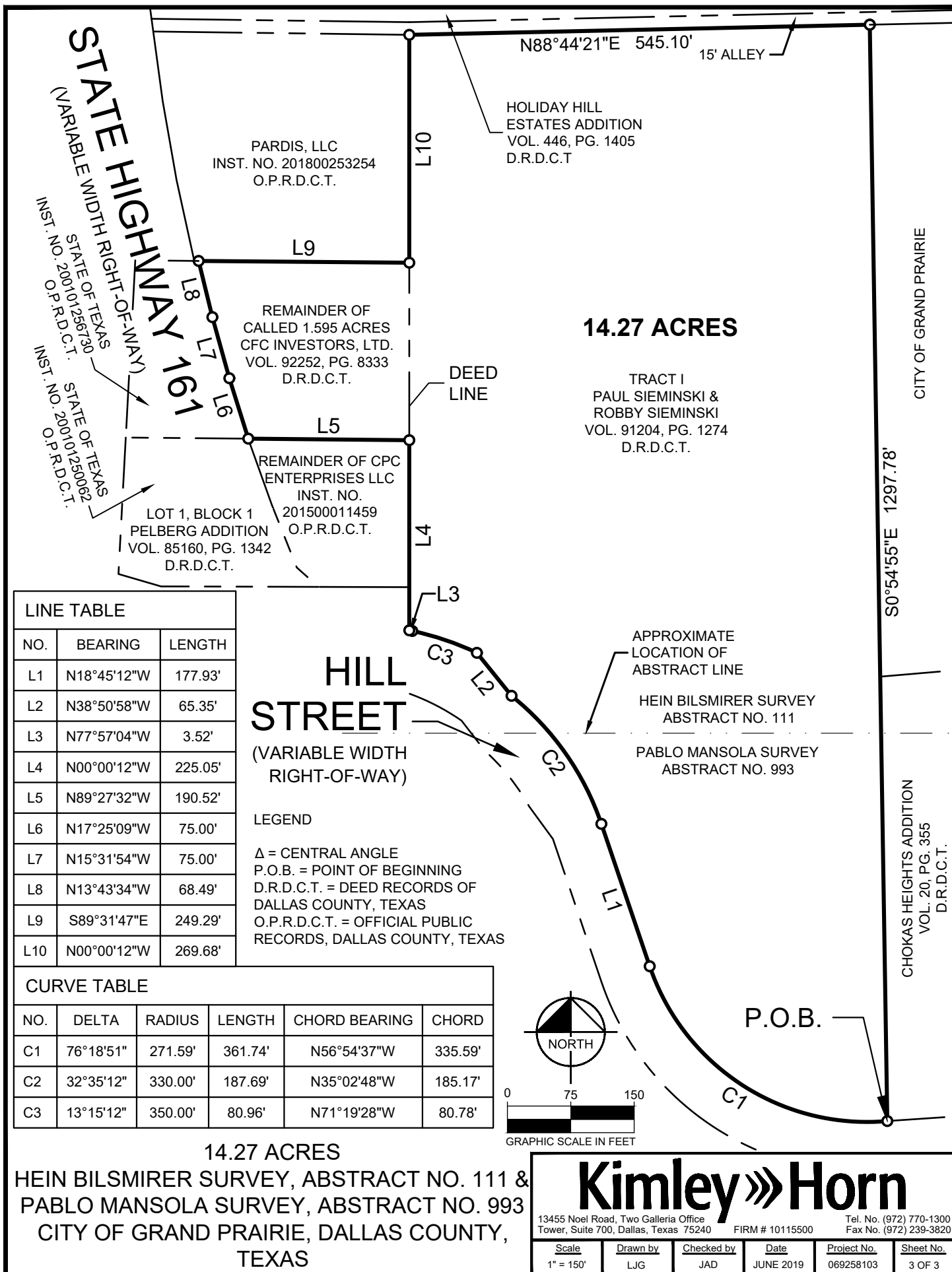
Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LJG	JAD	JUNE 2019	069258103	2 OF 3



Zoning Districts

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

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

The General Retail One District (GR-1):

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

Planned Development District (PD):

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

Permissible Uses

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

Density and Dimensional Requirements:

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

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

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

NOTES:

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

Minimum Lot Size

All lots shall have at least the minimum area, width and depth as indicated in the appropriate table set forth in this article:

A. building permit may be issued on unplatted property if three (3) of the following conditions apply:

1. The tract has a duly executed, correct, recorded deed;
2. The tract is a minimum of 50 by 120 feet (fifty by one hundred twenty feet);
3. The tract is un—platted and has been established by metes and bounds since October 18, 1960 and has remained in the same configuration;
4. The lot is being assessed for City taxes; or
5. The lot conforms to existing zoning district regulations, other than lot area, width and depth.

B. The Unified Development Code does not affect any duly executed, correct, recorded plat prior to its enactment; and, therefore does not require existing plats to be changed to meet newly imposed requirements.

C. A platted parcel of land that was complete, correct and duly filed prior to adoption of this Code shall be exempt from meeting any new lot width, depth and/or square footage requirements.

D. Minimum required lot area, width and depth shall be in accordance with the provisions of **Table 6 -A** or **Table 6 -B**, and no lot existing at the time of passage of this code shall be reduced in size below the minimum requirements set forth herein. Lots located on a cut -de -sac or "eyebrow" may be reduced in width or depth by no more than 10 feet from that required in Table 6 A or Table 6-B, but in no case may have less than 30 feet of width at the front lot line. All other area requirements of Table 6-A or Table 6 B shall still apply.

Parking and Loading Standards

Multi-Family:

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

Off—Street Parking Standards for Multi— Family

- A.** Parking garages shall be provided for no less than twenty percent (20%) of the minimum required parking spaces calculated for the total multi-family development.
1. For example, for a multi-family development requiring a total number of 100 parking spaces, twenty (20) of those total spaces (20% of 100) are required to be enclosed in an attached or detached parking garage.

2. Multi-Family garage units shall be designed with a minimum parking space measuring 12x20 feet in size with a minimum ten-foot width for the garage door opening.
- B.** Both garage parking and tandem parking behind the garage may be included in the parking calculation for multi-family developments. Multi family garage units shall be *used* only for the parking of motor vehicles containing no more than two wheel axles and are used as the primary mode of street transportation by the occupant.
- C.** In addition to the garage parking required in Section 10.7.4.A above, covered parking spaces shall also be provided for no less than thirty percent (30%) of the minimum required parking spaces calculated for the total multi-family development.
1. For example, for a multi-family development requiring a total number of 100 parking spaces, thirty (30) of those total spaces (30% of 100) are required to be covered as required by Section 10.7.4.C.2 below.
 2. Covered parking structures shall be equipped with internal lighting. The roof structure for covered parking spaces shall have a minimum roof pitch of 2:12 and be constructed of a similar roofing material used for the main residential building. A flat roof design is permitted for covered parking spaces.
 3. Such covered parking will be classified as an accessory structure and shall be subject to the setback requirements of Article 6.6.1. Covered parking structures shall not be permitted within the required front or side yard setback abutting a designated arterial thoroughfare and therefore shall be exempt from this requirement.
 4. A minimum of ten (10) percent of all required parking shall be designated as guest parking and shall be clearly marked as reserved for guests and shall be in an area providing guests with unrestricted access to the guest parking spaces.

Presidium Buffer

Map showing property lots and streets in the Presidium Buffer area. The map includes labels for streets such as N HWY 161 SVC NB RD, DENMARK DR, ROMAN RD, BURLESON ST, JANUARY LN, N HWY 161 SVC SB RD, N HWY 161 NB, N HWY 161 SB, HILL ST, NW 16TH ST, NW 14TH ST, NW 18TH ST, NW 17TH ST, CAIN LN, and COLLEGE ST. Property lots are numbered, and a large blue buffer boundary is overlaid on the map.

GIS LINK	ADDRESS	Acres
28088500110020000	1005 DENMARK DR	0.013721423
28088500180020000	1709 ROMAN RD	0.285825236
28088500110110000	1804 ROMAN RD	0.132964348
28088500110120000	1802 ROMAN RD	0.133234194
28088500150010000	1002 DENMARK DR	0.300526395
28088500180210000	1801 ROMAN RD	0.141169762
28088500180070000	1517 ROMAN RD	0.264564986
28088500110100000	1806 ROMAN RD	0.115801751
28026500000060000	722 NW 16TH ST	0.044755672
28026500000150000	1606 HILL ST	1.111063518
28088500110080000	1810 ROMAN RD	0.050023288
28088500180040000	1701 ROMAN RD	0.282024588
28026500000100000	717 NW 16TH ST	0.241671945
28026500000130000	1602 HILL ST	0.460592335
28026500000080000	725 NW 16TH ST	0.257012108
28088500150310000	1610 ROMAN RD	0.232088153
28026500000050000	718 NW 16TH ST	0.04098648
28026500000110000	713 NW 16TH ST	0.250871843
28026500000030000	710 NW 16TH ST	0.042227564
28088500110010000	1001 DENMARK DR	0.330272798
28088500180010000	1713 ROMAN RD	0.282253739
28088500150290000	1602 ROMAN RD	0.280717195
28026500000070000	726 NW 16TH ST	0.049904631
28026500000040000	714 NW 16TH ST	0.041557074
28026500000120000	709 NW 16TH ST	0.252650269
28088500180060000	1601 ROMAN RD	0.338892323
28088500180050000	1605 ROMAN RD	0.386724063
28088500150280000	1514 ROMAN RD	0.087231562

TOTAL ACRES =	6.451329
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TOTAL BUFFER ACRES =	47.937361
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PERCENT =	13.46%
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HOMEOWNERS
HOLIDAY HILLS ESTATES
GRAND PRAIRIE, TX
July 31, 2019

AUG 01 2019

Received

PLANNING AND ZONING COMMISSION/ CITY COUNCIL
317 COLLEGE STREET
GRAND PRAIRIE, TX

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

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

LOWER PROPERTY VALUES:

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

INCREASED NEED OF POLICE PRESENCE:

We do not claim that those who live in a multi-family dwelling environment are more likely to commit acts of crime or other situations than homeowners, but it is a documented fact that if you have an increased number of people, you increase problems. If 8 out of 10 people are good law abiding citizens, that leaves 2 that are of dubious nature. Now multiple that by 300,400,500, and you can have problems. This is probably the biggest driver of the desire for homeownership.

We included 2017 & 2018 data from our own Grand Prairie Police Department. Data shows response calls to given addresses. We have 3 apartment complexes within our neighborhood boundary. You can compare the apartment's address to all homes on a given street.

Speaking of crime we already have problems at Hill Street Park. (adjacent to the proposed apartment development.) Drug use as evidence by needles and drug paraphernalia found littering the ground. Gun shots heard and bullet casing found on the ground. Probable prostitution due to quantity of used condoms left discarded on the ground. We strongly believe that having 400-500 people living, literally, only a half-minute walk from the park will only increase this type of activity.

FLOODING:

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

TRAFFIC:

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

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

PHYSICAL SIZE OF THE BUILDING:

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

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

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

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

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

AUG 01 2019

Received

HOLIDAY HILL ESTATES**PETITION TO DENY MULTI-FAMILY DEVELOPMENT**

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

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

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

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

Thank You for Your Consideration.

Print Name Ronald Lee Chapman JR

Signature Ronald Lee Chapman Jr. Date 7-27-19

Address 1402 Roman Rd.

How long Resident of Grand Prairie, TX 20

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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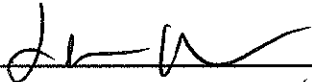
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Thank You for Your Consideration.

Print Name Fernando Mendez

Signature 

Date 7-28-16

Address 1409 Aman Rd. 75050

How long Resident of Grand Prairie, TX 3 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Mary Chavez
Signature Mary Chavez Date 7/28/19
Address 1414 Roman Rd. Grand Prairie TX 75050
How long Resident of Grand Prairie, TX 23 years

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Linda Villars

Signature Linda Villars Date 7/27/19

Address 1418 Roman Bo.

How long Resident of Grand Prairie, TX 63

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Bill Villars

Signature Bill Villars Date 7-27-2019

Address 1418 ROMAN RD

How long Resident of Grand Prairie, TX 67 YRS

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Annette Espinoza

Signature Annette Espinoza Date 7/27/19

Address 506 Roman Rd Grand Prairie TX 75050

How long Resident of Grand Prairie, TX Over 25 yrs.

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Abelardo Arias

Signature Abelardo Arias

Date 7-27-19

Address 1514 Roman Rd Grand Prairie

How long Resident of Grand Prairie, TX 22 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name JAMES HOLLIDAY

Signature James Holliday Date 7/27/19

Address 1601 ROMAN RD., GRAND PRAIRIE, TX

How long Resident of Grand Prairie, TX 26 YRS.

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Kathleen Holiday

Signature Kathleen Holiday Date 7/27/19

Address 1601 Roman Road

How long Resident of Grand Prairie, TX 26 yrs

Any Comments:

HOLIDAY HILL ESTATES

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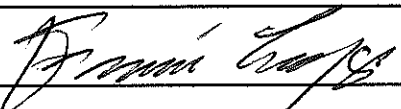
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Thank You for Your Consideration.

Print Name FERMIN LOAYZA

Signature  Date 7-27-19

Address 1602 ROMAN RD

How long Resident of Grand Prairie, TX 15 YEARS

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Michael Cannon

Signature 

Date 7/28/19

Address 1005 Roman Rd

How long Resident of Grand Prairie, TX 35 yrs

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Stuart Canyon

Signature 

Date 7/28/19

Address 1605 Roman Rd

How long Resident of Grand Prairie, TX 3 1/2 yrs

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name SANDRA DOUGHERTY

Signature Sandra Dougherty Date 7-30-19

Address 1610 Roman Rd 75052

How long Resident of Grand Prairie, TX 5yrs

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Scott Dougherty

Signature [Signature]

Date 7-30-19

Address 1610 Roman

How long Resident of Grand Prairie, TX 5 yrs

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Angela Queen

Signature Angela Queen

Date 7/28/19

Address 1709 Roman Rd

How long Resident of Grand Prairie, TX 12

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Codie Queen

Signature Codie Queen Date 7/28/19

Address 1709 Roman Rd Grand Prairie, TX 75050

How long Resident of Grand Prairie, TX 10 yrs

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name

LOUIS BRYEN

Signature

[Handwritten Signature]

Date

7/28/19

Address

1709 Roman Rd Grand Prairie TX

How long Resident of Grand Prairie, TX

12 years

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name

Carl Franklin

Signature

[Signature]

Date 27 July 2019

Address

1001 Denmade, Grand Prairie, TX 75080

How long Resident of Grand Prairie, TX

17 years

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Jacqueline Franklin

Signature Rachel Franklin

Date 7-27-2019

Address 1001 Denmark

How long Resident of Grand Prairie, TX 19 yrs

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Phyllis Campbell

Signature Phyllis Campbell

Date 7/27/19

Address 1002 DENMARK

How long Resident of Grand Prairie, TX 50 YRS

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name ROLAND L. CAMPBELL

Signature Roland L. Campbell Date 7/27/19

Address 1002 Denmark Dr.

How long Resident of Grand Prairie, TX 50

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

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

Thank You for Your Consideration.

Print Name Benito Flores

Signature Benito Flores Date 7-29-19

Address 1009 DENMARK ST

How long Resident of Grand Prairie, TX 75050

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Veronica Barrientes

Signature VB Date 7/29/19

Address 1013 Plumark

How long Resident of Grand Prairie, TX 20 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Rose M. Lewis

Signature Rose M. Lewis

Date 7-29-2019

Address 1101 DENMARK DRIVE, Grand Prairie TX 75050

How long Resident of Grand Prairie, TX 24 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name BRUCE SEEBER

Signature [Signature]

Date 7/29/15

Address 1502 CAPE IRON

How long Resident of Grand Prairie, TX 60

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Margarita Garcia

Signature Margarita Garcia Date 2-7-29-19

Address 1805 Capetown Dr.

How long Resident of Grand Prairie, TX 2 years.

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name SID MINYARD

Signature Sid Myard

Date 7-29-2019

Address 1506 CAPE TOWN

How long Resident of Grand Prairie, TX 30 YEARS

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name

Warren L. Payne

Signature

Warren L. Payne

Date

7-24-19

Address

1509 Capitan

How long Resident of Grand Prairie, TX

9 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Manuel Ferman

Signature Manuel Ferman

Date 7-29-19

Address 1513 Capetown Dr

How long Resident of Grand Prairie, TX 10 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Brenda Ferran

Signature Brenda Ferran

Date 7-29-19

Address 1513 Lapetun Dr.

How long Resident of Grand Prairie, TX 10 yrs.

Any Comments: Please call me if you have any question 817-793-9394

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Kathy McNeil

Signature Kathy McNeil

Date 7-29-19

Address 1517 Cypress Dr.

How long Resident of Grand Prairie, TX 15

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name David L Moniel

Signature David L Moniel Date _____

Address 1517 Cape town Dr Grand Prairie, Tx 75050

How long Resident of Grand Prairie, TX 40 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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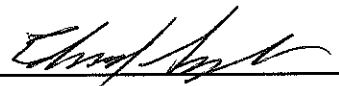
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I am not opposed to single family development on this property. But I do reject the four story high, multi-building complex as proposed.

Thank You for Your Consideration.

Print Name EDWARD SZKALA

Signature  Date 9-29-19

Address 1601 CAPE TOWN DR

How long Resident of Grand Prairie, TX 75750

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Suzanne LaFollette

Signature Suzanne LaFollette

Date 7-29-19

Address 11601 Capetown Drive

How long Resident of Grand Prairie, TX 2006

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Randal Hafdahl

Signature  Date 7/29/19

Address 1610 Capetown Dr

How long Resident of Grand Prairie, TX 40 yrs

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name CAROL K. High

Signature Carol K. High

Date 7/29/2019

Address 1614 Capetown Drive

How long Resident of Grand Prairie, TX 75050

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name BRENT HISH

Signature Brent Hish

Date 7-29-2019

Address 1614 CAPETOWN

How long Resident of Grand Prairie, TX 53050

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Jack Schneider

Signature [Handwritten Signature] Date 7.27.2019

Address 710 NW 16th ST

How long Resident of Grand Prairie, TX 2001

Any Comments: too much traffic, + noise
our only Green ~~space~~ space left, 1st Frsking
then 161 AN Green space gone

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name VALDA D MICKELSON

Signature Valda Daphnie Mickelson Date July 27th.

Address 713 NW 16TH

How long Resident of Grand Prairie, TX 160 yrs.

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Andric L Nieto

Signature Andric L Nieto

Date 7/27/19

Address 714 NW 16 St

How long Resident of Grand Prairie, TX 20

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Bryan Dominguez

Signature Bryan Dominguez

Date 7/27/19

Address 717 NW 16th St

How long Resident of Grand Prairie, TX 3 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name PAUL SMITH

Signature Paul Smith

Date 7.28.2019

Address 1602 HILL STREET

How long Resident of Grand Prairie, TX 27 YEARS

Any Comments: IT WILL DRASTICALLY REDUCE PROPERTY VALUES, INCREASE VANDALISM BY TEENAGERS LIVING IN THE COMPLEX, INCREASE DRUG ^{TRAFFIC} AND PROSTITUTION IN HILL STREET PARK, AND INCREASE TRAFFIC AND SPEEDING ON HILL STREET.
* BY DRUG DEALERS / ~~PROSTITUTION~~ ^{AND} PROSTITUTES LIVING IN THE COMPLEX

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Eugenia Vasilakop

Signature Eugenia Vasilakop

Date 28 July 2019

Address 1602 Hill St.

How long Resident of Grand Prairie, TX 52 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Anthony & Maryann Mendoza

Signature Maryann Mendoza

Date 07/30/2019

Address 708 NW 14th St G.P.

How long Resident of Grand Prairie, TX 25 yr

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Anthony Mendez

Signature 

Date 07-30-19

Address 705 N.W. 14TH

How long Resident of Grand Prairie, TX 25

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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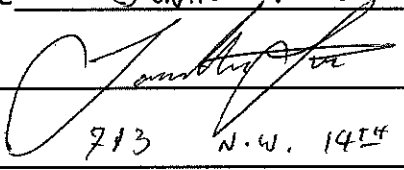
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Thank You for Your Consideration.

Print Name JONATHAN LUNA

Signature 

Date 07-30-19

Address 713 N.W. 14TH ST. GRAND PRAIRIE TX. 75050

How long Resident of Grand Prairie, TX 20 yrs.

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Marie Woodall

Signature Marie Woodall Date 7-30-19

Address 714 N. W. 14th St.

How long Resident of Grand Prairie, TX 65

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Sherry White

Signature Sherry White Date 3-18

Address 805 NW 14th

How long Resident of Grand Prairie, TX 39

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

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

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

Thank You for Your Consideration.

Print Name Marty White

Signature Marty White Date 7-30-19

Address 805 NW 14th

How long Resident of Grand Prairie, TX 5.3 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

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

Thank You for Your Consideration.

Print Name CRISTINA MARQUEZ

Signature Cristina Marquez Date 7-30-19

Address 809 NW 14TH ST GRAND PRAIRIE TX 75050

How long Resident of Grand Prairie, TX 16 YRS

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

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

Thank You for Your Consideration.

Print Name Rodrigo Marquez

Signature [Signature]

Date 07/30/19

Address 309 Nw 14th St Grand Prairie tx 75080

How long Resident of Grand Prairie, TX 16 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Wendy Byrum

Signature Wendy Byrum

Date 7-30-2019

Address 901 N.W. 14th St.

How long Resident of Grand Prairie, TX 2 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

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

Thank You for Your Consideration.

Print Name Gloria Guerrero

Signature Gloria Guerrero Date 7-30-19

Address 909 NW 14th grand prairie tx 75080

How long Resident of Grand Prairie, TX 24 yrs.

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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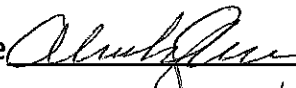
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I am not opposed to single family development on this property. But I do reject the four story high, multi-building complex as proposed.

Thank You for Your Consideration.

Print Name Abraham Guerrero

Signature  Date 07-30-19

Address 909 NW 14th g.prairietx 75050

How long Resident of Grand Prairie, TX 14 yrs.

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name GEORGE L. SMITH

Signature George L. Smith

Date 7-30-19

Address 1605 LUNEAU DR.

How long Resident of Grand Prairie, TX 7 YRS

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Alon D. Smith

Signature Alon D. Smith

Date July 30, 2019

Address 1605 Duncan, Grand Prairie, TX 75048

How long Resident of Grand Prairie, TX 7 yrs.

Any Comments:

HOMEOWNERS

HOLIDAY HILLS ESTATES

GRAND PRAIRIE, TX

September 4TH 2019

Planning & Zoning Commission/ City Council

We are presenting 136 additional petitions to be added to the 56 petitions that were presented on August 1st 2019.

These petitions are seeking to deny the multi-family development proposed by the "The Presidium Group" at 1610 Hill Street, Grand Prairie, TX.

Thank You All.

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name JAMES FRANKLIN

Signature [Signature] Date 7/27/19

Address 1001 DENMARK

How long Resident of Grand Prairie, TX 20 YEARS

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Martha Anderson

Signature Martha Anderson Date 8-18-19

Address 1005 Denmark

How long Resident of Grand Prairie, TX 47 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name L AZARO MISTO

Signature L M

Date 8-2-19

Address 225 NW 16 St

How long Resident of Grand Prairie, TX 6 YRS

Any Comments:

HOLIDAY HILL ESTATES

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

Thank You for Your Consideration.

Print Name RAY S Rebecca Cobb

Signature Ray Cobb Rebecca Cobb Date 8-26-2019

Address 718 NW 14th St. G.P. TX 75050

Please list address (s) of property owned in area formally known as (Holiday Hills Estates) Grand Prairie, TX .

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Jenny Calanche

Signature [Handwritten Signature] Date 7-27-19

Address 722 NW 16th Grand Prairie, TX 75080

How long Resident of Grand Prairie, TX 2 months

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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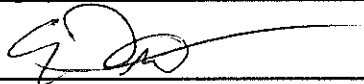
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I am not opposed to single family development on this property. But I do reject the four story high, multi-building complex as proposed.

Thank You for Your Consideration.

Print Name Eric Trent

Signature 

Date 7-27-19

Address 720 N. W. 16th ST

How long Resident of Grand Prairie, TX 12 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Alejandra Martinez

Signature Alejandra Martinez Date 7-28-19

Address 709 NW 16th St Grand Prairie TX 75050

How long Resident of Grand Prairie, TX Just moved in.

Any Comments:

Have lived in Grand Prairie for
(25) years.

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Orlando Larios

Signature Orlando Larios

Date 7-28-2019

Address 709 NW 16th St

How long Resident of Grand Prairie, TX 20 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Georgiana Thompson-Bowen

Signature [Handwritten Signature] Date 08/02/19

Address 1606 Hill St

How long Resident of Grand Prairie, TX 76012

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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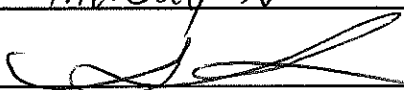
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Thank You for Your Consideration.

Print Name Lindsay N. Thomas

Signature  Date 8/23/19

Address 1713 Roman Road GrandPrairie, Tx 75050

Please list address (s) of property owned in area formally known as (Holiday Hills Estates) Grand Prairie, TX .

1713 Roman Road

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Jose Gustavo Rangel

Signature Rangel Jose Gustavo Date Aug 15 / 19

Address 1136 College St. G.P.

How long Resident of Grand Prairie, TX 10 years

I own 1301 Roman Rd Grand Prairie TX
75050

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Jesús Martínez

Signature Jesús Martínez

Date 8-15-19

Address 1810 Roman Rd Apt A

How long Resident of Grand Prairie, TX 30 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Wis Ledezma

Signature  Date 7/27/19

Address 1517 Roman Rd Grand prairie TX 75050

How long Resident of Grand Prairie, TX 3yr

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Alexandra Vallo

Signature Alexandria Vallo Date 7/28/19

Address 1610 Roman Rd.

How long Resident of Grand Prairie, TX 2 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Stephen J. Witt

Signature [Signature]

Date 8-25-19

Address 1701 ROMAN Rd

Please list address (s) of property owned in area formally known as (Holiday Hills Estates) Grand Prairie, TX .

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name manuel maquin

Signature  Date 8-26-19

Address 2447 January Ln. G.P. TX 75050

Please list address (s) of property owned in area formally known as (Holiday Hills Estates) Grand Prairie, TX .

1802, 1804, 1806 Roman Rd. Grand Prairie TX 75050

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Adam Vallo

Signature Adam Vallo

Date 7/28/19

Address 1610 Roman Rd.

How long Resident of Grand Prairie, TX 2 years

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Rose MARY Witt

Signature Rose Mary Witt

Date 8/21/19

Address 1701 Roman Rd

How long Resident of Grand Prairie, TX 17 yrs.

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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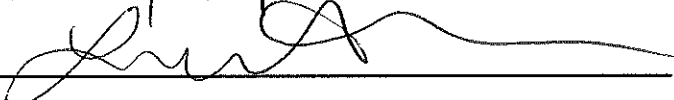
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It is my belief that the proposed multi-family development would have multiple real, and many possible negative impacts on my neighborhood, my property and my family.

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

Thank You for Your Consideration.

Print Name LUCY ARPERO

Signature 

Date 8-31-19

Address 1110 Denmark St

How Long Resident of Grand Prairie, TX 5 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Amy Garst

Signature Amy Garst

Date 8/31/19

Address 1117 Denmark

How Long Resident of Grand Prairie, TX 48yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name RICHARD AGUINAGA

Signature Richard Aguinaga Date AUG 31, 2019

Address 1125 DENMARK STREET

How Long Resident of Grand Prairie, TX 21 YRS

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Eva Aguinaga

Signature Eva Aguinaga

Date 8-31-19

Address 1125 Denmark St.

How Long Resident of Grand Prairie, TX 21

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name PAUL LAFOND

Signature [Signature]

Date 8/24/19

Address 1125 Cypertown

How Long Resident of Grand Prairie, TX 32yrs.

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Jose Chavez

Signature Jose Chavez Date 8-24-19

Address 1201 Capetown Dr. Grand Prairie TX,

How long Resident of Grand Prairie, TX 4 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Sandra Marquez

Signature Sandra Marquez

Date 8-24-19

Address 201 Capetown Dr. Grand Prairie TX

How Long Resident of Grand Prairie, TX 7 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name

Robert Holman

Signature

Robert Holman

Date

8/24/18

Address

1113 Cape Town Rd

How long Resident of Grand Prairie, TX

66 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Walter Villalta

Signature Walter Villalta Date 8-24-19

Address 1301 Cape Town LN Grand Prairie - 75050

How long Resident of Grand Prairie, TX 1 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Griselda Ventura

Signature 

Date 8/24/2019

Address 1301 Capetown Dr. Grand Prairie TX 75050

How long Resident of Grand Prairie, TX 1

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Jeremy Slaughter

Signature [Signature]

Date 8/24/19

Address 1305 Capetown Dr

How long Resident of Grand Prairie, TX 11 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Carol Birings

Signature Carol Birings

Date 8-20-19

Address 1118 Capstone Dr

How long Resident of Grand Prairie, TX 43

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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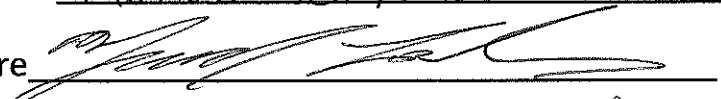
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I am not opposed to single family development on this property. But I do reject the four story high, multi-building complex as proposed.

Thank You for Your Consideration.

Print Name Manuel Fernandez

Signature  Date 08/20/19

Address 1122 Capetown Dr. Grand Prairie TX 75050

How long Resident of Grand Prairie, TX 2 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Rosalba Reyes

Signature Rosalba Reyes

Date 8/26/19

Address 1122 Capetown Dr. Grand Prairie

How long Resident of Grand Prairie, TX 2 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Angela Avina

Signature Avina

Date 8.20.19

Address 1302 Capetown Dr.

How long Resident of Grand Prairie, TX 26 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Kelsey Fletcher

Signature [Handwritten Signature]

Date 8/3/19

Address 1422 Capetown DR

How long Resident of Grand Prairie, TX 26

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Robin Walker

Signature Robin Walker Date 8/3/19

Address 1418 Cape town DR.

How long Resident of Grand Prairie, TX 5

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Bruce Russell

Signature Bruce Russell Date 8/3/19

Address 1413 Capetown Dr Grand Prairie

How long Resident of Grand Prairie, TX 11 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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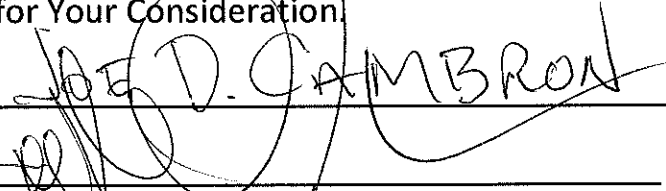
I am not opposed to single family development on this property. But I do reject the four story high, multi-building complex as proposed.

Thank You for Your Consideration.

Print Name

JOE D. CAMBRON

Signature



Date

8/3/2019

Address

1409 CAPETOWN DRIVE

How long Resident of Grand Prairie, TX

12 YRS

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Kathleen Cambron

Signature Kathleen Cambron Date 8-3-19

Address 1409 Capetown Dr

How long Resident of Grand Prairie, TX 51 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name GRADY CARTER

Signature [Handwritten Signature]

Date 8-3-19

Address 1414 CAYETOWN DR.

How long Resident of Grand Prairie, TX 30 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Deanna K Ivy
Signature Deanna K Ivy Date _____
Address 1405 Capetown Dr
How long Resident of Grand Prairie, TX 50 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name CHARLES R. WILSON

Signature C. R. Wilson

Date 8/3/18

Address 1406 CAPETOWN DR

How long Resident of Grand Prairie, TX 57

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name FRANK LABAREE

Signature [Signature] Date 7/29/19

Address 1609 CASPOTON DRIVE

How long Resident of Grand Prairie, TX 30+ years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

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Thank You for Your Consideration.

Print Name Melissa Cabano

Signature Melissa Cabano Date 7/29/19

Address 1609 Capetown Dr.

How long Resident of Grand Prairie, TX 30+ years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Gregory Collier

Signature  Date 07-29-19

Address 1514 Capetown dr.

How long Resident of Grand Prairie, TX 2 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Maddie Hunter

Signature Maddie Hunter

Date 07/29/19

Address 1514 Cape town Dr.

How long Resident of Grand Prairie, TX 2 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Lety A.

Signature Lety A. Date 8-28-19

Address 1517 Juneau DR G.P. TX 75050

How Long Resident of Grand Prairie, TX 20 Years.

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

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Thank You for Your Consideration.

Print Name Maher Biso

Signature [Signature]

Date 8-28-19

Address 1525 Junco

How Long Resident of Grand Prairie, TX 26 y

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Regina Anderson

Signature Regina Anderson

Date 8-28-2019

Address 1510 Juneau

How Long Resident of Grand Prairie, TX 19 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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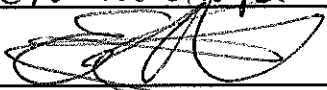
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I am not opposed to single family development on this property. But I do reject the four story high, multi-building complex as proposed.

Thank You for Your Consideration.

Print Name Guadalupe Guadalupe

Signature  Date 8/29/19

Address 1501 Juneyan Pr. Grand Prairie, TX

How Long Resident of Grand Prairie, TX 49

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Emilio G. Martinez

Signature Dorolope Pracheto Date 8/29/19

Address 1501 Sun Eau DR. Grand Prairie, TX.

How Long Resident of Grand Prairie, TX 14

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Dale Anderson

Signature Dale Anderson Date 8-28

Address 1510 Juneau

How Long Resident of Grand Prairie, TX 19 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name David Jeong

Signature  Date 8/31/19

Address 1402 Jurean St. Grand Prairie, TX - 75050

How Long Resident of Grand Prairie, TX 29 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Neila Koldan

Signature Neila Koldan

Date 08/28/19

Address 1413 Juneau St

How Long Resident of Grand Prairie, TX 12 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Don H. Paard

Signature Don H. Paard

Date 8/29/19

Address 1401 Turreau

How Long Resident of Grand Prairie, TX 75050

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name JOAQUIN VERA

Signature [Handwritten Signature]

Date 8-29-19

Address At: Fox

How Long Resident of Grand Prairie, TX 1.5 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Tony Venzor

Signature 

Date 8-28-19

Address 1102 Halifax Dr.

How Long Resident of Grand Prairie, TX 1.5 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Felipe Perez

Signature Felipe Perez Date 9-2-19

Address 765 E. Paul Strong Parkway

How Long Resident of Grand Prairie, TX 1 year

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Rachel Lopez

Signature Rachel Lopez Date 9/2/19

Address 705 E. Strong Prwy G.P TX 75050

How Long Resident of Grand Prairie, TX 10 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Linda Tinnerman

Signature Linda Tinnerman

Date 9/2/2019

Address 706 E. Strong Pkwy

How Long Resident of Grand Prairie, TX 42 yrs.

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Jessica Munoz

Signature Jessica Munoz

Date 09-02-19

Address 902 MacGregor Dr

How Long Resident of Grand Prairie, TX 16

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Delicia Herrera

Signature Delicia Herrera Date 7-27

Address 2438 April Ln

How long Resident of Grand Prairie, TX 20yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Christian Recindus

Signature 

Date 9/3/19

Address 1610 Pairs Dr

How Long Resident of Grand Prairie, TX 26

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Barbara Blocher

Signature 

Date 7-27-19

Address 1505 Roman Rd

How long Resident of Grand Prairie, TX 2 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Crystal Jaimes

Signature  Date 08/02/19

Address 1413 Roman Rd. Grand Prairie, TX 75050

How long Resident of Grand Prairie, TX 2 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Alberto Zepeda

Signature Alberto Zepeda Date 08/02/19

Address 1413 Roman Rd Grand Prairie TX 75030

How long Resident of Grand Prairie, TX 2 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Maribel Mascolo

Signature Maribel Mascolo Date 08-03-2019

Address 1405 roman rd Grand Prairie Tx

How long Resident of Grand Prairie, TX 2 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name

Kathryn Hernandez

Signature

Kathryn Hernandez

Date

8/3/19

Address

1406 Roman Rd

How long Resident of Grand Prairie, TX

16 yr

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name HAROLD BLOCKER

Signature Harold Blocker Date 7-27-19

Address 1505 Roman Ave RD.

How long Resident of Grand Prairie, TX 20 17

Any Comments:

JONES NANCY KAY
1505 ROMAN
?
L

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Stephanie Hulsey

Signature [Signature] Date 7/27/19

Address 1509 Roman Rd. Grand Prairie, Tx 75050

How long Resident of Grand Prairie, TX 38 yrs

Any Comments:

CHAN YOK SHUET
833 CAMBRIDGE PL.

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Josh Jordan

Signature 

Date 7/27/19

Address 1502 Roman Rd

How long Resident of Grand Prairie, TX 5 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Yolanda ~~Garcia~~ Galindo

Signature YM DeCibink Date 7-27-2019

Address 1410 Roman Rd

How long Resident of Grand Prairie, TX 75050

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name George Galindo

Signature George Galindo

Date 7-27-2019

Address 1410 Roman Rd

How long Resident of Grand Prairie, TX 75050

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Joyce Cousins

Signature Joyce Cousins

Date 7-27-19

Address 1401 Roman Rd

How long Resident of Grand Prairie, TX 20 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

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

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

Thank You for Your Consideration.

Print Name David Vaughn

Signature David Vaughn

Date 8-18-2019

Address 1305 Roman Rd

How long Resident of Grand Prairie, TX 29 years.

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name CLAIRE V CLAY

Signature Claire V Clay

Date Aug 18 2019

Address 1213 Roman Rd

How long Resident of Grand Prairie, TX 50 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name James Clay

Signature James H. Clay

Date 8-19-19

Address 1213 Roman

How long Resident of Grand Prairie, TX 50 YRS

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name William Young

Signature William Young

Date 8/18/19

Address 1209 Roman Rd

How long Resident of Grand Prairie, TX 25 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Nelda Yance

Signature Nelda Yance

Date 8/18/14

Address 1209 Roman

How long Resident of Grand Prairie, TX 25 yrs

Any Comments:

HOLIDAY HILL ESTATES

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

Thank You for Your Consideration.

Print Name WAYNE ANDERSON

Signature Wayne Anderson Date _____

Address 1205 Roman Rd.

How long Resident of Grand Prairie, TX 45 yrs.

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Leo Huzman

Signature Leo Huzman

Date 8/18/2019

Address 1201 Roman Rd.

How long Resident of Grand Prairie, TX 9

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Jorge Aragoner

Signature Jorge Aragoner

Date 8-18-2019

Address 1210 Roman Rd

How long Resident of Grand Prairie, TX 75050

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Benito Camarillo

Signature [Handwritten Signature] Date 8/18/19

Address 1113 Roman rd. Grand prairie TX 75050

How long Resident of Grand Prairie, TX 15 years

Any Comments: too much traffic.

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Lidia Camarillo

Signature Lidia Camarillo Date 8/18/19

Address 1113 Roman Rd. GP TX 75050

How long Resident of Grand Prairie, TX 15 years

Any Comments: Too much Traffic -

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Delaina Fernauer

Signature Delaina Fernauer Date 8/19/19

Address 1301 Roman Rd

How long Resident of Grand Prairie, TX 30 yrs

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name CHERYL D. ADAMS

Signature Cheryl D. Adams

Date 8-19-19

Address 1105 Roman RD.

How long Resident of Grand Prairie, TX 50 yrs

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name RONNIE H. ADAMS

Signature Ronnie H. Adams Date AUG 18, 2019

Address 1105 ZOHAN RD. G.P.

How long Resident of Grand Prairie, TX 50 YRS.

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Savannah Jackson

Signature 

Date 8/19/19

Address 1105 Roman Rd. Grand Prairie, Tx 75050

How long Resident of Grand Prairie, TX 26 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Alejandro Martinez

Signature [Signature]

Date _____

Address 1005 Roman Rd 751515

How long Resident of Grand Prairie, TX 1 yr

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Vladimir Staroverov

Signature [Handwritten Signature]

Date 8/19/19

Address 1002 Roman Rd

How long Resident of Grand Prairie, TX 19

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name

Charles Fowler

Signature

Charles Fowler

Date

8-19-19

Address

1006 Roman

How long Resident of Grand Prairie, TX

46 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Andy Cifuentes

Signature 

Date 8/19/19

Address 1106 Roman Rd.

How long Resident of Grand Prairie, TX 24

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name

Joe P Fletcher

Signature

Joe P Fletcher

Date 8/9-19

Address

1114 Roman Rd.

How long Resident of Grand Prairie, TX 43 YRS

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Roy Gray Sr

Signature Roy Gray Sr

Date 8-19-19

Address 1206 Roman Rd

How long Resident of Grand Prairie, TX 49 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name LAURA McRAY

Signature Laura McRay

Date 8-20-19

Address 1214 ROMAN RD

How long Resident of Grand Prairie, TX life long

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Ginger Fields

Signature Ginger Fields

Date 8/20/19

Address 1218 Roman Rd.

How long Resident of Grand Prairie, TX 24RS

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Bryan Gans

Signature [Signature]

Date 8/20/19

Address 1218 Romo RD

How long Resident of Grand Prairie, TX 2 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Rafael Perez

Signature [Signature]

Date 8-20-19

Address 1310 Roman Rd

How long Resident of Grand Prairie, TX 13

Any Comments:

HOLIDAY HILL ESTATES

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

Thank You for Your Consideration.

Print Name

Calvin Cooper

Signature

Calvin Cooper

Date

7/30/2019

Address

730 NW 14 St. Grand Prairie TX 75250

How long Resident of Grand Prairie, TX

8 yrs

Any Comments:

HOLIDAY HILL ESTATES

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Thank You for Your Consideration.

Print Name Bud Healy

Signature Bud Healy

Date 7-30-19

Address 738 NW 14 St Grand Prairie

How long Resident of Grand Prairie, TX 4 Years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Jeanette Lambert

Signature Jeanette Lambert Date 7-30-19

Address 738 NW 14th St

How long Resident of Grand Prairie, TX 4 1/2 yrs

Any Comments:

HOLIDAY HILL ESTATES

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

Thank You for Your Consideration.

Print Name Pam Carriean

Signature [Signature]

Date 7.30.19

Address 706 HW 14th ST

How long Resident of Grand Prairie, TX 63 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

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

Thank You for Your Consideration.

Print Name MARINO GONZALEZ

Signature MARINO GONZALEZ Date 10-30-19

Address 702 NW 14TH ST GP

How long Resident of Grand Prairie, TX _____

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Amelia Garcia Cabello

Signature [Signature]

Date 7/30/2019

Address 717 NW 14th Street Grand Prairie TX 75050

How long Resident of Grand Prairie, TX 8

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Ivan Garcia Caballo

Signature [Signature]

Date 7/30/17

Address 717 W W 14th St

How long Resident of Grand Prairie, TX 5 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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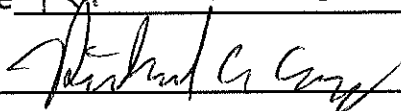
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I am not opposed to single family development on this property. But I do reject the four story high, multi-building complex as proposed.

Thank You for Your Consideration.

Print Name RICHARD EARLY

Signature 

Date 7/30/19

Address 737 NW 14TH ST

How long Resident of Grand Prairie, TX 1

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Deyanira Guerrero

Signature  Date 07-30-19

Address ~~9000~~ NW 14th Grandprairie tx 75050

How long Resident of Grand Prairie, TX 14 yrs.

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Bruce Byrum

Signature Bruce Byrum

Date 8/4/19

Address 901 NW 14th St

How long Resident of Grand Prairie, TX 2 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Rowena Jose

Signature Rowena L. Jose

Date 8/4/19

Address 737 NW 14th St.

How long Resident of Grand Prairie, TX 75050

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Adriana Hernandez

Signature [Signature]

Date 8/4/19

Address 226 NW 14th St

How long Resident of Grand Prairie, TX 20 YRS

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name JUAN ALMANZO

Signature Juan Almanzo Date 8/4/19

Address 726 NW 14th GP, 75050

How long Resident of Grand Prairie, TX 7 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name

Samantha P. Thomas

Signature

S. P. Thomas

Date

08 04 19

Address

234 NW 14th St. AP. 1A 75050

How long Resident of Grand Prairie, TX

31 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Loyd Hill

Signature [Handwritten Signature]

Date 8/4/19

Address 742 N. W 14th

How long Resident of Grand Prairie, TX 33

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Tina Treviso

Signature Tina Treviso

Date 8-4-19

Address 749 NW 14th St.

How long Resident of Grand Prairie, TX 2002

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Milagros Gonzalez

Signature Milagros Gonzalez

Date 8-4-19

Address 802 NW 14th St.

How long Resident of Grand Prairie, TX New

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Ellen Howell

Signature Ellen Howell Date 7-4-2019

Address 810 NW 14th, GP 75050

How long Resident of Grand Prairie, TX 20 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Billy SUTTON

Signature Billy Sutton Date 8.4.2019

Address 906 N.W. 14th St

How long Resident of Grand Prairie, TX 59

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Maria Hernandez

Signature Maria Hernandez Date 9.2.19

Address 1305 Hill St

How Long Resident of Grand Prairie, TX ~~7~~ 10 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Jackeline Ramirez

Signature Jackeline Ramirez

Date Sep 1 2019

Address 1215 Hill St. Grand Prairie TX

How Long Resident of Grand Prairie, TX 17 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Anahi Ramirez

Signature Anahi Ramirez

Date _____

Address 1215 Hill St Grand Prairie TX

How Long Resident of Grand Prairie, TX 21

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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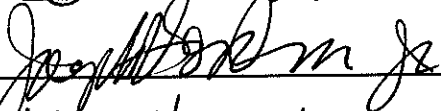
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Thank You for Your Consideration.

Print Name JOSEPH GORDON, JR.

Signature 

Date 9/2/19

Address 1201 Hill St.

How Long Resident of Grand Prairie, TX 30 years.

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Maria Gallegos

Signature Maria Gallegos

Date 2-09-2019

Address 1141 Hill Grand Prairie

How Long Resident of Grand Prairie, TX 75050

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name Gilbert H. H. H.

Signature [Signature]

Date 9/2/19

Address 1135 Hill St 75050

How Long Resident of Grand Prairie, TX 11

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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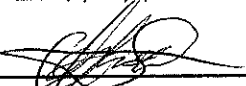
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I am not opposed to single family development on this property. But I do reject the four story high, multi-building complex as proposed.

Thank You for Your Consideration.

Print Name GABRIEL CHAVEZ S.

Signature 

Date 9/2/19

Address 1129 Hill St

How Long Resident of Grand Prairie, TX 8 months

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name

Francisco Cruz

Signature

[Handwritten Signature]

Date

09.02.19

Address

1610 Hill Grand Prairie, TX 75050

How Long Resident of Grand Prairie, TX

75050

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Bryan Muñoz

Signature Bryan Muñoz Date 9-2-19

Address 1105 Hill St., G.P., TX, 75050

How Long Resident of Grand Prairie, TX 20 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

Thank You for Your Consideration.

Print Name JAMES R ADAMS

Signature James R Adams

Date 8-3-19

Address 1010 DENMARK

How long Resident of Grand Prairie, TX 64 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Hayden Stafford

Signature Hayden Stafford

Date 9/3/19

Address 1202 Denmark Dr.

How Long Resident of Grand Prairie, TX 11 month

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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Thank You for Your Consideration.

Print Name Hoydee Galucin

Signature Hoydee Galucin Date _____

Address 1214 Denmark's Grand

How Long Resident of Grand Prairie, TX 75090

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

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

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

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

Thank You for Your Consideration.

Print Name Juana Flores

Signature Juana Flores

Date 9/13/19

Address 1218 Senna Dr

How Long Resident of Grand Prairie, TX 45 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

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

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

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

Thank You for Your Consideration.

Print Name JESSIE A. CASS

Signature JLC Date 9-3-2019

Address 1201 DENMARK ST G.P. 75050

How Long Resident of Grand Prairie, TX 8 yr.

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

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

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

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

Thank You for Your Consideration.

Print Name Yessy Voss

Signature Yessy Voss

Date 9-3-2019

Address 1221 Denmark St

How Long Resident of Grand Prairie, TX 8 years

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

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

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

Thank You for Your Consideration.

Print Name

BEVERLY GARNETT

Signature

Beverly Garnett

Date _____

Address

1217 DENMARK

How Long Resident of Grand Prairie, TX

6

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

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

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

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

Thank You for Your Consideration.

Print Name Dale Sherrill

Signature 

Date 9/3/19

Address 1213 Denmark

How Long Resident of Grand Prairie, TX 25

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

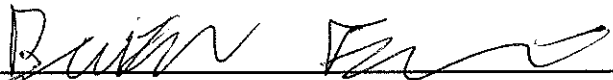
I further petition the Grand Prairie Planning & Zoning Commission and the City Council to reject and deny 'THE PRESIDIUM GROUPS' request to change the zoning status of the 'AGRICULTUAL EXEMPT' parcel of land (1610 Hill Street) to multi-family use and deny any permits to build.

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

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

Thank You for Your Consideration.

Print Name Benito Flores Sr

Signature 

Date 7/29/19

Address 1009 Denmark Street

How long Resident of Grand Prairie, TX 75050

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

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

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

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

Thank You for Your Consideration.

Print Name Santos S Turcios

Signature *Santos S Turcios*

Date 8/28/19

Address 1105 Denmark ST. Grand Prairie TX 75050

How Long Resident of Grand Prairie, TX ~~75~~ 3 1/2 yrs

Any Comments:

HOLIDAY HILL ESTATES

PETITION TO DENY MULTI-FAMILY DEVELOPMENT

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

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

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

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

Thank You for Your Consideration.

Print Name PAUL M. KACH

Signature Paul M. Kach

Date 07/03/2009

Address 1201 DEERBARK ST.

How Long Resident of Grand Prairie, TX 22 YRS

Any Comments:



Legislation Details (With Text)

File #:	19-9313	Version:	1	Name:	Z190902 - Zoning Change - 201 NW 16th St, Planned Development
Type:	Ordinance	Status:		Status:	Public Hearing
File created:	8/29/2019	In control:		In control:	Planning and Zoning Commission
On agenda:	9/9/2019	Final action:		Final action:	
Title:	Z190902 - Zoning Change - 201 NW 16th St, Planned Development (City Council District 5). A request to change the zoning from C, Commercial District to a Planned Development for C, Commercial District to allow for metal parts manufacturing and assembly in an existing steel building. The property is located at the northwest corner of NW 16th Street and NW Dallas Street on Lots 10, 11 & 12, Block 52, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas. The applicant is Raul Rendon. City Council Action: September 17, 2019				

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

Z190902 - Zoning Change - 201 NW 16th St, Planned Development (City Council District 5). A request to change the zoning from C, Commercial District to a Planned Development for C, Commercial District to allow for metal parts manufacturing and assembly in an existing steel building. The property is located at the northwest corner of NW 16th Street and NW Dallas Street on Lots 10, 11 & 12, Block 52, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas. The applicant is Raul Rendon.

City Council Action: September 17, 2019

Presenter

Ted Helm, Planner

Recommended Action

Approved

Analysis

SUMMARY:

Consider a request to change the zoning from C, Commercial District to a PD, Planned Development that allows for metal parts manufacturing and assembly in an existing steel building. The property is located at the northwest corner of NW 16th Street and NW Dallas Street on Lots 10, 11 & 12, Block 52, Dalworth Park

Addition, City of Grand Prairie, Dallas County, Texas. It is located at the address 201 NW 16th Street.

HISTORY:

The property was previously purchased in 2003 by Benny Emmons. During that time the building operated as a small metal parts manufacturing and assembly facility. It produced western parts and horse equipment under the name of Supreme Rope Products.

The deed was transferred to Raul Rendon in February of 2019 with the intention of continuing the non-conforming operation of the site as a similar use.

ADJACENT LAND USES AND ACCESS:

Table 1: Adjacent Zoning and Land Uses

Zoning		Existing Use
North	C, Commercial District	Residential Dwelling
East	SF-4, Single Family District	Residential Dwelling
South	C, Commercial District	Twins Roofing & Contracting
West	SF-4, Single Family District	Residential Dwelling

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is proposing to continue the use of metal parts manufacturing and assembly on this site. The site can be accessed from NW 16th Street.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates the rezoning area as Mixed Use. The proposed Planned Development fits with the character of the area but not the FLUM. Staff recommends that the parts assembly use be allowed to continue as it fits with the character and fabric of the neighborhood, but to not be open to other more intense industrial uses.

RECOMMENDATION:

The Development Review Committee recommends approval of the requested Zoning Change for a planned development under the following condition:

- Outside storage of parts and materials is restricted, and that the use of parts manufacturing and assembly will be void if discontinued more than 6 months. An amendment to the PD is required to establish any future industrial uses or other non-commercial or retail use.

Body

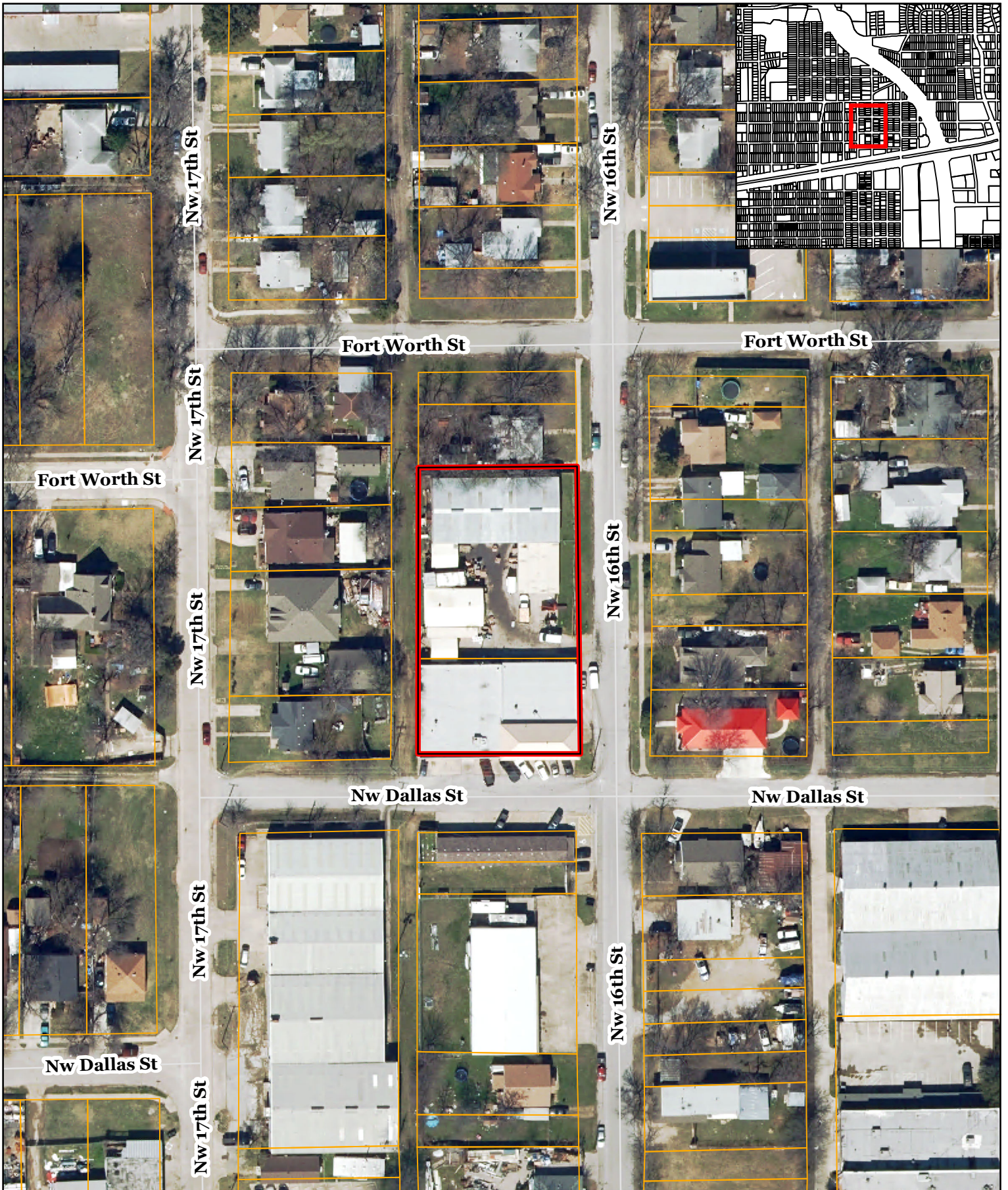


Exhibit B

PROPERTY ADDRESS: 201 N.W. 16TH STREET
BEING LOTS 4 THROUGH 12, BLOCK 57 OF DALWORTH PARK ADDITION, AN ADDITION TO THE
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF
RECORDED IN VOLUME 1, PAGE 546 AND 547, MAP RECORDS OF DALLAS COUNTY, TEXAS.

ACCEPTED BY: _____

DATE: _____

I CERTIFY THAT THIS PROPERTY LIES IN ZONE X WHICH IS AREAS OUTSIDE THE 500 YEAR
FLOOD PLAIN PER F.E.M.A. COMMUNITY PANEL #485472 0435 J

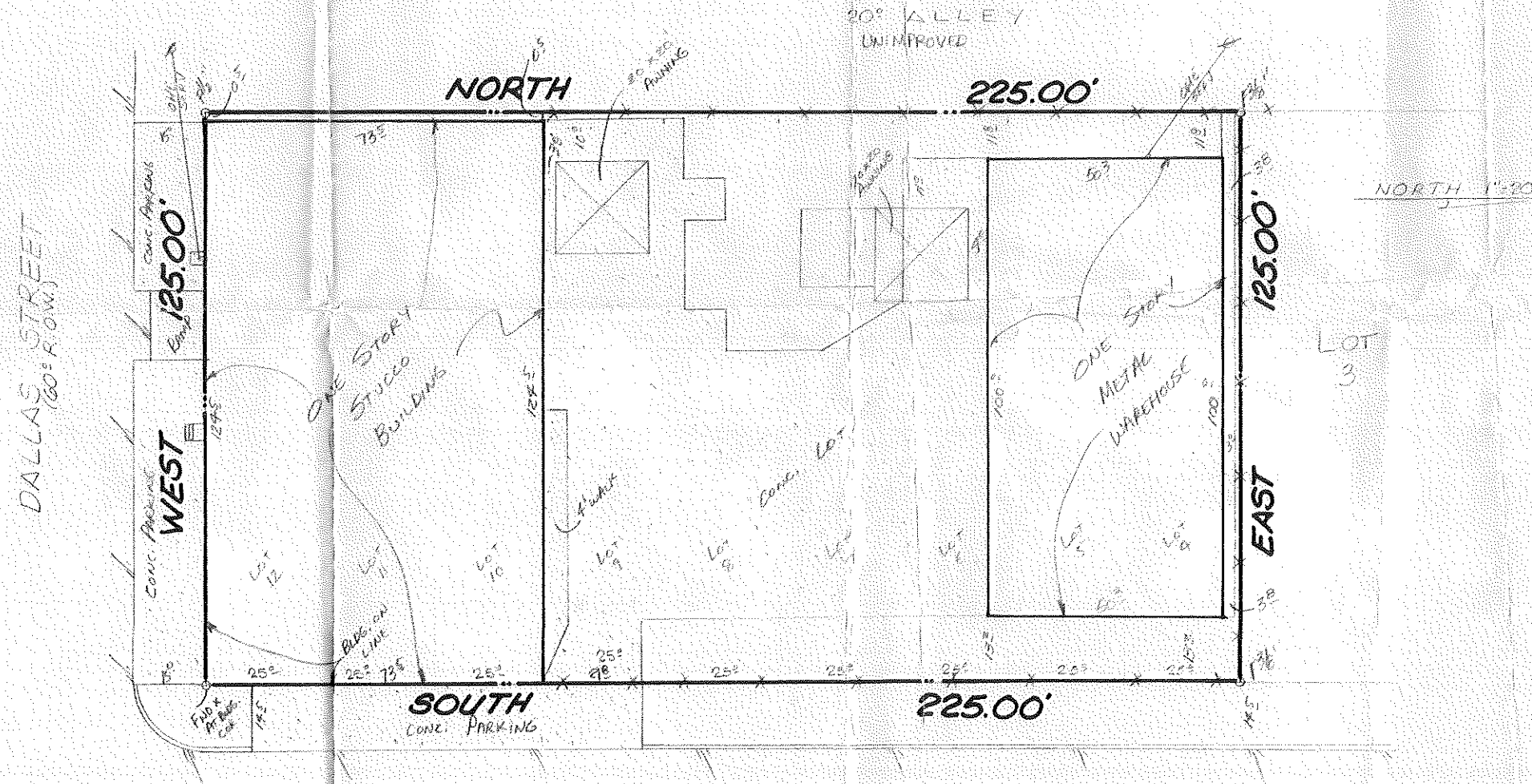
ANY REFERENCE TO FLOOD PLAIN ON THIS SURVEY IS AN ESTIMATE, BASED ON DATA
AVAILABLE AND IS NOT TO BE CONSIDERED AS A DETERMINATION OF THE FLOODING
POTENTIAL OF THIS PROPERTY.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT (A) THAT THE FOREGOING SURVEY WAS
MADE AND STAKED ON THE GROUND AND CORNERS ARE MARKED WITH PERMANENT
MONUMENTS; (B) THE SURVEY SHOWS THE LOCATION OF ALL IMPROVEMENTS,
HIGHWAYS, STREETS, ROADS, RAILROADS, RIVERS, CREEKS OR OTHER WATERWAYS,
FENCES, EASEMENTS AND RIGHTS OF WAY ON OR CONTIGUOUS TO THE PROPERTY WITH
ALL EASEMENTS AND RIGHTS OF WAY REFERENCED TO THEIR RECORDING INFORMATION;
(C) THERE ARE NO DISCREPANCIES OR CONFLICTS IN BOUNDARIES OR VISIBLE ENCROACH-
MENTS, EXCEPT AS SHOWN ON THE SURVEY; (D) THE SURVEY SETS FORTH THE DIMENSIONS
AND TOTAL AREA OF THE PROPERTY.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE WITH GF NUMBER AND TITLE
COMPANY AS SHOWN HEREON AND THE UNDERSIGNED SURVEYOR ACCEPTS NO
RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT FOR
WHICH SAID SURVEY WAS ORIGINALLY PREPARED. SURVEY VALID ONLY WITH
ORIGINAL SIGNATURE SIGNED IN RED INK.

REVISIONS	BY

[Handwritten Signature]
JAMES M. MOBY
DALLAS COUNTY, TEXAS



MOBLY LAND SURVEYING, INC.
112 N.E. 4TH STREET
GRAND PRAIRIE, TX 75050
(972) 262-1300
JAMES M. MOBY RPLS 4128

TITLE COMPANY: SAFECO LAND TITLE

NOTE: CHECK WITH UTILITY COMPANIES FOR BURIED LINES.

ALL RIGHTS OF WAY, BUILDING LINES AND EASEMENTS ARE PER PLAT IN VOLUME 1,
PAGE 546 AND 547, UNLESS OTHERWISE NOTED.

COPYRIGHT 2002
MOBLY LAND SURVEYING, INC.
ALL RIGHTS RESERVED

201 N.W. 16TH STREET
(60' R.O.W.)

Total 28,125.00 SF
0.65 AC.

GF #	GF02-253890
Date	4-30-2002
Scale	1"=20'
Drawn	
Job	02-0737
Sheet	
Of	Sheets


Exhibit C

To whom it may concerning

I've grown up in Grand Prairie my whole life I've gone to elementary school middle school and high school a graduate of Grand Prairie High I am a minister at Freetown Road Church of Christ my whole life is here in this city so when I decided to open my business I did it here in Grand Prairie the building that I bought was intended to be used in a light industrial Zone manufacturing metal parts and some assembly when this building was put on the market it was advertised as Industrial when speaking with our Realtors we were told it was Industrial and the owner manufactured his products and had a storefront there. the building in front of us is zoned light Industrial we never thought that this building was on commercial only we are requesting that this building rezoned light industrial as well.

My 4 full-time employees are from Grand Prairie two of them live in this neighborhood where I bought my building and I have one part time employee that lives 5 houses down from my building I plan to continue to grow to continue to impact my community and would like your help in doing so.

Thanks,

A handwritten signature in black ink, appearing to read 'Raul Rendon', with a stylized, flowing script.

Raul Rendon



Legislation Details (With Text)

File #: 19-9310 **Version:** 1 **Name:** SU180504A –3025 Hardrock Rd
Type: Ordinance **Status:** Public Hearing
File created: 8/29/2019 **In control:** Planning and Zoning Commission
On agenda: 9/9/2019 **Final action:**
Title: SU180504A - Specific Use Permit Renewal or Revocation - 3025 Hardrock Rd. (City Council District 1). A request for a renewal for existing Specific Use Permit -1044 (SUP-1044) allowing for Trucking and Storage Terminal Facility on 2.94 acres. The subject property is zoned Planned Development -39 (PD-39 District and is located in the State Highway 161 (SH-161) Overlay Corridor District; located at the northeast corner of Hardrock Rd and Oakdale Rd.
City Council Action: September 17, 2019

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Operational Plan](#)
[Exhibit D - Photos Taken 08-14-19](#)

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

SU180504A - Specific Use Permit Renewal or Revocation - 3025 Hardrock Rd. (City Council District 1). A request for a renewal for existing Specific Use Permit -1044 (SUP-1044) allowing for Trucking and Storage Terminal Facility on 2.94 acres. The subject property is zoned Planned Development -39 (PD-39 District and is located in the State Highway 161 (SH-161) Overlay Corridor District; located at the northeast corner of Hardrock Rd and Oakdale Rd.

City Council Action: September 17, 2019

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Consider request for the renewal or revocation of a Specific Use Permit to allow Trucking and Storage Terminal Uses. The 2.94-acre property is located at the northeast Hardrock Rd. and W. Oakdale Rd and addressed as 3025 Hardrock Rd (Council District 1). The property is zoned Planned Development 39 (PD-39) District and

within the SH 161 Corridor Overlay District.

ADJACENT LAND USES AND ACCESS:

Direction	Zoning	Existing Land Use
North	Light Industrial (LI) District	Undeveloped
South	Light Industrial (LI) District	Industrial -Trinity Hearth & Home
East	Light Industrial (LI) District	SB SH 161 Service Rd
West	Light Industrial (LI) District	Grand Prairie Auto Pound

HISTORY:

City Council approved Ordinance 10066-2018 on May 15, 2018.

Annual inspection August 14, 2019 VIOLATIONS CITED

1. Excessive truck and trailer storage on-site.
2. Outside storage of batteries.
3. Outside storage of tires without rims.
4. Inoperable Holding yard (5) vehicles / salvaging.
5. Display vehicle for sale on property.
6. Parking on non-improved surface.
7. Emergency exits barred.
8. Small amount of debris outside (pallets) outside.
9. Electrical plug damaged and needs repaired.
10. Sewer cleanout missing cap (combined sewer).
11. Front gates made of corrugated metal material.

PURPOSE OF REQUEST:

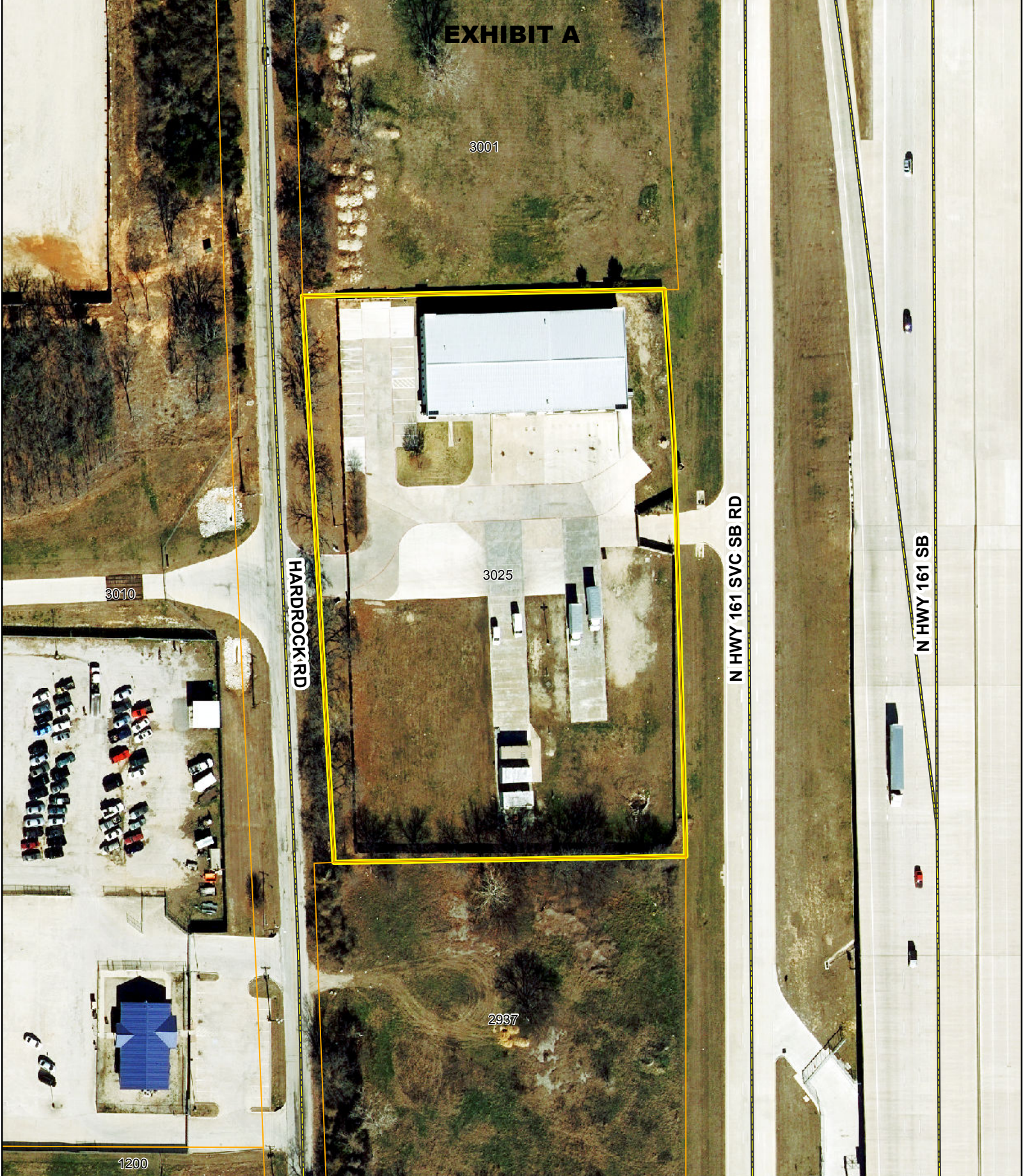
As required by Ordinance No. 10466-2018 for Specific Use Permit 1044 the City Council shall conduct a public hearing one (1) year after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government.

RECOMMENDATION:

Development Review Committee recommends Planning & Zoning Commission allow the applicant six months to establish compliance and that any subsequent violations will result in staff bringing back for revocation.

Body

EXHIBIT A



CASE LOCATION MAP

Case Number: SU180504A
Trucking & Storage Terminal

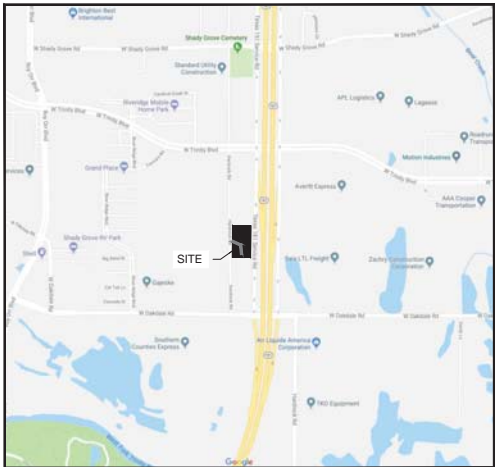


City of Grand Prairie
Planning and Development

(972) 237-8257
www.gptx.org

EXHIBIT B

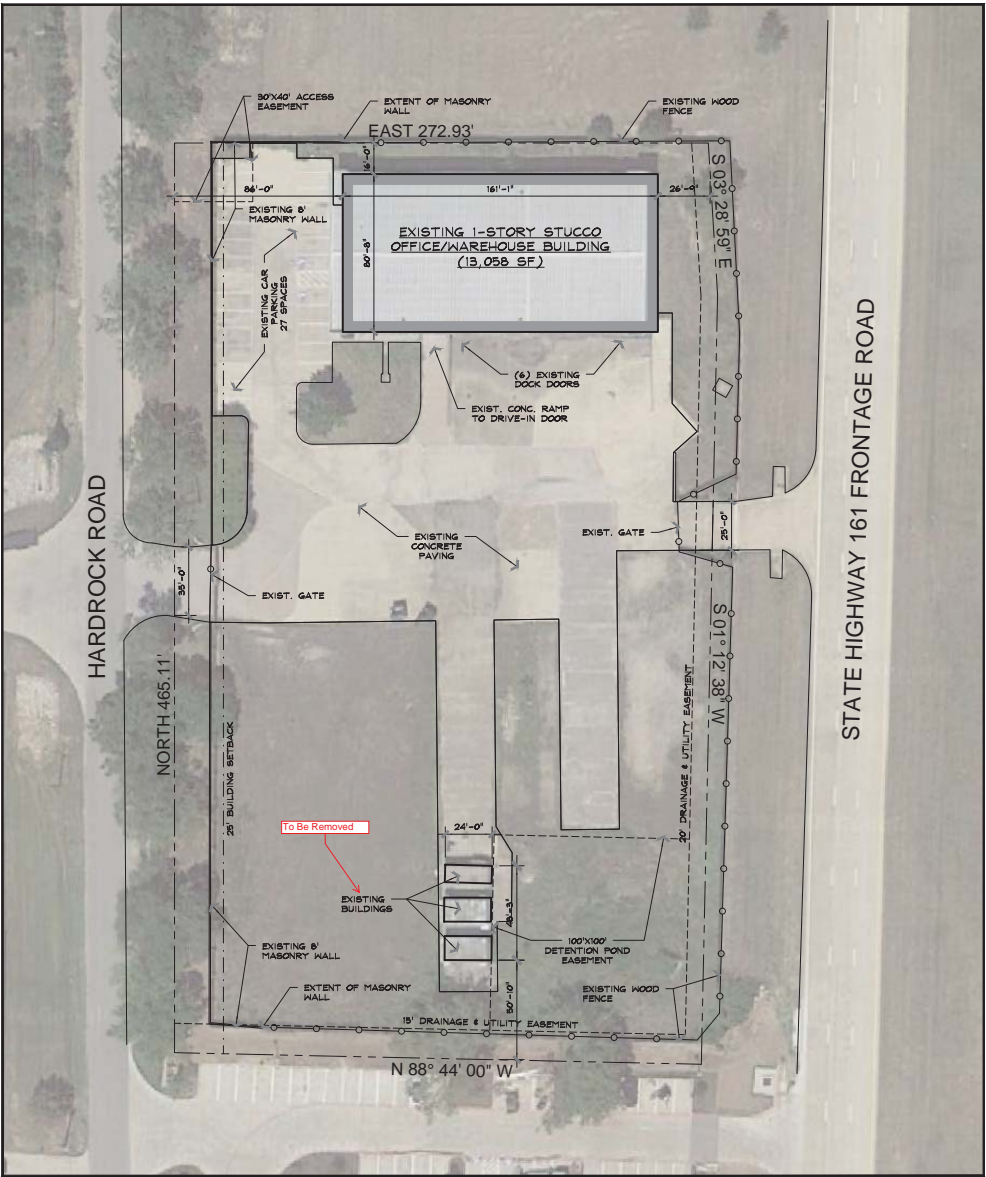
VICINITY MAP



PROJECT DATA

GENERAL SITE INFORMATION:	
SITE ADDRESS:	3025 HARDROCK ROAD GRAND PRAIRIE, TX 75050
LEGAL DESCRIPTION:	TRACT 2 ANICOT, LLC INST. NO. 200900265284 DRDCT
ZONING:	LI - LIGHT INDUSTRIAL
ADJACENT ZONING:	LI - LIGHT INDUSTRIAL
SITE AREA:	2.9425 ACRES (APP. 128,175 SF)
EXISTING BUILDING AREA (MAIN BUILDING):	13,058 SF
EXISTING PARKING/PAVING AREA:	45,362 SF
TOTAL IMPERVIOUS:	58,420 SF (45.58%)
PROPOSED USE:	WAREHOUSE/OFFICE
PARKING REQUIRED:	19 SPACES
(OFFICE = 1:325 SF X 2,400 SF = 8 SPACES)	
(WAREHOUSE = 1:1,000 SF X 10,658 SF = 11 SPACES)	
EXISTING PARKING PROVIDED:	27 SPACES
LANDSCAPE INFORMATION:	
LOT AREA:	2.9425 ACRES
IMPERVIOUS AREA:	58,420 SF (45.58%)
LANDSCAPED AREA:	69,755 SF (54.42%)
*BUILDING, PARKING, AND LOADING DOCK AREAS ARE EXISTING TO REMAIN.	

EXIST. BUILDING-SOUTH (TRUCK DOCK)



NOTE: ALL SITE PLAN ELEMENTS ARE EXISTING AND ARE DEPICTED AS SHOWN IN INFORMATION PROVIDED BY THE OWNER. NO CHANGES OR MODIFICATIONS TO THE SITE PLAN OR EXISTING STRUCTURES ARE PROPOSED AS PART OF THIS PLAN.

1 SITE PLAN
Scale: 1" = 30'-0"



PRELIMINARY
NOT FOR REGULAR OR APPROVAL
FOR PERMITTING, CONSTRUCTION,
OR RECORDING. THIS DOCUMENT
IS RELEASED UNDER THE AUTHORITY OF
TEXAS REGISTRATION NO. 89442
ON DATE INDICATED BELOW.

Existing Site Plan for
Himal Logistics
3025 Hardrock Road
Grand Prairie, TX 75050

#SU180504
HIMAL LOGISTICS

RGA PROJECT NUMBER: 18052
DATE: 4.23.2018

REVISIONS:
△
△
△
△

SHEET:

A1.01

EXHIBIT C
HIMAL LOGISTICS INC

(A Texas Corporation for Trucking)

Dated: 04/23/2018

Operation Plan

Name of the Business: Himal Logistics Inc

Physical Address: 3739 Williams Dehaes Dr., Apt 908, Irving, TX 75038

Texas Entity Number: 802798003, **EIN:** 82-2593907, **US Dot:** 3046712

Hours of Operation: Office Hours 9 AM to 5.30 PM, Warehousing Hours 2PM to 10 PM (Two Shifts)

Equipment Used in Facility (Site Plan): 2 Forklifts, 1 Yard Truck (Yard Goat)

Parking (Site Plan): Office Car 10, Trucks with Combination of Trailers (52 FT) 5

Trucks Deliveries/Pickups Per day: 5 Approximately (Monday to Wednesday), 10 Approximately (Thursday & Friday)

Proposed storage of trucks/trailers: There will be a max of 5 trucks with trailers in the facility at any given time during the first few years of operation. They will be parked at the dock doors in front of the building. There will be a circulation of these trucks throughout the day, so more than likely there will be less than that number at any point in the day.

Proposed Improvements at the facility: At present time no improvements are required to commence business

Notes: Business will be commenced once the city issues the Certificate of Occupancy.

Attention: Mr. Thomas Grafton for all inquiries at (817)-632-6152

Regards,

Subhas Nepal
Administrative Officer

3739 Williams Dehaes Dr., Apt 908, Irving, TX 75038
Ph: (O) 214-753-9551; (C) 325-320-0312; (F) 214-614-4843 EMAIL: himallogisticsinc@gmail.com

EXHIBIT C

HIMAL LOGISTICS INC

(A Texas Corporation for Trucking)

Development Review Committee Comments:

- Current Planning:
 - o I. 1. Provide a concept Provide a concept site plan and/or exhibit clearly conveying applicants intentions and use of the property. **(Completed & Attached)**
 - o M. 2. Please clarify operational plan for consistency with site/exhibit plan. **(Completed & Attached)**
 - o M. 3. Please add the case number SU180504 to the title block in the lower right hand corner of the site exhibit. **(Completed on Site Plan)**
 - o M. 4. Provide screening as was directed by Chief City Planner. **(Purchaser requests the exemption of additional screening on the east facing portion of the property. No neighbors on either side of 161 have more than chain link fence screening and the subject property has existing wooden fencing)**
 - o M. 5. Indicate all right of ways, drives and parking and provide dimensions. **(Completed on Site Plan)**
 - o M. 6. Show an/all proposed improvements. **(No improvements will be made to the property at this time)**
 - o M. 7. Please label all of the doors on proposed 8,750 SF building. **(Not applicable. There is no proposed building)**
 - o M. 8. The site exhibit shall provide a site data summary indicate building use, SF, on site parking and landscaping data. **(Completed on Site Plan)**
 - o M. 9. Provide tax certificate indicating current taxes are paid via county tax office. **(Still waiting on ATT for information)**

Exhibit D - Photos Taken 8-14-19



Exhibit D - Photos Taken 8-14-19



Exhibit D - Photos Taken 8-14-19



Exhibit D - Photos Taken 8-14-19



Exhibit D - Photos Taken 8-14-19



Exhibit D - Photos Taken 8-14-19



Exhibit D - Photos Taken 8-14-19



Exhibit D - Photos Taken 8-14-19





Legislation Details (With Text)

File #:	19-9312	Version:	1	Name:	SU190902 - Specific Use Permit - Rocha Trucking
Type:	Ordinance	Status:		Status:	Public Hearing
File created:	8/29/2019	In control:		In control:	Planning and Zoning Commission
On agenda:	9/9/2019	Final action:		Final action:	
Title:	SU190902 - Specific Use Permit - Rocha Trucking (City Council District 5). A request for a Specific Use Permit for Major Auto Repair and Inoperable Vehicle Storage on 1.1 acres at the address 308 Bill Irwin Street. The subject property is zoned LI-LS, Light Industrial Limited Standards District. The property is located within Lots 13, 14 & 15, the south 80 feet of Lots 16 through 20, 21, 22, 23 & 24, Block L, Twin Airports Industrial Addition, and Lot 25R, Block L, Twin Airports Addition Revision, City of Grand Prairie, Dallas County, Texas. The agent is Tony Shotwell and the owner is Patricio Rocha. City Council Action: September 17, 2019				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Floor Plan.pdf](#)
[Exhibit D - Operational Plan.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

SU190902 - Specific Use Permit - Rocha Trucking (City Council District 5). A request for a Specific Use Permit for Major Auto Repair and Inoperable Vehicle Storage on 1.1 acres at the address 308 Bill Irwin Street. The subject property is zoned LI-LS, Light Industrial Limited Standards District. The property is located within Lots 13, 14 & 15, the south 80 feet of Lots 16 through 20, 21, 22, 23 & 24, Block L, Twin Airports Industrial Addition, and Lot 25R, Block L, Twin Airports Addition Revision, City of Grand Prairie, Dallas County, Texas. The agent is Tony Shotwell and the owner is Patricio Rocha.

City Council Action: September 17, 2019

Presenter

Ted Helm, Planner

Recommended Action

Approve

Analysis

SUMMARY:

Consider a request for a Specific Use Permit for Major Auto Repair and Inoperable Vehicle Storage on 1.1 acres

at the address 308 Bill Irwin Street. The subject property, zoned LI-LS, Light Industrial Limited Standards, is located at the northwest corner of Young Street and Bill Irwin Street. The owner is Patricio Rocha.

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	LI-LS	Warehousing
East	LI-LS	Engine Brother's
South	LI-LS	Edgar's Transmissions
West	LI-LS	Frontline Automotive

HISTORY:

- The property was originally platted in 1929.
- Rocha Trucking has been in operation for over 25 years.

PURPOSE OF REQUEST:

This Specific Use Permit is being requested in order to bring the site and its various suites under compliance as well as establish a site plan for use of additional suites for RC Auto Shop and Pancho Automotive, per the Operational Plan attached as Exhibit D.

STATUS:

Staff inspected the property and operations and was accompanied by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that there are numerous violations that will need to be addressed before the next Specific Use Permit Renewal.

RECOMMENDATION:

DRC recommends the Planning & Zoning Commission approve this Specific Use Permit with the following conditions:

- No paint and body work on-site.
- No salvaging of vehicles on-site.
- No repair work will be permitted outside of the canopied footprint.
- Shall comply with approved Site & Operational Plan.
- That the fire lane be clear at all times.

Body

Exhibit A - Location Map



CASE LOCATION MAP
Case Number: SU190902
Rocha Trucking, 308 Bill Irwin Street



City of Grand Prairie

Planning and Development

☎ (972) 237-8257 🌐 www.gptx.org

ROCHA TRUCKING
308 BILL IRWIN
GRAND PRAIRIE
TEXAS

NOTES:

ALL DOUBLE LENGTH PARKING SPACES
ARE 10' BY 28'
ALL SINGLE LENGTH SPACES ARE 10' BY 18'
CRUSHED CONCRETE WILL BE 1" THICK
CONCRETE PARKING STOPS WILL BE
ADDED TO CRUSHED CONCRETE SPACES

REFER TO ATTACHED SURVEY FOR ROAD
AND RIGHT OF WAY WIDTH

THIS PROPERTY AND ALL SURROUNDING
PROPERTIES ARE ZONED LIGHT INDUSTRIAL

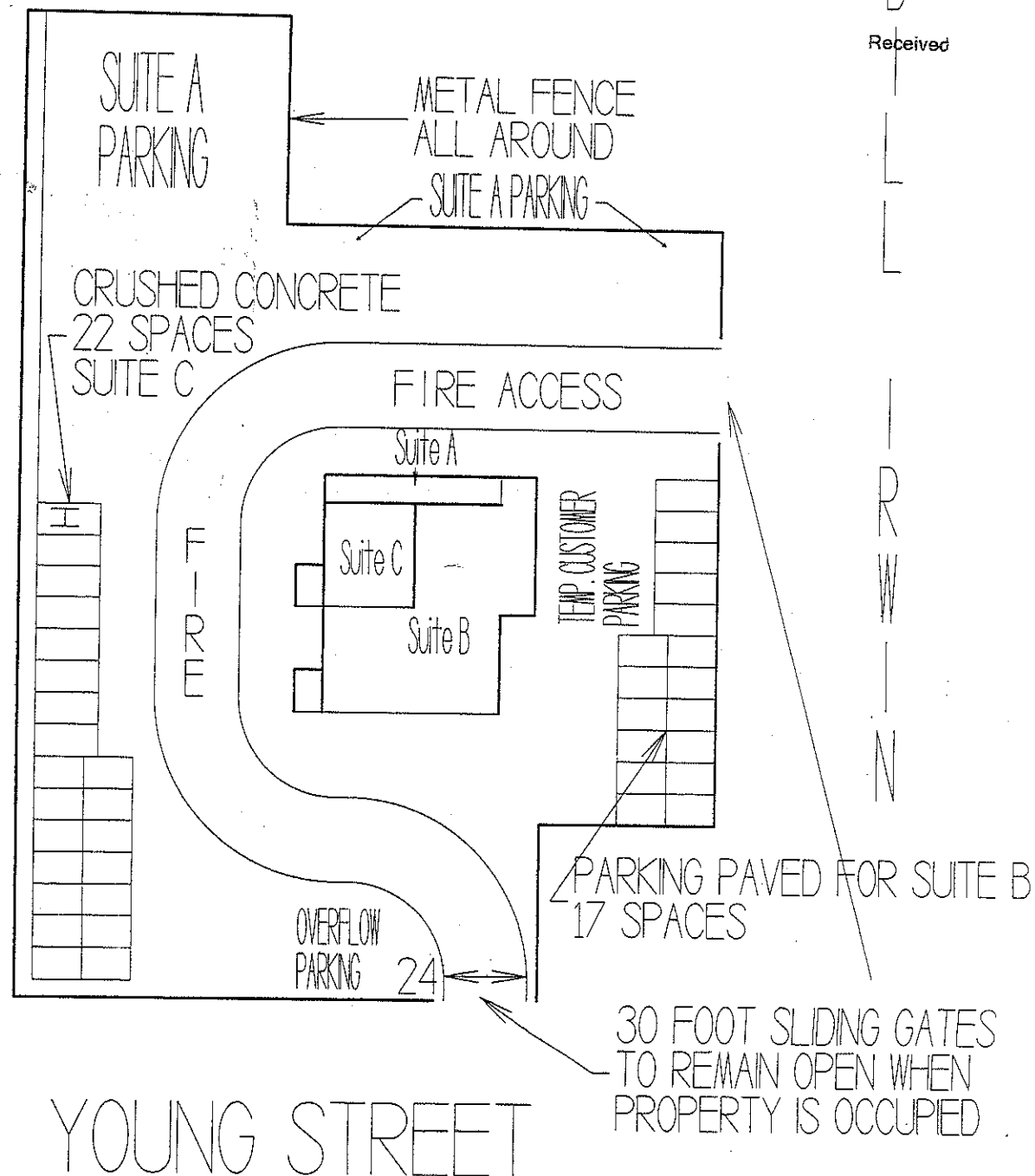
Exhibit B - Site Plan

AIRPORT STREET

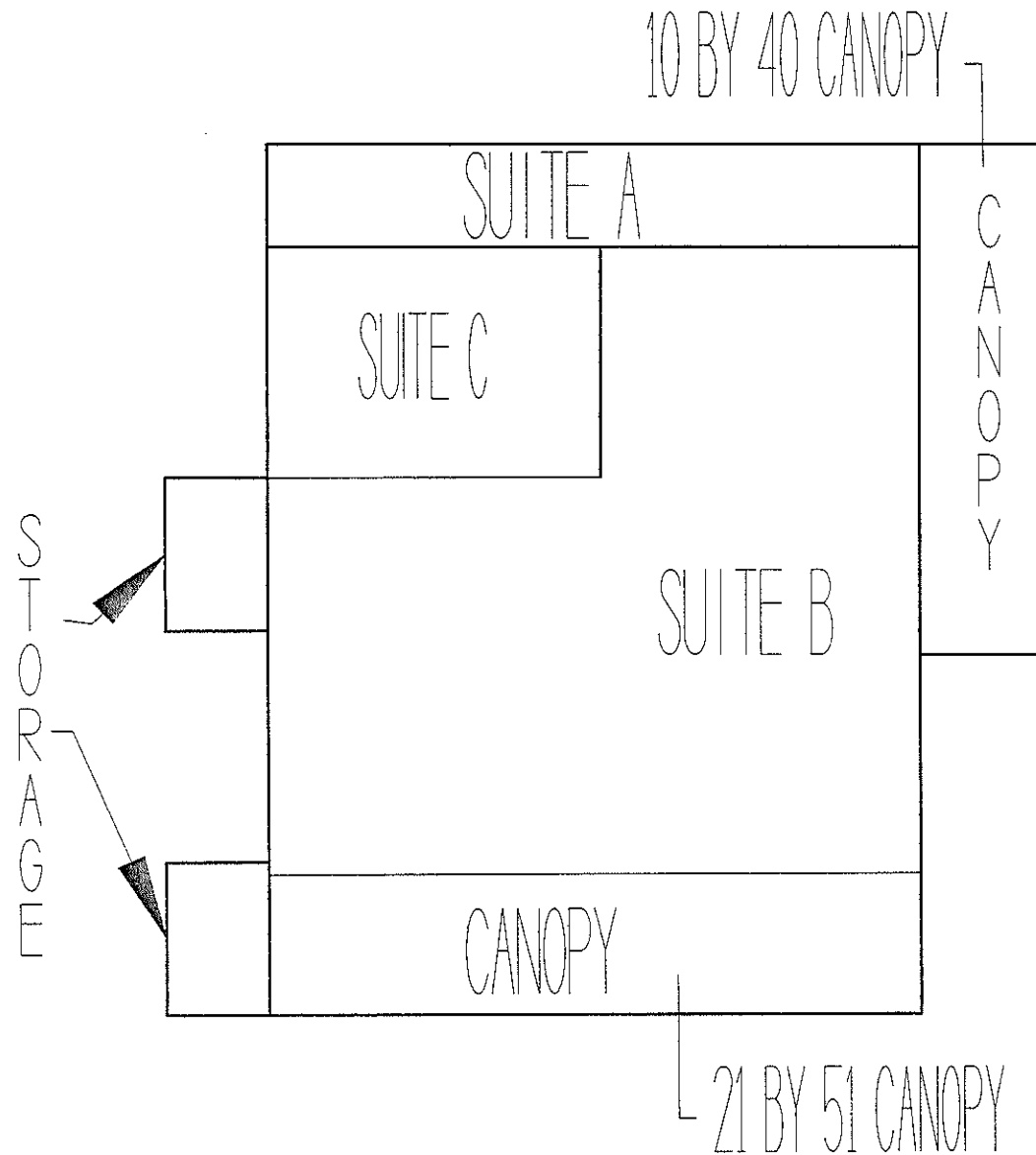
Planning Department

AUG 30 2019

Received



308 BILL IRWIN BUILDING SITE PLAN



NOTES:

SUITE A: ROCHA TRUCKING OFFICE
470 SQ. FT.

SUITE B: R C AUTO SHOP -
2,200 SQ. FT. INCLUDING CANOPIES
(1400 SQ. FT. OF CANOPIES)

SUITE B: PANCHO AUTO REPAIR
700 SQ. FT.

Business Plan for 308 Bill Irwin Street

Rocha Trucking will continue to operate as currently permitted. The amendment to the SUP will allow automotive mechanical repair in Suites B and C.

PARKING

Rocha trucking will continue to use the North side of the property for Rocha vehicles, they will also use the north half of the western side. R C Auto Shop will continue to use the Eastern side, South of the gate, which is currently paved, and will occasionally use the south side of the property. Pancho Automotive will use the remaining Western side as their parking.

PAVING

Rocha Trucking (Suite A) will continue to operate as permitted, parking on the existing gravel on the North side of the property.

R C Auto Shop (Suite B) will use the existing concrete paving, and occasionally use the existing south side gravel surface.

Pancho Automotive (Suite C) will park on newly installed 1" crushed concrete with concrete parking stops, for a period of one year. During the second year, 33% of the crushed concrete will be replaced with concrete, during the third year, another 33% will be paved, and during the fourth year, the remaining crushed concrete will be replaced with paving.

Scope

The trucking operation will continue to operate as currently permitted. It includes the office, and areas for truck and auto parking.

The automotive repairs will be complete mechanical repairs. This includes both major work, such as switching out drive trains, and minor repairs, such as changing belts.

There will be NO salvaging of vehicle parts.

There will be NO paint and body work.

There will be NO work done outside of the canopied footprint, save for very minor things like changing windshield wiper blades.

The auto repair shops will follow all code and environmental rules.

All Fire Lanes will be kept clear at all times.

Hours of operation will vary. Possibly seven days a week, from 7:00 a.m. until whenever the job is done. Property is surrounded by other Light Industrial uses many of which also have these varying hours of operation.

50190902



Legislation Details (With Text)

File #:	19-9196	Version:	1	Name:	RP190802 - Replat - 307 Gilbert Circle Addition
Type:	Agenda Item	Status:		Status:	Public Hearing
File created:	7/26/2019	In control:		In control:	Planning and Zoning Commission
On agenda:	9/9/2019	Final action:		Final action:	
Title:	RP190802 - Replat - K&S Addition, 307 Gilbert Circle, Lot 1R (City Council District 1). Consider a request to replat a 2.739 acre property into a single lot to allow for an Industrial Development. The 2.739 acre property is part of The John N. Gainer Survey and Lots 1 & 2, Block A, K&S Addition, Dallas County, Texas and is currently zoned Light Industrial District. The property is located at the address 307 Gilbert Circle and is generally located east side of Gilbert Circle. The agent is Lance Van Winkle and the owner is Nelson Braddy.				

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

RP190802 - Replat - K&S Addition, 307 Gilbert Circle, Lot 1R (City Council District 1). Consider a request to replat a 2.739 acre property into a single lot to allow for an Industrial Development. The 2.739 acre property is part of The John N. Gainer Survey and Lots 1 & 2, Block A, K&S Addition, Dallas County, Texas and is currently zoned Light Industrial District. The property is located at the address 307 Gilbert Circle and is generally located east side of Gilbert Circle. The agent is Lance Van Winkle and the owner is Nelson Braddy.

Presenter

Ted Helm, Planner

Recommended Action

Approve

Analysis

SUMMARY:

This is a request to approve a Replat creating 1 lot out of 2.739 acres. The subject property is located at the addresses 307 Gilbert Circle and zoned LI, Light Industrial District.

PURPOSE OF REQUEST:

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

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, Light Industrial District	Light Industrial Uses
East	LI, Light Industrial District	Light Industrial Uses
South	LI, Light Industrial District	Light Industrial Uses
West	LI, Light Industrial District	Light Industrial Uses

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

Standard	Required	Provided	Meets
Min. Lot Area Sq. Ft.	15,000	119,300	Yes
Min. Lot Depth (Ft.)	150	564	Yes
Front Setback (Ft.)	30	Existing Development	-
Rear Setback (Ft.)	8	Existing Development	-
Max. Height (Ft.)	35	Existing Development	-

HISTORY:

- The property was previously platted as K&S Addition on March 19, 1984.

PLAT FEATURES:

The lot has access form Gilbert Circle. The plat depicts required utility easements but does not depict required right-of-way dedications. The plat does not meet all the dimensional and development standards required by the UDC.

Per Section 19, Article 12 of the Unified Development Code, "Street right-of-way and pavement widths shall be provided as shown on the adopted Master Transportation Plan, Article 23, and Thoroughfare Map for each classification of roadway. The Planning and Zoning Commission may grant an exception to this requirement upon recommendation of the Director of Transportation when a property is being platted or re-platted, when:

1. The adjacent street is already improved with curb and gutter (Gilbert road is asphalt and bar ditch)
2. The adjacent street is functioning adequately.
3. There are no plans to improve the street in the following five (5) years.

RECOMMENDATION:

Due to required right-of-way dedications not being provided, the Development Review Committee recommends denial of the requested Replat.



Exhibit B

DEDICATION:

State of Texas:
County of Dallas:
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

Witness my hand at _____ County Texas this ____ day of _____, 2019

ACKNOWLEDGMENT:

State of Texas:
County of Dallas:

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

Given under my hand and seal of office on the _____ Day of _____, 2019

Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT:

State of Texas:
County of Dallas:

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

Given under my hand and seal of office on the _____ Day of _____, 2015

Notary Public
My Commission Expires: _____

OWNER'S CERTIFICATE:

State of Texas:
County of Dallas:

WHEREAS, NELSON R. BRADY AND WIFE, JACLYN K. BRADY, are the sole owners of a 2.739 acres tract of land situated in the John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, said 2.739 acre tract being composed of a 0.719 acre remaining portion of a certain called 1.7447 acre tract of land described in deed to Nelson R. Brady and Wife Jacyln K. Brady and recorded in Volume 97220, Page 02239, of the Deed Records of Dallas County, Texas, Lot 1, Block A, K & S Addition, an addition to the City of Grand Prairie according to the plat thereof recorded in Volume 84056, Page 4956 of the Plat Records of Dallas County, Texas, described in deed to Nelson R. Brady, thereof recorded in Volume 86245, Page 1712 of the Deed Records of Dallas County, Texas, and Lot 2, Block A, of said K & S Addition described in deed to Nelson R. Brady according to the deed thereof recorded in Instrument No. 20190108010 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northerly end of a corner clip line of said Lot 1 and being in the south line of Gilbert Circle (right of way varies);

THENCE N. 87°26'36"E, with the common line of said Lot 1 and Gilbert Circle, passing at a distance of 280.14 feet a 3/8 inch iron rod found for the northeast corner of said Lot 1, continuing with the common line of said Lot 2 and Gilbert Circle a total distance of 400.51 feet to a 3/8 inch iron rod found for the northeast corner of said Lot 2 and in the west line of said remaining portion of Brady tract;

THENCE N. 02°37'03"W, with said west line of remaining portion of Brady tract and an east line of Gilbert Circle, a distance of 7.87 feet to a P.K. nail found for the northeast corner of said remaining portion of Brady tract;

THENCE N. 87°23'55"E, with the common line of said remaining portion of Brady tract and Gilbert Circle, a distance of 142.97 feet to a 5/8 inch iron rod with cap marked "KSC4019" found for the northeast corner of said remaining portion of Brady tract;

THENCE S. 00°39'35"E, with the east line of said remaining portion of Brady tract, at 9.54 feet passing the northeast corner of Lot 1, Block 1, of Enchanted Estates, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 00073, of the plat records of Dallas County, Texas, and continuing S. 00°39'35"E, with the east line of said remaining portion of Brady tract and the west line of said Block 1, for a total distance of 218.39 feet to the calculated location of the northeast corner of a 0.581 acre tract located to Larry Causey, according to the deed thereof recorded in Instrument No. 201900107996 of the Deed Records of Dallas County, Texas, (said corner inaccessible between two fence lines) from which a set 1/2 inch iron rod with cap marked KSC-2617 bears S. 87°31'00" W, a distance of 1.30 feet for reference;

THENCE S. 87°31'00" W, with the common line of said remaining portion of Brady tract and Causey tract, passing at a distance of 144.42 feet, a set P.K. nail for the northwest corner of said Causey tract, continuing with the common line of said Lot 2 and Lot 3 of said K & S Addition, a distance of 120.47 feet, a 1/2 inch iron rod with cap marked "KSC2617" found for the southwest corner of said Lot 2, continuing with the common line of said Lot 1 and said Lot 3, a total distance 564.67 feet to a 3/8 inch iron rod found for the southwest corner of said Lot 1 and in the west line of Gilbert Road (variable width right-of-way);

THENCE N. 00°10'30" W, with the common line of said Lot 1 and Gilbert Road, a distance of 190.13 feet to a 3/8 inch iron rod found for the south end of said corner clip line of Lot 1;

THENCE N. 43°45'13"E, with said corner clip line of said Lot 1, a distance of 28.38 feet to the POINT OF BEGINNING and containing 119,300 square feet or 2.739 acres of land, more or less.

SURVEYORS CERTIFICATE:

Know All Men By These Presents:

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

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

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

FINAL PLAT LOT 1R, BLOCK A K & S ADDITION

CONTAINING 119,300 SQ. FT. OR 2.739 AC.

AN ADDITION TO
THE CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

And being a replat of
Lot 1 and Lot 2, Block A, K & S Addition as previously
filed in Volume 84056, Page 4968, of the Plat Records
of Dallas County, Texas, and
0.719 Acres in the John C. Read Survey
Abstract Number 1183
City of Grand Prairie, Dallas County, Texas

DATE: JULY 12, 2019

CASE NO. RP190802

OWNER/DEVELOPER:

NELSON R. BRADY
JACLYN K. BRADY
4360 SAN CARLOS STREET
DALLAS, TEXAS 75205
PHONE: (972) 399-0003

PREPARED BY:

KEETON SURVEYING COMPANY
H.B. KEETON M.S. "STEVE" KEETON
2037 DALWORTH, GRAND PRAIRIE, TEXAS 75050
REGISTERED PROFESSIONAL LAND SURVEYORS
PHONE: (972) 641-0843 FAX: (972) 641-0154
E-MAIL: ksc4019@keetonsurvey.com

ACKNOWLEDGMENT:

State of Texas:
County of Dallas:

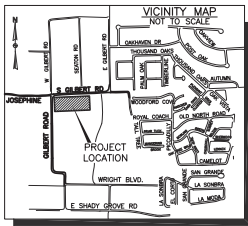
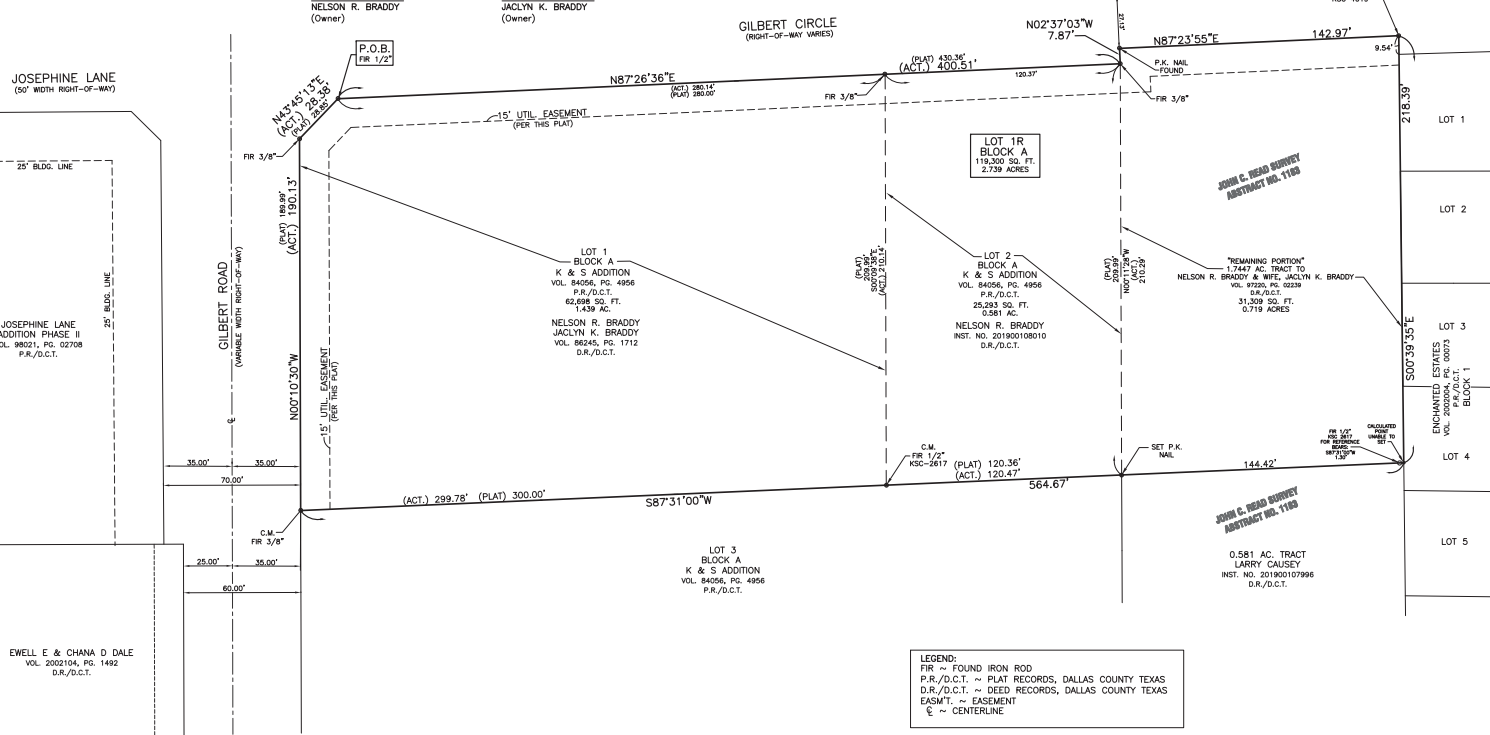
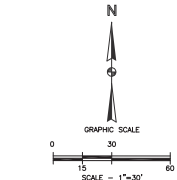
Before me the undersigned authority, a Notary Public, on this day personally appeared M. L. Mitchell, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity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

Given under my hand and seal of office on the _____ Day of _____, 2019.

Notary Public
My Commission Expires: _____

NOTES:

1. The basis of bearing for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network.
2. C.M. ~ Denotes Controlling Monuments
3. The purpose of this replat is to create one lot out of two lots and a tract of land as shown.
4. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48113C0295L, Map Effective Date: 3-21-19, Zone "X", and it appears that no part of the subject property lies in a special flood hazard area.
5. The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property.
6. The owner shall submit a site, grading, drainage, and erosion control plan, for review and shall be approved by the City of Grand Prairie prior to starting any earth disturbing activities and approval of any building permit associated with such activity.
7. Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat. Zoning classification indicated on this plat reflects zoning in place at the time this plat was approved and do not represent a vested right to the zoning indicated.





Legislation Details (With Text)

File #:	19-9314	Version:	1	Name:	TA180201A - Amending Appendix W, "Residential Development Standards" of the UDC
Type:	Ordinance	Status:		Status:	Public Hearing
File created:	8/29/2019	In control:		In control:	Planning and Zoning Commission
On agenda:	9/9/2019	Final action:		Final action:	
Title:	TA180201A - Amending Appendix W, "Residential Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the regulation of building materials and construction methods. City Council Action: September 17, 2019				

Sponsors:

Indexes:

Code sections:

Attachments:

[Appendix W DRAFT](#)

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

TA180201A - Amending Appendix W, "Residential Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the regulation of building materials and construction methods.

City Council Action: September 17, 2019

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approved

Analysis

In response to HB 2437, which prohibits cities from passing an ordinance prohibiting or requiring developers use certain materials, staff proposes the following changes to Appendix W -Residential Development Standards:

Landscaping Requirements: Increase landscaping requirements for residential from 1 tree in front yard + 1 tree anywhere on the property to 2 + 2, but allow credit to be claimed for using recommended building materials (similar to Article 6).

Multi-Family Incentives: Allow increase in density, reduction in garage parking, or reduction in landscaping for multi-family developments that provide preferred materials.

Variance Language: The city receives frequent requests from developers for variances to a range of items, including lot sizes and garage orientation on single-family residential lots, and to limitations on 1-bedroom units and enclosed garage parking on multi-family residential developments. Staff proposes to modify the existing variance language for single-family and townhomes to allow for reduction in lot widths, setbacks, and garage orientation if recommended materials are used, and modify language for multi-family to establish that a credit may be granted towards 1-bedroom restrictions and number of enclosed garages if preferred materials and methods are used.

Multi-Family Amenities: The current ordinance contains three categories of amenities and requires that a developer select a certain number from two of the three categories to receive approval. In the 18 months since the ordinance was adopted, each multi-family development has met these requirements. Staff proposes to modify amenities requirements for multi-family to require that more amenities be provided while still only requiring amenities from two of the three categories; as an exception, if the development does not use recommended materials and methods, amenities are required to be provided from all three categories rather than two.

The full text changes are attached as Exhibit A.

Body

Appendix W

RESIDENTIAL DEVELOPMENT STANDARDS

NOT YET ADOPTED

CASE NUMBER:

ORDINANCE NO.

Table of Contents

Section 1	<i>Purpose</i>	2
	<i>I. Applicability and Site Plan Review</i>	2
Section 2	<i>Standards for Single-Family Detached and Single-Family Attached Development</i>	4
	<i>I. Single Family Residential Subdivision Guidelines</i>	4
	<i>II. Architectural, Dimensional and Density Guidelines</i>	5
	<i>III. Landscaping and Screening Guidelines</i>	13
	<i>IV. Variances</i>	18
	<i>Density and Dimensional Tables</i>	19
Section 3	<i>Standards for Townhouse and Multi-Family Development</i>	25
	<i>I. Exterior Design Requirements</i>	25
	<i>II. Amenity and Design Standards for Multi-Family Developments</i>	26
	<i>III. Off-Street Parking Standards for Multi-Family Developments</i>	30
	<i>IV. Amenity and Design Standards for Townhouse Developments</i>	31
	<i>V. Off-Street Parking Standards for Townhouse Developments</i>	33
	<i>VI. Tree Credits for Townhouse and Multi-Family Development</i>	33
Section 4	<i>Common Requirements for Residential Development</i>	35
	<i>I. Residential Lighting Standards</i>	35
	<i>II. Utilities</i>	35
	<i>III. Minimum Masonry Content for Structures in Residential Zoning Districts</i>	35
	<i>IV. Accessory Structures in Residential Zoning Districts</i>	37
	<i>V. Garage Conversion (Single-Family only)</i>	44
	<i>VI. Building Separation</i>	45
	<i>VII. Maximum Building and Structure Height</i>	45
	<i>VIII. Maximum Lot Coverage</i>	46
	<i>Supplementary Tables</i>	47

SECTION 1 - PURPOSE

The City recognizes the crucial importance of residential development built to a high and lasting quality and that such residential development contributes value and quality of life to the citizens of Grand Prairie and its economy. The requirements and regulations contained herein are provided for the purpose of regulating all residential development within the City of Grand Prairie to a reasonable and consistent standard.

Residential development located in the City of Grand Prairie must meet the minimum requirements prescribed in the Unified Development Code for the property's underlying zoning district classification, and adhere to the applicable design standards specified in this appendix.

I. APPLICABILITY AND SITE PLAN REVIEW

A. Applicability.

These Residential Development Standards shall apply to the construction of new single-family detached, single-family attached, single-family townhouse, and multi-family development both as a primary use on a property and as a component of a mixed-use development. Where there is a conflict between the relevant standards specified in the Unified Development Code and these Residential Development Standards, the most restrictive standard shall apply.

B. Classification of Development Standards

1. New detached Single-Family development consisting of, or intended for, five (5) or more residential lots shall conform to the requirements specified in **Section 2** of this appendix.
2. Detached single-family development consisting of four (4) or fewer lots, or redevelopment of five (5) or more existing single-family residential lots filed of record prior to the adoption of this ordinance, shall conform to the underlying zoning district regulations and the regulations contained within the Unified Development Code.
3. New Single-Family attached development consisting of, or intended for, four (4) or more residential lots shall conform to the requirements specified in **Section 2** of this appendix.
4. New Single-Family Townhome or Multi-family development shall conform to **Section 3**.
5. When Single Family-Attached or Single-Family Townhouse development is constructed in a Multi-Family zoning district, such dwelling shall be constructed in accordance with the requirements of the Single Family-Attached or Single Family Townhouse zoning district and this appendix.
6. Single-Family Attached or Townhome development consisting of fewer than four (4) lots or units, or redevelopment of four (4) or more existing Single-family attached or townhome lots filed of record prior to the adoption of this ordinance or units granted a certificate of occupancy prior to the adoption of this ordinance, shall conform to the underlying zoning district regulations and the regulations contained within the Unified Development Code.

7. **Section 4 – “District Wide Requirements”** shall apply to all development and building types including the following:
- a. **Places of Group Assembly**
 - b. **Institutional or Educational uses**
 - c. **Communal structures pertaining to single-family or multi-family developments, including club houses, pool houses, recreation centers, entry gates, monuments, landscaping features, walls, or fences owned, operated, or maintained by a Homeowner’s Association, Public Improvement District, or management association.**
 - d. **Parking Structures – Single-Family Attached, Townhomes, or Multi-Family**
 - e. **Accessory Structures on private lots.**
 - f. **Ground Mounted Utilities, Piping and Related Apparatus**
 - i. Exposed ground mounted utility structures, piping and related apparatus that exceed twenty-four inches (24”) in height, other than regional and interstate transmission lines and communication towers, shall be screened from public view in a manner described in **Section 4.C.2** below. This provision shall be applied to any such structure located between a building and a dedicated street thoroughfare of any classification, regardless of building setback.

C. Site Plan Approval Required

1. Public Hearing Required –

- a. All single-family attached or townhome developments of four (4) or more lots or units.
- b. All multi-family residential development.
- c. All development proposed under a. or b. above shall require approval from the Planning and Zoning Commission and the City Council.
- d. If a change of zoning is requested, procedures for approval shall conform to procedures specified in Section 1.11 of the Unified Development Code.

2. Submittal Requirements - All site plan submittals shall conform to the requirements specified in Article 16 of the Unified Development Code. Additionally, all building elevations submitted for site plan and building permit review shall include the following information:

- a. The height and percentage tabulations for all exterior wall materials;
- b. Articulation features proposed for each wall elevation subject to articulation requirements;
- c. Top of roof deck height being indicated by a dashed line on all building elevations; and
- d. Provide a color pallet or rendering of the building elevations subject to articulation requirements.
- e. List of proposed amenities, common features, and unit features along with written

certification that such will meet the amenity and feature requirements contained herein.

- f. Color landscaping plan identifying open space areas, new plantings by species and estimated size at maturity, and reservation of existing natural areas, flood hazard areas, and existing native trees to remain on the site.
- 3. Incomplete Submittals** - The Planning and Zoning Commission and City Council reserve the right to table or deny any site plan application that does not meet submittal requirements.

SECTION 2 - STANDARDS FOR SINGLE-FAMILY DETACHED AND SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT

I. SINGLE-FAMILY RESIDENTIAL SUBDIVISION DESIGN GUIDELINES

- A. Residential streets shall be curvilinear in design or contain round-a-bouts, median diverters, chicanes, or other similar traffic calming measures to discourage speeding.
 1. Gridded street patterns may be used in those instances where other traditional design and historic architectural elements are incorporated into a Traditional Neighborhood Development (TND) plan as defined in **Section II. C.**
 2. No section of street shall run a straight course over a length exceeding 500 feet without deflecting a minimum of 15 degrees, curving, narrowing, or otherwise deviating from a straight course.
- B. Developments over 30 units shall have at least two points of access. Where it is determined to be necessary by the Development Review Committee, streets should be extended to the common property line with adjacent undeveloped tracts to allow connectivity as adjacent residential tracts develop.
- C. Street and Right of way widths and design shall conform with the requirements specified in Article 23 of the Unified Development Code.
- D. Development shall include landscaping and open spaces that are planned and coordinated throughout the development. Such area(s) shall be dedicated as a "Landscape Maintenance Easement" to a mandatory Homeowner's Association and/or a Public Improvement District ("PID") as defined in **Section II. F. 2.**
- E. All utilities shall be placed below ground, except for existing major high voltage transmission lines.
- F. For the purpose of providing neighborhood identity, developments that are designed to contain over 100 lots at ultimate buildout should be divided into specific and individual village centers. These villages shall have a distinctive center and edge boundary with said boundary being generally no more than a 5-minute walk from the center. The center shall have a distinct character created by the development of usable and accessible open space and park facilities, or by the development of an amenity center containing neighborhood scaled retail and recreational

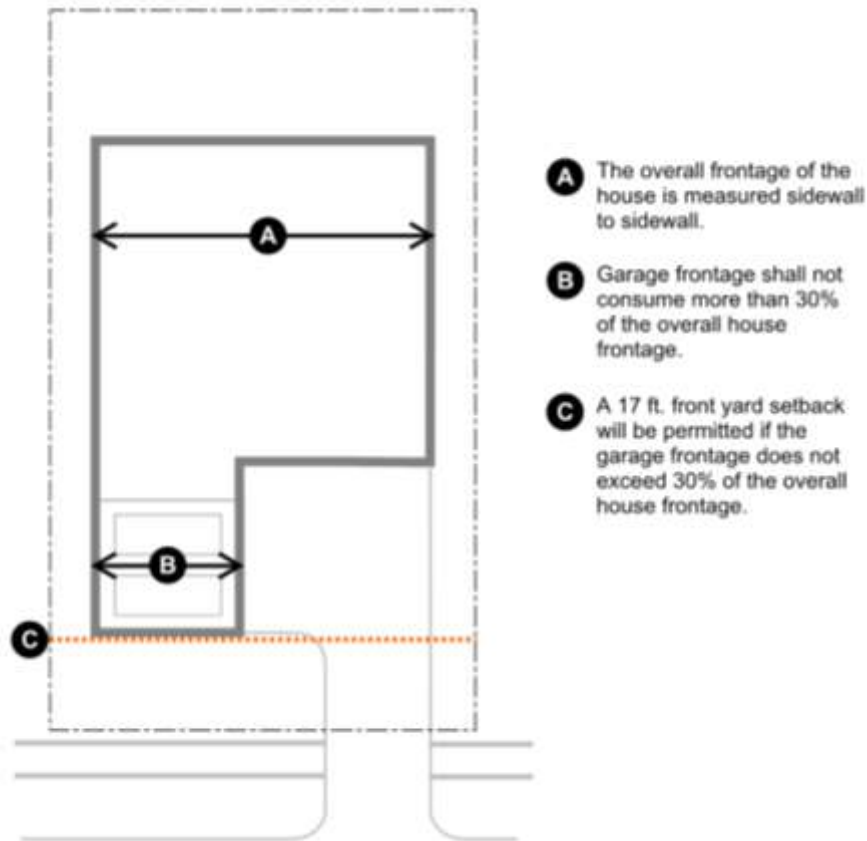
facilities, or by the preservation of the scenic qualities of a particular area within the village that is made accessible to the residents as an amenity.

II. ARCHITECTURAL, DIMENSIONAL AND DENSITY GUIDELINES

- A. The development shall provide a variety of single family detached housing and lot sizes according to the following standards:

1. Minimum lot size:
 - a. A lot size between 7,800 and 8,999 square feet shall be required for a minimum of seventy percent (70%) of total platted lots within the Development.
 - i. A maximum thirty percent (30%) of the above lot size requirement (or 24% of total platted lots) may be reduced to 5,000 square feet for lots developed under an approved Traditional Neighborhood Development (TND) plan that conforms to all requirements specified in **Section II. C.** and **Table "C-2"**.
 - b. A lot size of 9,000 square feet or greater shall be required for a minimum of thirty percent (30%) of total platted lots within the Development.
2. Minimum lot width shall be 65 feet at the front building line for each structure.
 - a. This requirement may be waived under an approved Traditional Neighborhood Development (TND) plan.
3. Lots facing a "T" type street intersection shall have a minimum width of 80 feet.
 - a. This requirement may be waived under an approved Traditional Neighborhood Development (TND) plan.
4. Maximum lot coverage shall not exceed 60% for any individual lot. Lot coverage is defined as the percentage of the total lot area which is occupied by the building footprint of all buildings located on the lot, including carports, patio awnings, and gazebos, but excluding sidewalks, driveways, uncovered patios, pools, spas, and hot tubs.
5. Corner lots shall have front yards described below and shown on Exhibit "D":
 - a. Back to back corner lots (lots with rear yards that abut each other) shall each have one front yard.
 - b. Lots described in 4.a. shall provide fencing in accordance with Section III.a.2.
 - c. A corner lot with a rear yard that abuts the front yard of another lot shall have a front yard along both street corner frontages. The remaining yards are considered side or rear yards.

6. A 17-foot minimum front yard setback will be permitted for residential lots that are built with non-front entry (J-swing or side swing) garages that extend past the primary front building area of the house, provided the garage portion does not consume more than 30% of the overall frontage of the house from side wall to side wall. This building setback provision shall be noted on the final plat for all phases of the Development.



7. Each individual building plan shall provide at least 24 feet of linear driveway between the right of way line and a building face.
8. Covered front yard porches with a minimum depth of 5-feet and a minimum width of 8-feet, built in front of and attached to the front (street facing) side of the climate controlled residential living unit closest to the street, may be constructed with a 17-foot minimum front yard setback. This building setback provision shall be noted on the final plat for all phases of the Development.
9. No building or structure shall be constructed with less than a 17-foot minimum front yard setback. This building setback provision shall be noted on the final plat for all phases of the Development.
10. A building setback of 20-feet is required along all rear and side lot lines that adjoin a street right-of-way greater than 50-feet in width. This building setback provision shall be noted on the final plat for all phases of the Development.

11. Minimum roof pitch shall be 6:12 for all roof structures covering one or more climate controlled living areas. Variation in roofing material shall be required in accordance with **Section II. E. 3.**
12. A minimum roof pitch of 5:12 is permitted for front yard porches and non-front entry garages including but not limited to, side entry, front oriented (J-swing) side entry, or detached rear yard garage configurations. Variation in roofing material shall be required in accordance with **Section II. E. 3** of this Ordinance. This provision applies to both TND and non-TND units.

B. Exterior Materials and Design Recommendation

1. ~~One hundred percent (100%) of all~~ To ensure the durability, long-term value, and desirability of single-family housing, exterior wall surfaces of a primary structure shall should be structurally designed for and constructed of masonry and/or stone. ~~Certain architectural features may be excluded from the masonry calculation including doors, windows, boxed or bay windows, roof mounted dormer walls no greater than 8-feet wide where the base of the dormer meets the primary roof surface, and areas under covered porches no greater than one story in height.~~ Any proposed masonry shall should meet the definition found in Article 6, Section 15.15.1 of the *Unified Development Code*. Color variation for brick masonry exteriors ~~shall be required in accordance with~~ should follow the recommendations found in Sections II.E.1.
 - a. All fireplace chimney flues shall be encased in 100% masonry for all chimney types and locations.

~~C. Traditional Neighborhood Design (TND) Plan:~~ Traditional Neighborhood Development or TND is an area designated with unique development characteristics that:

- ~~i. Is comprised of architecturally significant design themes;~~
- ~~ii Utilizes traditional masonry, stone or other high quality exterior building products, such as cementitious fiber board; and~~
- ~~iii Reflects historic architecture applicable to the region, such as Spanish Mission, Texas Prairie, Craftsman, Texas Hill Country, or other historically significant architecture found throughout Texas history, as long as it is used for the purpose of achieving a distinctive or definitive architectural style consistent with the provisions of the Ordinance. Acceptable and non-acceptable examples of this architectural style are shown in the attached Exhibit "E".~~

Exceptions to the lot size, lot width, building setbacks and masonry requirements may be permitted for lots developed under a TND plan with residences styled with a historic architectural theme. The following provisions apply: ~~(See Table "C-2" for density and dimensional requirements)~~

- ~~1. A masonry TND residence shall be defined as one constructed with brick or stone masonry that consumes more than sixty percent (60%) of an exterior wall surface, or a collective series of exterior wall surfaces composing a front and/or side façade. The use of engineered wood siding shall not be permitted as a primary exterior building material for any type of TND residence but may be used for trim on up to 10% of a façade.~~

- a. ~~The construction of masonry TND residences may not exceed fifty percent (50%) of those platted lots designated for TND development.~~
- b. ~~The front street facing façade shall be constructed with an attached porch structure with a covered area containing a minimum of 90 square feet of usable space and a minimum depth of 6 feet from the nearest exterior wall plane. The width of said porch structure shall equal at least 50% of the total front façade. (See Figure 1 below for example.)~~
- c. ~~The front street facing building elevation shall be composed of at least three wall planes with the following characteristics:~~
 - i. ~~A minimum 42-inch horizontal separation shall occur between each wall plane for residences with fiber board exteriors, or a minimum 12-inch separation for masonry exteriors. (See Figure 1 below for example.)~~
 - ii. ~~Each wall plane shall have a minimum width of 8 feet. The wall plane with the shortest width may be located above the finished roof structure so that the base of said wall plane rests upon, and is surrounded by, the finished roof surface.~~
- d. ~~The street facing edge(s) of a porch structure may be considered a “wall plane” if it is built with the following characteristics:~~
 - i. ~~The street facing edge(s) of the porch structure is enclosed with vertical wood or iron railing that has a minimum height of 36 inches. This requirement does not apply to gaps necessary for ingress and egress between the sidewalk and front door.~~
 - ii. ~~The street facing edge(s) of the porch structure is supported by at least four street facing columns, in which at least the lower forty percent (40%) of said column height is clad in brick masonry or stone at a finished thickness at column of no less than 16 inches wide.~~
 - iii. ~~Masonry TND residences shall be required to conform only with item i. above.~~
 - iv. ~~Fiber board TND residences shall be required to conform to both items i. and ii above.~~
- e. ~~No garage doors shall be constructed within any front street facing wall plane of a residence. Permitted garage designs shall be limited to J-swing, side swing, rear alley or detached rear yard garage configurations.~~
- f. ~~Minimum roof pitch shall be 6:12.~~

- ~~g. Colors shall be limited to those customarily associated with the prevailing architectural theme. Where a difficulty is encountered in interpreting this requirement, a color board may be required with the zoning or plat submittal.~~
- ~~2. Minimum dimensional standards for a TND development are as follows:~~
 - ~~a. Minimum lot size for TND designated lots is 5,000 square feet;~~
 - ~~b. Maximum lot size for TND designated lots is 10,000 square feet unless mitigating factors such as the presence of preserved trees or flood plain require a larger lot in individual cases;~~
 - ~~c. Minimum lot width is 50 feet;~~
 - ~~d. Minimum front yard setback is 17 feet;~~
 - ~~e. Minimum side yard setback is 5 feet for interior lot lines and 15 feet for side lot lines along a street.~~
- ~~3. The Development Review Committee (DRC) shall serve as the design review committee in determining the validity of the historic architectural style proposed for the development. Architectural designs that are deemed not to be in conformance with the provisions of this Ordinance by the DRC may be appealed to the Planning and Zoning Commission. Architectural designs denied by the Planning and Zoning Commission may be appealed to the City Council for final decision. Acceptable and non-acceptable examples of this architectural style are shown in the attached Exhibit "E".~~

D. Exterior Materials and Design Recommendations

- 1. Minimum roof pitch should be 6:12 for all roof structures covering one or more climate controlled living areas with a minimum roof pitch of 5:12 for front yard porches and non-front entry garages including but not limited to, side entry, front oriented (J-swing) side entry, or detached rear yard garage configurations.
- 2. One hundred percent (100%) of all To ensure the durability, long-term value, and desirability of single-family housing, exterior wall surfaces and chimney flues of a primary structure shall should be structurally designed for and constructed of masonry and/or stone. Certain architectural features may be excluded from the masonry calculation including doors, windows, boxed or bay windows, roof mounted dormer walls no greater than 8 feet wide where the base of the dormer meets the primary roof surface, and areas under covered porches no greater than one story in height. Any proposed masonry shall should meet the definition found in Article 6, Section 15.15.1 of the Unified Development Code. Color variation for brick masonry exteriors shall be required in accordance with should follow the recommendations found in Sections II.E.1.
- 3. Duplication of architectural elements and building profile between any two houses is prohibited unless sufficient To prevent a monotonous appearance within a residential subdivision, separation is should be provided between duplicate house elevations, with

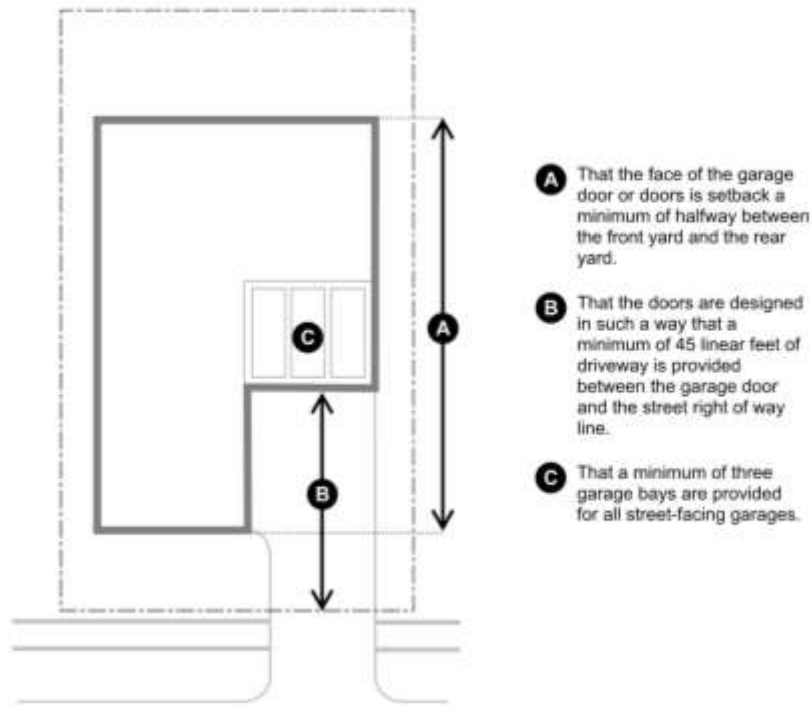
~~the following requirements being the minimum conditions for separation~~ according to the following:

- a. Avoid duplication ~~is prohibited~~ among any group of six houses with a dedicated street running between, through or within the grouping. ~~This requirement applies to~~ including houses which face each other across a street or wrap around the end of a cul-de-sac, or have lot lines which overlap to any extent; and
 - b. Any group of four houses located on the same side of a street which runs between intersecting streets, or an intersecting street and a cul-de-sac, eyebrow, knuckle, or street terminus; and
 - c. Any houses located on corner lots whose side yards each parallel the same intersecting street and are less than three blocks apart.
 - d. Any two or more houses which face across a street from each other and have lot lines which overlap to any extent.
 - e. Architectural elements include, but are not limited to, masonry color, siding color, roof shingle color, building elevations, including reversed or mirrored elevations, and roof profile to an extent greater than 50% of the total front façade.
2. The use of stone, cultured stone, or stone veneer units of the same color and hue ~~shall be permitted within the Development but shall~~ should be ~~not consume~~ limited to not more than thirty percent (30%) of an exterior wall surface, or a collective series of exterior wall surfaces composing a facade, that are directly facing, siding, and/or backing up to a major arterial thoroughfare, collector street, and/or local residential street.
3. ~~One roof shingle type or style may be used throughout a development, but color must vary between houses according to guidelines in E.1. Three-tab type roof shingles are prohibited.~~
4. For the purpose of verifying compliance with assessing the architectural design of homes in a subdivision requirements prescribed in this Section, the developer/builder shall submit proposed building elevations at time of Rezoning or Preliminary Plat submittal, whichever comes first. All houses subsequently permitted within the development shall substantially comply with the approved conceptual elevations as well as zoning requirements and the requirements of this appendix.
5. **Variances** ~~Variances to any of the requirements of Section 3.E may be granted on a case-by-case basis upon submission of a variance request to the Zoning Board of Adjustments and notification of surrounding property owners in accordance with the procedures required in Section 1.11.7.3. The Board may deny the variance if written permission from the Homeowner's Association is not obtained. Any request for variance that affects multiple properties must be granted by City Council in accordance with the procedure required for a zoning change.~~

E. Residential garages:

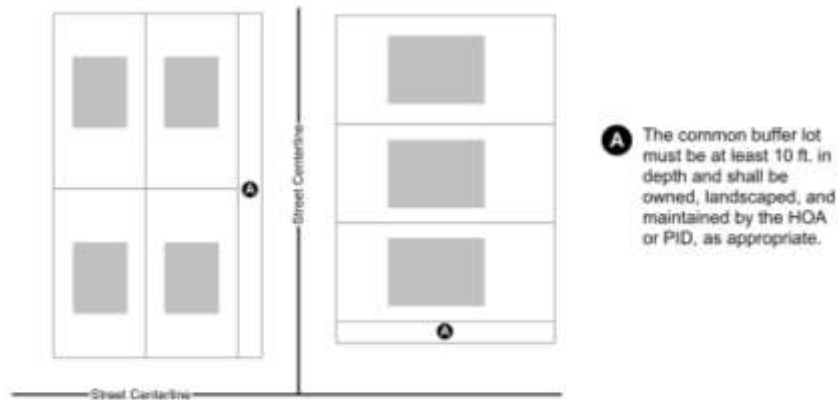
1. To ensure adequate parking depth is provided for on-site parking, and to reduce the encroachment of vehicles across sidewalks and streets, residential garages shall consist of side entry, J-swing, or rear accessible attached or detached garages. The width of the driveway from the street to the face of the garage door shall be no less than 24 feet.

2. A garage with an opening parallel to or facing the street, or parallel to the front line of the house on a lot with more than one street frontage, may only be allowed if each of the following conditions exist:
 - a. That the face of the garage door or doors is set back a minimum of halfway between the front yard and the rear yard, and;
 - b. That the garage doors be designed in such a way that a minimum of 45 linear feet of driveway is provided between the garage door and the street right of way line.
 - c. That a minimum of three garage bays be provided for all street-facing garages.



3. Two-car wide single garage doors shall not be used for any garage doors that are visible from and face the street, but may be permitted for non-front entry garages.
- F. A mandatory Homeowner's association (HOA) and/or a public improvement district (PID), if none exists, shall be created to enforce the restrictions contained in the ordinance at the expense of the HOA and/or PID. The establishment of a PID, if none exists, shall be mandatory if the Development contains more than ~~50~~ 174 platted lots or is to be developed over multiple phases. Documentation establishing such PID and/or HOA shall be required at time of final plat review.
1. A unifying urban design theme shall be provided for amenities and streetscape elements per the following requirements:

- a. Unified street signage with black sign borders and posts, or a design demonstrating similar unified design characteristics, are required.
- b. Decorative street lighting is required throughout the development.
- c. The area along street segments which generally runs parallel to the rear or side yards of private property within a Development or subdivision shall be placed in a common buffer lot a minimum of 10 feet in depth measured from the right of way line and shall be owned, landscaped, and maintained by the HOA or PID, as appropriate.

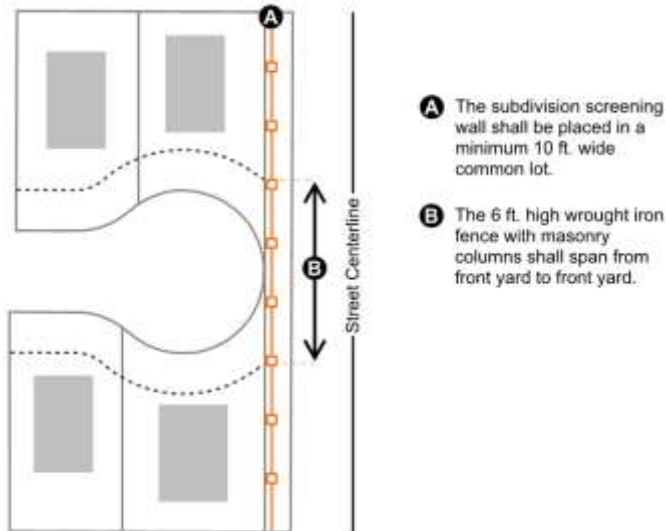


- d. The HOA or PID shall also maintain landscaping which is in the public right of way where the public right of way is contiguous with a common lot.
- e. The HOA and/or PID shall maintain masonry screening walls, retaining walls which are fully or partially within a dedicated right-of-way or which span multiple properties, street landscaping, monument signage, common irrigation and other common areas within the development.
- f. Masonry or other screening walls, landscaping features, monument signs or common irrigation that adjoin public or private streets shall be placed within a common buffer lot as described in c above. Any common elements maintained by the HOA or PID which cross or encroach on a private lot shall be placed within an easement.
- g. Community buildings shall be designed to complement the residences in the community. Community buildings that are enclosed on at least three sides shall be constructed of 100% masonry with a typical residential roof pitch and at least two contrasting materials or colors and windows along each wall. All other structures shall be constructed of the same materials required for a comparable residential structure within the community and shall be maintained by the HOA.

III. SINGLE-FAMILY RESIDENTIAL LANDSCAPING AND SCREENING GUIDELINES

A. Screening fences shall be coordinated throughout the development. Screening shall consist of masonry walls, berms, landscaping, wrought iron or a combination of these elements consistent with requirements found in Article 8 of the Unified Development Ordinance and this section.

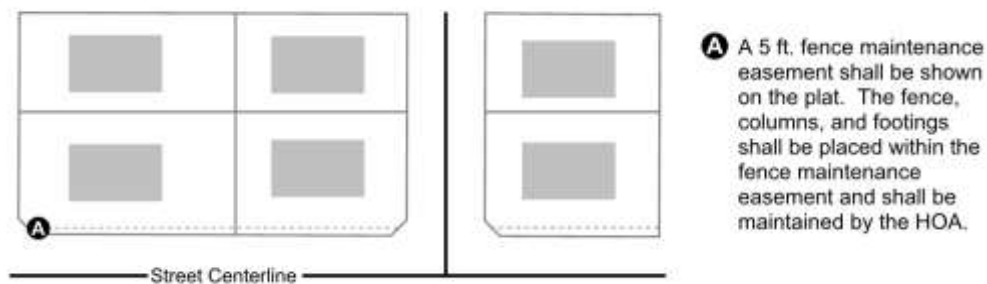
1. Screening described in this section shall be placed within a common lot as required in II.F.1.c. The common lot shall have a minimum depth of 10 feet and shall be maintained by the HOA or PID.
2. A minimum six (6) foot high screening fence constructed of masonry with a troweled type mortar bond finish on each side is required along any thoroughfare designated as an arterial or collector street on the City's Master Transportation Plan. Brick columns or pilasters shall be spaced at minimum 50 feet on center.
3. Where a residential cul-de-sac or a local street adjoins a thoroughfare designated as an arterial or collector street on the City's Master Transportation Plan, a 6-foot high wrought iron fence shall be installed with masonry columns which maintain the spacing pattern established along the masonry sections of the subdivision screening wall. The wrought iron fence shall span from front yard to front yard between the lots which adjoin or sit nearest to the arterial road. The wrought iron fence shall be placed in a common lot a minimum of 10 feet in depth as required in II.F.1.c and shall be supplemented by a continuous hedge row with mature height of at least 36 inches.



4. Where arterial or collector streets intersect the street entrance to a development, the screening required along the designated arterial or collector street shall extend (or wrap) into and along the side or rear lot lines, where such conditions exist, of residential lots that parallel the local residential entry street. The extended (or wrapping) portion of the screening device shall not encroach into the required front yard setback for any residential lot. The screening device shall be placed within a 10 foot common lot as required in II.F.1.c, with such common lot extending parallel to the side lot line to the

intersecting street right of way.

5. No residential lot may be situated such that the side yard of the house is parallel to and abuts an arterial or collector street right of way or the front or rear yard of the house is perpendicular to and abuts an arterial or collector street right of way which intersects the local street on which the house fronts, unless a minimum of 100 feet of separation is provided between the arterial or collector street right of way and the nearest exterior wall of the house.
6. Any common buffer lots as described in II.F.1.c shall be designated as an 'X' lot on the Final Plat. For each foot in width added to the buffer lot, the minimum depth or width of adjoining lots, depending on the side of lot which is parallel to the common lot, may be reduced up to 10 feet, provided the depth of required private yards is maintained for each lot.
7. Private fences are to be maintained by the HOA in accordance with the following:



- a. Where a side or rear yard fence adjoins a dedicated right of way for a public street of local classification, or a common lot dedicated as a publically-accessible street, a 5 foot fence maintenance easement shall be shown on the plat. The fence, columns, and footings shall be placed within the fence maintenance easement and shall be maintained by the HOA.
- b. Wrought iron fences shall be constructed a minimum of 6 feet in height with spindles that are a maximum of 3 inches on center on all portions of the fence that are 24 inches from grade or less. Portions of the fence which are higher than 24 inches from grade may be constructed of spindles that are between 3 and 6 inches on center. Masonry columns shall be placed at a minimum of 12 feet on center along the entire section of required wrought iron fence. The requirement for wrought iron fencing applies under the following conditions:
 - i. Any section of fence which is installed between a house and a dedicated right of way for a public street of local classification, or a common lot dedicated as a publically-accessible street, where the fence is generally parallel to the front or side face of the house;

- ii. Any section of fence which is installed along a dedicated right of way for a public street of local classification, or a common lot dedicated as a publically-accessible street and is generally parallel to the rear face of the house. An opaque cedar fence may be substituted in this case if it is maintained by the HOA and displays a uniform appearance with pickets that are in good repair and stained on both sides.
 - iii. Any fence constructed on a portion of a lot, whether private or commonly owned, that is adjacent to a park, trail, natural area, or designated open space, including any detention or retention pond, shall be constructed of wrought iron, unless otherwise specified by the Unified Development Code. An exception to this requirement may be made if the open space is bounded on one or more sides by a private lot and on one or more other sides by a collector or arterial street, in which case a type I masonry screening wall shall be erected along any side of the open space which is parallel to the street or streets. However, in no case shall open space be bounded on more than two sides by a masonry screening wall.
 - c. No additional fencing, pickets or opaque material may be placed on or within 10 feet of the wrought iron fence. An exception may be made for hedges, vines, or native plant material as long as such material does not inhibit the ability of the HOA to maintain the fence.
 - d. All other fences not described in this section shall be constructed of wrought iron or cedar with steel posts and shall be maintained by the property owner.
8. Rear yards which face the front yard of a property zoned for single-family residential development may provide a Type 3 fence as defined in Article 8 of the Unified Development Code. Such fences will otherwise be considered development or subdivision fences and meet the same ownership and maintenance requirements found in A.3 above.
- D. The residential subdivision shall have entry signage that is coordinated with the development screening wall. Any building permit issued for screening wall construction shall not be valid until screening plans have been approved by staff.
1. One landscaped and irrigated monument entry feature is required at all street entry points along a designated collector or arterial thoroughfare. If a monument sign is utilized to identify the subdivision, it shall be lit by external illumination only.
- E. Single-family lot landscaping shall include two (2) three inch caliper trees and a total of 30 gallons of shrubs
1. Each ~~house~~ residence at the time of occupancy shall have the following minimum landscaping:
- a. ~~One~~ Two three-inch caliper trees shall be planted in front of each ~~house~~ residence with ~~a second~~ two additional three-inch caliper trees to be located per homeowner/builder preference. Developments which meet design

recommendations for single-family homes found in section W.2.D may request credit for two trees per lot.

- b. Tree and shrub species shall be in accordance with the City of Grand Prairie approved tree and plant list contained in Article 8 of the Unified Development Code.
- c. Shrubs shall be provided for each house in any size increment totaling a minimum of 30 gallons per residential lot.
- d. Residential lots shall be fully sodded in accordance with the requirements of the *Unified Development Code* with full irrigation equipped with wind, rain and freeze sensors for front and side yards.

F. Tree Preservation and Credits.

- 1. Existing trees may be used to fulfill tree-planting requirements if such trees are in a healthy and growing condition. When existing trees are used to fulfill screening and landscape requirements, their locations shall be accepted and the formal spacing requirements of the screening and landscape standards may be waived.

<i>Existing Trees</i>	<i>Tree Credit</i>
<i>1 Tree, Less Than 3" in Caliper</i>	<i>0</i>
<i>1 Tree, 3.1" up to 6" in Caliper</i>	<i>1</i>
<i>1 Tree, 6.1" up to 9" in Caliper</i>	<i>2</i>
<i>1 Tree, 9.1" up to 12" in Caliper</i>	<i>3</i>
<i>1 Tree, 12.1" up to 16" in Caliper</i>	<i>5</i>
<i>1 Tree, Larger Than 16" in Caliper</i>	<i>8</i>

- 2. The Developer/Owner shall receive credit towards the landscape tree planting requirement for utilizing existing trees based on the following:
 - a. The existing elevations within the drip line area shall not be altered except for the purpose of providing additional topsoil for new ground cover. Such alterations shall not result in an increase in elevation more than three inches.
 - b. The critical root zone of all existing trees or communities of trees to be preserved shall be protected by appropriate protective fencing during site preparation and construction by providing a protected area of non-encroachment. This protected area shall be clearly labeled on the landscape plan and included within the construction drawings submitted to the City for approval.
 - c. The protected area shall not be used for vehicles or equipment parking, or materials storage, no oil, asphalt, concrete or other potentially toxic materials shall be deposited within the protected area, no signs, wires or other attachments shall be attached to any protected tree and no protected tree shall be pruned or otherwise disfigured in a manner which may reasonably lead to the death of that tree.

- d. A minimum of 75% of the protected area shall be maintained as permeable landscape area at existing grades prior to site development. This area shall be maintained on a permanent basis following completion of site development. Protected trees may be located within tree wells or landscape islands around which the natural grade has been adjusted, provided that, in the opinion of the Development Review Committee, adequate aeration and drainage devices are installed into the critical root zone and that the area within the well or island is maintained as turf, landscape plantings, organic mulch or permeable pavement.
 - e. Trenching for utilities shall not be allowed within the critical root zone of existing trees that have been used to receive tree credits, and boring under such trees may be required.
 - f. Residential property owners shall maintain and preserve all minimum required trees on their property that were required by ordinance at the time the residential lot was initially developed. Waivers to this requirement shall be granted under the following conditions:
 - i. Where the existence of such trees pose a threat to the health and/or safety of the general public, or
 - ii. To trees that expire naturally due to no negligence of the property owner.
3. City staff may administratively approve building setback variances for the purpose of preserving existing trees. The setback variation shall be noted on the Final Plat along with a tree preservation easement and language stating that the protected tree or trees may only be removed upon permission of the City of Grand Prairie.
4. In accordance with Article 8, Section 7.5.7 of the *Unified Development Code*, if a development or subdivision preserves an average of 30 or more trees per acre, the minimum lot size within the development or subdivision may be reduced by ten (10) percent below the requirements of this appendix. Use of preserved areas for this provision is subject to the following:
- a. Area of preservation may be dedicated to the City, including land required by the City's Park Department, or to be maintained by a Homeowner's Association or Public Improvement District,
 - b. The City reserves the right to require maintenance by a Homeowner's Association, PID, trust, or other entity if acceptance of the open space dedication is not in the best interests of the City.
 - c. A tree survey shall that catalogues species and trunk diameter at a point 3 feet above the ground shall be submitted with the Final Plat when utilizing this provision for credit.

V. VARIANCES

It is the intent of the City to facilitate the creation of unique and functional neighborhoods which utilize creative design and best practices.

- A. The City Council, upon recommendation of the Planning and Zoning Commission, may approve a variance to the requirements of Section W.2 at time of initial zoning or platting, including variances to lot width and lot size requirements, or to garage orientation requirements, based on the applicant providing the recommended design elements identified in Section W.2.D.
- B. Appeals Requested variances to the any other requirements of this Ordinance at the time of initial zoning or platting, unless otherwise specified, shall require approval by the City Council upon recommendation of the Planning and Zoning Commission. Consideration of any ~~appeal~~ variance is conditioned upon the applicant demonstrating that ~~such appeal~~ a variance will fulfill the total intent of these regulations if the appeal is granted. Appeals to these regulations shall be granted only when an applicant demonstrates that an alternative design or measure meets the intentions of the design recommendations identified in Section W.2.D and provides an equal or greater level of quality and standard of development as that mandated by these regulations.
- C. ~~All appeals to the density, dimensional, architectural, and land use requirements, as well as appeals to other applicable requirements of the Unified Development Code shall require approval by the City Council upon recommendation of the Planning and Zoning Commission.~~

SECTION 3 - STANDARDS FOR TOWNHOUSE AND MULTI-FAMILY DEVELOPMENT

I. EXTERIOR DESIGN REQUIREMENTS RECOMMENDATIONS

- A. ~~Principal Masonry Requirement~~— In order to enhance the long-term value and desirability of the multi-family development, the exterior of all new buildings (excluding doors and windows) ~~shall~~ should be finished in one or more of the following ~~principal masonry~~ materials indicated below.
1. Masonry, such as brick, stone, cast stone, cultured stone, rock, exterior portland cement plaster (stucco) with 3 coats over metal lath or wire fabric lath, and fiber cement siding (as defined in the most recently adopted Building Code and approved by the Building Official).
 2. Non-masonry material, such as architectural metal panel or engineered wood, if such material exhibits the same weathering and durability characteristics as masonry materials listed above.
 3. The use of a single texture, color, or material from the above list ~~may~~ should comprise ~~up to~~ no more than sixty percent (60%) of a building face between terminating corners. The remainder ~~must~~ should consist of at least two other contrasting colors, textures, or materials.
 4. ~~Up to twenty percent (20%) of each individual building face may utilize a material not listed in I.A.1 if it can be demonstrated that the material is superior to or equal in quality to the required materials, will not cause glare, suffer from excessive or higher than normal rates of deterioration or damage over time, and will not adversely impact surrounding development.~~
 5. The developer/builder ~~may~~ should use Exterior Insulating Finishing System (EIFS) for roof parapet cornice molding, ornamental roundels or similar decorative elements only. The use of EIFS ~~shall~~ should not exceed five percent (5%) of any exterior wall of the building, ~~or be utilized on any portion of a wall that is less than eight feet (8') in height from finished grade elevation. EIFS does not qualify for the 20% exception listed in I.A.3 above.~~
 6. ~~Up to~~ No more than twenty percent (20%) of each building face ~~may~~ should utilize non-neutral colors. The remainder of the building face ~~shall~~ should utilize neutral colors, including earth tones.
 7. ~~No building face may be constructed both with alternate materials under A.3 above and non-neutral colors under A.5 above unless the total combined area of building façade materials utilizing these techniques is thirty percent (30%) or less of the building face.~~
 8. In any development that includes multi-family residential or mixed use, every building with residential use ~~shall~~ should display the same level of architecture, materials, and detailing on all sides of the building. Architectural techniques, such as varied setbacks of windows and balconies, and changes in material, color and texture, ~~shall~~ should be used to articulate facades and sidewall elevations. ~~An exception to this requirement may be considered in~~

cases where a building face abuts a protected area, including designated FEMA floodway.

9. Hipped or gabled roofs may employ standing seam metal in a non-metallic matte finish.
10. If a flat roof is utilized for the primary roof surface, the design ~~must~~ **should** employ horizontal and vertical offsets of 2 feet or greater from the primary cornice elevation over a minimum of 30% of the linear footage of each building side.
 - I. **Provide** corner treatments ~~are required~~ for flat roofs at all building corners and ~~shall~~ utilize a minimum of one sloped or non-horizontal element per corner, or a horizontal cornice projection of 8 inches or greater.
 - II. **Provide** The corner treatment or area of projection ~~shall~~ **extending** from each corner a minimum of 15% of the total distance between the terminating corners of each building side.

II. AMENITY AND SITE DESIGN STANDARDS FOR MULTI-FAMILY DEVELOPMENTS

- A. Multi-family units which face a dedicated street shall provide a Type II perimeter screening fence a minimum of 4 feet in height. If parking is situated between buildings and a dedicated street, a Type II fence a minimum of 6 feet in height and continuous vegetative screening a minimum of 36 inches in height shall be installed between the parking and the right of way.
 - a. An exception may be considered in cases where multi-family units on the ground floor are designed to face a dedicated street. If no screening fence is provided between street-facing units and the street, dedicated parking must be provided between the travel lanes of the street and all street-facing units at a rate of one space per each two ground floor units which are parallel to the street.
 - b. Spaces approved under above provision may be designated as guest parking but shall not be provided in lieu of required parking or required garages except in the CA district.
- B. Multi-family developments shall contain security gates at all entrances to the complex. A single gated entrance and exit point for residents and visitors should be provided along with a minimum of one secondary access point designated for emergency access. A turnaround must be provided prior to the gate. All gates shall be installed with an automated entry device approved by the Fire Department to facilitate emergency access.
- C. A main entrance feature, which is consistent with the basic architectural theme of the development, shall be provided at all entrances, excluding those designated as emergency access only. The entrance feature shall consist, at a minimum, of a combination of landscaping, aesthetic features such as rocks, sculptures and water, and street pavers. Alternative designs may be considered if they are superior to or equal in quality and design detail to the features required.
- D. Community mail box kiosks shall be architecturally integrated with the multi-family development and shall be equipped with internal safety lighting.
- E. Privacy features between buildings shall include the following:

- I. Windows, balconies or similar openings above the first story shall be oriented so as not to have a direct line-of-sight into adjacent units within the project.
 - II. Units above the first story shall be designed so that they do not look directly onto private patios or backyards of any adjoining attached or detached residential property.
- F. New multi-family development that meets the design recommendations in Section W.3.! shall provide amenities that are of high quality and of benefit to all residents by providing features from at least two of the following three categories. Developments that do not meet the design recommendations shall provide amenities from all three categories:
1. Environmentally-friendly building materials, construction techniques, or other features including but not limited to the following:
 - a. Tier I (developer must pick at least ~~one~~ three or provide equivalent feature):
 - i. “Smart” technology which automatically controls functions such as lights and thermostat to reduce energy loads during the day or at times of peak energy usage;
 - ii. Use of solar or other form of alternative energy to satisfy approximately 25% or more of on-site energy demand;
 - iii. Landscaping plan that makes use of native, drought resistant plantings not requiring the use of irrigation. In lieu of sod or turf, drought resistant plantings may be combined with coordinated hardscapes of high design quality and appearance for the purposes of meeting Tier I requirements;
 - iv. Reservation of existing natural areas comprising 5% or more of the overall project size, with such areas incorporating quality non-invasive tree stands, habitat or riparian areas, and not including existing floodplain or other areas already protected or inherently unsuitable for development;
 - v. Permeable pavement for 10% or more of total paving;
 - vi. Electric car charging station;
 - vii. High efficiency windows on residential and common buildings.
 - b. Tier II (pick at least ~~two~~ four or equivalent):
 - i. Integration of commercial/retail/office space or live-work units;
 - ii. Permeable pavement for 5% or more of total paving;
 - iii. Roofing material with a minimum total solar reflectance of 0.70 and a minimum thermal emittance of 0.75 when measured using ASTM testing methods endorsed by the North Central Texas Council of Governments;
 - iv. Significant use of recycled or locally-sourced materials. Locally-sourced is defined as a material having its origin within 50 miles of the project;
 - v. Preservation of existing non-invasive trees with a combined canopy square footage area totaling at least 5% of the overall project size (trees can come from any portion of the site other than areas which are already protected or inherently unsuitable for development, such as floodplain);
 - vi. Qualified recycling program available to every resident;

- vii. Walking/jogging trails within the development. Where possible, trails should utilize existing natural areas and provide linkages to existing or future area trail networks.
- c. Tier III (pick at least three five or equivalent):
- i. Additional insulation, except that walls adjacent to limited-access highways shall in any case require at least 20% more insulation than other walls;
 - ii. LED or low-wattage lighting;
 - iii. Bicycle parking;
 - iv. Use of additional native plantings totaling 10% or more of minimum landscaping requirements;
 - v. Stormwater or grey water reclamation for on-site reuse in accordance with section 8.4.1.11;
 - vi. Solar-ready building design;
 - vii. Outdoor recreation spaces with communal features such as furniture, landscaping, gardens, televisions, movie screens, BBQ grills, pergolas, areas for fitness or sports activities, and interactive water features, not including standard unheated swimming pools, which are designed for water conservation or reuse.
- d. ~~Use of two or more Tier I items or all Tier II items will be deemed to have satisfied Tier III requirements.~~ Use of all Tier II and III items will be deemed to have satisfied two Tier I requirements.

2. High-quality features or designs including but not limited to the following:

- a. Tier I (pick at least ~~two~~ four or equivalent):
- i. Granite countertops or similar in kitchens and bathrooms,
 - ii. Upgraded flooring throughout, including masonry tile, such as porcelain or travertine, wood-look tile, true hardwood, stained concrete, or deep pile carpeting,
 - iii. Minimum 10 foot ceilings in living areas, kitchen, dining rooms, hallways, bathrooms and bedrooms.
 - iv. Upgraded woodwork throughout each unit, such as crown molding, wainscot, chair rails, window and door moldings.
 - v. Upgraded cabinetry.
- b. Tier II (pick at least ~~three~~ five or equivalent):
- i. Arched forms separating rooms and living spaces,
 - ii. Upgraded light fixtures including recessed lighting or indirect lighting,
 - iii. Walk-in closets,
 - iv. Jetted bathtubs,
 - v. Upgraded bathroom and kitchen hardware, including faucets and sinks;
 - vi. Full-size upgraded major appliances (oven, range, refrigerator, dishwasher, microwave oven).

3. Technology (~~pick at least two~~ provide all or equivalent):

- a. Integrated USB ports within all units,
- b. App-enabled functionality for door locks, lighting, thermostat, appliances, or other electronics,
- c. App-enabled communication between residents and management for the reporting of problems related to mechanical failures, safety concerns, or noise issues,
- d. Wi-fi internet access provided to users of common amenities such as clubhouse, pool, walking trails, and fitness area.

G. Landscaping requirements for Multi-Family Developments shall be 15% of the total square footage of the development site.

- 1. All new trees required to meet the landscaping requirement shall be a minimum three-inch caliper measured at a height of 6 inches above the ground. If a tree splits into multiple trunks below the 6-inch level, then the multiple trunk trees are measured:
 - a. Measure largest trunk circumference;
 - b. Remaining trunks, measure circumference divided by two;Sum of (1) and (2) for the total circumference, divide total by 3.14 for caliper.
- 2. For every 500 square feet of required landscape area, or fraction thereof, of required landscape area, one tree of three inch caliper or larger is required. Trees shall be located on the site in the following sequence:
 - a. Street trees shall be planted a minimum of 25 linear feet apart and a maximum of 50 linear feet apart along collectors and arterials (the Director of Planning or his designee can permit the clustering of street trees);
 - b. Parking lot trees shall be located in the parking area (one tree for each 20 parking spaces);
 - c. The remaining required trees may be located throughout the site. Street trees and parking lot trees are included in the total tree requirements and are not in addition to that requirement.

Trees may NOT be planted beneath utility lines.

- 3. Up to ~~50~~ 25% of the required number of parking lot trees may be replaced by five-gallon shrubs at the rate of one (1) tree to ten (10) shrubs. Shrubs shall not be substituted for street trees.
- 4. Existing trees of three-inch caliper (measured at a height of 6 feet above the ground) or larger may be substituted for required landscaping trees of equal size.

III. OFF-STREET PARKING STANDARDS FOR MULTI-FAMILY DEVELOPMENTS

- A. Required minimum parking for multi-family development shall be two (2) parking spaces for each unit containing 2 or more bedrooms and one and a quarter (1 ¼) parking spaces for each unit containing one bedroom or an efficiency unit.
- B. Garage Parking shall be provided for no less than thirty percent (30%) of the minimum required parking spaces calculated for the total multi-family development.
 - 1. Multi-Family garage units shall be designed with a minimum parking space measuring 12x20 feet in size.
 - 2. Multi-level structured parking may be substituted for individual garage parking, provided structured parking accounts for 50% or more of the overall parking required for a multi-family or mixed use development, and that the parking is integrated into the design of a multi-family or mixed use building and at least three sides of the parking structure are wrapped or otherwise hidden from view by the exterior of one or more buildings.
- C. Tandem parking behind a garage may be included in the parking calculation for multi-family, single-family attached, or townhouse developments only when a minimum of twenty (20) feet of pavement is provided between the face of the garage door and the boundary of a public right of way, fire lane, or dedicated access drive. Garage units shall be used only for the parking of motor vehicles with no more than two wheel axles which are used as the primary mode of street transportation by the occupant.
- D. In addition to the garage parking required in Section 10.7.4.A above, covered parking spaces shall also be provided for no less than twenty percent 20% of the minimum required parking spaces calculated for the total multi-family development.
 - 1. For example, for a multi-family development requiring a total number of 100 parking spaces, twenty (20) of those total spaces (20% of 100) are required to be covered.
 - 2. Covered parking structures shall have roof support posts enclosed on all sides by a masonry material similar to the primary masonry material used on the residential buildings within the development. Each structure shall be equipped with internal safety lighting. The design of the posts and the lighting should promote visibility within and through the parking structure. The roof structure for covered parking spaces shall be constructed of a similar roofing material and design used for the main residential building, including similar maximum pitch and similar cornice treatments.
 - 3. Such covered parking will be classified as an accessory structure and shall be subject to the setback requirements in Table W-D. Covered parking structures are not permitted within the required front or side yard setback abutting a designated arterial.
 - 4. A minimum of ten (10) percent of all required parking shall be designated as guest parking and must be clearly marked as reserved for guests and shall be in an area providing guests with unrestricted access to the guest parking spaces.

5. All uncovered surface parking areas shall be directly illuminated. No portion of an uncovered parking space shall receive less than 30% of the average illumination provided by the nearest lighting fixture.

E. Developments meeting each recommended design standard or which provide equivalent design features may request two of the following:

1. Reduce required garage parking by 5%.
2. Increase maximum density or FAR by 20%.
3. Reduce required landscaped area by 5%.

IV. AMENITY AND DESIGN STANDARDS FOR TOWNHOUSE DEVELOPMENTS

- A. To present an attractive streetscape, developers are encouraged to design single-family attached and townhouse units such that front yards face dedicated streets with back yards facing each other or internal alleyways.
- B. A developer may propose an alternative frontage, such as green space, if a common access road meeting the specifications for a commercial fire lane is provided along the rear or sides of each unit. This standard may be modified only if each individual unit accessed by the street is equipped at time of occupancy with an automatic sprinkler system. Any modification to the standard requires City Council approval.
- C. Any portion of a single-family attached or townhouse development where the back or side yards of individual units face a dedicated arterial or collector street shall provide a Type I perimeter screening fence a minimum of 6 feet in height. Individual units with front yards facing a dedicated street classified as an arterial shall provide a Type II fence a minimum of four (4) feet in height.
- D. A mandatory Property Owner's Association or Public Improvement District shall be responsible for the maintenance of common elements, including, but not limited to, the following:
 1. Required screening along dedicated streets;
 2. Landscaping and irrigation in common areas or rights of way;
 3. Common building exteriors and roofs, or private building exteriors or roofs placed under a dedicated maintenance easement;
 4. Common yards;
 5. Front yards of individual units, whether such yards are under private or common ownership;
 6. Internal access drives, if not dedicated as public right of way;

7. Parks and other common areas within the development area.

- E. Association documents shall be reviewed by Staff and be subject to approval by the City to insure that they conform to all requirements of this section and other applicable City ordinances and concerns. The documents shall be filed of record prior to approval of the final plat. This requirement may be waived for infill development of four units or fewer.

F. Recommended Design and Architectural Techniques

1. Architectural Techniques, such as varied front setbacks of windows and balconies, and changes in material, color, and texture, ~~shall~~ should be used to articulate facades and sidewall elevations. Where rear walls are visible from public street, similar techniques ~~shall~~ should be used.
2. Exterior materials other than roof materials, windows, and railings, should consist of durable products including masonry as defined in this Appendix, architectural metal panel, or engineered wood.
3. If a flat roof is utilized for the primary roof surface, the design ~~must~~ should employ the following architectural treatments:
 - a. Provide substantial horizontal and vertical offsets ~~of 2 feet or greater shall be provided~~ from the primary cornice elevation over a minimum of 30% of the linear footage of each building. As an alternative, each demised space may employ its own offset from adjoining units, provided the horizontal or vertical offset is no less than 5% of the adjoining unit(s) based on the adjoining unit(s) overall height.
 - b. Provide corner treatments ~~are required~~ for flat roofs at all building corners ~~and must contain~~ing a minimum of one sloped or non-horizontal element. The corner treatments ~~shall~~ should extend from each corner a minimum of 10% of the total distance between the terminating corners of each building side. ~~This requirement may be waived if~~ As an alternative, unique offsets ~~are~~ may be provided for each demised unit.
 - c. Provide parapets and other structures not employing a hipped or mansard roof design ~~shall be~~ that are finished on all sides with a three dimensional cornice element.
4. Mailboxes serving residential units shall be centrally located, be constructed ~~in accordance with a unified design standard utilized throughout the development of~~ materials similar to those utilized on residential dwellings, and be equipped with safety lighting. The mailboxes shall be placed in a common lot with a minimum of 10 feet in depth as measured from the right of way. The mailboxes and common lot shall be maintained by the Property Owner's Association.
5. All exterior fireplace chimneys, including roof-protruding chimneys, ~~shall~~ should

be 100% incased with a masonry or stone product.

~~6. All platted lots shall have access to a public street or to a private internal access drive and utility easement. Private access drives shall be dedicated as separate lots which shall be under the ownership of the Property Owner's Association.~~

~~7. Three Tab type composition roof shingles are prohibited. Other types of composition roof shingles and roof tiles are permitted. Repeat shingle color tone or shade shall not be used within four consecutive duplex residential buildings. Repeat shingle color tone or shade shall not be used on two consecutive residential cluster buildings containing three or more units each.~~

5. Repeat color of brick, stone, siding or other non-accent fascia material ~~shall~~ should not be used within four consecutive residential units.

G. Landscaping requirements for townhouse development:

1. Each individual residence at the time of occupancy shall have the following minimum landscaping:

a. *Tree planting requirement.*

i. For lots containing 5,000 square feet or less: One three-inch caliper tree planted in front of each residence with a second three-inch caliper tree to be located per Developer/Owner preference. Tree species shall be in accordance with the City of Grand Prairie approved tree list (See Exhibit 5). Large and medium trees may NOT be planted beneath utility lines.

ii. For lots greater than 5,000 square feet in area: One three-inch caliper tree shall be planted in front of each house with ~~a second~~ an additional two three-inch caliper trees to be located per Developer/Owner preference. Tree species shall be in accordance with the City of Grand Prairie approved tree list (See Exhibit 5). Large and medium trees may NOT be planted beneath utility lines.

iii. In addition to the requirements above, the developer shall plant one tree per 2,500 square feet of developed area, including streets and drainage facilities.

b. Front yard shrubs shall be provided for each residence in any size increment totaling a minimum of 30-gallons per residential lot. Shrub species to be in accordance with the City of Grand Prairie approved shrub list (~~see~~ **Exhibit 5**).

c. Lots may contain up to 40% of landscape area in groundcover.

d. A developer may request credit of up to five (5) trees per design recommendation, if the developer demonstrates that a townhouse

development will provide those items listed in section F.1, F.2, and 3.a, 3.b, and 3.c, up to a maximum credit of 25 trees.

- H. All platted lots shall have access to a public street or to a private internal access drive and utility easement. Private access drives shall be dedicated as separate lots which shall be under the ownership of the Property Owner's Association.

V. OFF-STREET PARKING STANDARDS FOR TOWNHOUSE DEVELOPMENTS

- A. Townhouse development shall provide a minimum of two (2) garage spaces for each unit with two (2) or more bedrooms. Single bedroom units may provide one (1) garage space.
1. All garage units shall be directly accessible to the living area of the residential unit unless the location and size of detached garage units are specifically approved by City Council.
 2. Guest parking shall be required in accordance with Article 10, Parking and Loading Standards. Developments which do not dedicate public streets shall provide guest spaces in common areas with pedestrian linkages to the units they serve.
- B. Tandem parking behind the garage may be included in the guest parking calculation if minimum of twenty (20) feet of pavement is provided between the face of the garage door and the boundary of a public right of way, fire lane, or dedicated access drive. Garage units shall be used only for the parking of motor vehicles with no more than two wheel axles which are used as the primary mode of street transportation by the occupant.

IV. TREE CREDITS FOR TOWNHOUSE AND MULTI-FAMILY DEVELOPMENT

- A. Existing trees may be used to fulfill tree-planting requirements if such trees are in a healthy and growing condition. When existing trees are used to fulfill screening and landscape requirements, their locations shall be accepted and the formal spacing requirements of the screening and landscape standards may be waived.

<i>Existing Trees</i>	<i>Tree Credit</i>
<i>1 Tree, Less Than 3" in Caliper</i>	<i>0</i>
<i>1 Tree, 3.1" up to 6" in Caliper</i>	<i>1</i>
<i>1 Tree, 6.1" up to 9" in Caliper</i>	<i>2</i>
<i>1 Tree, 9.1" up to 12" in Caliper</i>	<i>3</i>
<i>1 Tree, 12.1" up to 16" in Caliper</i>	<i>5</i>
<i>1 Tree, Larger Than 16" in Caliper</i>	<i>8</i>

- B. The Developer/Owner shall receive credit towards the landscape tree planting requirement for utilizing existing trees based on the following:
1. The existing elevations within the drip line area shall not be altered except for the purpose of providing additional topsoil for new ground cover. Such alterations shall not result in an increase in elevation more than three inches.

2. The critical root zone of all existing trees or communities of trees to be preserved shall be protected by appropriate protective fencing during site preparation and construction by providing a protected area of non-encroachment. This protected area shall be clearly labeled on the landscape plan and included within the construction drawings submitted to the City for approval.
3. The protected area shall not be used for vehicle or equipment parking or materials storage, and no oil, asphalt, concrete or other potentially toxic materials shall be deposited within the protected area. No signs, wires or other attachments shall be attached to any protected tree and no protected tree shall be pruned or otherwise disfigured in a manner which may reasonably lead to the death of that tree.
4. A minimum of 75% of the protected area shall be maintained as permeable landscape area at existing grades prior to site development. This area shall be maintained on a permanent basis following completion of site development. Protected trees may be located within tree wells or landscape islands around which the natural grade has been adjusted, provided that, in the opinion of the Development Review Committee, adequate aeration and drainage devices are installed into the critical root zone and that the area within the well or island is maintained as turf, landscape plantings, organic mulch or permeable pavement.
5. Trenching for utilities shall not be allowed within the critical root zone of existing trees that have been used to receive tree credits, and boring under such trees may be required.
6. Residential property owners shall maintain and preserve all minimum required trees on their property that were required by ordinance at the time the residential lot was initially developed. Waivers to this requirement shall be granted under the following conditions:
 - i. Where the existence of such trees poses a threat to the health and/or safety of the general public, or
 - ii. Where trees expire naturally due to no negligence of the property owner.

SECTION 4 – COMMON REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT

I. RESIDENTIAL LIGHTING STANDARDS

1. Screening of Light Fixtures

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

2. Decorative Pedestrian-Level Lighting

To accent entry areas and enhance pedestrian safety, decorative pedestrian level pole or façade mounted lighting fixtures shall be used at entrances to residential buildings and along major internal pedestrian routes where such routes run primarily through common areas.

II. UTILITIES

1. Local Utilities - All local electrical utilities shall be placed below ground, except for regional and interstate high voltage transmission lines.
2. Utility Access Structures - Major utility access structures, which must be located above ground, shall be placed in unobtrusive locations, and shall be effectively screened with landscaping that blends into the overall landscaping of the area.

~~III. MINIMUM MASONRY CONTENT FOR STRUCTURES IN RESIDENTIAL ZONING DISTRICTS~~

- ~~1. All buildings shall have the minimum percentage, as indicated in Table W-A, Table W-B, and Table W-C, of their total exterior walls constructed of masonry materials. Any building façade directly visible from a public right of way shall be constructed of 100% masonry unless otherwise specified.~~

~~A. This calculation includes the wall below the fascia board at the roof line on single family, two-family, multi-family, or non-residential structures and excludes doors and windows.~~

~~B. The following building materials are considered masonry:~~

~~i. Stone, standard-size full-width brick, cultured stone and/or thin tile brick;~~

~~ii. Exterior portland cement plaster (stucco) with three coats over metal lath or wire fabric lath (excludes EIFS except where specified);~~

iii. ~~_____~~ Fiber Cement Siding (as defined in the most recently adopted Building Code).

C. ~~All fireplace chimney flues shall be encased in 100% masonry for all chimney types and locations.~~

2. ~~In the event that any single family or duplex structure, lawfully existing on the effective date of this Ordinance, has no exterior brick or stone content which can be viewed from the public street upon which such structure fronts, or sides if located on a corner lot, any expansion, enlargement or reconstruction of such structure shall be exempted from the required exterior brick or stone content of the district in which such structure is located. However, when such structure has exterior brick or stone, the facade of the area of expansion, enlargement or reconstruction which can be viewed from the public street upon which such structure fronts, or sides if located on a corner lot, shall have a brick or stone content equal to or greater than the brick or stone content of the facade of the structure which can be viewed from such public street(s) prior to the expansion, enlargement or reconstruction.~~

~~_____ Upon notification of all property owners within 200 feet of the subject property, the Zoning Board of Adjustment may waive the masonry requirement for single family detached houses and for allowed non-residential uses not meeting the requirements of the district unless more than 50 percent of the surrounding property owners within 200 feet petition against the masonry exception, in which case no exception can be granted.~~

3. ~~If a new single family detached residential dwelling is located on a lot of official record prior to January 1, 1972, the dwelling shall be exempt from the masonry requirements in all zoning districts, only if each of the following applies:~~

A. ~~_____ When more than 50% of the block on the same side of the street between intersecting streets has primary structures on them without masonry, then the remaining properties are exempt from the masonry requirements.~~

B. ~~_____ When more than 50% of the total lots on both sides of the block on the street upon which a new dwelling is to be placed, measured from the block's intersecting streets, are developed.~~

4. ~~If a new single family detached residential dwelling is located on a lot of official record prior to July 18, 2017, stucco or fiber cement siding shall be considered masonry material only if each of the following applies:~~

A. ~~_____ When fewer than 50% of the total lots on both sides of the block on the street upon which a new dwelling is to be placed, measured from the block's intersecting streets, are developed;~~

B. ~~_____ The use of these materials is not prohibited by any private covenant or deed restriction applicable to the property;~~

C. ~~_____ The Director of Planning and Development or designee determines that the use of stucco or fiber cement siding will not have an adverse impact on the surrounding neighborhood.~~

- ~~5. When an addition is proposed for an existing single family, duplex, or multi family residence which has an exterior masonry surface, the addition shall have an exterior masonry surface equal to or greater than the percentage of exterior masonry of the existing dwelling; except that an addition made to the rear of an existing structure which has an exterior masonry surface on the front yard facing only shall be exempt from any masonry requirements. In no case shall the total amount of masonry content on the dwelling, after the addition has been made, be required to exceed the minimum required in that zoning district.~~
- ~~6. When rehabilitation is made to an existing single family, duplex, or multi family dwelling, the structure shall have an exterior masonry surface, after rehabilitation, equal to or greater than the percentage of exterior masonry surface prior to rehabilitation. In no case shall the total amount of masonry content on the dwelling, after rehabilitation has been made, be required to exceed the minimum required in that zoning district.~~
- ~~7. When detached accessory buildings are designed and used as a garage, they shall have the same percentage of masonry content as the main structure when permitted and/or constructed simultaneously with the main structure. In no case shall the amount of masonry content on the accessory building be required to be in excess of the minimum required by the zoning district in which the accessory building is located, regardless of percentage of masonry content of the main structure. All other residential detached accessory structures shall comply with the building construction requirements of [Section 6.7.3](#).~~

IV. ACCESSORY STRUCTURES IN RESIDENTIAL ZONING DISTRICTS

1. ~~Accessory Building and~~ Accessory Structure

- ~~A. Accessory Building: A type of accessory structure not designed for human habitation which is ancillary to the primary structure and is composed of three (3) or more enclosed sides and a roof. These subordinate buildings can be attached or detached from the primary structure and are primarily used for purposes incidental to the primary structure.~~
- ~~B. Accessory Structure: (Definition): A subordinate attached or detached structure, not designed or used for human habitation, which serves a function incidental to and associated with the primary use on the same parcel, lot or tract.~~

2. Carports

- A. (Definition): A structure that is open sided or devoid of walls, supported by poles or decorative posts, and may or may not be attached to an existing structure. A carport is to be used for temporary parking of no more than two operable motor vehicles, trailers or recreational vehicles, and shall not be used for any other purpose including storage of any type. Carports are not a substitute for a garage, and do not meet the requirements set forth in [Article 10, "Parking and Loading Standards" of the Unified Development Code](#) for dedicated on-site residential parking requirements.
- I. Front yard and side yard carports in any single-family residential zoning district in the City of Grand Prairie, may be permitted only by Special Exception.

1. The Planning and Development Director or designee may grant a Special Exception for the purpose of constructing a front yard or side yard carport in a residential zoning district only if the carport conforms to each of the following standards:
 - a) The width of the carport shall not exceed 26 feet or 30% of the width of the house from terminating corner to terminating corner;
 - b) The total area of the carport shall not exceed 500 square feet;
 - c) The ridgeline of the carport shall not exceed the height of the house, as defined in Article 30, "Definitions";
 - d) The carport shall be set back a minimum of five (5) feet from all property lines adjacent to public rights-of-way;
 - e) The carport shall be set back a minimum of three (3) feet from all internal property lines, and any projection or overhang of eaves, gutters, or other roof elements that protrude into the established building setback may not exceed twenty-four (24") inches in accordance with Section 6.5.1.A of this Article;
 - f) The carport shall not encroach, intrude, or overhang any easements that have been established on the subject property;
 - g) All areas beneath the roof of the carport shall be paved with a city approved paving material prior to the applicant's use of the carport;
 - h) The carport shall be constructed of materials, color, roofing type and roof pitch that are fully consistent and harmonious with the primary residential structure, and shall in appearance and function be an integral part of the primary structure;
 - i) Prior to granting a Special Exception, the Director must determine that at least one other legally permitted front yard carport is located within eight hundred (800) feet of the subject property as measured in a straight line from the nearest property line of the subject property to the nearest property line of the parcel where the existing carport is located.
 - j) The carport shall not pose a negative impact on any of the adjacent or surrounding properties based on its proposed location, design, or visual impact to the streetscape, and
 - k) The carport shall not create a visual obstruction to motorists.
2. Rear yard located carports are permitted in any single-family residential zoning district in the City of Grand Prairie provided the proposed carport conforms to each of the following standards:

- a) The width of the carport shall not exceed 26 feet or 30% of the width of the house from terminating corner to terminating corner;
 - b) The total area of the carport shall not exceed 500 square feet;
 - c) The ridgeline of the carport shall not exceed the height of the house, as defined in Article 30, "Definitions";
 - d) The carport shall be set back a minimum of five (5) feet from all property lines adjacent to public rights-of-way;
 - e) The carport shall be set back a minimum of three (3) feet from all internal property lines, and any projection or overhang of eaves, gutters, or other roof elements that protrude into the established building setback may not exceed twenty-four (24") inches in accordance with Section 6.5.1.A of this Article;
 - f) The carport shall not encroach, intrude, or overhang any easements that have been established on the subject property;
 - g) All areas beneath the roof of the carport shall be paved with a city approved paving material prior to the applicant's use of the carport;
 - h) The carport shall be constructed of materials, color, roofing type and roof pitch that are fully consistent and harmonious with the primary residential structure, and shall in appearance and function be an integral part of the primary structure;
 - i) The carport shall not pose a negative impact on any of the adjacent or surrounding properties based on its proposed location, design, or visual impact to the streetscape, and
 - j) The carport shall not create a visual obstruction to motorists.
- C. If any of the above noted minimum carport standards are not met or if a carport request is denied by the Planning and Development Director, the Zoning Board of Adjustment and Appeals may accept an appeal and grant a Special Exception to construct a carport upon finding that the applicant has a hardship particular to the individual property which cannot be remedied in any other reasonable way.
- D. Carports, regardless of zoning or site location, exclusive of perimeter boundary line setbacks of the development, are permitted by right in any mobile home park or single-family detached housing condominium development upon written approval of the development's governing body of the park and/or Management Company authorized by the owner of the park to permit carports. If no such body exists, carports in a mobile home park shall be constructed of material similar to the mobile home and shall meet the square footage, height, and setback requirements for carports in other residential districts.

- E. The following building materials ~~shall be~~ are prohibited for use in the construction of a carport: canvas, vinyl, PVC siding, galvanized or corrugated metal, aluminum, corrugated or flat fiberglass panels, or any plastic construction materials.

3. Covered Patios or Porches: A covered, open-air entrance or exit to a ~~building~~ residence that either extends from the ~~building's~~ interior of the residence in a manner that forms a vestibule within the exterior wall; or, a roof structure that either projects, is attached or contiguous with the existing roofline and exterior wall surface. Covered porches and patios shall be considered to be open-air structures if they are open (not enclosed) on two or more sides. Totally enclosed and climate controlled porches, or "sun room" type additions, are considered to be a habitable addition to the ~~primary structure~~ residence and will be required to meet all requirements for a habitable space (Reference Article 6, "Density and Dimensional Requirements").

- A. Covered patios or porches ~~will be~~ are subject to the rules and regulations listed for accessory structures in Section 6 of this Article with the exception of the following provisions:

- i. Covered patios and porches are ~~considered~~ additions to the ~~primary structure~~ residence and shall be calculated as part of the building footprint of the ~~primary structure~~ residence. In no case should a covered porch result in the ~~primary structure~~ residence exceeding the maximum lot coverage allowed for the zoning district stipulated in Section 9 of this article.
- ii. ~~Covered patios and porches may be attached to or contiguous with the primary structure and are not subject to the rules and regulations stipulated in Article 6, Section 6.7.1.~~
- iii. Covered porches that are attached to or are contiguous with the ~~primary structure~~ residence are ~~considered to be~~ an addition to the ~~primary structure~~ residence and will be subject to the same building setbacks established for the primary structure.
- iv. Covered porches should not exceed the total height of the ~~primary structure~~ residence to the top of the roof.

3. Garage (Residential): An attached or detached accessory ~~building~~ structure that is subordinate to the ~~primary structure~~ residence, is not designed for human habitation, and is used for the parking and storage of motor vehicles that are owned and operated by the residents ~~of the primary structure~~. Such accessory ~~building~~ structure shall have a minimum of three or more enclosed side walls and have an operational door large enough to ~~drive~~ accommodate a standard sized vehicle ~~through it~~. Attached and detached residential garages satisfy the off street parking requirements stipulated in Article 10, "Parking and Loading Standards." ~~Such buildings shall be~~ A detached garage is required to meet all regulations ~~located within~~ of this Article, and ~~will be~~ are subject to all standards stipulated in Section 6, "Residential Off-Street/On-Site Parking Requirements," of Article 10, "Parking and Loading Standards", of the Unified Development Code.

A. Residential garages are subject to the rules and regulations listed for accessory structures in Section 6 of this Article with the following exceptions of the following provisions:

- i. ~~Detached residential garages shall be constructed in a manner and design consistent with the residence in materials and color as the primary structure, and are required to meet the minimum masonry requirements stipulated for the primary structure unless the primary structure is exempt from the masonry requirements per Section 6.13.3.~~
- ii. The maximum square footage for a detached residential garage ~~shall be~~ is 750 square feet.
- iii. Detached residential garages ~~are required to~~ shall meet the setbacks stipulated for the primary structure.
- iv. All garages ~~are required to~~ shall have a city-approved concrete drive and approach.

4. Greenhouse: A building structure or enclosure whose with a roof and/or sides are made of glass or other approved transparent or translucent materials, and in which the temperature and humidity ~~may be~~ is regulated for the cultivation of delicate or out-of-season plants for subsequent sale.

A. ~~Greenhouses are EXEMPT from Masonry Requirements stipulated so long as 90% or more of the exterior of the structure is covered in an approved transparent or translucent material. Greenhouses are subject to all other rules and regulations listed for accessory structures in Article 6, Section 6 of the *Unified Development Code* and this Appendix.~~

5. Pergolas: A structure that is composed of horizontal trellis or framework and is supported on poles or posts. These structures are characterized as being open with a flat roof, with rafters that run at regular intervals horizontally across the top of the structure. Such structures are typically constructed from wood or other materials (Reference Article 6, "Density and Dimensional Requirements").

Pergolas ~~will be~~ are subject to the rules and regulations listed for accessory structures in Section 6 of this Article with the exception of the following provisions:

- A. Pergolas shall not exceed a maximum of 500 square feet in area or ~~result in a surplus to~~ cause the property on which they are built to exceed the maximum lot coverage stipulated in Table W-A, Table W-B, Table W-C and Table W-D of this Article.
- B. Pergolas may be attached to or contiguous with the ~~primary structure~~ residence and shall not be subject to lot coverage limitations.

Note: Any type or variation of an accessory structure ~~or building~~ not explicitly addressed in this Article is subject to all standards and regulations established in the *Unified Development Code* for accessory structures ~~and buildings~~.

6. Yard Setbacks for Accessory Structures

- A. Unless otherwise noted, any detached accessory ~~use or~~ structure not exceeding 10 feet in maximum height in a single family or multi-family residential zoning district shall have a minimum side and rear yard setback of three (3) feet from the property line.
- B. If any accessory ~~use or~~ structure exceeds 10 feet in maximum height, the side and rear yard setbacks established for the primary structure shall apply.
- C. If an easement exists adjacent to a property line and such easement encroaches into the yard by less than three (3) feet; the accessory structure or use shall have a minimum setback of three (3) feet from such property lines. If the easement is greater than three (3) feet, the accessory structure or use may be located directly adjacent to such easement. Under no circumstances shall any structure or its projections or eaves overhang an easement.
- D. No detached accessory ~~use or~~ structure shall be allowed in the front yard. However, on key lots and double frontage lots which have front yards on two or more street frontages, a swimming pool, spa, hot tub, sauna, playhouse, gazebo or other accessory structure not exceeding eight (8) feet in total height may be placed within three (3) feet of the side and/or rear street property line, as determined by the orientation of the ~~main structure~~ residence, if the yard in which the accessory structure is placed is encompassed by a minimum six (6) foot tall solid fence.
- E. No detached accessory ~~use or~~ structure shall be allowed in the required rear or side yard setback established for the ~~principal structure~~ residence when such rear or side yard is adjacent to a street. However, a swimming pool, spa, hot tub, sauna, playhouse, gazebo, or other accessory structure not exceeding eight (8) feet in total height may be placed in accordance with paragraphs A., B., and C. above if the yard in which the accessory structure is placed is encompassed by a minimum six (6) foot high solid fence.
- F. Attached accessory ~~uses or~~ structures shall comply with the front, side and rear setbacks and height restrictions established for the ~~primary structure~~ residence.
- G. No buildings, structures 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 drainage easements, access easements and easements intended for the mutual use and accommodation of all public utilities.
- H. No improvements, which may obstruct the flow of water, may be constructed or placed in drainage easements. Vegetation, not considered low-lying vegetation, may only be placed in easements after written approval is obtained from all the utilities using the easements and the City of Grand Prairie Public Works Department. Any public utility shall have the right to remove and keep removed all or parts of any encroachments that in any way endanger or interfere with the construction, maintenance or efficiency of the utility's respective systems, equipment, or other property. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintenance and adding to or removing

all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

- I. No buildings, structures or other improvements, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across, easements intended for the use and accommodation of a single public utility or other entity unless such structures or improvements are specifically authorized by the public utility or other entity to which the easement has been dedicated. Such authorization shall be submitted in written form from the utility or entity that has rights to the easement in a manner determined acceptable by the Building Official. Any construction so authorized shall be subject to all other requirements of this Code. The 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 construction, maintenance or efficiency of its respective system.
- J. The City of Grand Prairie shall at all times have the full right of ingress or 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.

7. Maximum Square Footage for Accessory Structures on a Residential Lot

- A. The square footage of an accessory structure ~~or building~~ includes all areas under roof, which is established as any portion of the structure that is obstructed to the sky at a point of 30 inches above the ground level of the graded lot. Pergolas ~~are not considered to be under roof and~~ are not calculated in the square footage for an accessory structure.
- B. For a residential lot or tract 0.5 acres (one-half acre) or less, the total of the square footage of all accessory structures shall not exceed 50% (fifty percent, one-half) of the footprint of the primary structure.
- C. For a residential lot or tract greater than 0.5 acres (one-half acre), the total of the square footage of all accessory structures shall not exceed 10% (ten percent, one-tenth) of the square footage of the total area of the residential lot or tract of land.
- D. In any case, the maximum permissible size for an accessory structure is 450 square feet, with the exception of detached garages which shall not exceed a maximum permissible size of 750 square feet.
- E. Residential properties are permitted to have a maximum of three (3) accessory structures on a single lot.

8. Building Construction for Accessory Structures ~~and Buildings~~

- 1. For Residential Lots or Tracts 0.5 acre (one-half acre) or less:
 - a. Accessory ~~buildings~~ structures with one or more enclosed walls that are 200 square feet or less ~~are permitted to~~ may be constructed of metal with a baked enamel finish.

- b. Accessory ~~buildings~~ structures with one or more enclosed walls that exceeding 200 square feet ~~must~~ shall be constructed of masonry as herein defined, or be of a standard residential siding material consistent with materials used on the primary residential structure if 50% of all developed lots within the block on both sides of the street between two intersecting streets have been constructed with non-masonry materials.

2. For Residential Lots or Tracts Greater than 0.5 acre (one-half acre):

- a. Accessory ~~buildings~~ structures with one or more enclosed walls that are 200 square feet or less are permitted to be constructed of metal with a baked enamel finish.
- b. Accessory ~~buildings~~ structures with one or more enclosed walls that exceeding 200 square feet must be constructed of masonry as herein defined, or be of a standard residential siding material consistent with materials used on the primary residential structure if 50% of all developed lots within the block on both sides of the street between two intersecting streets have been constructed with non-masonry materials.
- c. Accessory ~~buildings~~ structures with one or more enclosed walls that exceeding 200 square feet may be constructed of metal with a baked enamel finish when the building is setback a minimum of 30 feet from all property lines.

9. ~~Variances and Exceptions~~ to the Accessory Structures Requirements

The Zoning Board of Adjustments and Appeals may grant a variance ~~or an exception~~ to the building construction requirements for accessory structures. In authorizing a variance ~~or an exception~~, the Board may establish conditions and safeguards to ensure the proposed structure is compatible with adjacent buildings and will not have an adverse impact on the surrounding properties.

In considering an ~~exception or~~ variance to a requirement for an accessory building, the Board shall consider the following factors:

- A. That the building is not intended to be used as a dwelling and does not contain any elements of a dwelling - such as facilities for food preparation, sleeping and bathrooms.
- B. Whether separate utility hook-ups are proposed for the structure.
- C. The extent to which windows may impact adjacent properties when a two-story structure is proposed.

V. GARAGE CONVERSION (SINGLE-FAMILY RESIDENTIAL ONLY)

- 1. The ~~Planning and Development~~ Director of Development Services or designee may grant a Special Exception to the regulations established in this section for the purpose of allowing an attached garage to be converted into habitable living space, provided:

- A. A minimum of two (2) on-site parking spaces are provided;

- B. At least one other legally permitted garage conversion is located within 300 feet of the subject property as measured in a straight line from the nearest property line of the subject property to the nearest property line of the parcel where the existing garage conversion is located.
- 2. If any of the above noted minimum garage conversion standards are not met or if a garage conversion request is denied by the ~~Planning and Development~~ Director of Development Services, the Zoning Board of Adjustment and Appeals may accept an appeal and grant a Special Exception to the regulations established in this Article for the purpose of converting a garage into habitable living space.

VI. BUILDING SEPARATION

- 1. Where a multi-family building or buildings are arranged ~~erected so as~~ to create one or more enclosed inner courts, the faces of all opposite walls in such courts shall be a minimum distance of twenty (20) feet apart, and no balcony or canopy shall extend into such minimum court area.
- 2. The minimum distance from water's edge of the beam of the pool to the house shall be six (6) feet unless a letter signed and seal by an engineer is submitted stating that the location of the pool will not adversely affect the structural stability of the foundation of the house. In no case shall the pool water's edge be less than three (3) feet from the house.
 - A. Such plans indicating the design for any such structure shall be submitted to the Building Inspection Department for review in connection with the issuance of a building permit.
 - B. Setback distances for in-ground swimming pools, spas, hot tubs and saunas shall be measured to the water's edge of the pool, spa, etc.

VII. MAXIMUM BUILDING AND STRUCTURE HEIGHT

- 1. Subject to the remaining provisions of this Section, building height limitations in the various zoning districts shall be as indicated in Table W-A, Table W-B, Table W-C and Table W-D.
- 2. The following features may be constructed 15' higher than the maximum height requirement of the zoning district in which the structure is located:
 - A. Chimneys, church spires, elevator shafts and similar structural appendages not intended as places of occupancy or storage.
 - B. Flagpoles and similar devices.
 - C. Heating and air conditioning equipment, solar collectors and similar equipment, fixtures, and devices.
- 3. The features listed above may be constructed 15 feet higher than the maximum height requirements of the zoning district in which the structure is located if they conform to the following requirements:

- A. Not more than 30% of the total roof area may be consumed by such features, except in the case of solar panels, which may consume up to 75% of the roof surface.
 - B. The features described above must be set back from the edge of the roof a minimum distance of one (1) foot for every foot by which such features extend above the roof surface of the principal building to which they are attached.
 - C. The features listed above shall not interfere with existing or proposed avigation easements as described in [Article 7, "Special Districts", Section 2, "Airport Height/Hazard Overlay Districts"](#), and shown in [Appendix N, "Hazard Zoning,"](#) ordinances/maps/airport zoning maps.
- 4. Notwithstanding the height limitations herein, in any zoning district, the vertical distance from the ground to a point of access to a roof surface of any non-residential building may not exceed the height designated in the Building or Fire Code unless the Fire Chief or his designee certifies that such building is designed to provide adequate access for firefighting personnel or certifies that the building is otherwise designed or equipped to provide adequate protection against the dangers of fire.
 - 5. Any structure that overhangs a designated fire lane, as well as any canopy that overhangs a gasoline service station pump island, shall have a minimum vertical clearance of 14 feet.

VIII. MAXIMUM LOT COVERAGE

- 1. **Lot Coverage:** The percentage of the total area of a lot occupied by the base (first story floor) of all buildings located on the lot, including carports, patio covers and gazebos but excluding sidewalks, driveways, uncovered patios, pools, spas, and hot tubs.
- 2. The total lot coverage shall not exceed the maximum lot coverage established in [Table W-A, Table W-B, Table W-C](#) and [Table W-D](#) of this Article. The remaining area shall be considered open space and shall be open to the sky.



Legislation Details (With Text)

File #:	19-9315	Version:	1	Name:	TA180701C – Amendment to Appendix X, "Industrial Development Standards" of the UDC
Type:	Ordinance	Status:		Status:	Public Hearing
File created:	8/29/2019	In control:		In control:	Planning and Zoning Commission
On agenda:	9/9/2019	Final action:		Final action:	
Title:	TA180701C - Amendment to Appendix X, "Industrial Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the regulation of building materials and construction methods. City Council Action: September 17, 2019				

Sponsors:

Indexes:

Code sections:

Attachments:

[Appendix X DRAFT](#)

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

TA180701C - Amendment to Appendix X, "Industrial Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the regulation of building materials and construction methods.

City Council Action: September 17, 2019

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis

In response to HB 2437, which prohibits cities from passing an ordinance prohibiting or requiring developers use certain materials, staff proposes the following changes to Appendix X - Industrial Development Standards:

Square Footage Threshold: Since the ordinance has passed, staff has found that the existing 20,000 square foot threshold has an adverse impact on smaller, local businesses looking to construct purpose-built industrial buildings, and that spec buildings which are constructed without a tenant and often sit vacant for long periods of time tend to be larger than 50,000 square feet. In response, staff proposes that the threshold for a development falling under Appendix X be increased from 20,000 square feet or greater to 50,000 square feet or greater.

Tree Preservation: Change tree preservation approach from incentive for tree preservation to requirement for

tree preservation. Under the current ordinance, an industrial developer can receive credit towards architectural and building materials requirements by preserving existing trees on the site. This has proven popular with developers, particularly on sites that are adjacent to waterways with thick tree canopies. With the city's ability to require materials and architectural methods restricted, the incentive for tree preservation is also lost. One of the primary intents of the industrial standards is the mitigation of harmful airborne pollutants and noise often created by large warehouses and trucking operations. Staff proposes that a requirement to preserve 30 percent of existing caliper inches be put in place of the existing incentive-based approach to ensure developers continue to preserve valuable existing trees, which tend to have a higher rate of survival than most new plantings and are more effective at screening and carbon sequestration.

Building Materials Menu: Move building materials and windows requirements to menu items and grant relief from current landscaping or open space features requirements if preferred architectural methods or building materials are used. This would move the base requirement for masonry construction and windows on 30% of primary facade to the list of optional menu items. As an incentive to developers to use preferred materials and architectural methods, the base landscaping requirement of 1 tree per 250 square feet would be progressively reduced to 1 per 500 or 1 per 1,000, or outdoor/open space amenities requirements can be reduced, depending on how many of the preferred methods are adopted.

The proposed text changes are included as Exhibit A.

Body

Appendix X

INDUSTRIAL DEVELOPMENT STANDARDS

NOT YET ADOPTED

CASE NUMBER:

ORDINANCE NO.

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

Table of Contents

Section 1	<i>Purpose</i>	2
Section 2	<i>Definitions</i>	2
Section 3	<i>Applicability and Site Plan Review</i>	3
	<i>A. Applicability</i>	3
	<i>B. Site Plan Approval Required</i>	3
	<i>C. Relationship to Unified Development Code</i>	4
Section 4	<i>Building Design Standards for Industrial Development</i>	4
	<i>1. A Primary Building Facade</i>	4
	<i>2. Elements of the Primary Facade</i>	4
	<i>3. A Secondary Building Facade</i>	7
	<i>4. Elements of the Secondary Facade</i>	7
	<i>5. Prohibited Materials</i>	7
	<i>6. Truck Docks</i>	8
Section 5	<i>Landscaping and Screening Requirements for Industrial Development</i>	8
	<i>1. Base Landscaping Requirements</i>	8
	<i>2. Tree Preservation Incentives</i>	9
	<i>3. Truck Dock Screening</i>	11
	<i>4. Parking Lot Location and Screening Requirements</i>	13
	<i>5. Internal parking Lot Landscaping Standards</i>	14
Section 6	<i>Large or Multi-Phase Developments</i>	14
Section 7	<i>Miscellaneous Requirements</i>	16
	<i>1. Screening of Mechanical Equipment</i>	16
	<i>2. Screening of Outside Storage and Detached Utility Apparatus</i>	16
	<i>3. Screening of Light Fixtures</i>	16
	<i>4. Decorative Pedestrian Level Lighting</i>	16
	<i>5. Utilities</i>	17
Section 8	<i>Variances</i>	17

X-1

Grand
Prairie

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

SECTION 1 - PURPOSE

By the adoption of this ordinance, the City intends that the standards contained herein act to reduce the visual and environmental impacts of industrial development ~~above 20,000~~, insofar as such development produces daily large truck traffic, impacts large tracts of land resources, and has the potential to create unsightly visual impacts in the form of large edifices, paved areas, empty trailers, outside storage, and truck docks, as well as noise-related uses from trucks and production and distribution facilities.

SECTION 2 - DEFINITIONS

When used in this Article, the terms listed below shall have the following meaning:

Building Facade, Primary (or “Primary Facade”) means any exterior building side that lies between two building corners, or projected corners in the case of a rounded or irregular building corner, and that faces, and is most nearly parallel to, one or more of the following elements:

- a. A dedicated arterial, collector or highway thoroughfare;
- b. A property boundary line of a public park that fronts along a dedicated street thoroughfare of any classification;
- c. A property that is both zoned residential and is designated as residential on the adopted Future Land Use Map that fronts along a dedicated street thoroughfare of any classification; or,
- d. An adjoining vacant lot that may reasonably be projected or planned in the future to contain any of the elements described in paragraphs “a” through “d” above as determined by the zoning designation and adopted City plans impacting said lot.

Building Facade, Secondary (or “Secondary Facade”) means as any exterior building side that is not defined as a Primary Facade.

Colonnade means a repeating series of structurally-stressed members or supports that are vertically-oriented between the ground and the floor plate of the second story, and that are architecturally wrapped or adorned in an approved masonry material.

Heavy Truck means any vehicle designed and used for commercial purposes with a gross vehicle weight in excess of 15,000 pounds, including semi-tractor with or without trailer, or any trailer designed to be towed by a semi-tractor.

Shaded Area means the employment of trees whose foliage have been demonstrated to shield a particular area from direct sunlight from vernal equinox to autumnal equinox for at least 6 hours a day.

Street Tree means trees required immediately along designated arterials and collectors as identified on the adopted Thoroughfare Plan and measuring 24 inches or greater in height, but in no case located within eight feet, laterally, from the back of the curb and no closer than four feet, laterally, from a sidewalk with a minimum spacing of 25 linear feet apart, and a maximum spacing of 50 linear feet apart measured along the street right of way line.

X-2

Grand
Prairie

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

Truck Dock means any building penetration designed for the loading and unloading of freight, cargo, product, or materials into trucks.

Wing Wall means a wall panel that is finished in one or more of approved masonry materials and which projects outward from the main wall plane a distance not less than twenty percent (20%) of the wall's height.

SECTION 3 - APPLICABILITY AND SITE PLAN REVIEW

A. Applicability.

These Standards shall apply to the construction of new buildings in the Light Industrial and Heavy Industrial (LI and HI) districts, or Planned Developments intended for uses allowed within the LI or HI zoning districts, under the following circumstances:

1. When new construction or reconstruction of one or more industrial buildings is proposed which equals or exceeds ~~20,000~~ 50,000 square feet; or
2. When new construction is proposed on contiguous property or properties which total a net acreage of 5 acres or greater (net acreage being defined as land outside of mapped floodplain areas and recorded public or private easements); and
3. When existing ~~structures~~ buildings 50,000 square feet in size or greater which do not conform to this ordinance are expanded by 50% or more of their existing size and meet A.2 and A.3, or when an existing building less than 50,000 square feet in size is to be expanded so that it will exceed 50,000 square feet;
4. As an alternative to these standards, construction or development associated with a use that is proposed within the LI or HI zoning district, or Planned Developments intended for uses allowed within the LI or HI zoning district, may comply with Appendix F of the *Unified Development Code* rather than the standards listed herein only if the proposed use is not listed among the industrial uses in Section 14, Article 4 of the *Unified Development Code* under the heading of "Transportation & Logistics" or "Manufacturing, Mining, or Construction."

B. Site Plan Approval Required

1. **Public Hearing Required** - All development subject to this ordinance shall require site plan approval from the Planning and Zoning Commission and the City Council at a public hearing.
2. **Submittal Requirements** - All site plan submittals shall conform to the requirements specified in Article 16 of the Unified Development Code. Additionally, all building elevations submitted for site plan and building permit review shall include the following information:
 - a. Total surface area of all Primary Facades and Secondary Facades as defined in Section 2;
 - b. The height and percentage tabulations for all exterior wall materials;
 - c. Articulation features proposed for each wall elevation subject to articulation requirements;

X-3

Grand
Prairie

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

- d. Top of roof deck height being indicated by a dashed line on all building elevations; and
 - e. Provide a color pallet, material sample, or rendering of all materials and colors proposed on all Primary building facades.
3. **Incomplete Submittals** - ~~The Planning and Zoning Commission and City Council reserve the right to table or deny any site plan application that does not meet submittal requirements.~~ Incomplete submittals, when confirmed by a letter of incompleteness issued by the Planning Division, will not be processed by the Development Services Department until all required items listed in the letter of incompleteness are resolved.

C. Relationship to Unified Development Code

Where the regulations and standards found under this article conflict with other regulations and standards of the *Unified Development Code*, the more restrictive will apply.

SECTION 4 – BUILDING DESIGN STANDARDS FOR INDUSTRIAL DEVELOPMENT

1. **A Primary Building Façade** (or “Primary Facade”) means any exterior building side that faces, and is most nearly parallel to, one or more of the following elements:
- a. A dedicated arterial, collector or highway thoroughfare;
 - b. A property boundary line of a public park that fronts along a dedicated street thoroughfare of any classification;
 - c. A property that is both zoned residential and is designated as residential on the adopted Future Land Use Map that fronts along a dedicated street thoroughfare of any classification; or,
 - d. An adjoining vacant lot that may reasonably be projected or planned in the future to contain any of the elements described in paragraphs “a” through “d” above as determined by the zoning designation and adopted City plans impacting said lot.
2. **Elements of the Primary Façade** ~~shall include~~ s ~~at least two contrasting colors, 100% masonry construction as defined in 2.a below, windows comprising an area equal to 30% or more of the overall vertical surface area of each façade, and~~ three of the following on each façade:
- a. Two masonry accent materials, which together comprise at least 50% of the vertical surface area of the façade. Masonry accent material shall consist of brick, stone, cast stone, cultured stone, rock, marble, granite, poured in place tilt wall concrete with minimum 2 inch reveals, exterior portland cement plaster (stucco) with 3 coats over metal lath or wire fabric lath, and fiber cement siding, excluding lap siding; architectural metal panel or engineered wood may substitute for masonry on a maximum of 15% of each façade;
 - b. A glass curtain wall or equivalent transparent glass façade comprising at least 15% of the façade (see image below);

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS



Figure 1-X Glass
Curtain Wall

- c. One or more awnings that project a minimum of six feet (6') from the primary masonry surface of the façade and cumulatively cover a concrete sidewalk along a distance of 50% or more of the horizontal length of each façade. For multi-story buildings, 1 foot of awning length may be substituted on the first floor for each foot of shade or awning structure constructed on the upper floors, provided that the required length of covered walkway is not reduced by more than half of the length required and that the upper floor shade structures project a minimum six feet (6') from the primary masonry surface of the façade;
- d. A cornice projection with a minimum depth of 18 inches along the entire length of the façade (see image below);



Figure 2-X - Cornice Projection

- e. Articulation with at least two distinct areas of vertical offset and two distinct areas of horizontal offset at a dimension of at least 5% of the building height, each spanning at least 15% of the building length. No more than two articulation elements shall be identical in either a horizontal or vertical dimension along any single façade (see image below);

X-5

*Grand
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APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS



Figure 3-X - Vertical and Horizontal Building Articulation

- f. Accent lighting along a dimension totaling at least 50% of the length of each façade (see image below);



Figure 4-X – Accent Lighting

- g. On multi-story structures, a colonnade with a length of at least 50% of the horizontal length of the façade. Colonnade means a repeating series of structurally-stressed members or supports that are vertically-oriented between the ground and the floor plate of the second story, and that are architecturally wrapped or adorned in a material listed in 2.a or 2.b (see image below);

X-6

Grand
Prairie

h. A wing wall for each 50 feet of horizontal façade length. “Wing Wall” means a wall panel that is finished in one or more of the materials listed in 2.a or 2.b and projects outward from the main wall plane a distance not less than twenty percent (20%) of the wall’s height. This projecting element shall be of a height not less than fifty percent (50%), and not more than one-hundred twenty-five (125%), of the total height of the adjacent exterior building wall;

- a. Masonry accent material or accent color within an area comprising 10% to 25% of the area of the facade;
- b. A cornice projection with a minimum 6 inch depth along the entire length of the facade;
- c. Windows along 30% of the length of each facade;
- d. Articulation with at least two areas of vertical offset and two areas of horizontal offset at a dimension of at least 5% of the building height, each spanning at least 15% of the building length.

- a. Aluminum siding or cladding other than commercial grade pre-coated and roll formed architectural aluminum panels, and standing seam metal roof panels;
- b. Corrugated plastic or galvanized metal;

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

- c. Wood siding, other than engineered wood or fiber cement siding with a wood look;
- d. Un-textured (smooth face) concrete block;
- e. Exposed aggregate wall textures; and
- f. Wood roof shingles.
- g. Accessory Structures that are clearly secondary in use to the primary structure or primary structures on a property subject to the standards of this Article may be clad in metal only if such accessory structure is not visible from any public or private street right of way, public park, or property that is not zoned LI or HI, or to a Planned Development intended for uses allowed within the LI or HI districts, and is not designated as industrial on the adopted Future Land Use Map. Any side or portion of an accessory structure that is visible from the above locations shall meet the standards of a Primary Facade.

6. **Truck Docks** are prohibited along any primary façade.

SECTION 5 – LANDSCAPING AND SCREENING REQUIREMENTS FOR INDUSTRIAL DEVELOPMENT

1. **Base Landscaping Requirements** – It is the intent of the City that landscaping be made an integral part of all industrial development for the purposes of beautification, noise attenuation, and carbon sequestration. Landscaping required in this section shall comprise an area not less than 10% of the overall size of the platted lot and shall be landscaped in the following manner:
 - a. Trees with a caliper measuring three inches (3”) or greater at time of planting shall be provided in an amount not less than 1 tree per 250 square feet of required landscape area;
 - i. Developments which provide at least three elements listed in Section 4.2 on each primary facade and at least two elements listed in Section 4.4 on each secondary facade may reduce landscaping requirements from 1 tree per 250 square feet to 1 tree per 500 square feet, or receive relief from one (1) required “activation feature” element listed in Section 6.3.
 - ii. Developments which provide at least five elements listed in Section 4.2 on each primary facade and all elements listed in Section 4.4 on each secondary facade may reduce landscaping requirement to 1 tree per 1,000 square feet, or receive relief from two (2) required “activation feature” elements listed in Section 6.3.
 - b. Street trees shall be planted parallel to the street between 30 and 50 feet on center;
 - c. Trees within the parking lot shall be provided per Section 5.5 below;
 - d. Trees intended for truck dock screening in Section 5.3 are required for the purposes of buffering adjacent uses, shall be evergreens reaching a mature height of at least 8 feet, and shall be provided in addition to trees required by Section through 5.1(a-c);

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

- e. 1 shrub shall be provided for each 50 square feet of required landscape area. In addition, all portions of a Primary Facade not used as an entrance, or as a planting area as described in 1.f below shall have a row of hedges along the perimeter of the building which conceal the base of the building and vary in height from a minimum of 36 inches in height at maturity to a minimum of 60 inches in height at maturity (see photo below);



Figure 6-X
Landscaping along
the base of a
façade

- f. An additional area of annuals, perennials, or native grasses shall be provided within an area equivalent to 1% of the overall building dimension and situated so that no portion is more than 50 feet from a public building entrance.

2. ~~Tree Preservation Incentives~~ Requirements

- a. This ~~incentive~~ requirement applies to those species of trees listed in Exhibit 2 of Article 8, "Landscaping and Screening" of the *Unified Development Code*. ~~The following credits shall be provided to the builder/developer for~~ For industrial development regulated under this appendix, the developer shall provide a tree survey that catalogues the location and species of each existing tree having a caliper of six inches (6") or greater (as measured six inches above the ground) ~~that is preserved and incorporated into the site plan design~~ that exists within the area to be developed.
 - i. ~~One item required in Section 4.4 may be waived for every 10 existing trees having calipers of six inches (6") or greater (as measured six inches above the ground) that are preserved on the same property;~~
 - ii. ~~One item required in Section 4.2 may be waived for every 25 existing trees having calipers of six inches (6") or greater (as measured six inches above the ground) that are preserved on the same property. No more than two such items may be waived in total;~~

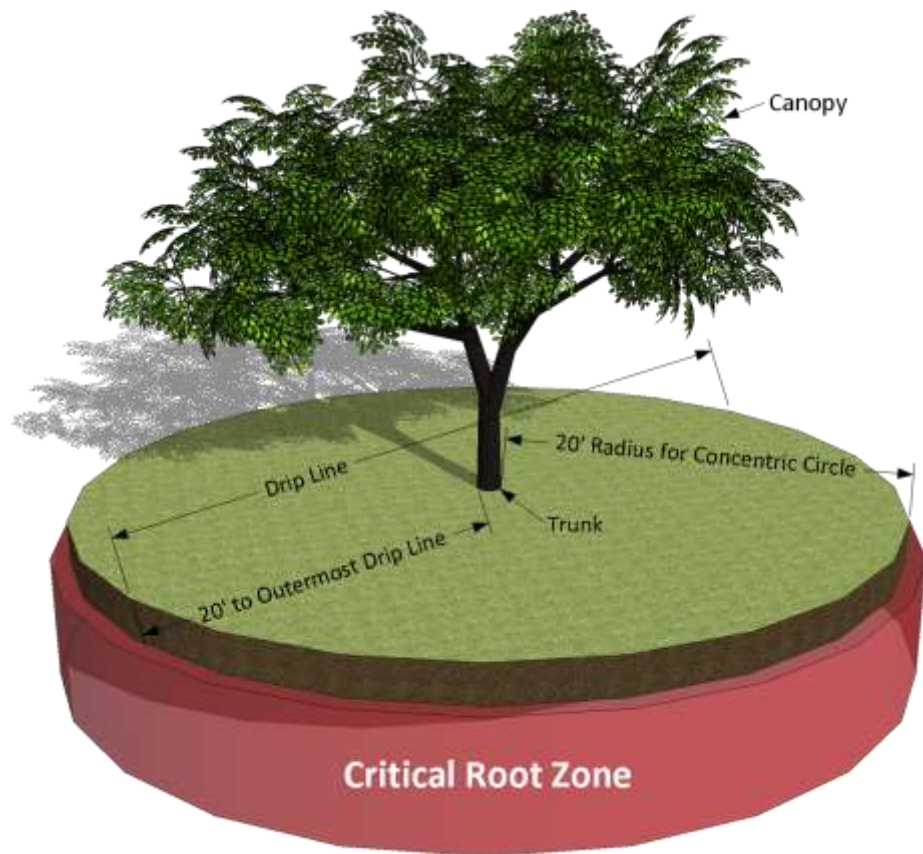
APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

- ~~iii. The minimum requirement for parking spaces may be reduced by 6 paved parking spaces, including access drive paving that serve same spaces, for every existing tree of 6 inches caliper or greater (as measured 6 inches above the ground) that is preserved on the same property;~~
- ~~iv. No preserved tree may be used to fulfill more than one of the above provisions;~~
- i. Of the trees catalogued, a minimum of 30% shall be preserved and incorporated into the development of the total existing caliper inches.
- ii. All trees over 24 inches caliper that are in a healthy condition must be preserved up to 30% of total caliper inches on site, and will count as 150% credit towards the total caliper inches required for preservation.
- ~~v.iii.~~ A tree approved for preservation under this provision that is lost during construction or is lost due to subsequent damage inflicted by the property owner shall be replaced on the property at the property owner's expense with ~~three~~ ten new trees of three inches (3") caliper or greater for every six existing caliper inches (as measured six inches above the ground) at the time of plan approval. The replacement trees shall be planted as near as possible to the location of the tree (s) that ~~was~~ are lost.
- b. ~~When existing trees are used for credit, a~~ A Tree Protection Plan shall be included as part of the Site Plan subject to City Council approval. Such plan shall include the following:
 - i. A survey of all existing trees on the property, including species type and size in caliper inches;
 - ii. Indication with a red 'X' of trees to be cut down;
 - iii. Contain a provision establishing tree protection procedures as follows:
 - 1. The existing elevations within the drip line area shall not be altered except for the purpose of providing additional topsoil for new ground cover. Such alterations shall not result in an increase in elevation more three inches (3").
 - 2. The critical root zone of all existing trees or communities of trees to be preserved shall be protected by appropriate protective fencing during site preparation and construction by providing a protected area of non-encroachment. This protected area shall be clearly labeled on the landscape plan and included within the construction drawings submitted to the City for approval.
 - 3. The protected area shall not be used for vehicles or equipment parking, or materials storage, no oil, asphalt, concrete or other potentially toxic materials shall be deposited within the protected area, no signs, wires or

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

other attachments shall be attached to any protected tree and no protected tree shall be pruned or otherwise disfigured in a manner which may reasonably lead to the death of that tree.

4. A minimum of 75% of the protected area shall be maintained as permeable landscape area at existing grades prior to site development. This area shall be maintained on a permanent basis following completion of site development. Protected trees may be located within tree wells or landscape islands around which the natural grade has been adjusted, provided that, in the opinion of the Development Review Committee, adequate aeration and drainage devices are installed into the critical root zone and that the area within the well or island is maintained as turf, landscape plantings, organic mulch or permeable pavement.
 5. Trenching for utilities shall not be allowed within the critical root zone of existing trees that have been used to receive tree credits, and boring under such trees may be required.
- iv. Indicate type of temporary fencing or barricade devices to be used to protect critical root zones (CRZ) of all existing trees to be preserved during the construction period. The CRZ shall be defined in accordance with Article 8, "Landscaping and Screening" in the Unified Development Code and as shown in Figure 7-X below:



X-11

Grand
Prairie

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

- v. Provide grading plan indicating both existing and new final grade elevation inside drip line of all existing trees to be preserved.

3. Truck Dock Screening

- a. When one or more truck docks are parallel to property that is not zoned LI or HI district, or to a Planned Development not intended solely for uses allowed within the LI or HI district, and is not designated as Industrial on the City's adopted Future Land Use Map, screening shall be constructed between the non-industrial zoning line and the nearest paved surface in the following manner:
 - i. Screening shall consist of an eight foot (8') masonry wall of a material and construction that is complimentary to either the primary industrial building or the adjacent non-industrial building, and an opaque eight (8) foot living wall or screen and one row of evergreen trees spaced 30 feet on center, or, in lieu of an opaque living wall or screen, two parallel rows of evergreen trees spaced 40 feet on center and staggered;
 - ii. If a masonry screening wall already exists at the time of construction along the adjacent non-industrial zoning line, screening shall consist of an opaque eight foot (8') living wall or screen and two rows of trees spaced 30 feet on center.
 - iii. Screening required herein shall be constructed parallel to the truck docks along a measurement equal to the length of all truck docks adjacent to the non-industrial zoning, plus an additional 150 feet.
- b. The above requirements may be waived if open space is provided at a depth not less than 150 feet as measured from the right of way or non-industrial zoning line, as applicable, with such open space being subject to the following:
 - i. The open space is a minimum one acre in size and of sufficient width to meet the linear screening requirement;
 - ii. The open space shall contain two or more of the following features:
 - 1. A minimum 1,000 feet of paved walking trails with paving consisting at a minimum of decomposed granite and looped to avoid dead-ends unless a connection can be made to a trail on a neighboring property or development or to the City's trail network;
 - 2. Seating within a shaded area or areas that are within 300 feet of the nearest public building entrance. "Shaded" as used herein shall describe the use of trees whose foliage can be demonstrated to shield the seating areas from direct sunlight from vernal to autumnal equinox for at least 6 hours a day;
 - 3. Water feature such as a fountain or retention pond;
 - 4. One or more gardens planted with shrubs and flowers;

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

5. Maintenance of open space and improvements shall be the sole responsibility of the property owner.
- iii. An eight foot (8') masonry screening wall as described in Section 5.3.a.i shall be required in all cases along abutting property lines of property not zoned LI or HI district, or to a Planned Development not intended solely for uses allowed within the LI or HI district, under this provision unless a masonry wall exists at the time of construction along the adjacent non-industrial zoning line, in which case screening shall consist of an opaque eight foot (8') living wall or screen between the existing wall and the truck docks.
- c. If one or more Truck Docks are constructed, a three inch (3") caliper tree shall be provided in addition to the requirements herein for every 5th Truck Dock or fraction thereof that is constructed.
- d. When truck docks are constructed perpendicular to a public or private street right of way they shall be screened by a wing wall constructed in the following manner:
- i. The wing wall shall be a structurally integrated member of the building and measure a minimum 25 feet in height and 50 feet long, plus an additional 10 feet for every 10th dock door in excess of 50 along the wall that is perpendicular to the street right of way;
- ii. The surface of the wing wall shall be architecturally finished as an integral portion of the building, or consist of an opaque living screen (see image below).



Fig. 7-X- Wing wall consisting of living screen

4. **Parking Lot Location and Screening Requirements** – Each paved area intended for the parking of vehicles other than heavy trucks shall be screened in the following manner:
- a. No more than two rows of vehicle parking shall be allowed between a street right of way and a building façade;
- b. All parking or drive areas shall be located a minimum of thirty (30) feet from public and private street right-of-way, public parks, and adjoining property that is both zoned residential and appears as residential on the City's adopted Future Land Use Map;

X-13

Grand
Prairie

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

- c. All parking shall be screened from public or private street right-of-way, public park areas, and adjoining property that is both zoned residential and appears as residential on the City's adopted Future Land Use Map using a solid screen within the 30 foot setback described above. The screen shall be at least thirty six inches (36") in height, and be achieved through one of the following methods:
 - i. A berm;
 - ii. An opaque living screen or hedge;
 - iii. A masonry wall; or
 - iv. A combination of the above.
 - v. Perimeter parking lot screening shall be offset at least six feet (6') for every sixty linear feet (60') of screening area length.
 - d. Truck Docks, outdoor storage areas, parking of Heavy Trucks as defined in Article 30 of the *Unified Development Code*, or areas intended for the storage of trailers shall be allowed only in areas not adjacent to a Primary Building facade, a public or private street right of way, public park areas, or adjoining property that is both zoned residential and appears as residential on the City's adopted Future Land Use Map.
5. **Internal Parking Lot Landscaping Standards** - Landscaped areas within a parking lot shall contain the following:
- a. Protected landscaped tree islands equivalent to one parking space or greater in size shall be installed at the ends of all rows of parking with one or more spaces (other than parking intended for the storage of trailers or heavy vehicles) and interspersed throughout rows of parking so that no parking space is farther than 100 feet from a tree and no more than 10 parking spaces are provided in a row without a landscape island separating the run of spaces;
 - b. Concrete pedestrian paths a minimum width of five feet (5') in width shall be installed between each head-in row of parking providing usable access between the further rows of parking and the building entrances, such paths being landscaped with a double row of trees spaced every twenty feet (20') so as to provide a minimum of five feet (5') of landscaped space on either side of the path.

SECTION 6 –LARGE OR MULTI-PHASE DEVELOPMENTS

The following additional requirements shall apply to developments that consist of either multiple buildings with a cumulative square footage greater than 250,000 at ultimate buildout, a developed area of 20 acres or greater, or a development planned to be constructed in multiple phases:

- 1. Concurrent with approval of Zoning or the Preliminary Plat, whichever is first, a Concept Plan meeting the requirements of Article 17, and a Phasing Plan, if the development is to

X-14

Grand
Prairie

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

be phased, must be approved which shows the ultimate buildout condition of the development and the following information:

- a. Locations of all primary and secondary building facades;
 - b. Intended locations of Truck Docks and Heavy Truck or trailer parking;
 - c. Locations of screening walls and landscaping required under this Appendix along with maintenance easements for the protection of each screening element;
 - d. Locations of common elements such as private streets, bridges, detention facilities, and signage;
 - e. A Site Plan meeting the requirements of Article 16 may substitute for the Concept Plan required herein if the project is constructed as a single phase.
2. A coordinated signage plan including monument and directional signage with a landscaped corner feature at each street intersection;
 3. A coordinated landscaping and open space plan providing at least one (1) acre of open common space for each twenty (20) acres or fraction thereof to be developed at buildout. Open space areas may be consolidated or broken up provided that no single element is less than 10% of the minimum overall open space area required and that each separate area is linked by a paved sidewalk or trail and meets the requirements below.
 - a. The open space shall contain the following activation features:
 - i. Mapped floodplain, floodprone areas, or other areas not suited for development may be used to satisfy the open space requirement, but in any case the open space shall be distributed so that no public building entrance is more than 500 feet from the nearest accessible open space element;
 - ii. For each acre of open space that is required, a minimum of 1,000 feet of paved walking trails shall be provided with paving consisting at a minimum of decomposed granite and looped to avoid dead-ends unless a connection can be made to a trail on a neighboring property or development or to the City's trail network;
 - iii. Seating within a shaded area or areas shall be provided that are within 300 feet of the nearest public building entrance, with seating equivalent to 1 seat per 20,000 square feet of proposed building area at ultimate buildout. "Shaded" as used herein shall describe the use of trees whose foliage can be demonstrated to shield the seating areas from direct sunlight from vernal to autumnal equinox for at least 6 hours a day;
 - iv. An active water feature such as a fountain, waterfall, or aerated pond;

X-15

Grand
Prairie

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

- v. One or more gardens measuring 1 square foot for every 50 square feet of proposed building area at ultimate buildout, planted with shrubs and flowers;
 - vi. Maintenance of open space and improvements shall be the sole responsibility of the property owner, if the development is platted as a single lot, or an owner's association;
 - vii. Areas used for tree preservation under Section 5.2 may be used to fulfill the requirements herein.
- b. The open space activation features listed above shall be completely constructed and operable no later than the completion of 50% percent of the ultimate proposed building square footage, or the second phase of any multi-phase development, whichever comes first.

SECTION 7 – INDUSTRIAL BUILDINGS UNDER 50,000 SQUARE FEET

1. When property is zoned Light Industrial (LI) or Heavy Industrial (HI) District and is not within a designated overlay district, buildings intended for industrial use that total under 50,000 square feet, and that are part of a development that is less than 5 total net acres, are encouraged to use secondary masonry or glass construction.
- A. Secondary construction is defined as any of the following when it covers at least 30% of the exterior of the building:
- 1. Stone material consisting of granite, sandstone, slate, limestone, marble, or other hard and durable all weather stone, Ashlar, cut stone, and dimension stone construction techniques.
 - 2. Brick material composed of hard fired (kiln fired), stacked in place, mortared joints, faced or building brick with a minimum nominal depth of three (3") inches.
 - 3. Concrete finish for precast concrete panel (tilt wall) construction shall be exposed aggregate, bush-hammered, sandblasted, or textured, all of which may be painted or stained.
 - 4. Split faced, fluted, sandblasted, glazed or textured concrete masonry units.
 - 5. Ceramic tile as approved by the Building Code.
 - 6. Exterior Portland cement plaster (stucco) with three coats over metal lath or wire fabric lath (excludes EIFS);
 - 7. Fiber Cement Siding, excluding lap siding (as defined in the most recently adopted Building Code and approved by the Building Official).
 - 8. Glass walls including glass curtain walls or glass block construction. Glass curtain wall is defined as an exterior wall, which carries no floor or roof loads, and which

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

may consist of a combination of metal, glass and other surfacing material supported in metal framework.

9. Excludes exterior metal walls unless 26 gauge or thicker, and are painted with a baked enamel coating, or stained, or otherwise finished to be non-reflective as well as resistant to weather and damage from impacts, abrasions, rust, and deterioration.
- B. Truck and trailer docks shall be designed to face away from public streets. No truck or trailer loading docks shall be visible from or face a public street or be situated along or parallel to a public street.
- C. At least 15% of the total area of exposed walls, excluding windows, doors, or garage doors, of the front exterior facade should be constructed from an alternate material, or a contrasting texture or color.
2. Additions to buildings erected legally of materials other than those listed above may be constructed of the same materials as the original building, provided the addition or additions do not exceed 50% of the area of the original building. If an addition exceeds 50%, the stipulations of this section will apply.
3. In addition to required truck dock screening found in Section 5, landscaping shall consist of 1 tree a minimum of 3 inches caliper per 500 square feet of required landscaping area, and 1 shrub per 150 square feet of required landscaping area.
4. The developer shall plant street trees along every public street at 30 to 50 foot intervals.
5. The developer shall plant parking lot trees at the end of each row of parking. The developer shall also break up each row of 20 or more parking spaces with at least one tree.
6. A variance to reduce landscaping requirements from 10% to 5% for industrial buildings under 50,000 square feet, or to allow truck docks along or parallel to a public street may granted by the City Council only if the building fulfills the design recommendations included in Section 1.
7. Truck dock screening and orientation requirements found in Section 5 of this Appendix applies regardless of building size.
8. Buildings that are under 50,000 square feet and are within a corridor overlay shall conform to the requirements of Appendix F.

SECTION ~~7~~8 – MISCELLANEOUS REQUIREMENTS

1. Screening of Mechanical Equipment

- a. Buildings that are within view from residential uses, street right of way, or a public park shall screen all roof, ground and wall mounted mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers, wall mounted utility meters and elevator equipment) from view at ground level at any adjoining:

X-17

Grand
Prairie

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

- i. Property line;
 - ii. Public or private street right of way; or
 - iii. Public park.
- b. On all Primary and Secondary facades, roof-mounted mechanical equipment shall be shielded from view by a parapet wall that extends above the roof line thirty-six inches (36") in height and compliments the materials and colors of the building, with no roof-top mechanical equipment being installed within ten feet (10') of the nearest perimeter wall.

2. Screening of Outside Storage and Detached Utility Apparatus

- a. Outside storage and utility apparatus shall not be located adjacent to a street.
- b. Notwithstanding the requirements of Section 5.3, when industrial development is adjacent to a residential development, all outside storage, utility apparatus, and heavy truck parking areas not intended for the loading and unloading of trailers shall be screened with a minimum 8 foot tall masonry wall or an opaque living wall or screen that is a minimum of one (1) foot above the top of the storage materials, whichever is taller.

3. Screening of Light Fixtures

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

4. Decorative Pedestrian Level Lighting

- a. To accent entry areas and enhance pedestrian safety, decorative pedestrian level pole or façade mounted lighting fixtures shall be used at entrances to the building and along major internal pedestrian routes and trails.

5. Utilities

- a. **Local Utilities** – The developer shall request that applicable utilities install new utility facilities below ground where possible at the sole expense of the developer, except for regional and interstate high voltage transmission lines.

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

- b. **Utility Access Structures** - Major utility access structures, which must be located above ground, shall be placed in unobtrusive locations, and shall be screened with landscaping that blends into the overall landscaping of the area.

SECTION 89 – VARIANCES

City Council may approve variances to this Article upon demonstration by the applicant that extraordinary circumstances exist or that the intent of this article is met according to the following criteria:

1. Consideration of any ~~appeal~~ variance is conditioned upon the applicant demonstrating that such ~~appeal~~ variance will fulfill the total intent of these regulations if the ~~appeal~~ variance is granted. ~~Appeals~~ Variances to these regulations shall be granted only when an applicant demonstrates that an alternative design or measure provides an equal or greater level of quality and standard of development as that which is mandated by these regulations;
2. All ~~appeals~~ variances shall require approval by the City Council upon recommendation of the Planning and Zoning Commission.



Legislation Details (With Text)

File #:	19-9316	Version:	1	Name:	TA181002A – Amendment to Appendix F, "Corridor Overlay Development Standards" of the UDC
Type:	Ordinance	Status:			Public Hearing
File created:	8/29/2019	In control:			Planning and Zoning Commission
On agenda:	9/9/2019	Final action:			
Title:	TA181002A - Amendment to Appendix F, "Corridor Overlay Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the regulation of building materials and construction methods. City Council Action: September 17, 2019				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Appendix F Draft.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

TA181002A - Amendment to Appendix F, "Corridor Overlay Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the regulation of building materials and construction methods.

City Council Action: September 17, 2019

Presenter

Savannah Ware, AICP, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Amending Appendix F, "Corridor Overlay Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the regulation of building materials and construction methods.

PURPOSE OF REQUEST:

The purpose of this text amendment is to comply with Title 10, Government Code, Subtitle Z which states:

- Cities cannot adopt regulation that prohibits or limits, directly or indirectly, the use or installation of a building product or material on a building that is allowed in a national model code published within the last three code

cycles; and

- Cities cannot establish a standard for a building product, material or aesthetic method on a building if more stringent than a standard in a national model code published within the last three code cycles.

Appendix F no longer includes base requirements for building materials and architectural methods. Instead, in order to gain City Council approval, developers will have to accrue at least 100 points by providing features from at least two out of four categories. The four categories are listed below. Selection of features related to building materials and aesthetic method is voluntary.

1. Usable Open Space and Pedestrian Linkages;
2. Site Design and Building Orientation;
3. Building Design; and
4. Healthy, Smart, and Sustainable Community.

Body

Appendix F

CORRIDOR OVERLAY DISTRICT STANDARDS

LAST UPDATE: September 17, 2019

CASE NUMBER: TA181002A

ORDINANCE NO. #####-2019

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

Table of Contents

SECTION 1 – PURPOSE	3
SECTION 2 – DEFINITIONS	3
SECTION 3 – APPLICABILITY AND SITE PLAN REVIEW	4
A. <i>Applicability</i>	<i>4</i>
B. <i>Site Plan Approval Required</i>	<i>5</i>
SECTION 4 – DOCUMENT STRUCTURE	6
A. <i>How the Document is Written</i>	<i>6</i>
B. <i>Compliance with State Law</i>	<i>6</i>
C. <i>Core Components</i>	<i>7</i>
D. <i>Menu Items.....</i>	<i>7</i>
E. <i>How Developers Should Use This Document</i>	<i>8</i>
F. <i>Additional Resources</i>	<i>8</i>
SECTION 5 – USABLE OPEN SPACE & PEDESTRIAN LINKAGES	8
A. <i>Intent</i>	<i>8</i>
B. <i>Guidelines</i>	<i>8</i>
C. <i>Base Standards</i>	<i>9</i>
D. <i>Menu Items.....</i>	<i>11</i>
SECTION 6 – SITE DESIGN & BUILDING ORIENTATION	13
A. <i>Intent</i>	<i>13</i>
B. <i>Guidelines</i>	<i>14</i>
C. <i>Menu Items.....</i>	<i>14</i>
SECTION 7 – BUILDING DESIGN	17
A. <i>Intent</i>	<i>17</i>
B. <i>Guidelines</i>	<i>18</i>
C. <i>Recommended Building Materials.....</i>	<i>19</i>
D. <i>Menu Items.....</i>	<i>20</i>
SECTION 8 – HEALTHY, SMART, AND SUSTAINABLE COMMUNITY	24
A. <i>Intent</i>	<i>24</i>
B. <i>Guidelines</i>	<i>24</i>

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

C. Menu Items.....	24
SECTION 9 – SUPPLEMENTAL STANDARDS AND INCENTIVES	27
A. Large or Multi-Phase Developments	27
B. Restaurant with Drive-Through	28
C. Convenience Store with Gasoline Sales	29
D. Mixed Use Developments – Horizontal or Vertical	30
SECTION 10 – LANDSCAPING REQUIREMENTS	30
A. Guidelines	30
B. Base Landscaping Requirements	30
C. Parking Lot Location and Screening Requirements	31
D. Internal Parking Lot Landscaping Standards	31
E. Tree Preservation Incentives.....	32
SECTION 11 – MISCELLANEOUS REQUIREMENTS	33
A. Required Parking	33
B. Equipment and Service Area Screening	33
C. Screening of Garage Bay Doors	34
D. Screening for Residential Uses.....	34
E. Lighting Standards.....	35
F. Utilities.....	36
SECTION 12 – PROPERTY MAINTENANCE STANDARDS.....	36
SECTION 13 – VARIANCES	36
SECTION 14 – DISTRICT BOUNDARIES	37

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

SECTION 1 – PURPOSE

Development in Corridor Overlay Districts will shape the overall character and identity of Grand Prairie. These developments will be seen, visited, and remembered by many people. The guidelines and standards contained in this document are intended to produce high quality places that enhance the quality of life for people in Grand Prairie, strengthen economic development efforts, and contribute to the positive image of the City.

High quality places engage and delight people by using human-scale design to create a richly layered environment and memorable experience. High quality places sustain value over time by encouraging repeat visits and maintaining strong leasing demand. High quality places create aesthetic value by exhibiting a defined character, an identifiable image, and a unique sense of place.

SECTION 2 – DEFINITIONS

Green Infrastructure, as defined by the U.S. Environmental Protection Agency, means systems and practices that use or mimic natural processes to infiltrate, evapotranspire, or reuse stormwater or runoff on the site where it is generated. Green infrastructure shall be constructed and maintained in accordance with North Central Texas Council of Government's (NCTCOG) integrated Stormwater Management (iSWM) Program.

Green Roof, as defined in NCTCOG's iSWM Technical Manual, means a roof that uses a small amount of substrate over an impermeable membrane to support a covering of plants to slow down runoff and moderate rooftop temperatures. Green roofs shall be constructed and maintained in accordance with NCTCOG's integrated Stormwater Management (iSWM) Program.

Green Roof, Intensive, means a Green Roof, as defined above, with a growing medium depth greater than six inches that is able to accommodate a greater diversity of plants and support human uses.

Living Wall means a wall that is covered with plants and includes a growing medium. At least 70% of the wall shall be covered in plant material within one year of construction. At least 50% of the plantings shall provide greenery year round.

Mature Tree means any tree with a trunk diameter of 10 inches or more, measured two feet above grade, that has sufficient height to provide clearance for someone to park their car beneath the tree canopy.

Park Once Environment means a development in which buildings, parking areas, streets, and pedestrian walkways are configured and designed to encourage and easily allow for people to park once and walk to multiple destinations within the development. Consolidated parking areas are strategically located, often at the periphery of the development. Internal streets provide vehicular circulation, access to parking areas, and limited on-street parking. Clusters of buildings are situated to provide a continuous street edge. Building entrances face internal streets instead of large surface parking lots.

Permeable Surface/Paving means a modular porous paver system or porous concrete that is installed and maintained in accordance with NCTCOG's integrated Stormwater Management (iSWM) Program.

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

Rain Garden, as defined in NCTCOG's iSWM Technical Manual, means a structural stormwater control that captures and temporarily stores water using soils and vegetation in shallow basins or landscaped areas to remove pollutants from stormwater runoff. Rain gardens shall be constructed and maintained in accordance with NCTCOG's integrated Stormwater Management (iSWM) Program.

Street means public rights of way, private streets, and internal drives that are intended to function as streets.

Street Trees mean trees required immediately along designated freeways, arterials, and collectors as identified on the adopted Thoroughfare Plan and measuring 24 inches or greater in height, but in no case located within eight feet, laterally, from the back of the curb and no closer than four feet, laterally, from a sidewalk with a minimum spacing of 25 linear feet apart, and a maximum spacing of 50 linear feet apart measured along the street right-of-way line.

Strip Center means a linear pattern of development with prominent surface parking lots visible from the street, in which the automobile is prioritized often at the expense of the pedestrian. The standards and guidelines in this document are intended to promote an alternative to strip center development.

Usable Open Space means outdoor spaces designed to be used and enjoyed by people. Usable open spaces enhance people's experiences by providing a place to rest, relax, and gather.

- A. The following types of open spaces shall count towards the usable open space requirement: greens, squares, plazas, paseos, pocket parks, linear parks, creek amenity, or drainage/detention pond amenity.
- B. The following shall not count towards the usable open space requirement: area within a required landscape buffer, area within utility easements, paving & drives, parking lot islands, and required screening.

SECTION 3 – APPLICABILITY AND SITE PLAN REVIEW

A. Applicability

1. Development located within a Corridor Overlay District must meet the minimum requirements prescribed in the Unified Development Code for the property's underlying zoning district classification, and adhere to the additional guidelines and standards specified in this article. These standards shall be applied to the following Corridor Overlay Districts, as they may be amended, the boundaries of which are shown in Section 14:
 - a. SH-360 Corridor Overlay District;
 - b. SH-161 Corridor Overlay District;
 - c. Belt Line Corridor Overlay District;
 - d. IH-30 Corridor Overlay District;

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

- e. IH-20 Corridor Overlay District; and
 - f. Lake Ridge Corridor Overlay District.
2. The Corridor Overlay District Development Standards shall apply to the construction of new buildings inside the District boundary that are designed to accommodate the following land uses: Commercial, General Office, Retail and Restaurant, Recreation and Entertainment, Lodging, Places of Group Assembly, Institutional, Educational and Corporate Office, Automotive Repair, Service, Fueling and Sales.
 3. Pawn shops are prohibited in Corridor Overlay Districts.
 4. Appendix W: Residential Development Standards shall apply to the construction of new single-family detached, single-family attached, single-family townhouse, and multi-family development.
 5. Appendix X: Industrial Development Standards shall apply to the construction of new buildings in the Light Industrial (LI) and Heavy Industrial (HI) Districts or Planned Developments intended for uses allowed within the LI or HI zoning districts.
 6. If existing qualifying structures are expanded by 50% or more of their original size, all new construction shall comply with this document.
 7. Where there is a conflict between the relevant standards specified in the Unified Development Code and the Corridor Overlay District Standards, these standards shall apply.

B. Site Plan Approval Required

1. Public Hearing Required – All non-residential development located within a Corridor Overlay District shall require site plan approval from the Planning and Zoning Commission and City Council at a public hearing. Completed submittals which conform to the requirements of this code may be approved as a consent agenda item. Appeals will be considered where a strict application of these standards may result in a physical hardship to the plans and design for site improvements.
2. Submittal Requirements – All site plan submittals shall conform to the requirements specified below, in addition to the requirements in Article 16 of the Unified Development Code.
 - a. Exterior Building Elevations – Exterior building elevations shall include the following information:
 - i. The total surface area of all facades;
 - ii. The height and percentage tabulations for all exterior wall materials;
 - iii. Articulation features proposed for each wall elevation;

F-5

Grand
Prairie

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

- iv. A dashed line indicating the top of roof deck height; and
- v. Provide a color pallet, material sample, or rendering of all materials and colors proposed on all building facades.
- b. 3-D Rendering or Model – 3D model should be capable of being viewed in Google Earth, show mature foliage, and depict building articulation for each facade.
- c. Usable Open Space and Pedestrian Linkages Exhibit – This exhibit shall:
 - i. Show the location of proposed usable open space;
 - ii. Indicate the type and location of open space amenities;
 - iii. Show the network of pedestrian walkways, including the connections between lots; and
 - iv. Include conceptual images to illustrate the character and function of the open space and amenities.
- 3. Incomplete Submittals – The Planning and Zoning Commission and City Council reserve the right to table or deny any site plan application that does not meet submittal requirements.

SECTION 4 – DOCUMENT STRUCTURE

A. How the Document is Written

This document is written to emphasize results over regulation. It includes a combination of guidelines and standards, some of which are presented as a menu of options. The guidelines describe the character and quality of the desired development while the standards present measurable ways to achieve the intended result. This approach gives developers the flexibility to choose how to create high quality places described in this document. The goal is to inspire creativity, encourage innovation, and reward exceptional design while allowing formulaic corporate branding and practical solutions.

B. Compliance with State Law

- 1. The City of Grand Prairie has made revisions to the Corridor Overlay District Standards in order to comply with Title 10, Government Code, Subtitle Z which states:
 - a. Cities cannot adopt regulation that prohibits or limits, directly or indirectly, the use or installation of a building product or material on a building that is allowed in a national model code published within the last three code cycles; and

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

- b. Cities cannot establish a standard for a building product, material or aesthetic method on a building if more stringent than a standard in a national model code published within the last three code cycles.
2. The Corridor Overlay District Standards no longer contain base requirements for building materials and aesthetic methods. To gain approval, developers must accumulate a certain number of points by providing items from at least two out of four core elements. Developers may choose which items to provide; selection of items related to building materials and aesthetic method is voluntary.

C. Core Components

1. This document is organized around four core elements listed below. The presence and integration of these elements are critical to creating high quality places:
 - a. Usable Open Space and Pedestrian Linkages;
 - b. Site Design and Building Orientation;
 - c. Building Design; and
 - d. Healthy, Smart, and Sustainable Community.
2. The corresponding section for each element contains the following:
 - a. Intent – A statement of intent describes how the element contributes to the vision for high quality places.
 - b. Guidelines – Guidelines describe the intended character, quality, and result.
 - c. Standards – Standards are divided into Base Standards and Menu Items. All developments must meet Base Standards. Menu Items provide a range of options which allow developers to select items that will best implement their vision for the development.

D. Menu Items

1. Developments shall accrue a minimum of 100 points by providing features and elements listed in Sections 5-8.
2. Developers shall select and provide Menu Items from at least two elements but may provide Menu Items from all elements.
3. Developers cannot receive credit for the same item in multiple categories.
4. Alternative Compliance – Menu Items listed do not represent an exhaustive list. Developers may propose a comparable item not listed. If developers are able to prove that the proposed item meets the intent of this Article, Staff may recommend that the

F-7

Grand
Prairie

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

proposed item be counted as a Menu Item. Credit for proposed item is subject to City Council approval.

E. How Developers Should Use This Document

1. Use a Form Based Approach – While this is not a form based code, it does call for a form based approach that considers how the physical form of development shapes a person's experience. This approach requires developers to focus on the relationship between buildings, the streetscape, and usable open spaces.
2. Begin with Usable Open Space – Developers should design their site around Usable Open Space rather than incorporating it after configuring parking areas, drives, and buildings.
3. Design for People – Developers should design sites from multiple perspectives, with an emphasis on people's experience as they move through the site. The resulting design should not just accommodate people, it should prioritize them.
4. Create Synergies – Developers should select items that create synergies and cultivate a sense of place.

F. Additional Resources

1. Exhibit F1 – Appendix F Design Guidebook illustrates techniques and treatments that have been used to create high quality places. It is intended to be used to supplement – not supersede – this document. The guidebook is maintained by the Planning Department and available on request.
2. Exhibit F2 – Appendix F Checklist condenses the requirements contained in this document. It is intended to be used as a tool to help developers prepare for the site plan submittal. This checklist is maintained by the Planning Department and available on request.

SECTION 5 – USABLE OPEN SPACE & PEDESTRIAN LINKAGES

A. Intent

The guidelines and standards in this section are intended to create a network of usable open spaces and to create conditions that allow people to walk conveniently and safely to multiple destinations within a development.

B. Guidelines

1. Usable open spaces should be designed as an integral part of the development and sized in proportion to their setting.
2. Open spaces should be located in areas where they will be used.

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

3. The type and character of the primary use should inform the design of the open space amenity.
4. Usable open spaces should complement nearby open spaces rather than attempt to replicate them. Usable open spaces should be designed to allow connections to nearby open spaces.



5. Developments on more than one lot should aggregate open spaces into useful configurations at strategic locations. The usable open space should be accessible to all sites within the development and must be owned and maintained by a common property owner or property owner association.
6. Usable open space areas should be clearly defined and separated from vehicular traffic through the use of bollards, planters, integrated seat walls or benches, or similar treatments.
7. All developments should provide a network of on-site pedestrian linkages that allow people to traverse to multiple destinations within a development without barriers.
8. Pedestrian linkages should be designed to create a comfortable, convenient, and safe environment.
9. Pedestrian linkages should be wide enough to accommodate trees, pedestrian lighting, street furniture, and other furnishings.
10. Pedestrian linkages should be designed to allow future connections. New developments should tie in to pedestrian walkways on adjacent properties.
11. Pedestrian linkages should connect to existing or planned trails and parks. Where appropriate and feasible, pedestrian linkages should connect to existing neighborhoods to give residents the option to walk or bike to the destination. Developers should work with residents to design a connection that complements the neighborhood.

C. Base Standards

1. All sites shall provide usable open space. This requirement may be waived for sites less than five acres if developers provide an additional 5 points.
2. Usable Open Spaces shall include a mixture of Tier 1 and Tier 2 amenities.

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

- a. Tier 1 amenities include: two types of seating, active water feature such as a fountain, waterfall, or children's water-spray area, furnished play area, dog park, sculpture, artwork, furnished outdoor game area, or a comparable amenity proposed by the developer.



- b. Tier 2 amenities include: seasonal plantings in decorative planters, texture paving, living wall, mural, decorative lighting, USB charging station, electrical hook-up to allow programming, or a comparable amenity proposed by the developer.



3. Usable Open Spaces shall include sufficient pedestrian lighting to create a safe nighttime environment.
4. Pedestrian walkways shall connect parking areas, entrances to each commercial building, walkways on adjacent developments, usable open spaces, parks, trails, and sidewalks along the street.
5. Pedestrian level lighting shall be provided along all pedestrian paths.

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

6. Pedestrian walkways shall be physically separated from vehicular traffic. Pedestrian walkways shall be differentiated from vehicular drives and parking areas through the use of stained or stamped concrete, raised walkways, landscape strips, decorative bollards, or a comparable treatment proposed by the developer.



D. Menu Items

1. Open Space Design
 - a. Aggregated Open Space – Aggregate Usable Open Space in one central location that is accessible to all sites within a development (8 points).
 - b. Strategically Located Open Space – Place Usable Open Space in a strategic location so that it serves as a focal point of the development (4 points).
 - c. Clearly Defined – Clearly define Usable Open Space with bollards, planters, integrated seat walls or benches, or similar treatment (4 points).
2. Open Space Amenities
 - a. Usable Open Space contains three Tier 1 amenities and four Tier 2 amenities (6 points).
 - b. Usable Open Space contains two Tier 1 amenities and three Tier 2 amenities (4 points).
 - c. Usable Open Space contains one Tier 1 amenity and three Tier 2 amenities (2 points).
3. Pedestrian Linkages – Connectivity
 - a. Provide pedestrian linkages that connect parking areas, building entrances, open spaces, parks/trails, and sidewalks (4 points).
 - b. Provide pedestrian linkages that connect parking areas, building entrances, and sidewalks (2 points).

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

4. Pedestrian Linkages – Design

- a. Differentiated – Differentiate pedestrian linkages from vehicular drives and parking areas through the use of stained or stamped concrete, decorative bollards, or a comparable treatment proposed by the developer (1 point).
- b. Physically Separated – Physically separate pedestrian linkages from vehicular traffic (1 Point).
- c. Differentiated and Physically Separated – Differentiate pedestrian linkages from vehicular drives and parking areas through the use of stained or stamped concrete, decorative bollards, or a comparable treatment proposed by the developer and physically separate pedestrian linkages from vehicular traffic (3 points).

5. Pedestrian Linkages – Landscaping

- a. Plant trees every 20 feet along pedestrian linkages (2 points).
- b. Plant trees every 30 feet along pedestrian linkages (1 point).
- c. Plant trees every 20 feet along pedestrian linkages. Plant shrubs and seasonal plantings along pedestrian linkages or cluster them in key locations along the route (3 points).

6. Pedestrian Linkages – Multi-Tenant Buildings or Buildings Longer than 120 Feet

- a. Provide a pedestrian walkway along the front of the building that is at least 20 feet wide and includes furnishings, plantings, and outdoor seating (2 points).



APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

- b. Provide a pedestrian walkway along the front of the building that is at least 10 feet wide and includes furnishings and plantings, with bulb outs at the ends of the building to allow for patio seating (2 points).



7. Public Art

- a. Public Art Piece – Dedicate at least 1% of the total project cost to one major public art piece to be centrally located (2 points).



- b. Public Art Series – Dedicate at least 1% of the total project cost to multiple art pieces to be located throughout the development (2 points).



SECTION 6 – SITE DESIGN & BUILDING ORIENTATION

A. Intent

The guidelines and standards in this section are intended to create sites that contribute to the vibrancy of the street, encourage design that activates the external function of a building to the same degree as the internal function, and facilitate context-sensitive solutions to create cohesive places.

F-13

Grand
Prairie

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

B. Guidelines

1. New development should maintain key unifying patterns of surrounding development. New buildings should be compatible in scale, massing, style, and/or materials with existing buildings.
2. Sites should be designed to create a legible and coherent built environment. New development should maintain the established build-to line to create a consistent and complete building edge. Buildings should be used to define streets and usable open spaces.
3. Buildings should be integrated with the surrounding streetscape and usable open spaces. Entrances to buildings should be positioned to generate activity along the streetscape and in usable open spaces.
4. Sites should be designed to accommodate drivers while limiting the impact of large surface parking lots on the street edge, usable open space, and pedestrian network.
5. Spaces between and behind buildings should not be ignored; these areas create opportunities for outdoor seating or unique details that enhance people's experience.

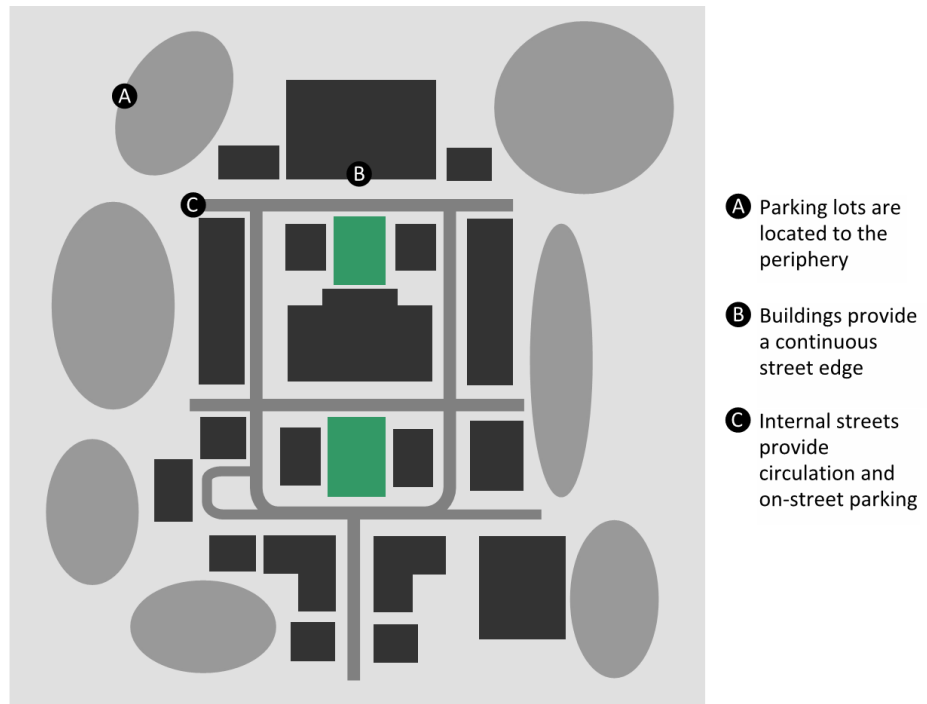


C. Menu Items

1. Context and Form
 - a. Building Edge – Maintain the established build-to line to create a consistent and complete building edge and use the building to define streets and frame Usable Open Space (10 points).
 - b. Development Context – Maintain key unifying patterns of surrounding development. Design new buildings that are compatible in scale, massing, style, and/or materials with existing buildings (5 point).

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

- c. Park Once Environment – Use site layout and building placement to create a park once environment. This Menu Item is available for developments over 10 acres or developments that include multiple lots/buildings. Shared parking agreements between different lots/occupants must be in place (10 points).



- d. Intentional Phasing – Avoid a vacant lot adjacent to or across the street from the initial phase by constructing bookend buildings in the same phase or creating an interim park or open space (10 points).
- e. Provide all Context and Form Menu Items (40 points).

2. Active Streets and Outdoor Spaces

- a. Outdoor Space – Provide an outdoor space such as a patio or roof-top seating area (2 points).
- b. Face primary building entrances towards the street (2 points).
- c. Position building entrances to generate activity along Usable Open Spaces (2 points).
- d. 100% Parking Behind Buildings – Place buildings towards the street and locate 100% of off-street parking to the side or rear of buildings (4 points).
- e. 75% Parking Behind Buildings – Place buildings towards the street and locate 75% of off-street parking to the side or rear of buildings (3 points).

F-15

Grand
Prairie

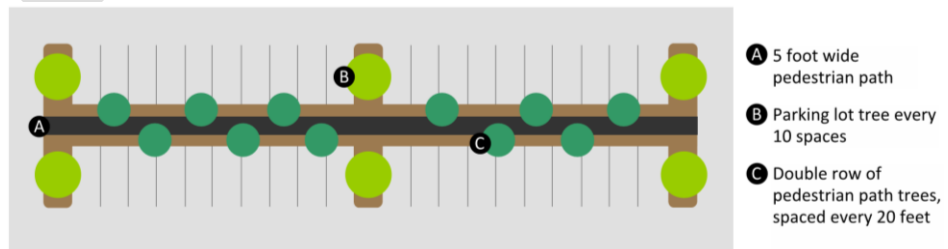
APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

3. Surface Parking

- a. Parking Maximum – Do not exceed the maximum allowable parking spaces (3 points).
- b. Permeable Surface – Use permeable concrete and pavers on 15% of the surface parking lot (10 points).
- c. Add Parking Lot Trees – Provide one parking lot tree per five spaces. Parking lot trees should be capable of achieving 30% canopy coverage over the parking area within 10 years of planting (8 points).
- d. Avoid surface parking areas along a street that extend a distance greater than 60 feet or 25% of the lot width (whichever is smaller) (4 points).
- e. Use one of the enhanced screening techniques listed below to screen surface parking areas that extend a distance greater than 60 feet or 25% of the lot width (whichever is smaller) from the street.
 - i. A double row of street trees offset every 25 feet with a planting screen (hedge) at least three feet tall (3 points);
 - ii. A 7 foot wide planting bed that uses groundcover, shrubs, ornamental grasses, and ornamental trees to create a continuous and solid screen at least three feet tall (3 points); or
 - iii. A wall, at least three feet tall that uses masonry materials similar to those used on the primary building, with ornamental trees planted every 25 feet and offset from street trees (3 points).

4. Concrete Pedestrian Paths Between Parking

- a. Provide concrete pedestrian paths between each head-in row of parking to provide usable access between the further rows of parking and the building entrances. The pedestrian paths shall be at least five feet wide and shall be landscaped with a double row of trees spaced every 20 feet so as to provide a minimum of five feet of landscape space on either side of the path (10 points).

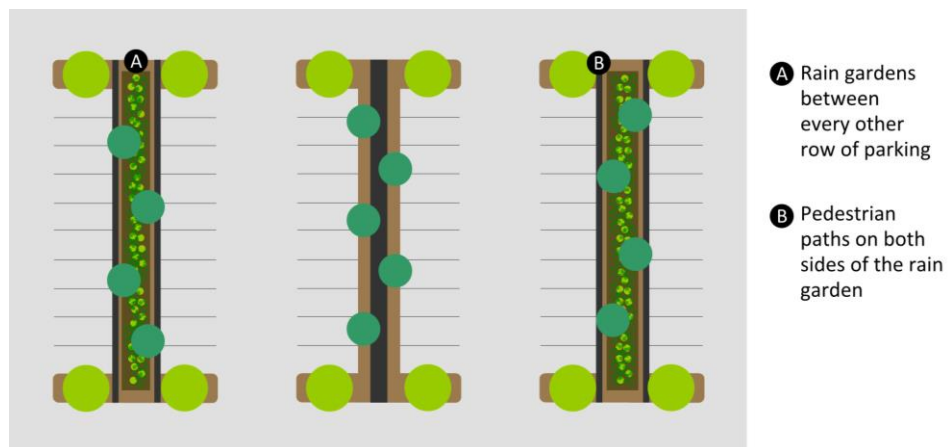


- b. Provide concrete pedestrian paths between every other head-in row of parking to provide usable access between the further rows of parking and the

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

building entrances. The pedestrian paths shall be at least five feet wide and shall be landscaped with a double row of trees spaced every 20 feet so as to provide a minimum of five feet of landscape space on either side of the path (5 points).

- c. Provide concrete pedestrian paths between every third head-in row of parking to provide usable access between the further rows of parking and the building entrances. The pedestrian paths shall be at least five feet wide and shall be landscaped with a double row of trees spaced every 20 feet so as to provide a minimum of five feet of landscape space on either side of the path (2 points).
- d. Alternate between rain gardens and concrete pedestrian paths between every head-in row of parking (7 points).



- e. Alternate between rain gardens and concrete pedestrian paths between every other head-in row of parking (4 points).

Landmark

- f. Ceremonial Drive – Provide a grand promenade or ceremonial drive with trees planted every 30 feet for developments over 20 acres or developments that include multiple lots/buildings (5 points).
- g. Gateway – Use site layout and building placement to create a gateway, frame usable open space, or create a view corridor with appropriate terminus in developments over 20 acres or developments that include multiple lots/buildings (2 points).

SECTION 7 – BUILDING DESIGN

A. Intent

The guidelines and standards in this section are intended to create interesting, human-scale buildings that enhance the streetscape and establish an identifiable character.

F-17

Grand
Prairie

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

B. Guidelines

1. Developers should employ a variety of techniques to create texture and visual interest.
2. Developers should use articulation—changes in volume and plane—to reduce the perceived scale of buildings. This should be done creatively, beyond standard bump-outs and columns.



3. Blank exterior walls without architectural features and finishes, changes in material, and articulation are discouraged.
4. Facades should be designed around multiple planes.
5. All four exterior walls should have a high level of detail.
6. Buildings should contribute to vibrant streetscapes and usable open spaces. Developers should focus articulation, changes in material, and design elements in areas that have the greatest impact.



7. Buildings that occupy corner lots or that terminate key views should use architectural elements to create landmarks and emphasize gateways.

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

8. Multi-tenant buildings or buildings that exceed 120 feet in length should break facades into a series of smaller sections by incorporating elements to create a sense of granularity.



9. Buildings should include horizontal and vertical articulation on all four facades.

C. Recommended Building Materials

1. Principal Masonry Materials – 100% of the exterior of all buildings (excluding doors and windows) should be finished with one or more of the following principal masonry materials:
 - a. Brick, stone, cast stone, cultured stone, rock, marble, granite, poured in place tilt wall concrete, exterior portland cement plaster (stucco) with 3 coats over metal lath or wire fabric lath, and fiber cement siding (excluding lap siding and as defined in the most recently adopted Building Code and approved by the Building Official).
 - b. The use of either split-face or smooth-face Concrete Masonry Units (CMU's) should not be used on a facade that faces or is mostly parallel to a street, usable open space, a public park, or a parking lot with 10 or more spaces.
 - c. Exterior Insulating Finishing System (EIFS) should only be used for roof parapet cornice molding, ornamental roundels, or similar decorative elements.
2. Accent Materials and Material Substitutions – The following materials are recommended accent materials and percentages.
 - a. The developer may use glass curtain wall, spandrel glass, or polished metal panels with less than 20% reflectance on up to 20% of any building facade.
 - b. Recommended accent materials include the following: pre-coated and roll formed architectural aluminum wall panels and standing seam metal roof panels, glass block, tile, and terracotta facade panels.

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

3. Masonry and Texture Appliques – The developer should use masonry and texture appliques on exposed poured-in-place concrete or tilt-wall facades.
 - a. At least 25% of a facade should be finished with building brick, think brick, stone, granite, slate, marble, exterior portland cement plaster (stucco) with three coats over metal lath or wire fabric lath, or fiber cement siding (excluding lap siding and as defined in the most recently adopted Building Code and approved by the Building Official). Poured-in-place, form liner, or prefabricated textures shall not be permitted.
 - b. The remaining exposed poured-in-place and tilt-wall concrete facades should have an integrated color and be textured or patterned. Exposed tilt-wall concrete wall surfaces should include reveals with a minimum two inch width or punch-outs on at least 10% of each exposed concrete finished wall surface.
4. Color – Exterior colors should be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity, primary, black or fluorescent colors should only be used as trim or accent areas. Where used as trim or accent, those colors should not exceed 10% of any single facade, excluding all windows, doors, and glass construction materials.

D. Menu Items

1. Materials Selection

- a. 100% Recommended Materials – Use recommended building materials for 100% of the exterior building materials (10 points).
- b. 75% Recommended Materials – Use recommended building materials for 75% of the exterior building materials (5 points).
- c. 50% Recommended Materials – Use recommended building materials for 50% of the exterior building materials (2 points).
- d. Masonry and Texture Appliques – Use masonry and texture appliques on exposed poured-in-place concrete or tilt-wall facades as described in Section 7.C.3 (4 points).
- e. Colors – Use low reflectance, subtle, neutral, or earth tone exterior colors. Only use high intensity, primary, black, or fluorescent colors for trim or accent on up to 10% of any single facade (2 points).

2. Materials Mix

- a. Materials Mix – A single material, color, or texture does not exceed 60% of a single facade (5 points).
- b. Stone Accent – All four facades include a stone accent in a contrasting color and texture from the primary building material. The combined area of the

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

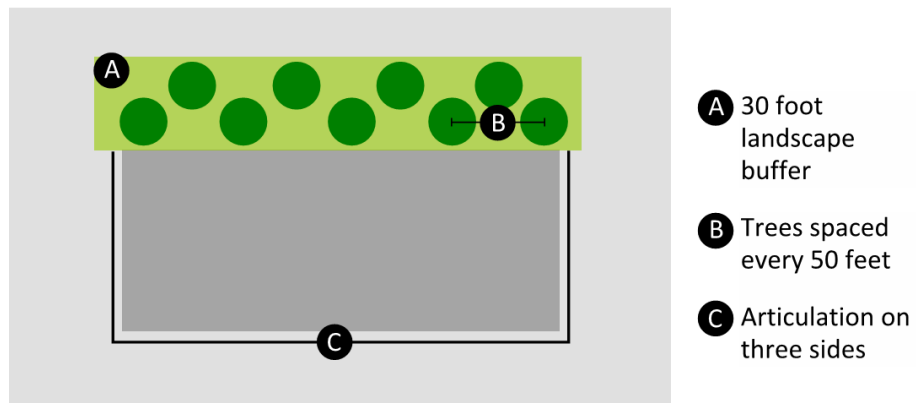
stone accent is at least 25% of the vertical surface area of all facades (3 points).

- c. Color Contrast – Each facade includes at least two contrasting colors (1 point).
- d. Specialty Accent – Use color and/or material to highlight entrances of multi-tenant buildings. Specialty accents should reflect the personality or character or brand of the occupant (2 points).



3. Building Articulation

- a. Articulation on Four Sides – The Building includes horizontal and vertical articulation on all four facades (10 points).
- b. Articulation on Three Sides with Trees – The building includes horizontal and vertical articulation on three facades. The rear facade of the building that is not visible from a public street does not include horizontal and vertical articulation and is screened by a double row of trees. Trees are planted in a 30 foot landscape buffer and each row is spaced every 50 feet (8 points).



- c. Articulation on Three Facades – The building includes horizontal and vertical articulation on three facades. The rear facade of the building that is not visible from a public street does not include horizontal and vertical articulation (5 points).

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

- d. Articulation Elements – Each facade includes at least three of the following items every 60 feet: window fenestration patterns, vertical columns, and change in material or texture (3 points).

4. Windows

- a. 50% of Building Area – The area of windows equals at least 50% of the overall vertical surface area of all facades (10 points).
- b. 50% of Building Length – The length of windows equals at least 50% of the length of all four facades (5 points).
- c. 30% of Building Area – The area of windows equals at least 30% of the overall vertical surface area of all facades (3 points).
- d. 30% of a Facade – The area of windows on a facade equals at least 30% of the vertical surface area of that facade (2 points per facade).
- e. 15% of a Facade – The area of windows on a facade equals at least 15% of the vertical surface area of that facade (1 points per facade).
- f. Enhanced Windows – All facades with windows include at least two types of windows that differ in the style, size, shape, or placement (2 points).



5. Covered Walkways

- a. Covered Walkways 25% – Facades include covered walkways, awnings, canopies, or porticos along at least 25% of the combined length of all four facades (3 points).



APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

- b. Covered Walkways 15% – Facades include covered walkways, awnings, canopies, or porticos along at least 15% of the combined length of all four facades (2 points).
- c. Canopy Variation – Facades include multiple types of canopies. Changes in shape, color, or material should be used to highlight an architectural feature or particular user while complementing the established design theme (2 points).



6. Design Elements

- a. Corner Treatment – Use at least three architectural elements to emphasize corners of the buildings: corner entrance, accent material, projecting cornice, tower element, enhanced windows, cupolas, gables, dormers, balconies, articulation, or a comparable element chosen by the developer. Corner treatments must be one of the Menu Items for buildings at key intersections (3 points + 1 point for each additional item used).



- b. Articulated Public Entrance – Create a primary building entrance that is visibly prominent from a public street. Use at least three of the following to emphasize the entrance: recessed facade, projecting facade, raised canopy, taller door dimensions, double doors, lighting fixtures on either side of the entry, steps or stoops, changes in materials, arches, columns, eave treatment, transom windows, or a comparable element chosen by the developer (1 point).

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

- c. Buildings at Key Intersections – Highlight the intersection of two arterials by using additional design elements to create gateways or landmarks. Include at least three of the following features: corner plaza with plantings and seating, corner tower form, cupolas, large window openings, sloped or pitched roof form, richer colors, seasonal plantings, or a comparable element chosen by the developer (1 point).
- d. Distinctive Roof Profile – Use parapets or another technique to create a distinctive roof profile (1 point).



- e. Design Elements – Use other design elements: trellises, towers, overhang eaves, banding, pilasters, projecting cornices, columns, string courses, rustication, lintels, or a comparable element proposed by the developer (1 point per each facade).

SECTION 8 – HEALTHY, SMART, AND SUSTAINABLE COMMUNITY

A. Intent

Standards in this section are intended to implement ideas and recommendations in the 2018 Comprehensive Plan to improve community health and wellness, leverage technology and the Internet to improve operations, and provide for the current population while preserving resources for the next generation.

B. Guidelines

- 1. Developers should consider the three guiding principles of the 2018 Comprehensive Plan early on in the development and site design process so that these elements are integrated into the project.

C. Menu Items

1. Healthy

- a. Connect to Parks and/or Trails – Provide a connection to existing or proposed parks and/or trails. The connection should function as a continuation, not just a point of access. The connection shall include appropriate amenities such as

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

bike racks, pet waste disposal stations, water fountains, misting stations, or a comparable amenity proposed by the developer (4 points).

- b. Trail Segment – Provide a public access trail through the development in a location consistent with what is shown on the City’s trails master plan (5 points).
- c. Trail Segment and Design – Provide a public access trail at least 10 feet wide through the development in a location consistent with what is shown on the City’s trails master plan. Include appropriate amenities such as bike racks, pet waste disposal stations, water fountains, misting stations, or a comparable amenity along the route (7 points).
- d. Community Garden – Provide a community garden and participate in the City’s community gardens partnership program (4 points).
- e. Parking Flex Plan – Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used (2 points).
- f. Parking Reclamation Plan – Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse (4 points).

2. Smart

- a. Wi-Fi – Provide Free Wi-Fi in common areas (1 point).
- b. USB Charging Stations – Provide USB charging stations in usable open spaces (1 point).
- c. Smart Parking – Provide web-connected sensors in pavement that help people find and/or reserve a parking space (5 points).
- d. Ride-Sharing Drop-Off – Provide designated spaces for ride-sharing pick-ups and drop-offs (1 point).

3. Sustainable – Energy and Infrastructure

- a. Solar Energy 25% – Use solar energy to satisfy 25% or more of on-site energy demand (3 points).
- b. Solar Energy 10% – Use solar energy to satisfy 10% -24% of on-site energy demand (2 points).

F-25

Grand
Prairie

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

- c. Green Infrastructure – Provide and maintain green infrastructure such as bioretention areas (rain gardens), planter boxes, or vegetated buffer strips consistent with NCTCOG’s integrated Stormwater Management (iSWM) Program (4 points).

4. Sustainable – Preservation and Protection of Natural Resources

- a. Preserve Open Space – Reserve existing natural areas comprising at least 10% of the overall project size. Such areas should incorporate quality non-invasive tree stands, habitat or riparian areas. Such areas should not include existing floodplain or other areas already protected or inherently unsuitable for development (6 points).
- b. Preserve Open Space – Reserve existing natural areas comprising at least 5% of the overall project size. Such areas should incorporate quality non-invasive tree stands, habitat or riparian areas. Such areas should not include existing floodplain or other areas already protected or inherently unsuitable for development (3 points).
- c. Native and Drought Tolerant Species – Use native and drought tolerant species for at least 100% of planting materials (3 points).
- d. Native and Drought Tolerant Species – Use native and drought tolerant species for at least 70% of planting materials (2 points).
- e. Mature Trees – Provide mature trees for 30% of required trees. The locations of the mature trees should be focused in usable open spaces and along pedestrian paths (4 points).
- f. Recycling Program – Institute a mandatory recycling program for occupants. Provide recycling bins in addition to trash bins in common areas (2 points).
- g. Pollinator Friendly Flowers – Use native plants that attract bees, butterflies, moths, and hummingbirds for at least 20% of required landscape materials (2 points).
- h. Reuse Rainwater – Harvest rainwater and stormwater for on-site irrigation (.5 point for every 10% of irrigation provided by harvesting).
- i. Reuse Graywater – Reuse graywater for on-site irrigation (.5 point for every 10% of irrigation provided by reuse).
- j. Living Wall – Provide a living wall that is at least 60% of the area of the facade on which it is constructed (2 points).

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

5. Sustainable – Stormwater Management

- a. Permeable Paving – Use permeable pavement on 15% of the parking lot (10 points).
- b. Phased Parking Plan – Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green space until converted to parking spaces. If, after five years, future parking phases have not been constructed, they shall become permanent green space (3 points).
- c. Green Roof – Provide a green roof that is at least 50% of total roof area (3 points).
- d. Green Roof, Intensive – Provide a green roof that is at least 50% of total roof area and includes seating or walkways to allow human uses (6 points).

SECTION 9 – SUPPLEMENTAL STANDARDS AND INCENTIVES

A. Large or Multi-Phase Developments

High quality places are created when a coordinated vision is implemented throughout the development process. The following requirements are intended to maximize opportunities to create centralized usable open space amenities by requiring developers to plan for usable open space at the beginning of the development process. The requirements are also intended to prevent developers from gradually carving out pad sites to avoid having to provide usable open space.

1. These requirements shall apply to the following:
 - a. A parcel of five acres or more, that is intended to be developed as a single lot;
 - b. A parcel of five acres or more, that is intended to be developed as two or more lots;
 - c. Combined parcels totaling five acres or more, with a common property owner, that are intended to be developed as a single lot or as multiple lots; and
 - d. Combined parcels totaling five acres or more, that are intended to be purchased by a single developer and developed as a single lot or multiple lots.
2. Developers shall submit a Concept Plan meeting the requirements of Article 17 and a Usable Open Space Concept Plan concurrent with approval of Zoning or the Preliminary Plat.
 - a. If the zoning is not in place, the developer shall submit a Concept Plan and Usable Open Space Concept Plan as a part of the Zoning or Planned Development Request.

F-27

Grand
Prairie

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

- b. If the zoning is in place, the developer shall submit a Concept Plan and Usable Open Space Concept Plan with the Preliminary Plat.
3. The Usable Open Space Concept Plan shall indicate the type of usable open space and amenities proposed and show:
 - a. Proposed lot lines, buildings, primary building entrances, drives, and parking areas;
 - b. Proposed Usable Open Space and amenities;
 - c. Access to the Usable Open Space throughout the development;
 - d. Network of pedestrian walkways; and
 - e. Conceptual images that illustrate the character of the open space and proposed amenities.
4. If the project is to be developed as a single phase and the zoning is already in place, the Developer may submit a Site Plan without having to submit a Concept Plan first. The Site Plan submittal shall include a Usable Open Space and Pedestrian Linkages Exhibit, as described in Section 3.

B. Restaurant with Drive-Through

1. Requests for a Specific Use Permit to allow a Restaurant with a Drive-Through in an Overlay District shall be evaluated based on the following considerations:
 - a. Existing concentration of like uses in the surrounding area;
 - b. Visibility of the drive-through from the street;
 - c. Disruption of pedestrian circulation; and
 - d. The extent to which the use and design contribute to the unique characteristics of the Overlay District.
2. Drive-through lanes may not be located between the building and the street unless there is no feasible alternative.
3. If the drive-through lane is located between the building and the street, the drive-through lane shall be screened using one of the following techniques:
 - a. A masonry wall that is architecturally consistent with the main building;

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

- b. A planting bed at least 7 feet wide that is planted with a combination of groundcover, shrubs, ornamental grasses, and ornamental trees to create an opaque screen of varying height (between three feet and five feet); or
 - c. A canopy structure, living wall, or pergola that is architecturally consistent with the primary structure.
- 4. Drive-through lanes may not intersect a pedestrian path.
- 5. The entrance and exit of a drive-through lane shall be at least 50 feet from a street intersection when measured at the closest intersecting curbs.

C. Convenience Store with Gasoline Sales

- 1. Convenience Stores with Gasoline Sales are not permitted within ½ mile of another Convenience Store with Gasoline Sales within a Corridor Overlay District.
 - a. Discontinuance of Use – If an existing Convenience Store with Gasoline Sales that is located within a Corridor Overlay District and within ½ mile of another Convenience Store with Gasoline Sales is discontinued for a period of six months, the Convenience Store with Gasoline Sales shall not resume.
- 2. Requests for a Specific Use Permit to allow a Convenience Store with Gasoline Sales in an Overlay District shall be evaluated based on the following considerations:
 - a. Existing concentration of like uses in the surrounding area;
 - b. Visibility of the gasoline canopy from the street;
 - c. Disruption to pedestrian circulation; and
 - d. The extent to which the use and design contribute to the unique characteristics of the Overlay District.
- 3. Design Requirements
 - a. Column supports for all gasoline pump-station canopies shall be encased in either a brick or stone masonry material or combination thereof.
 - b. The perimeter roof structure for all gasoline pump-station canopies shall include one of the following enhanced roof designs.
 - i. A sloped roof feature finished with composition shingles, standing seam metal, clay tile, slate tile, or engineered roof tile products that complement the color scheme of the main building.
 - ii. A flat roof with a cornice or comparable architectural treatment that is consistent with the design of the main building.

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

D. Mixed Use Developments – Horizontal or Vertical

1. Mixed use developments should be designed with a high degree of connectivity between uses.
2. When ground-floor residential units front streets, entrances to the individual units shall provide an appropriate transition from public space to private space and include elements designed to activate the street. Such elements may include greenery, stoops, transparent barriers no taller than four feet, sufficient room for outdoor seating, and doors that face and are visible from the street.
3. Multi-story buildings shall use building materials and architectural elements to differentiate between the first floor and the second floor.
4. Density and Height Bonus – For each 10% of first floor area dedicated for commercial or retail uses the developer may:
 - a. Increase the maximum number of dwelling units per acre by 10%; and
 - b. Increase the maximum allowable height by 10 feet.

SECTION 10 – LANDSCAPING REQUIREMENTS

A. Guidelines

1. Landscaped areas should be designed and planting materials selected to emphasize and complement building entrances, architectural elements, and usable open spaces.
2. Planting materials should include a mix of ground covers, shrubs, perennials, ornamental grasses, ornamental trees, and street trees.

B. Base Landscaping Requirements

1. Developments shall include landscape areas equal to at least 10% of the total site plan area.
2. The calculation of the number of trees shall be determined by adding together the required Street Trees and Buffer Trees, Parking Lot Trees, and Pedestrian Walkway Trees.
 - a. Street Trees and Buffer Trees – For every 500 square feet of required landscape area, one tree of three inch caliper or larger is required.
 - b. Parking Lot Trees – For every 10 parking spaces, one tree of three inch caliper or larger is required.

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

- c. Pedestrian Walkway Trees – For every 20 feet of pedestrian walkway, one tree of three inch caliper or larger is required.
3. Shrubs – For every 50 square feet of required landscape area, one shrub a minimum of five gallons in size is required.
4. Flowering and Colorful Plants – The developer shall also provide seasonal plants in any container size, so that the combined container gallons equal at least 15% of the required shrubs.
 - a. For example, if a site requires 100 five-gallon container size shrubs—which is 500 container gallons—the developer shall provide enough seasonal plants so that the combined container gallons equal 75.

C. Parking Lot Location and Screening Requirements

1. All parking or drive areas shall be located a minimum of 30 feet from right-of-way lines along public streets. The area inside this setback shall be credited towards the landscaping requirement prescribed by Article 8 of the Unified Development Code.
2. All parking shall be screened from public rights-of-way and public park areas in accordance with Article 8 of the Unified Development Code using a solid screen in the landscape strip. The screen shall be at least three feet tall, and achieved by one of the following methods:
 - a. A berm;
 - b. A planting screen (hedge);
 - c. A wall, using masonry materials similar to those used in the primary structure;
or
 - d. A combination of the above.
3. Parking areas adjacent to a street that extend a distance of 60 feet or 25% of the lot width (whichever is smaller) shall be screened with enhanced screening described in Section 6.

D. Internal Parking Lot Landscaping Standards

1. Landscaped areas in a parking lot shall be provided in accordance with Article 8 of the Unified Development Code, along with the following supplemental requirement:
 - a. Perimeter parking lot screening shall be offset at least six feet for every sixty linear feet of screening area length.

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

E. Tree Preservation Incentives

1. The developer shall earn the following credits for each existing tree in excess of a six-inch caliper width, as measured six inches above ground, which is preserved and incorporated into the site plan design. This credit applies to those species listed in Exhibit 2 of Article 8 of the Unified Development Code.
 - a. Parking space requirements may be reduced by six paved parking spaces, including access drive paving that serves the spaces, for each tree preserved. Maximum parking reduction shall not exceed 25% of total parking; plus
 - b. Maximum height of multi-tenant sign, as defined in Article 9 of the Unified Development Code, shall be increased by two feet for every tree preserved. Maximum sign height shall not exceed 75 feet.
 - c. For every 20 trees preserved, the developer may reduce the number of required Building Design Menu Items by one, not to exceed two items.
2. When existing trees are used for credit, the developer shall submit a Tree Protection Plan as a part of the Site Plan subject to City Council approval. The plan shall include the following:
 - a. A survey of all existing trees on the property, including species type and size in caliper inches;
 - b. Indication of trees to be preserved and trees to be cut down;
 - c. A provision establishing tree protection procedures;
 - d. The type of temporary fencing or barricade devices to be used to protect critical root zones (CRZ) of all existing trees to be preserved during the construction period; and
 - e. A grading plan that indicates both existing and new final grade elevation inside drip line of all existing trees to be preserved.
3. A tree approved for preservation under this provision that is lost during construction or is lost due to subsequent damage inflicted by the property owner shall be replaced on the property at the property owner's expense with three new trees of three inches in caliper or greater for every six existing caliper inches (as measured six inches above the ground) at the time of plan approval. The replacement trees shall be planted as near as possible to the location of the tree that was lost.

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

SECTION 11 – MISCELLANEOUS REQUIREMENTS

A. Required Parking

1. Parking calculations in Article 10 of the Unified Development shall serve as parking maximums.
2. Number of parking spaces shall not exceed the parking maximum without approval by City Council and one of the following compensatory measures:
 - a. 50% of parking spaces above maximum shall be of permeable materials; or
 - b. 50% of parking spaces above maximum shall be of reduced size (8 feet by 16 feet) and reserved for compact cars.

B. Equipment and Service Area Screening

1. Mechanical equipment (wall-mounted or detached), outside storage, and service delivery areas shall not be located between the building and the street.
2. Mechanical equipment (wall-mounted or detached), outside storage, and service delivery areas should be located in the least obtrusive location.
3. Mechanical equipment (wall-mounted or detached), outside storage, and service delivery areas shall be screened from view from the street, usable open space, and pedestrian pathways using one of the following techniques:
 - a. Planting screens capable of achieving a mature height of at least six feet;
 - b. A wall at least six feet high using similar materials to the primary building; or
 - c. A combination of the above.



4. If the dumpster screening is located and angled so that wall-mounted equipment is screened from view, the dumpster screening may count as the required screening.
5. Roof-mounted mechanical equipment shall be screened from view by a parapet wall on all facades, that is constructed to the following standards:
 - a. Buildings equal to or less than 6,000 square feet in area shall require a parapet that extends above the roof line 42 inches in height, with no roof-top

F-33

Grand
Prairie

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

mechanical equipment being installed within five feet of the nearest perimeter wall.

- b. Buildings greater than 6,000 square feet in area shall require a parapet that extends above the roof line 36 inches in height, with no roof-top mechanical equipment being installed within ten feet of the nearest perimeter wall.

C. Screening of Garage Bay Doors

1. Garage bay doors shall be located at the side or rear of buildings and shall not be oriented parallel with a dedicated street thoroughfare of any classification or a usable open space.
2. Garage bay doors shall be set back from the front facade by a minimum of 50% of the length of the side facade.
3. Garage bay doors shall be at least 70% glass.

D. Screening for Residential Uses

1. A landscape buffer is required along all property lines adjacent to a residential zoning district.
2. When residential use (existing or proposed) is across the street from the development, the developer shall provide the following:
 - a. A landscape buffer at least 30 feet wide that includes a continuous berm at least three feet high;
 - b. Under story plants of a species listed in Article 8 planted within the berm so that the combination of berm and shrubs achieve a continuous, dense six-foot high screen;
 - c. Native shade trees, a minimum of three-inch caliper, and of species included in Article 8, planted within the landscape buffer at a ratio of one tree per 500 square feet of buffer area;
 - d. Said landscaped setback shall be fully irrigated and maintained in a healthy state in accordance with Article 8.
3. When a residential zoning district adjoins and is contiguous with the development, the developer shall provide the following:
 - a. A landscape buffer at least 15 feet wide;
 - b. Native shade trees a minimum of three-inches in caliper, and of a species included in Article 8, planted every 15 feet;

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

- c. Trees shall be of a species capable of achieving a mature growth height of between 10-12 feet; and
 - d. A landscaped setback shall be fully irrigated and maintained in a healthy state in accordance with Article 8.
- 4. A masonry wall with an authentic mortar bond finish, both exterior finishes being the same, shall be constructed along all property lines as required by this section.
 - a. Walls facing a street right-of-way shall be offset at least five feet for at least every 160 linear feet of screening area length, or a curvilinear wall plan may be used.
 - b. Such walls shall have no vehicular access points into or from an alley or residential street except for those access points required for emergency access.
 - c. All walls shall be a minimum of six feet in height, except that the first 20 feet in from the street line may be stepped down to a minimum height of four feet.
- 5. When an existing masonry wall is located along the property line, the developer shall provide a double row of trees.
- 6. Churches and schools shall be exempt from the requirements of this Section.

E. Lighting Standards

- 1. Screening of Light Fixtures
 - a. Light sources shall be oriented toward the center of the site or shielded so that the light source is not visible from the nearest property line.
 - b. This shall apply to refractory lenses that extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs, or to decorative lighting with 15 watts or less per bulb.
 - c. Historic or antique-style pedestrian light fixtures approved by the City are excluded from this standard.
- 2. Decorative Pedestrian Level Lighting
 - a. Developers shall use decorative pedestrian level pole or facade mounted lighting fixtures at the entrances of buildings and along pedestrian walkways to accent entry areas and enhance pedestrian safety.

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

F. Utilities

1. Local Utilities – All local electrical utilities shall be placed below ground, except for regional and interstate high voltage transmission lines.
2. Utility Access Structures – Major utility access structures, which must be located above ground, shall be placed in unobtrusive locations and shall be screened with landscaping that blends into the overall landscaping of the area.

SECTION 12 – PROPERTY MAINTENANCE STANDARDS

Property owners, property management organizations, tenants, and operators shall maintain building exteriors, usable open spaces, landscaping, parking areas, and pedestrian pathways. Specifically, property owners, property management organizations, tenants, and operators shall:

1. Keep the property free of litter, debris, and gum;
2. Keep the building exterior in good repair with clean windows, no chipped paint, visible damage, or evidence of deterioration;
3. Keep doors to dumpster enclosures closed at all times, except during garbage collection;
4. Keep landscaping materials trimmed and from being overgrown; and
5. Remove dead or dying plants and replace as soon as possible.

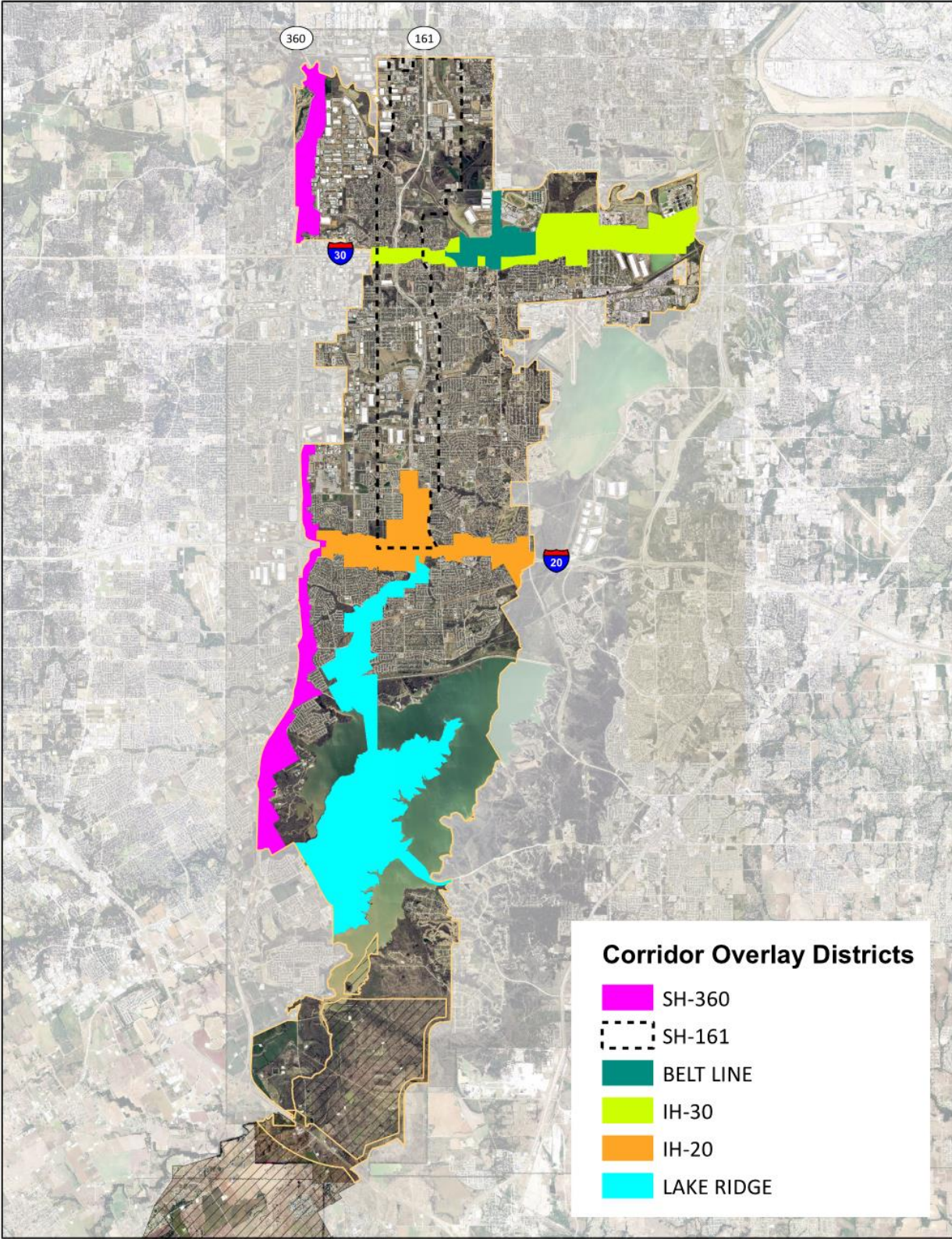
SECTION 13 – VARIANCES

City Council may approve variances to this Article upon demonstration by the applicant that extraordinary circumstances exist or that the intent of this Article is met according to the following criteria:

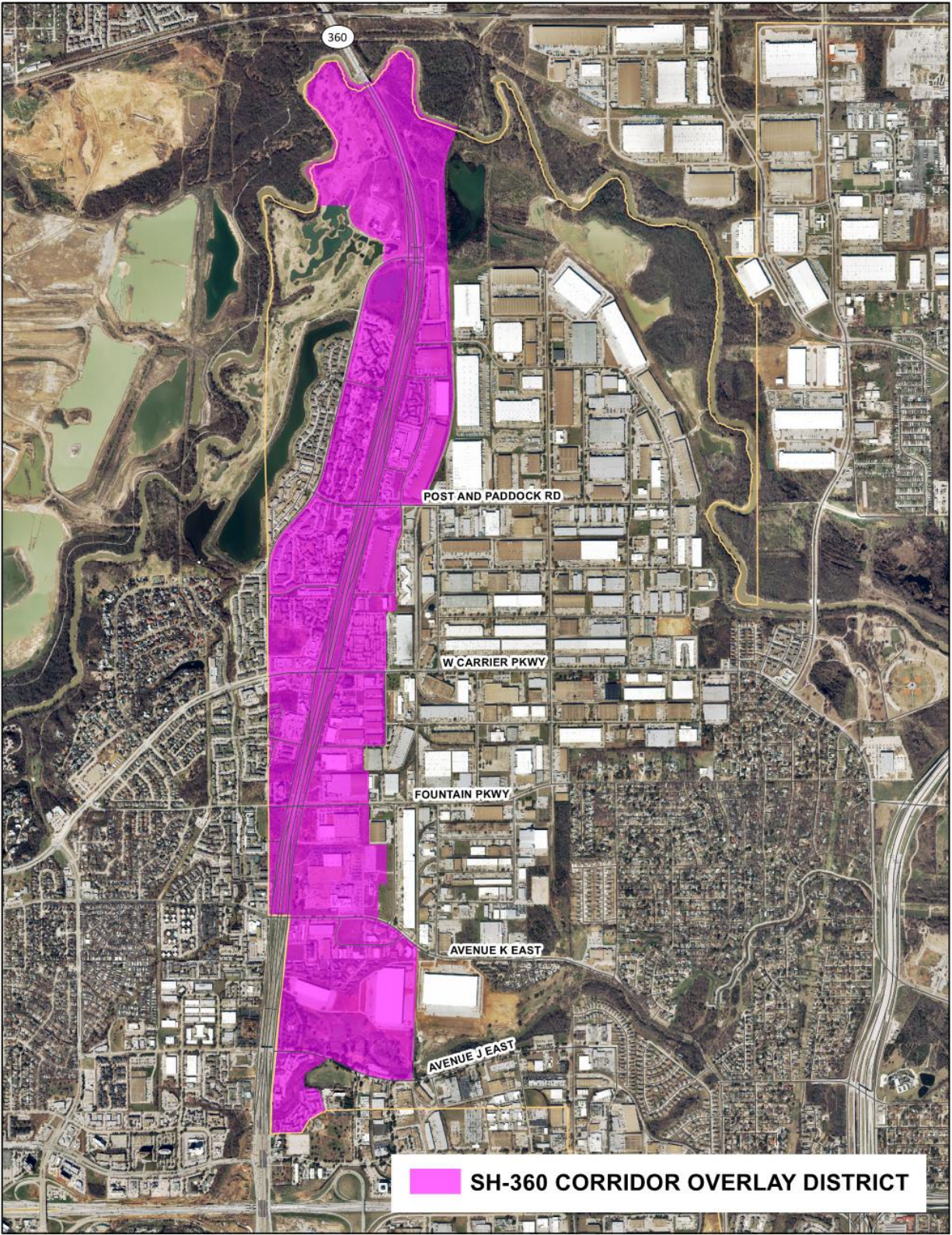
1. Consideration of any variance is conditioned upon the applicant demonstrating that such variance will fulfill the total intent of these regulations if the variance is granted. Variances to these regulations shall be granted only when an applicant demonstrates that an alternative design or measure provides an equal or greater level of quality and standard of development as that which is mandated by these regulations;
2. All variances shall require approval by City Council and a recommendation of the Planning and Zoning Commission.

APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS

SECTION 14 – DISTRICT BOUNDARIES



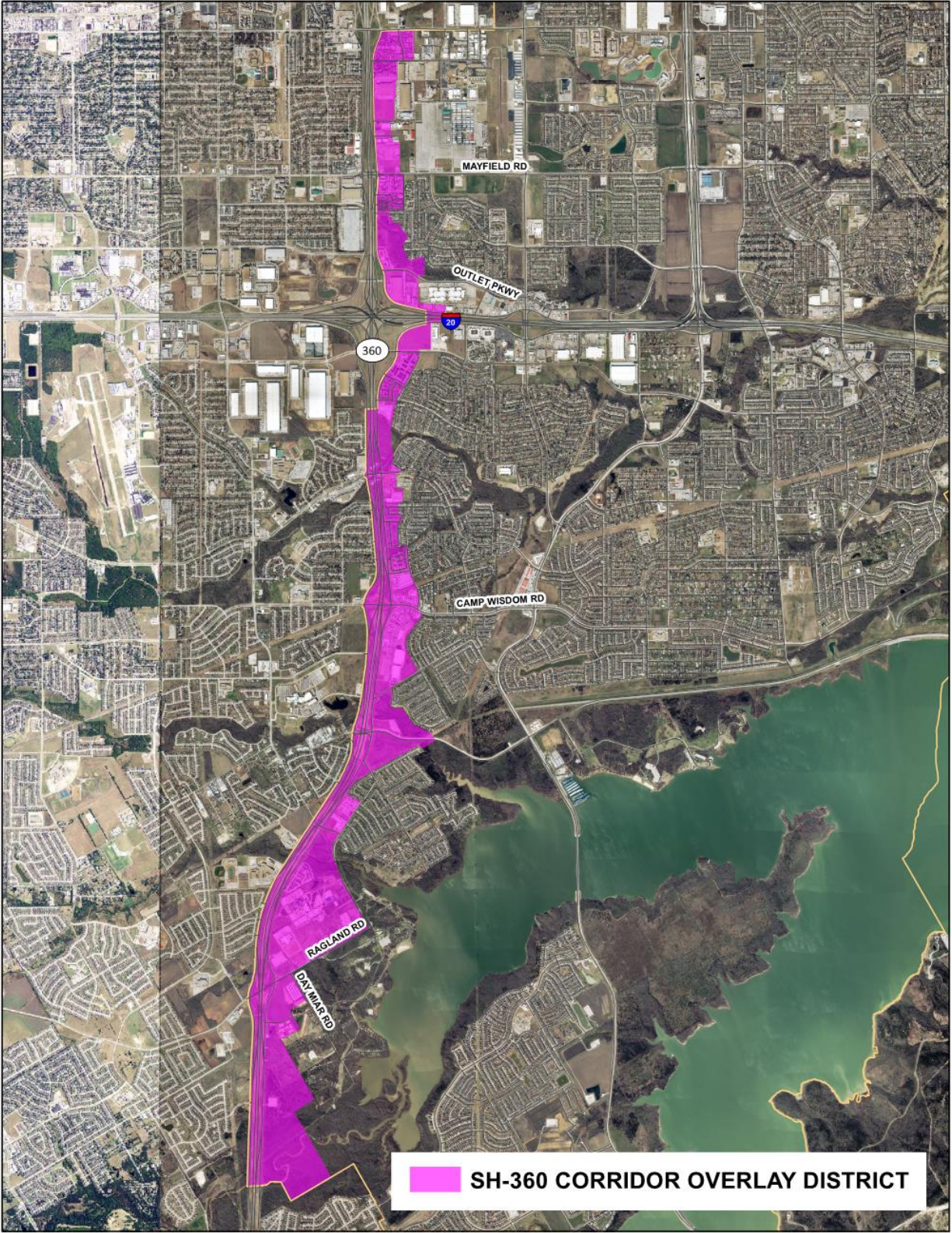
APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS



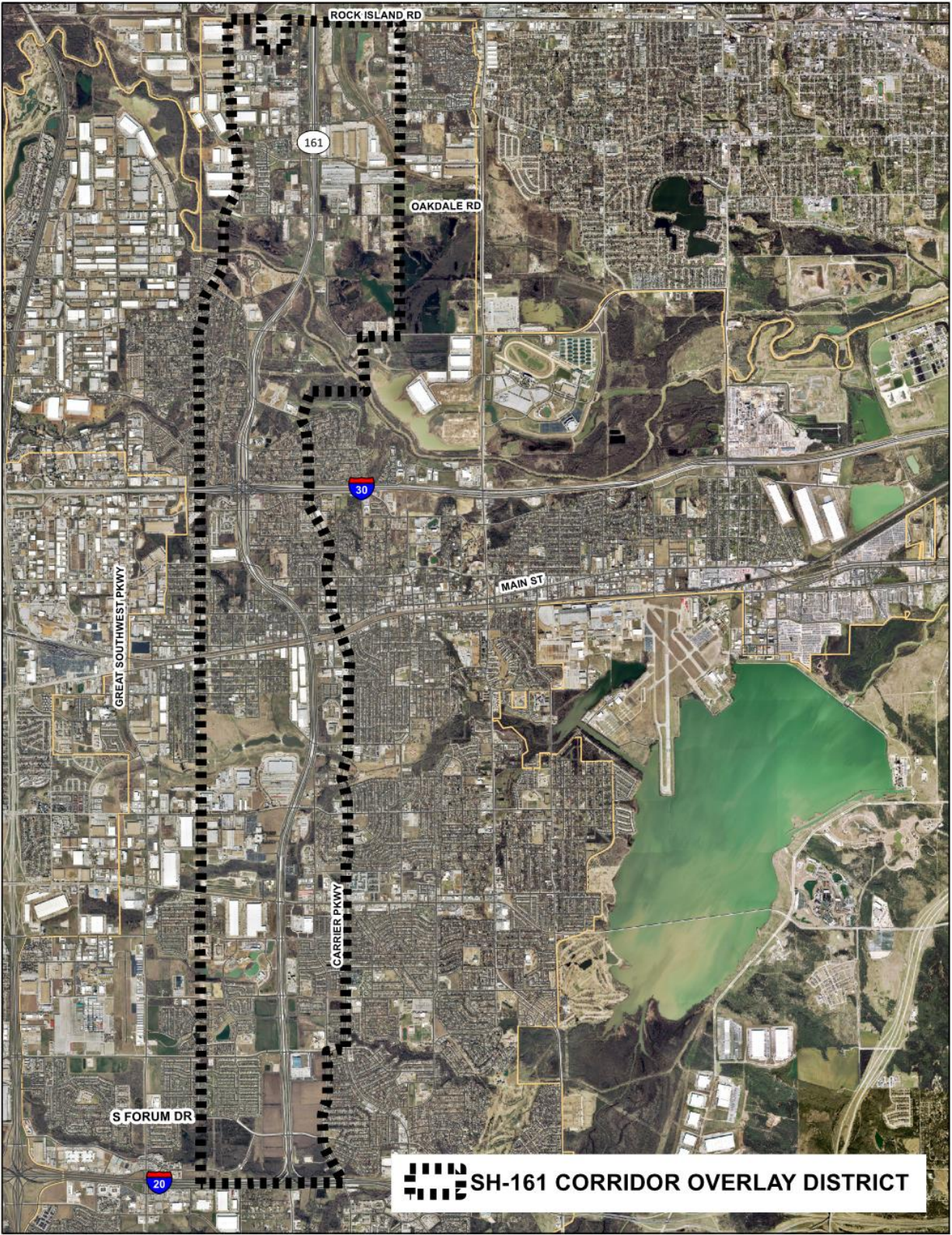
F-38



APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS



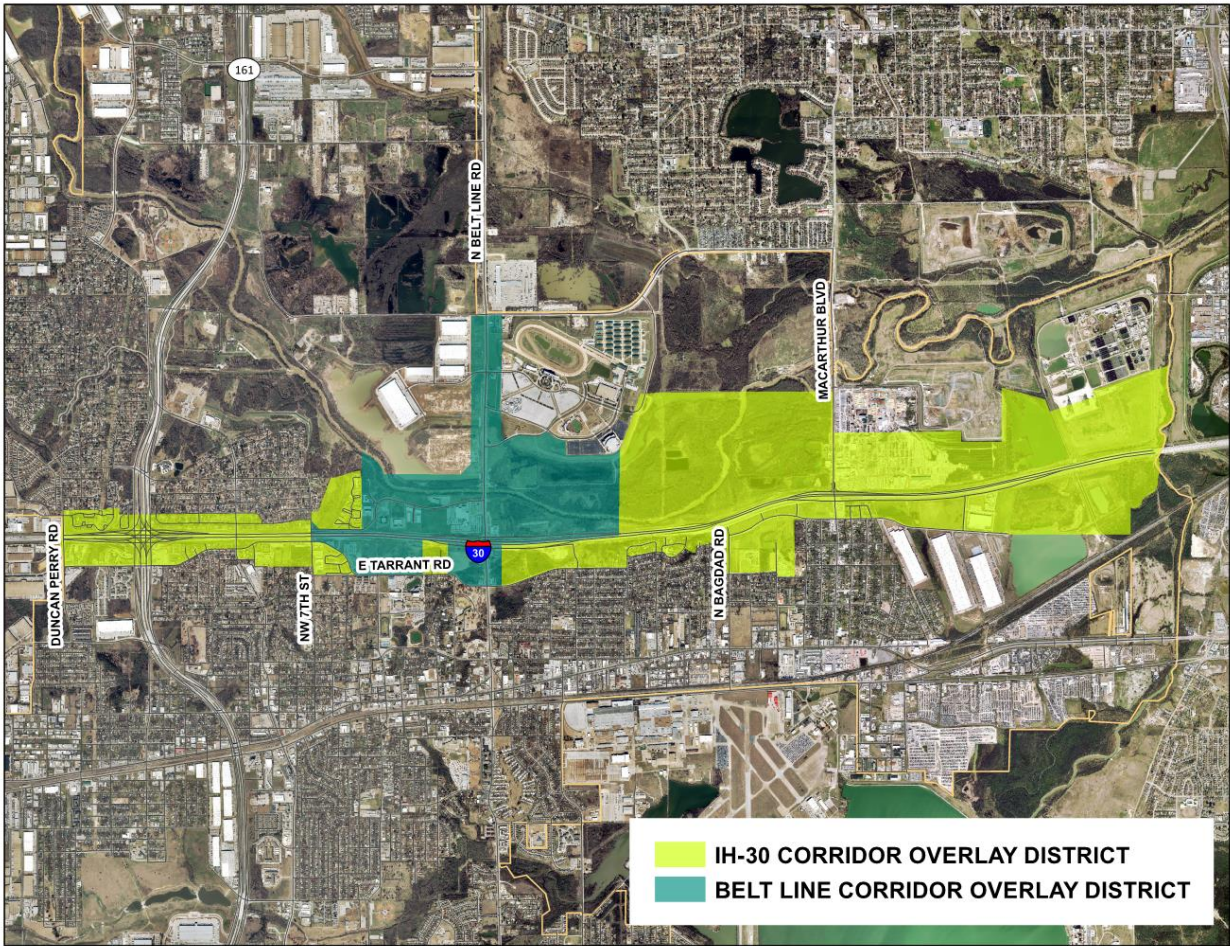
APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS



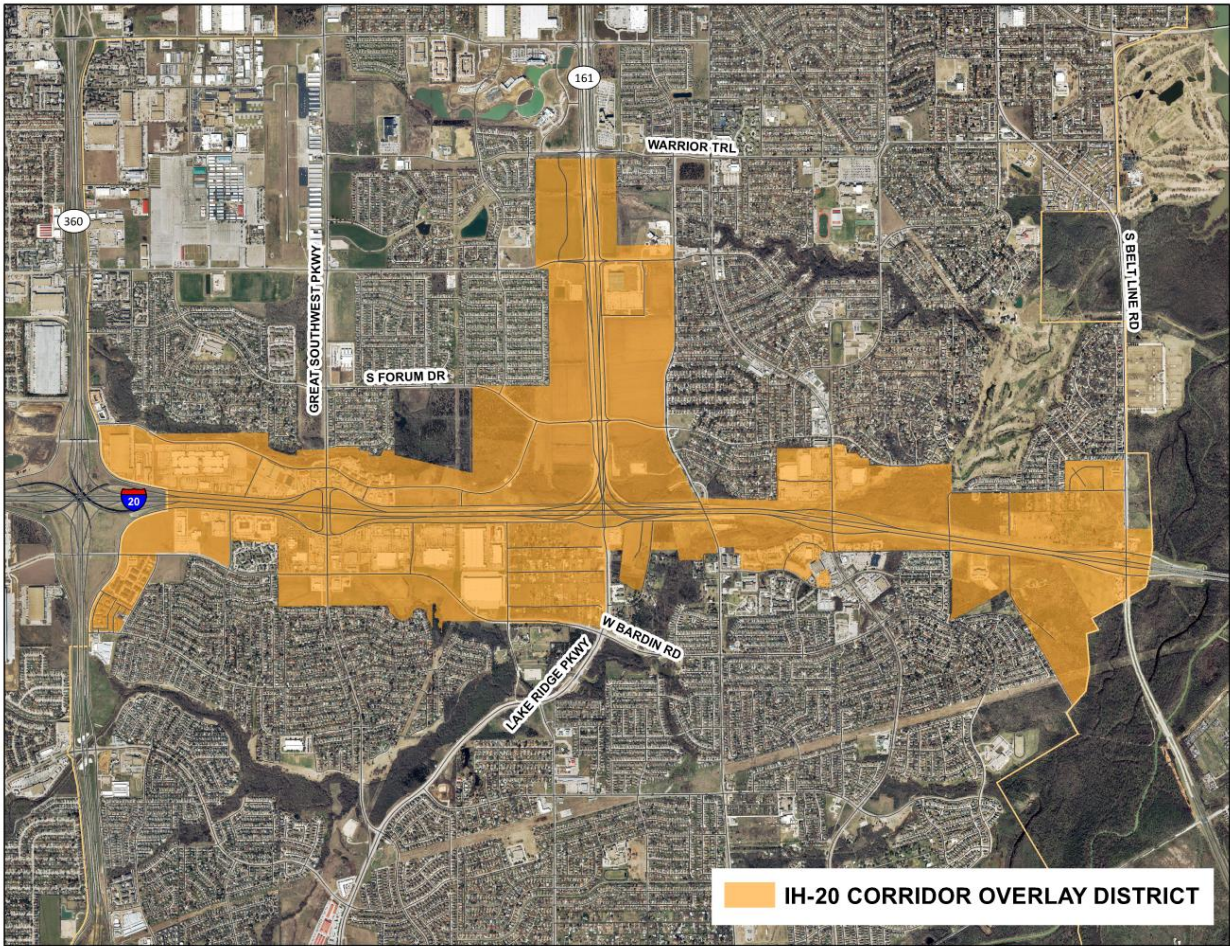
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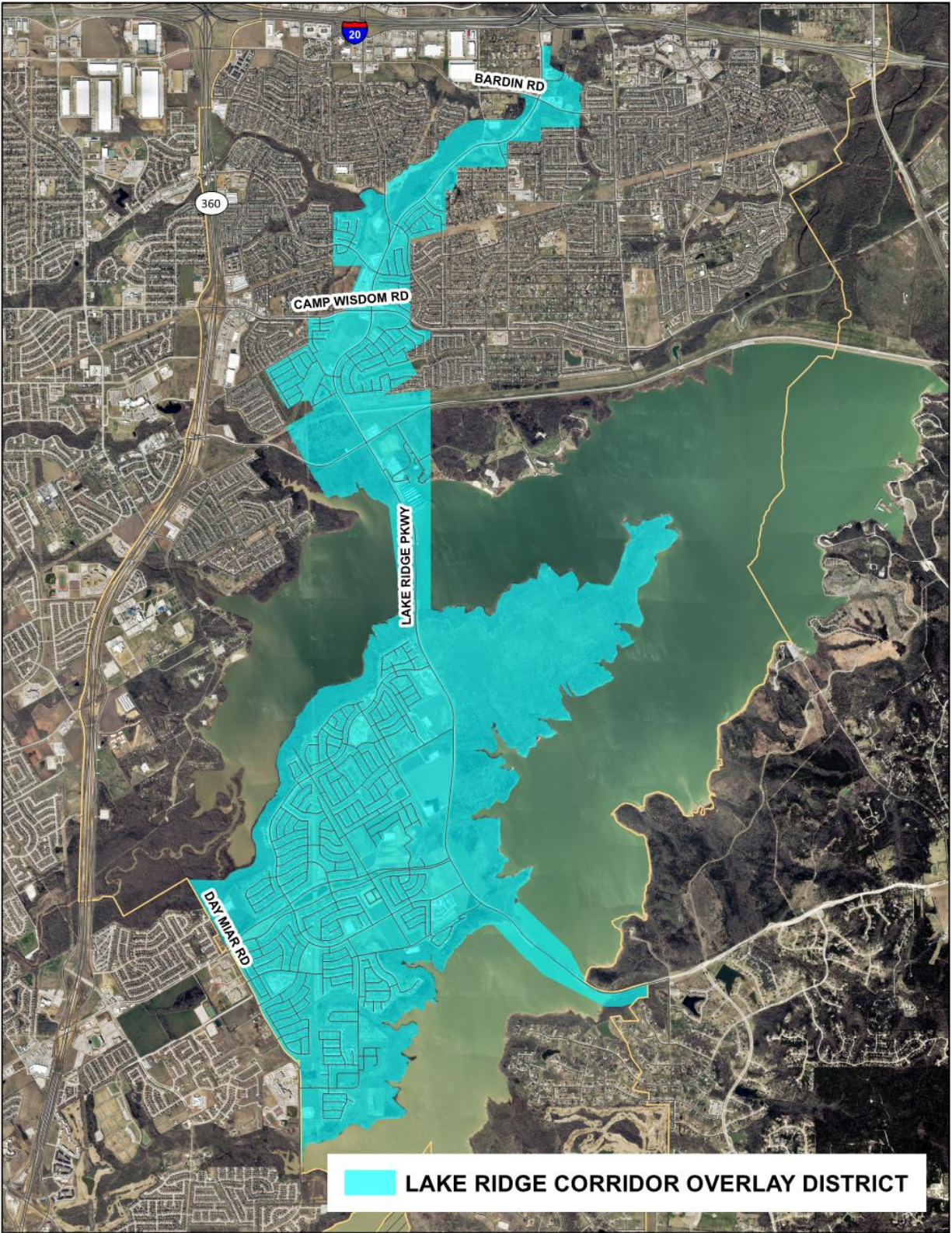
APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS



APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS



APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS





Legislation Details (With Text)

File #:	19-9317	Version:	1	Name:	TA190901 – Amending Article 1, Article 6, Article 12, and Article 16 of the UDC
Type:	Ordinance	Status:		Status:	Public Hearing
File created:	8/29/2019	In control:		In control:	Planning and Zoning Commission
On agenda:	9/9/2019	Final action:		Final action:	
Title:	TA190901 - Amending Article 1, "General Provisions", Article 6, "Density and Dimensional Requirements", Article 12, "Platting", and Article 16, "Site Plan Approval" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the processing of subdivision plats and site plans related to subdivisions. City Council Action: September 17, 2019				

Sponsors:

Indexes:

Code sections:

Attachments: [Article 01 DRAFT](#)
[Article 06 DRAFT](#)
[Article 12 DRAFT](#)
[Article 16 DRAFT](#)

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

TA190901 - Amending Article 1, "General Provisions", Article 6, "Density and Dimensional Requirements", Article 12, "Platting", and Article 16, "Site Plan Approval" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the processing of subdivision plats and site plans related to subdivisions.

City Council Action: September 17, 2019

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis

In response to HB 2439 restrictions on city ordinances prohibiting and requiring certain building materials, and HB 3167 establishment of a "shot clock" for approval or denial of Site Plans and Plats (previously, the Commission was only required to act on Plats within 30 days), staff proposes the following changes to Article 1, Article 6, Article 12, and Article 16:

Article 1 - General Procedures

Purpose Statement: Tweak UDC purpose statement to align regulatory purposes with state law.

Complete/Incomplete Application: Add requirement to hold pre-application conference prior to submittal and completeness check requirement to determine when shot clock starts.

Site Plan/Plat Public Hearings: Remove notification and public hearing requirements for Site Plans and Plats other than those associated with a Specific Use Permit. This is necessary due to changes in the law that prohibit tabling a Site Plan or Plat case. A citizen could still submit a card to speak on any posted agenda item.

Denial with Specific Reasons: Include language stating that Planning Commission and Council denial of a Site Plan or Plat must be accompanied by specific reasons for denial.

Airport Board: Remove language regarding Airport Board, which was dissolved earlier this year.

Article 6 - Density and Dimensional Standards

Building Materials: Change masonry requirements to "Recommended Design".

Landscaping Requirements: Increase landscaping requirements for single-family residential construction from 1 tree in the front yard + 1 tree anywhere on the property to 2 + 2 trees, but give credit towards landscaping requirements if recommended materials are used (masonry, architectural metal, engineered woods).

Use of Metal Panels/Siding: Define preferred use of metal on commercial and industrial buildings as painted, minimum 26 gauge with tight peaks if corrugated, and with concealed fasteners.

Square Footage Threshold For Industrial Development: Since the ordinance has passed, staff has found that the existing 20,000 square foot threshold has an adverse impact on smaller, local businesses looking to construct purpose-built industrial buildings, and that spec buildings which are constructed without a tenant and often sit vacant for long periods of time tend to be larger than 50,000 square feet. In response, staff proposes that the threshold for a development falling under Appendix X be increased from 20,000 square feet or greater to 50,000 square feet or greater.

Industrial Landscaping: As a companion to Appendix X changes, amend regulations for industrial buildings under 50,000 square feet to allow decrease in landscaping requirements from 10% to 5%, or allowance for dock doors to face a street, if preferred materials are used.

Dimensional Charts: Remove minimum masonry requirements and roof pitch requirements from dimensional charts.

Miscellaneous Revisions: Other revisions include allowing single-family residences to be constructed in MF zoning if lot is platted and under an acre (such as in the Dalworth area) and certain changes in the CA zoning dimensional tables to align Article 6 with the Downtown Masterplan (including an FAR limit rather than density limit for multi-family and removing restriction on one bedroom units).

Article 12 - Platting

Pre-Application Conference: Include requirement that an applicant hold a Pre-Application Conference with staff prior to submitting an application for a plat.

Complete/Incomplete Application: Add completeness check to determine when shot clock starts.

Minor Plats Forwarded to P&Z: Expand on language allowing the Director to forward any plat to the Planning and Zoning Commission within 30 days of filing.

Preliminary Plat Expiration: Extend expiration date of preliminary plats from 12 to 18 months and final plats from 12 to 24 months.

Plat Submittal Language: Expand on requirements for plat submittal to align with state language.

Lot and Block Number Format: Include requirements for lot and block number format and sequence.

Plat Public Hearing: Modify or remove plat vacation language, and remove language requiring a public hearing and allowing for a protest petition to be submitted for certain residential plats, to align with changes in state law.

Plat Filing: Modify language governing final submittal of plats for filing.

Miscellaneous Revisions: Require street marker fees with release of engineering permits rather than at filing of final plat. Increase sidewalk width requirement from 4 feet to 5 feet along certain streets, amend requirements regarding street grades, and update engineering plan submittal requirements to reflect current practices.

Article 16 - Site Plans

Site Plan Review Purpose Statement: Revise purpose statement to state that the city encourages quality and innovative site planning techniques through flexible but high quality standards of architectural and site design.

When Site Plan Required: Expand requirement for Site Plan approval to include townhomes, industrial uses, institutional and religious uses in single-family zoning when those uses will generate more than 50 trips at peak hour, uses within 200 feet of a FEMA floodplain (modifies current "adjacent to" language), any use requiring subdivision of land, and any use that requires a Traffic Impact Analysis.

Administrative Approval: Removal of Administrative Site Plan Approval language.

Site Plan Expiration: Include language expiring Site Plan approval after 5 years if no progress has been made on the project.

Body

Article 1

GENERAL PROVISIONS AND PROCEDURES

NOT YET ADOPTED

CASE NUMBER:

ORDINANCE NO.

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

Table of Contents

		Page No.
Section 1	<i>Short Title</i>	2
Section 2	<i>Authority</i>	2
Section 3	<i>Jurisdiction</i>	2
Section 4	<i>Purposes</i>	2
Section 5	<i>Effective Date & Applicability</i>	3
Section 6	<i>Applicability of Existing Regulations</i>	3
Section 7	<i>Relationship to Comprehensive Plan and Thoroughfare Plan</i>	4
Section 8	<i>Compliance with Code Required</i>	4
Section 9	<i>Severability</i>	4
Section 10	<i>Computation of Time</i>	4
Section 11	<i>General Procedures</i>	4

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

SECTION 1 - SHORT TITLE

- 1.1.1 Chapter 28 of the City of Grand Prairie Code of Ordinances shall be known and may be cited as the Unified Development Code of the City of Grand Prairie, or simply as the Unified Development Code, UDC, or as referenced in this document as the “code”.

SECTION 2 - AUTHORITY

- 1.2.1 The Unified Development Code is adopted pursuant to the powers granted to the City and subject to any limitations imposed by the Constitution and laws of the State of Texas and the charter of the City of Grand Prairie.

SECTION 3 - JURISDICTION

- 1.3.1 The provisions of this Unified Development Code apply generally to all property within the corporate limits of the City of Grand Prairie and to the lands subject to its zoning jurisdiction as conferred by State law other than on property owned by the City of Grand Prairie and activities sponsored by the City pursuant to Section 1-15 of the Code of Ordinances of the City. Those provisions pertaining to the subdivision of land, and those regulations adopted for the primary purpose of protecting water quality or to afford flood protection, apply to all property within the city's corporate boundaries and to all property within its extraterritorial jurisdiction (E.T.J.), as established by Texas Local Government Code Chapter 42, Chapter 211, and Chapter 212. References to jurisdictions or the applicability of specific development regulations appearing elsewhere in this Unified Development Code take precedence over this jurisdictional statement in the event of a conflicting interpretation.

SECTION 4 - PURPOSES

- 1.4.1 The Unified Development Code is adopted for the following purposes:
- A. To protect, promote, improve, and provide for the public health, safety, and general welfare of the citizens of the City of Grand Prairie;
 - B. To ensure the safe, orderly, and efficient development ~~and expansion~~ of the City of Grand Prairie, in accordance with and pursuant to its Adopted Comprehensive Plan;
 - C. To conserve, develop, protect, and utilize natural resources, in keeping with the public interest;
 - D. To prevent the overcrowding of land and avoid undue concentration or diffusion of population or land uses;
 - E. To protect and preserve places and areas of historical, cultural, or architectural importance and significance to the community;
 - F. To protect and conserve the value of land throughout the city and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings;

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

- G. To provide for or preserve usable and valuable open spaces through the most efficient design and layout of the land;
- H. To prevent the pollution of air and water by regulating the disposal and discharge of harmful airborne emissions and organic or inorganic waste products; ;
- I. To assure the adequacy of public water, sanitary sewer, and drainage facilities; ;
- J. To safeguard water resources ~~and~~ ;
- K. To preserve the integrity and aesthetic quality of the community by applying the resources of the city to ensure a concurrent level of development design and build quality throughout the community, whether a development be privately or publicly funded;
- L. To lessen congestion in the streets and provide convenient, safe and efficient circulation for vehicular and pedestrian traffic;
- M. To facilitate the adequate and efficient provision ~~of transportation, water, wastewater,~~ schools, parks, public safety and recreational facilities, and other public facilities and services; and
- N. To treat in one unified text those areas of regulation more typically dealt with in separate ordinances such as, but not exclusively, the zoning ordinance, the subdivision rules and regulations, the fence ordinance, the mobile home ordinance, etc.

SECTION 5 - EFFECTIVE DATE AND APPLICABILITY

- 1.5.1 The Unified Development Code takes effect upon adoption by the City Council. Upon that date and thereafter, the provisions of this Code supersede all other development regulations governing the development of land within the City. All development applications and proposals filed on or after the effective date of this ordinance, whether for new developments or for additions or expansions of existing developments, shall be processed in accordance with the standards and requirements and pursuant to the procedures herein established, except insofar as such applications are governed by development regulations adopted prior to the effective date of the Unified Development Code.

SECTION 6 - APPLICABILITY OF EXISTING REGULATIONS

- 1.6.1 All existing unexpired, valid building permits, plats, and technically reviewed site plans, which were complete and duly filed prior to enactment of the Unified Development Code in accordance with development regulations in effect prior to adoption of these regulations, shall be processed under procedures therein established, and shall be evaluated and approved or disapproved under the standards and requirements contained in such regulations, notwithstanding the adoption of the Unified Development Code. (Those plats that were complete and duly filed prior to adoption of this Code shall only be exempt from meeting any new lot width, depth, or square footage

1-3

Grand
Prairie

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

requirements.) Those site plans which were technically reviewed and approved by the Planning and Zoning Commission and/or the City Council prior to the adoption of this Code shall be exempt from meeting any new requirements for two years after the adoption of this Code provided a building permit for the improvements has been applied for prior to the expiration of two (2) years after the adoption of this Code.

SECTION 7 - RELATIONSHIP TO COMPREHENSIVE PLAN AND THOROUGHFARE PLAN

- 1.7.1 The Unified Development Code is intended to implement the policies and objectives contained in the Comprehensive Plan and Thoroughfare Plan for the City and to affect the City's plan for provision of public facilities and services within city limits and within the City's extraterritorial jurisdiction. If a zoning or rezoning request differs from what the ~~Comprehensive Plan~~ Future Land Use Map or Thoroughfare ~~Plan~~ Map recommends for that area, (Article 211.004, Title 7, *Local Government Code*) staff will advise the applicant of this discrepancy and will request applicant to submit a written letter. This letter will request staff to prepare and process the necessary ~~exception or amendment to the Plan~~ applicable map or maps. Staff will process this request to amend the Future Land Use Map or Thoroughfare Map concurrently with the ~~(re)zoning case or platting request~~ at no additional cost to the applicant.

SECTION 8 - COMPLIANCE WITH CODE REQUIRED

- 1.8.1 All development of land within the incorporated boundaries of the City of Grand Prairie or its extraterritorial jurisdiction as applicable, shall conform to the requirements of the Unified Development Code, and no person may use, occupy, ~~sell~~ subdivide or develop land, buildings or other structures, or authorize or permit the use, occupancy, ~~sale~~ subdivision or development of land, buildings or other structures under his/her control, except in accordance with all applicable provisions of this Code. Within the City of Grand Prairie's extraterritorial jurisdiction, no person may ~~sell~~ subdivide or develop land, or authorize or permit the ~~sale~~ subdivision or development of land, except in accordance with all applicable provisions of this Code.

SECTION 9 - SEVERABILITY

- 1.9.1 All sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and if any such section, paragraph, sentence, clause or phrase is declared unconstitutional or otherwise invalid in any court of competent jurisdiction in a valid judgment or decree, such unconstitutionality or invalidity shall not cause any remaining section, paragraph, sentence, clause, or phrase of this ordinance to fail or become inoperative.

SECTION 10 - COMPUTATION OF TIME

- 1.10.1 Unless otherwise specifically provided, the time within which an act is to be done shall be computed by excluding the first and including the last day. If the last day is a Saturday, a Sunday or a legal holiday as observed by the City of Grand Prairie, that day shall be excluded. Whenever a person has the right, or is required to perform some act within the prescribed period, after the service of a notice or other paper upon him and the notice or paper is served by mail, three calendar days shall be added to the prescribed time, unless otherwise specifically provided.

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

SECTION 11 - GENERAL PROCEDURES

1.11.1 Initiation of Administrative Procedures

All platting, zoning and site plan requests to be considered by the Planning and Zoning Commission and/or the City Council, and matters to be considered by the Zoning Board of Adjustments and Appeals shall be initiated by filing an application with the Director of Planning Development Services or designee. The application required by this section shall be on forms supplied by the City of Grand Prairie, and shall be available in the offices of the Planning ~~Department~~ Division. All requests for building permits shall be initiated by the filing of an application with the Chief Building Official or designee. The application required by this section shall be on forms supplied by the City of Grand Prairie, and shall be available in the offices of the Building Inspections ~~Department~~ Division.

1.11.2 Submittal and Acceptance

No application for development services shall be processed until such application is deemed complete by an official letter of completeness or incompleteness given to the applicant by the Planning Division, and the fee established in this Code or the Code of Ordinances of the City of Grand Prairie for processing the application has been paid in full.

1.11.3 Authority to Initiate a Request

All platting, zoning, and site plan requests, ~~and/or~~ requests to amend the ~~Comprehensive Plan~~ Future Land Use Map or the Thoroughfare Map-Plan may be initiated by an owner, the owner's authorized representative, or an authorized representative of a buyer or potential buyer of the affected property ~~or his/her authorized representative~~ who files the required application and pays the appropriate fee for the request, or the City Council may direct the City Manager to initiate such a request on behalf of the City.

1.11.3.1 Amendments to the text of the Unified Development Code shall be initiated only by action of the City Council or City Council Development Committee directing the City Manager or designee to initiate such a request on behalf of the City, or by the City Manager's own initiative. Any interested citizen or party may petition the City Council to initiate such a change, if the party has a demonstrable interest in such an amendment. The Council may choose to act or not act on the petition in its sole discretion.

1.11.3.2 Matters to be considered by the Zoning Board of Adjustments and Appeals may be initiated by the owner of the affected property or their authorized representative or any aggrieved party who files the required application and pays the appropriate fee, or by any person aggrieved by the official decision of an administrative officer to approve or deny a request ~~with~~ when that officer has authority over any matter appealable to the Zoning Board of Adjustments and Appeals per Section 1.11.7 of this Article, or by an officer, department or appropriate board of the City.

1.11.4 Application Withdrawal

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

- 1.11.4.1 Any request for withdrawal of an application must be submitted in writing to the Director of Planning or designee, or Chief Building Official or designee, whichever is applicable.
- 1.11.4.2 Once an application for a platting, zoning, or site plan request to be considered by the Planning and Zoning Commission and/or City Council, or a matter going before the Zoning Board of Adjustments and Appeals has been published in a newspaper or notifications of public hearing, if any, have been mailed, such request for withdrawal must be placed on the public hearing agenda and acted upon by the applicable body.
- 1.11.4.3 Application fees are not refundable except in cases in which the Director of Planning or designee determines that an application was accepted in error, or the fee paid exceeded the amount due under the provision of this Code or the Code of Ordinances of the City of Grand Prairie, in which case the amount of the overpayment may be refunded to the applicant.

1.11.5 Public Hearing - Planning and Zoning Commission

- 1.11.5.1 The Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on the following matters:
 - A. Text Amendments to the Unified Development Code.
 - B. Zoning Changes and Map Amendments, including reclassifications of the zoning designations on land, ~~specific use permits~~, and planned developments.
 - C. ~~Site Plans for development within a planned development zoning district or associated with a~~ Request for a Specific Use Permit.
 - D. Amendments to the Comprehensive Plan or Future Land Use Map.
 - E. Amendments to the Thoroughfare Plan or Thoroughfare Map.
 - F. ~~Replats, when such public hearing is required by the provisions of Local Government Code Section 212.~~
- 1.11.5.2 ~~Notice of Public Hearings Before the Planning and Zoning Commission~~ Whenever a public hearing is held regarding a zoning change ~~and/or map amendment or a site plan for development within a planned development~~, written notice of such public hearing shall be placed in the United States mail by the Director of Planning Development Services or designee no later than ten (10) calendar days before the date of the public hearing addressed to:
 - A. The applicant and owner of the property involved in the request, as shown on the currently adopted tax rolls of the City of Grand Prairie; and
 - B. The owner as shown on the currently adopted tax roll of the City of Grand Prairie of any and all property located within three hundred (300) feet of the subject

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

property.

- 1.11.5.3 In addition to Subsection 1.11.5.2, further notice of a public hearing regarding a zoning change and/or map amendment, ~~or a site plan for development within a planned development~~ or a request for a Specific Use Permit shall be advertised in a newspaper of general circulation in the City no later than ten (10) calendar days prior to the date of the public hearing.
- 1.11.5.4 Whenever a public hearing is held regarding a text amendment to the Unified Development Code, an amendment to the Comprehensive Plan or Future Land Use Map, ~~or an amendment to the Thoroughfare Plan~~ or Map, or a request to change the official name of a public street, notice of said public hearing shall be advertised in a newspaper of general circulation in the City no later than ten (10) calendar days prior to the date of the public hearing.
- ~~1.11.5.5 Whenever a public hearing is held regarding a replat, as required by the provisions of Local Government Code Section 212, notice shall be provided and said public hearing shall be advertised in accordance with the provisions of Local Government Code Section 212.~~
- 1.11.5.6 Posting of Public Hearing Notice Signs on Property
- A. Where a zoning change, ~~or~~ map amendment, or Specific Use Permit is requested for a ~~piece of~~ property, the applicant for such request shall post signs, provided by the City, which provide notification and information concerning the proposed change or amendment on the subject property.
 - B. Signs must be posted along the property's entire street frontage ~~so as to be~~ where they are clearly visible from the street.
 - C. A minimum of two (2) signs shall be located at approximately equal intervals along each street frontage if the frontage is less than 400 feet.
 - D. A minimum of three (3) signs shall be placed at approximately equal intervals along each street frontage if the frontage is four hundred (400) feet or more.
 - E. Additional signs shall be placed at the direction of the Director of ~~Planning~~ Development Services or designee.
 - F. It shall be the responsibility of the applicant to post the signs on the property not less than ten (10) calendar days prior to the date set for the public hearing before the Planning and Zoning Commission.
 - G. The signs must be maintained and shall remain erected on the property until final action is taken on the request by either the Planning and Zoning Commission or the City Council.
 - H. Within ten (10) calendar days after the final action on the request by either the

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

Planning and Zoning Commission or the City Council, the signs shall be removed from the property by the applicant. If the signs are in a reusable condition, they may be returned to the city; otherwise, they shall be properly disposed of.

- I. Failure to post and maintain the signs on the property by the applicant as prescribed in Subsections 1.11.5.6(F) and 1.11.5.6(G) in this Section shall result in tabling the application to a future specified date.

1.11.5.7 Public Hearing Postponement, Recess, and Continuations

- A. 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.
- B. A public hearing may be recessed and continued any time after the hearing has commenced.
- C. 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 applications has been postponed or continued by the Planning and Zoning Commission shall be sufficient notice and no additional notice is required.
- D. Postponed or continued public hearings shall be presumed to be held in the same location, unless a different location for the hearing is announced at the time of the postponement or continuance.
- E. In the event that any request or amendment being considered by the Planning and Zoning Commission, whether or not a public hearing is involved, is continued at the request of the applicant more than one (1) time, an additional fee ~~shall be~~ is required as established in **Article 22 "Fee Schedule"** of this Code.
- F. If the applicant is not present at said meeting of the Planning and Zoning Commission whereby the request cannot be considered, ~~then~~ payment of the aforementioned additional fees shall also be required accordingly.

1.11.5.8 Conduct of Public Hearing

Subject to the Chairman's inherent authority to conduct the meetings of the Planning and Zoning Commission, the public hearing shall generally be conducted as follows:

- A. Report by ~~the Director of Planning or designee~~ city staff;
- B. Presentation by the applicant;
- C. Testimony by parties supporting the application;
- D. Testimony by parties in opposition to the application;

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

- E. Rebuttal by the applicant;
- F. Closure of the public hearing.

1.11.5.9 Commission Recommendation

Upon the closure of the public hearing, the Planning and Zoning Commission shall make a recommendation to the City Council on the subject application. The Planning and Zoning commission may recommend:

- A. That the request or amendment be approved or enacted; or
- B. That the request or amendment be approved or enacted with specific, enumerated conditions, in the case of a Site Plan or Plat request, or, in the case of any other request, including but not limited to a zoning change or Specific Use Permit, as modified to a more restrictive classification or subject to appropriate conditions as permitted by law; or
- C. That the request or amendment be denied. If six (6) or more members of the Planning and Zoning Commission recommends denial of a request or amendment, such request or amendment shall be deemed to have been denied without any action by the City Council unless the applicant for said request or amendment files in writing a request that said request or amendment be forwarded to the City Council for consideration, and pays an additional fee as established in **Article 22 "Fee Schedule"** of this Code. Said written request for forwarding the request or amendment to the City Council must be filed with the Director of Planning or designee within ten (10) calendar days of the vote of the Planning and Zoning Commission. Should the applicant not request that the request or amendment be forwarded to the City Council within ten (10) calendar days, the recommendation of denial by the Planning and Zoning Commission shall be deemed final, and shall be considered a denial without prejudice.
- D. Pursuant to the Texas Local Government Code, Chapter 212, if the request is for Site Plan or Plat approval, any vote by the Planning and Zoning Commission to deny the request shall be accompanied by specific, enumerated reasons for denial. The Commission may not deny such application solely on the basis of its discretion.
- E. The Director of Planning ~~Development Services~~ or designee shall forward the report and the Commission's recommendation on all proposed applications and amendments to the City Council unless otherwise provided in this Code.

1.11.6 Public Hearing - City Council

- 1.11.6.1 The City Council shall conduct a public hearing and make determinations on the following matters:

1-9

Grand Prairie

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

- A. Text Amendments to the Unified Development Code.
- B. Zoning Changes and Map Amendments, including reclassifications of the zoning designations on land, ~~specific use permits~~, and planned developments.
- C. Requests for a Specific Use Permit.
- D. ~~Site plans for development within a planned development zoning district or associated with a specific use permit.~~
- E. Amendments to the Comprehensive Plan or Future Land Use Map.
- F. Amendments to the Thoroughfare Plan or Thoroughfare Map.

1.11.6.2 Notice of Public Hearings Before the City Council

Whenever a public hearing is held regarding a zoning change and/or map amendment, or a ~~site plan for development within a planned development~~ Specific Use Permit, notice of said public hearing shall be advertised in a newspaper of general circulation in the City no later than fifteen (15) calendar days prior to the date of the public hearing. ~~Whenever a public hearing is held regarding a text amendment to the Unified Development Code, an amendment to the Comprehensive Plan, or an amendment to the Thoroughfare Plan, notice of said public hearing shall be advertised in a newspaper of general circulation in the City no later than fifteen (15) calendar days prior to the date of the public hearing.~~

1.11.6.3 Conduct of Public Hearing

Subject to the Mayor's inherent authority to conduct the meetings of the City Council, the public hearing shall generally be conducted as follows:

- A. Report by the Director of Planning Development Services or designee of the recommendation of the Planning and Zoning Commission;
- B. Presentation by the applicant;
- C. Testimony by parties supporting the application;
- D. Testimony by parties in opposition to the application;
- E. Rebuttal by the applicant;
- F. Closure of the public hearing.

1.11.6.4 City Council Approval or Denial

1-10

Following the closure of the public hearing, the City Council may take the following actions:

- A. The City Council may approve the request or amendment either as requested, or

Grand Prairie

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

in the form of a more restrictive district, and subject to such appropriate conditions as are allowed by law. Such approval of any request for a text amendment to the Unified Development code or a zoning change ~~and~~ or map amendment shall be granted only if the Council determines that the request or amendment is consistent with the Comprehensive Plan and the purposes of the Unified Development Code. In the event the request or amendment concerns a text amendment to the Unified Development Code or a zoning change ~~and~~ or map amendment, the Council shall enact an ordinance amending the Unified Development Code or amending the official Zoning Map, whichever is applicable.

- B. A Site Plan request may be conditionally approved only if such conditions are specifically enumerated in the motion for approval and are supported by the standards and requirements of the Unified Development Ordinance or other adopted City Code, or State or Federal law.
- C. The City Council may deny the request or amendment with prejudice. If a request or amendment is denied with prejudice, a new application may be submitted for the same lot or tract of land, or any portion thereof, within one year only if the new request is for a more restrictive or less intense use or development. Unless the new proposal is more restrictive or less intense than the previously denied proposal, then no other application pertaining to a change of zoning and map amendment may be submitted on the same lot or tract of land, or any portion thereof for a period of one (1) year from the date of its denial by the City Council. If a request or amendment is denied by City Council without an indication of “with” or “without” prejudice, then the action shall be considered to be “denied with prejudice”. Further, a failed motion for approval shall be considered to be “denied with prejudice” unless followed by a subsequent motion to deny the request or amendment “without prejudice.”
- D. The City Council may deny the request or amendment without prejudice, in which case an application for a change in zoning and map amendment other than that which was requested on the original application may be filed at the applicant's discretion.
- E. A proposal to rezone a tract or parcel of land which has been previously denied without prejudice by the City Council may be resubmitted within one year only if there is an actual change in conditions relating to zoning principles of the tract or parcel of land or the property surrounding it. In that event, the applicant must submit to the Director of Planning, in writing, a resume describing such changed conditions. The Director of Planning shall investigate the property or cause such an investigation to be made and shall report to the Planning and Zoning Commission whether or not such changed conditions exist. Upon hearing said report, the Planning and Zoning Commission shall either grant or deny the request to re-file the proposal for rezoning.
- F. Denial of a Site Plan request shall list specific, enumerated reasons for denial.

1-11

1.11.6.5 Protest of Proposed Change in Zoning

*Grand
Prairie*

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

- A. ~~State Requirements:~~ Any owner of property ~~owners adjacent to and within a~~ radius of two hundred (200) feet of a property for which a change in zoning is ~~being considered~~ requested have the right to file a written protest against the request. For the purposes of calculating the land area ~~of this~~ within the two hundred (200) feet radius ~~includes~~, streets, alleys and other public right-of-way are included.

Whenever ~~such a~~ written protest is signed by the owners of twenty (20) percent or more of the area of the lots or land included in such zoning change, or of the lots or land immediately adjoining the same and within the above mentioned two hundred (200) feet radius, such change in zoning shall not become effective except by a favorable vote of three-fourths (3/4) of all the members of the City Council. If one or more Councilmembers are absent from the vote, a vote of three-fourths of the entire Council is still required to approve the request.

Failure by an applicant to receive a favorable vote of three-fourths of all members of the City Council in a case where there is a written protest signed by the owners of twenty (20) percent or more of the area of the lots or land included in such zoning change, or of the lots or land immediately adjoining the same and within the above mentioned two hundred (200) feet radius, shall be treated as a denial pursuant to **Section 1.11.6.4.B** or **1.11.6.4.C** of this Code as applicable.

For purposes of determining representation on said written protest, the written protest of any one owner of land owned by two or more persons shall be presumed to be the protest of all owners.

1.11.7 Zoning Board of Adjustments and Appeals

1.11.7.1 Creation/Function

There is hereby created a Zoning Board of Adjustments and Appeals, which shall have the authority and jurisdiction and shall operate under the procedures established by Article 1011g *Vernon's Annotated Civil Statutes* and by this Unified Development Code.

1.11.7.2 Adoption of Rules; Meetings; Records

- A. The Board may adopt rules to govern its proceeding, provided that, however, such rules are not inconsistent with the terms of this Code, and may administer oaths and compel the attendance of witnesses.
- B. All meetings of the Board shall be open to the public.
- C. The Board shall keep minutes of its proceeding, showing the vote of each member upon each question, or, if absent or failing to vote, indicate such fact and keep records of its examination and other official actions, all of which shall be immediately filed in the offices of the board and kept as a public record.

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

1.11.7.3 Jurisdiction

In addition to the authority and power of Article 211.008 et seq of the *Local Government Code* and this Unified Development Code, as amended, the Zoning Board of Adjustments and Appeals may act as a recommending body to the City Council and Planning and Zoning Commission related to matters within their jurisdiction when in its judgment, the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured the Zoning Board of Adjustments and Appeals may, in specific cases, after public notice and public hearing, and subject to appropriate conditions and safeguards authorize the following special exceptions to the regulations herein established.

- A. Permit the expansion or enlargement of a building occupied by nonconforming use on the lot or tract occupied by such building provided such reconstruction does not prevent the return of such property to a conforming use. Upon review of the facts, the Board may establish a specific period of time for the occupancy to revert to a conforming use.
- B. Permit such modifications of the height, yard, area, and lot coverage regulations as may be necessary to secure appropriate development of a parcel of land which differs from other parcels in the district by being of such restricted area, shape, or slope that it cannot be appropriately developed without such modification.
- C. Require the discontinuance of non-conforming uses of land or structures under any plan whereby the full value of the structure and facilities can be amortized within a definite period of time, taking into consideration the general character of the neighborhood and the necessity for all property to conform to the regulations of this Code.
 - 1. All actions to discontinue a non-conforming use of land or structure shall be taken with due regard for the property rights of the persons affected when considered in the light of the public welfare and the character of the area surrounding the designated non-conforming use and the conservation and preservation of property.
 - 2. The Board shall from time to time on its own motion or upon cause presented by interested property owners inquire into the existence, continuation or maintenance of any non-conforming use within the City.
- D. Permit the construction, reconstruction, enlargement or addition of a structure occupied by or for a use, normally ancillary to a single family residential use, when such single family residential use or structure, including manufactured housing and mobile homes, is legally nonconforming, provided, however, such construction, reconstruction, enlargement or addition does not prevent the return of such property to a conforming use.
- E. The Board is not authorized to permit or approve any request that would be in violation of any other ordinances or City regulations that would prohibit such

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

improvement or construction to be made.

- F. Consider an appeal from any person aggrieved by a decision of any administrative officer with authority over any matter regulated by this Unified Development Code or by any officer, department, board or division of the City affected by any decision of the administrative officer. Such appeal shall be taken, within fifteen (15) calendar days after the decision has been rendered by the administrative officer, by filing with the officer from whom the appeal is taken and with Zoning Board of Adjustments and Appeals a notice of appeal specifying the grounds therefore, tendering with such notice the amount in accordance with the fee schedule established in [Article 22 "Fee Schedule"](#) of this Code.

The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken.

An appeal shall stay all proceedings of the action appealed from unless the officer from whom the appeal is taken certifies to the Board, after the notice of appeal shall have been filed with such officer that by reason of facts stated in the certificate, that a stay would, in such officer's opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by restraining order which may be granted by the board or by a court of record on application, and notice to the officer from whom the appeal is taken of due cause shown.

- G. To authorize the reconstruction, occupancy or replacement of a non-conforming structure, or a structure containing a non-conforming use, where such structure has been damaged by fire or other causes to the extent of more than fifty (50) percent of the replacement cost of the structure on the date of the damage. Such action by the Zoning Board of Adjustments and Appeals shall have due regard for the property rights of the person or persons affected, and shall be considered in regard to the public welfare, character of the area surrounding such structure, and the conservation, preservation and protection of property.
- H. To authorize the enlargement, expansion or repair of a nonconforming structure in excess of fifty (50) percent of its current value. In such instance, current value shall be established at the time of application for a hearing before the Board. If such expansion or enlargement is approved by the Board, all provisions of the district in which such structure is located shall apply to the new construction on the lot or parcel.
- I. To authorize a change of use from one non-conforming use to another non-conforming use, provided that such change is to a use of the same or more restricted classification. In the event that a non-conforming use is changed to a nonconforming use of a higher or more restrictive classification, the building or structure containing such non-conforming use shall not later be reverted to the former lower or less restricted classification. The Board may establish a specific period of time for the conversion of the occupancy to a conforming use.

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

- J. To authorize the occupancy of an abandoned nonconforming structure. Such action by the Board shall have due regard for the property rights of the person or persons affected, and shall be considered in regard to the public welfare and safety, character or the area surrounding such structure, and the conservation, preservation and protection of property.

1.11.7.4 Criteria for Granting Variances and Exceptions

The Zoning Board of Adjustments and Appeals, pursuant to the powers conferred upon it by State law, the Code of Ordinances of the City and [Article 2 “Authority”](#) of this Unified Development Code may grant variances and exceptions to the provisions of this Unified Development Code, which fall under this Article upon finding that:

- A. Such variance or exception will not substantially or permanently injure the appropriate use of adjacent property in the same district; and
- B. Such variance or exception will not adversely affect the health, safety or general welfare of the public; and
- C. Such variance or exception will not be contrary to the public interest; and such variance or exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located; and
- D. Such variance or exception will be in harmony with the spirit and purpose of this ordinance; and
- E. Such variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought; and
- F. Such variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located; and
- G. The plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including but not limited to the area, shape or slope, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located; and
- H. The variance or exception is not a self-created hardship.

1.11.7.5 Public Hearings - Zoning Board of Adjustments and Appeals

- A. The Zoning Board of Adjustments and Appeals shall fix a reasonable time for the

1-15

Grand Prairie

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

hearing of a request for a variance or exception or an appeal, give the public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time.

- B. Notices for public hearings before the Zoning Board of Adjustments and Appeals shall be mailed no later than ten (10) days before the date of the hearing to:
 - 1. The applicant and owner; and
 - 2. The owner of any property located within three hundred (300) feet of the subject property; and
 - 3. If the matter to be considered at the public hearing is an appeal, all parties to the appeal, including aggrieved parties.
- C. Notice of a public hearing before the Zoning Board of Adjustments and Appeals shall be advertised in a paper of general circulation no later than ten (10) calendar days before the date of the hearing.
- D. Notices required under this section shall conform to the requirements of Article 1, *"General Provisions and Procedures"*, **1.11.10 "Notice Provisions"** of this Unified Development Code.

1.11.7.6 Conduct of Public Hearing

Subject to the Chairman's inherent authority to conduct the meetings of the Zoning Board of Adjustments and Appeals, the public hearing shall generally be conducted as follows:

- A. Report by the Director of Planning or designee;
- B. Presentation by the party bringing the appeal (any party may appear in person or by attorney or agent);
- C. Testimony by parties supporting the appeal;
- D. Testimony by parties opposing the appeal;
- E. Rebuttal by the party bringing the appeal;
- F. Closure of public hearing.

1.11.7.7 Actions of the Board

In exercising its powers, the Board may, in conformity with the provisions of Chapter 211 of the Texas Local Government Code, V.T.C.A., and including Section 211.009 as amended, revise or reform, wholly or partly, or may modify the order, requirement, decisions, or determination appealed from and make such order, requirement, decisions, or determination as ought be made, and shall have all the powers of the officer from whom

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

the appeal is taken including the power to impose reasonable conditions to be complied with by the applicant.

Each case before the Board must be heard by at least seven (7) members. The concurring vote of seven (7) members of the Board shall be necessary to revise any order, requirements, decision or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance or to affect any variance in said ordinance.

- A. Any special exceptions authorized by the Board, either under the provisions of this Code, or under the authority granted to the Board under the statutes of the State, shall authorize the issuance of a building permit or a certificate of occupancy or other relief as the case may be for a period of ninety (90) days from the date of the favorable action on the part of the Board, unless said Board in its minutes shall, at the same time, grant a longer period.
- B. If a building permit or certificate of occupancy shall not have been applied for or issued within a ninety (90) day period or as the Board may specifically grant, the special exceptions shall be deemed waived; and all rights there under terminated.
- C. Such termination and waiver shall be without prejudice to a subsequent appeal to said Board in accordance with the rules, and regulations regarding appeals.

1.11.7.8 Appeals on Same Matter

No appeal to the Zoning Board of Adjustments and Appeals shall be allowed concerning the same matter prior to the expiration of six (6) months from a ruling of the Board on any appeal to such body unless other rulings on the same or similar subject matter have, within such six-month period, been altered or changed by ruling of the Board, in which case such change of circumstances shall permit the allowance of an appeal, but shall in no way have force in law to compel the Board after a hearing to grant such subsequent appeal, but such appeal shall be considered on its merits as in all other cases. Cases on the same matter may be considered if the substance is changed to such an extent as to constitute a new request.

1.11.7.9 Effective Date

A decision on a variance shall be effective upon approval by the Board.

1.11.7.10 Appeal from Board

Any person aggrieved by any decision of the Zoning Board of Adjustments and Appeals or any taxpayer or any officer, department, or board of the municipality, may present to a court of record, a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of such illegality. Such petition shall be presented to the court within ten (10) days after the filing of the decision complained of in the office of the board, and not thereafter.

1.11.8 Building Advisory Boards

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

1.11.8.1 All decisions made by the Chief Building Official or designee are subject to appeal to the Building Advisory and Appeals Boards having jurisdiction over the case.

1.11.8.2 Applications

The owner or their designee may submit an application for a variance which may be granted only by the Building Advisory and Appeals Boards to the Chief Building Official or designee or to the Code Compliance Division. A single application may include requests for variances from more than one regulation applicable to the same site, under the same board's jurisdiction.

1.11.8.3 Staff Report

The Chief Building Official or designee, shall review the variance application and prepare a report to be heard by the appropriate Board.

1.11.8.4 Notices

The Building Board, Mechanical Board, and Electrical Board, as applicable, shall hold a public hearing on each application for a variance. Notice of a public hearing on a variance shall be advertised in a newspaper of general circulation in the City no later than ten (10) calendar days before the date of the hearing.

1.11.8.5 Approval or Denial

The Building Board, Mechanical Board, and Electrical Board, as appropriate, shall take action on the application for variance no later than the next scheduled meeting after the public hearing is closed. A variance may be granted for a limited time period.

~~1.11.9 Airport Board of Adjustments~~

~~1.11.9.1 Any person aggrieved, or taxpayer affected, by any decisions of the Planning Department and/or Building Inspections Department made in its administration of the Airport Zoning Regulations adopted under this Unified Development Code, or any governing body of political subdivision, or any Joint Zoning Board, which is of the opinion that a decision of such Planning Department is an improper application of Airport Zoning Regulations of concern to such governing body or board, may appeal to the Board of Adjustment authorized to hear and decide appeals from the decisions of such Planning Department.~~

~~1.11.9.2 All appeals taken under this Section must be taken within a reasonable time as provided by the rules of the Board of Adjustment, by filing with the Planning Department and with the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken.~~

1-18

~~1.11.9.3 An appeal shall stay all proceedings in furtherance of the action appealed from, unless the Planning Department certifies to the Board of Adjustment, after the notice of appeal has been filed with it, that by reason of the facts stated in the certificate a stay would, in its~~

Grand
Prairie

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

~~opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed except by or of the Board of Adjustment on notice to the Planning Department and on due cause shown.~~

~~1.11.9.4 The Board of Adjustment shall fix a reasonable time for hearing of the appeal, give public notice to parties in interest and decide the same within a reasonable time. Upon the hearing any party may appear in person or by agent or by attorney.~~

~~1.11.9.5 The Board of Adjustment may, in conformity with the provisions of these regulations reverse or affirm, wholly or partly, or modify, the order requirement, decision, or determination as ought to be made, and to that end shall have all the powers of the Planning Department.~~

~~1.11.9.6 The Board of Adjustment shall make written findings of fact and conclusions of law, giving the facts upon which it acted and its legal conclusions from such facts in reversing, or affirming, or modifying any order, requirement, decision or determination which comes before it under the provisions of these regulations.~~

~~1.11.9.7 The concurring vote of four (4) members of the Board of Adjustment shall be necessary to reverse any order, requirement, decisions, or determination of the Planning Department or to decide in favor of the applicant on any matter upon which it is required to pass under these regulations or to effect any variation in these regulations.~~

1.11.10 Notice Provisions

1.11.10.1 A notice which is mailed shall be deemed to have been given on the date the letter is deposited, properly addressed and postage paid, in a depository of the U.S. Postal Service. Notice by certified mail, return receipt requested, is required only where specified. Notice by hand delivery may be substituted for notice by mail if the addressee provides a receipt of delivery.

1.11.10.2 A notice which is published shall be deemed to have been given on the date such notice is published in any edition of a newspaper of general circulation in the City.

1.11.10.3 A notice mailed to an applicant shall be deemed to have been given if mailed to the owner or agent at the address shown on the application, or as indicated on a written change of address form filed with the Director of Planning or designee.

1.11.10.4 A notice mailed to an owner of real property shall be deemed to have been given if mailed to the owner shown on the ownership records maintained for real estate tax purposes as provided by the tax appraisal district responsible for maintaining such records.

1.11.11 Petitioned Annexations

1.11.11.1 Request for Annexation

In addition to all powers of annexation granted to the City of Grand Prairie, the City Council, upon request submitted to the Department of Planning by an owner of property within the

ARTICLE 1: GENERAL PROVISIONS AND PROCEDURES

extraterritorial jurisdiction of the City of Grand Prairie, may consider said property for annexation.

1.11.11.2 Fees

Reference [Article 22 “Fee Schedule”](#) for fees related to annexations requests.

1.11.12 Procedure in Planning and Zoning Cases/Additional Information Submitted

- 1.11.12.1 New matters or evidence not presented to the Planning and Zoning Commission shall not be heard or considered by the City Council in its public hearings related to amendments to the zoning ordinance and maps to the City.
- 1.11.12.2 In the event new evidence develops between the date of the hearing by the Planning and Zoning Commission and the hearing of the City Council on any zoning change, or if for any other valid reason a person wishes to present evidence to the City Council which had not been presented to the Planning and Zoning Commission, the City Council shall refer the case back to the Planning and Zoning Commission for further hearings to consider the new evidence.
- 1.11.12.3 Nothing contained herein shall be construed to prohibit anyone from speaking in the public hearing related to changes in zoning.

Article 6

DENSITY AND DIMENSIONAL REQUIREMENTS

NOT YET ADOPTED

CASE NUMBER:

ORDINANCE NO.

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Table of Contents

	Page No.
Section 1	<i>Single Family Development in Varying Zoning Districts</i>
Section 2	<i>Development Densities</i>
Section 3	<i>Minimum Living Area (Residential)</i>
Section 4	<i>Minimum Lot Size</i>
Section 5	<i>Minimum Yard Setbacks (Residential)</i>
Section 6	<i>Accessory Structures</i>
Section 7	<i>Garage Conversion (Single-Family Residential Only)</i>
Section 8	<i>Building Separation (Residential)</i>
Section 9	<i>Maximum Building Height</i>
Section 10	<i>Maximum Lot Coverage</i>
Section 11	<i>Maximum Floor Area Ratio (F.A.R.)</i>
Section 12	<i>Location of Structures</i>
Section 13	<i>Building Over Common Lot Lines</i>
Section 14	<i>Unified Multi Family Development Over Common Lot Lines</i>
Section 15	<i>Minimum Masonry Content for Structures in Residential Zoning Districts</i>
Section 16	<i>Minimum Masonry Content for Non-Residential Structures in Non-Residential Zoning Districts</i>
Section 17	<i>Minimum Masonry Requirements for Non-Residential Structures located in the LI District</i>
Section 18	<i>Minimum Masonry Requirements for Non-Residential Structures Not on Designated Arterial Thoroughfares Located in LI Zoning Districts</i>
Section 19	<i>Exceptions to the Material and Minimum Masonry Requirements for Non-Residential Districts</i>
Tables	<i>Density and Dimensional Tables:</i>
6-A	<i>Single Family Residential Zoning Districts</i>
6-B	<i>Single Family Attached and Townhouse Districts</i>
6-C	<i>Multi-Family Residential Zoning Districts</i>
6-D	<i>Commercial Zoning Districts</i>
6-E	<i>Residential Accessory Structures</i>

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

SECTION 1 - SINGLE FAMILY DEVELOPMENT IN VARYING ZONING DISTRICTS

- 6.1.1 When a Single Family-Attached (SF-A) or Single Family – Townhouse (SF-T) is constructed in a Multi-Family zoning district, such dwelling shall be constructed in accordance with the requirements of the Single Family-Attached or Single Family Townhouse zoning district. Such dwelling units shall only be constructed in subdivisions that were platted for the type of dwelling unit being constructed.
- 6.1.2 When a single family-detached dwelling is constructed in a Single Family-Attached (SF-A) or Multi-Family 1 (MF-1) zoning district on a platted lot that is one (1) acre or less in size, such dwelling shall be constructed in accordance with the standards established for the Single Family-Five (SF-5) zoning district. If a zero lot-line dwelling is constructed, such dwelling shall be constructed in accordance with the standards established in the Zero Lot-Line (SF-Z) zoning district. Such dwelling units shall only be constructed in subdivisions that were platted for the type of dwelling unit being constructed.

SECTION 2 - DEVELOPMENT DENSITIES

- 6.2.1 No lot used for residential purposes shall have a development density (i.e., units per acre) greater than that indicated in **Table 6-A** “Summary of Density and Dimensional Requirements for Single Family Attached Zoning Districts” and **Table 6-B** “Summary of Density and Dimensional Requirements for Single Family Detached and Townhouse District”. In determining the number of dwelling units permissible on a tract of land, fractions shall be rounded downward to the nearest whole number.
- 6.2.2 Density, area, setback, height and other dimensional requirements:
- A. All lots developed for residential purposes shall comply with the density, living area, lot area, minimum setbacks, height, lot coverage and masonry requirements established in **Table 6-A**, **Table 6-B** and **Table 6-C** for the zoning district(s) in which the lot(s) is/are located.
 - B. All lots developed with a non-residential use permitted by this code within residential zoning districts shall comply with the density, lot area, height, lot coverage, and masonry requirements established in **Table 6-E** for the zoning district(s) in which the lot(s) is/are located.
 - C. All lots developed for non-residential purposes shall comply with the lot area, minimum setbacks, maximum height, floor area ratio (F.A.R.) and landscaping requirements established in **Table 6-D** for the zoning district(s) in which the lot(s) is/are located.

SECTION 3 - MINIMUM LIVING AREA (SINGLE FAMILY RESIDENTIAL)

- 6.3.1 No dwelling unit shall have a gross living area of less than the number of square feet indicated in **Table 6-A**, “Summary of Density and Dimensional Requirements for Single Family Residential Zoning Districts”, and **Table 6-B** “Summary of Density and Dimensional Requirements for Single

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Family Detached and Townhouse District unless otherwise listed below.

- A. New single family-detached residential dwellings located on lots which were of official record prior to January 1, 1968, shall be allowed to build a house with a minimum of 960 square feet of living area, only if the following apply:
 - 1. When more than 50% of the total dwellings on both sides of the block on the same street upon which a new building is to be placed, measured from the block's intersecting streets, do not meet the minimum living area requirements of the zoning district; and,
 - 2. When more than 50% of the total lots on both sides of the block on the street upon which a new dwelling is to be placed, measured from the block's intersecting streets, are developed.

SECTION 4 - MINIMUM LOT SIZE

6.4.1 All lots shall have at least the minimum area, width and depth as indicated in the appropriate table set forth in this article:

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

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

front lot line. All other area requirements of [Table 6-A](#) or [Table 6-B](#) shall still apply.

- E. Corner lots in residentially zoned areas not subject to Appendix W shall be required to have a minimum lot width equal to the minimum lot width listed in [Table 6-A](#) or [Table 6-B](#) plus 5 feet.
- F. Key lots in residentially zoned areas shall be required to have a minimum lot width equal to the minimum lot width listed in [Table 6-A](#) or [Table 6-B](#), plus 10 feet.
- G. Non-conforming lots which were official lots of record at the time of passage of this code, regardless of current zoning, shall be exempt from the minimum lot area, width and depth requirements of [Table 6-A](#) or [Table 6-B](#). However, all other prescriptions as set forth herein shall be in conformance with the existing zoning ordinance except for minimum side yard setbacks on residentially zoned lots. Minimum side yard setbacks for non-conforming residentially zoned lots shall comply with the minimum side yard setback requirements established for the lowest density-zoning district in which the lot width would be considered conforming.

SECTION 5 - MINIMUM YARD SETBACKS (RESIDENTIAL)

6.5.1 No portion of any ~~building~~ residence may be located on any lot closer to any lot line or to the street right-of-way line than is authorized in the tables set forth in this article, unless otherwise listed below:

- A. Eaves, roof extensions, fireplaces, bay windows, architectural wing walls (which shall meet the fencing requirements), may project into the required front, side or rear yard setbacks for a distance not to exceed twenty-four (24) inches.
- B. Every part of a required side or rear yard shall be open and unobstructed by a residence or accessory structures, unless otherwise provided, to the sky from a point thirty (30) inches above the ground level of the graded lot, except for accessory ~~buildings~~ structures, as permitted in [Subsection 6.5.1 \(A\)](#), and landscape planting and lighting.
- C. This Section shall also apply to zero lot-line ~~homes~~ residences ~~as long as such projections do not cross or encroach over property lines~~. If the zero lot-line subdivision was platted prior to the date of adoption of this code such plat shall determine whether the projections shall cross or encroach over a property line.
- D. Where lots have double street frontage (other than corner lots), with both the front and rear lot line adjoining a street right-of-way, a required front yard setback shall be provided on both streets, unless a screening fence is required along the rear of the lots, in which case the standard rear yard setback regulations shall apply.
- E. Where the residential frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage.
- F. Where a building line has been established by a plat approved by the Planning and Zoning

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Commission and filed with the appropriate County, and such line requires a greater front, side or rear yard setback than is prescribed by this code for the district in which the building line is located, the front, side or rear yard setback established by this code shall take a precedence over such building line established by the plat. Where a building line is established by an ordinance approved by the City Council, the required front, side or rear yard shall comply with the setback so established by such ordinance.

- G. Any structure legally constructed prior to January 1, 1972, which has a minimum front yard setback of 25 feet, a minimum side yard setback of 5 feet, and a minimum rear yard setback of 10 feet shall be deemed to be in conformance with the required setbacks prescribed in [Table 6-A](#), [Table 6-B](#) and [Table 6-C](#).
- H. In the event that the City takes an act or action which transforms a previously conforming structure into a non-conforming structure for purposes of front, side and rear yard setbacks, then such structure shall be deemed to be in conformance with the required setbacks prescribed in [Table 6-A](#), [Table 6-B](#) and [Table 6-C](#).

SECTION 6 - ACCESSORY STRUCTURES

6.6.1 Definitions and Standards for Specific Accessory Structures

Carports

- A. (Definition): A structure that is open sided or devoid of walls, supported by poles or decorative posts, and may or may not be attached to an existing structure. A carport is to be used for temporary parking of no more than two operable motor vehicles, trailers or recreational vehicles, and shall not be used for any other purpose including storage of any type. Carports are not a substitute for a garage, and do not meet the requirements set forth in **Article 10, "Parking and Loading Standards" of the Unified Development Code** for dedicated on-site residential parking requirements.
- A. Front yard and side yard carports in any single-family residential zoning district in the City of Grand Prairie, may be permitted only by Special Exception.
 - 1. The Planning and Development Director or designee may grant a Special Exception for the purpose of constructing a front yard or side yard carport in a residential zoning district only if the carport conforms to each of the following standards:
 - a. The width of the carport shall not exceed 26 feet or 30% of the width of the house from terminating corner to terminating corner;
 - b. The total area of the carport shall not exceed 500 square feet;
 - c. The ridgeline of the carport shall not exceed the height of the house, as defined in Article 30, "Definitions";

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

- d. The carport shall be set back a minimum of five (5) feet from all property lines adjacent to public rights-of-way;
 - e. The carport shall be set back a minimum of three (3) feet from all internal property lines, and any projection or overhang of eaves, gutters, or other roof elements that protrude into the established building setback may not exceed twenty-four (24") inches in accordance with Section 6.5.1.A of this Article;
 - f. The carport shall not encroach, intrude, or overhang any easements that have been established on the subject property;
 - g. All areas beneath the roof of the carport shall be paved with a city approved paving material prior to the applicant's use of the carport;
 - h. The carport shall be constructed of materials, color, roofing type and roof pitch that are fully consistent and harmonious with the primary residential structure, and shall in appearance and function be an integral part of the primary structure;
 - i. Prior to granting a Special Exception, the Director must determine that at least one other legally permitted front yard carport is located within eight hundred (800) feet of the subject property as measured in a straight line from the nearest property line of the subject property to the nearest property line of the parcel where the existing carport is located.
 - j. The carport shall not pose a negative impact on any of the adjacent or surrounding properties based on its proposed location, design, or visual impact to the streetscape, and
 - k. The carport shall not create a visual obstruction to motorists.
2. Rear yard located carports are permitted in any single-family residential zoning district in the City of Grand Prairie provided the proposed carport conforms to each of the following standards:
- a. The width of the carport shall not exceed 26 feet or 30% of the width of the house from terminating corner to terminating corner;
 - b. The total area of the carport shall not exceed 500 square feet;
 - c. The ridgeline of the carport shall not exceed the height of the house, as defined in Article 30, "Definitions";
 - d. The carport shall be set back a minimum of five (5) feet from all property lines adjacent to public rights-of-way;

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

- e. The carport shall be set back a minimum of three (3) feet from all internal property lines, and any projection or overhang of eaves, gutters, or other roof elements that protrude into the established building setback may not exceed twenty-four (24") inches in accordance with Section 6.5.1.A of this Article;
 - f. The carport shall not encroach, intrude, or overhang any easements that have been established on the subject property;
 - g. All areas beneath the roof of the carport shall be paved with a city approved paving material prior to the applicant's use of the carport;
 - h. The carport shall be constructed of materials, color, roofing type and roof pitch that are fully consistent and harmonious with the primary residential structure, and shall in appearance and function be an integral part of the primary structure;
 - i. The carport shall not pose a negative impact on any of the adjacent or surrounding properties based on its proposed location, design, or visual impact to the streetscape, and
 - j. The carport shall not create a visual obstruction to motorists.
- C. If any of the above noted minimum carport standards are not met or if a carport request is denied by the Planning and Development Director, the Zoning Board of Adjustment and Appeals may accept an appeal and grant a Special Exception to construct a carport upon finding that the applicant has a hardship particular to the individual property which cannot be remedied in any other reasonable way.
- D. Carports, regardless of zoning or site location, exclusive of perimeter boundary line setbacks of the development, are permitted by right in any mobile home park or single-family detached housing condominium development upon written approval of the development's governing body and/or Management Company.
- E. The following ~~building~~ materials shall be prohibited for use in the construction of a carport: canvas, vinyl, PVC siding, galvanized or corrugated metal, aluminum, corrugated or flat fiberglass panels, or any plastic construction materials.
- 6.6.3.1. Covered Patios or Porches: A covered, open-air entrance or exit to a ~~building~~ residence that either extends from the ~~building's~~ interior of the residence in a manner that forms a vestibule within the exterior wall; or, a roof structure that either projects, is attached or contiguous with the existing roofline and exterior wall surface. Covered porches and patios ~~shall be considered to be~~ are open-air structures if they are open (not enclosed) on two or more sides. Totally enclosed and climate controlled porches, or "sun room" type additions, ~~are considered to be~~ are a habitable addition to the ~~primary structure~~ residence and ~~will be~~ are required to meet all requirements for a habitable space (Reference [Article 6, "Density and Dimensional Requirements"](#)).

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Covered patios or porches will be subject to the rules and regulations listed for accessory structures in Section 6 of this Article with the exception of the following provisions:

1. Covered patios and porches are ~~considered~~ additions to the ~~primary structure~~ residence and shall be calculated as part of the building footprint of the ~~primary structure~~ residence. In no case should a covered porch result in the ~~primary structure~~ residence exceeding the maximum lot coverage stipulated in Section 9 of this article.
2. Covered patios and porches maybe attached to or contiguous with the ~~primary structure~~ residence and are not subject to the rules and regulations stipulated in Section 6.7.1.
3. For the purposes of this section, covered porches that are attached or contiguous with the ~~primary structure~~ residence are ~~considered to be~~ an addition to the ~~primary structure~~ residence and ~~will be~~ are subject to the same building setbacks established for the primary structure.
4. Covered porches ~~should~~ shall not exceed the total height of the ~~primary structure~~ residence to the top of the roof.

6.6.3.2. Garage (Residential): An attached or detached accessory ~~building~~ structure which is subordinate to the primary structure, is not designed for human habitation, and which is used for the parking and storage of motor vehicles that are owned and operated by the residents of the ~~primary structure~~ residence. Such accessory ~~building~~ structure shall have a minimum of three or more enclosed side walls and have an operational door large enough to drive a standard sized vehicle through it. Attached and detached residential garages satisfy the off street parking requirements stipulated in **Article 10, "Parking and Loading Standards."** Such buildings shall ~~be required to~~ meet all regulations located within this Article, and will be subject to all standards stipulated in Section 6, "Residential Off-Street/On-Site Parking Requirements," of **Article 10, "Parking and Loading Standards", of the Unified Development Code.**

Residential garages ~~will be~~ are subject to the rules and regulations listed for accessory structures in Section 6 of this Article with the exception of the following provisions:

1. Detached residential garages shall be constructed in a manner and design consistent in materials and color as the primary structure, and are required to ~~meet the minimum masonry requirements stipulated for the primary structure unless the primary structure is exempt from the masonry requirements per Section 6.13.3~~ be clad in materials defined in Section 6.15.1.
2. The maximum square footage for a detached residential garage is 750 square feet as stipulated in **Section 6.6.4.D.**
3. Detached residential garages are required to meet the setbacks stipulated for the primary structure.

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

4. All garages are required to have a city approved concrete drive and approach.

6.6.3.3. Greenhouse: A building or enclosure whose roof and/or sides are made of glass or other approved transparent or translucent materials, and in which the temperature and humidity may be regulated for the cultivation of delicate or out-of-season plants for subsequent sale.

1. Greenhouses are EXEMPT from the Masonry Requirements stipulated in Section 6.6.5 as long as 90% or more of the exterior of the structure is covered in an approved transparent or translucent material. Greenhouses are subject to all other rules and regulations listed for accessory structures in Section 6 of this Article.

6.6.3.4. Pergolas: A structure that is composed of horizontal trellis or framework that is supported on poles or posts. These structures are characterized as being open with a flat roof, with rafters that run at regular intervals horizontally across the top of the structure. Such structures are typically constructed from wood or other materials (Reference Article 6, "Density and Dimensional Requirements").

Pergolas will be subject to the rules and regulations listed for accessory structures in Section 6 of this Article with the exception of the following provisions:

1. Pergolas shall not exceed a maximum of 500 square feet in area or result in a surplus to the maximum lot coverage stipulated in [Table 6-A](#), [Table 6-B](#), [Table 6-C](#) and [Table 6-D](#) of this Article.
2. Pergolas may be attached to or contiguous with the primary structure and shall not be subject to the rules and regulations stipulated in [Section 6.7.1](#).

Note: Any type or variation of an accessory structure ~~or building~~ not explicitly addressed in Section 6.6.2 of this Article is subject to all standards and regulations established in Section 6 for accessory structures ~~and buildings~~.

6.6.2 Yard Setbacks for Accessory Structures

- A. For any detached accessory use or structure, not exceeding 10 feet in maximum height in a single family or multi-family residential zoning district, the side and rear yard setback from the property line shall be a minimum of three (3) feet.
- B. If any accessory use or structure exceeds 10 feet in maximum height, the side and rear yard setbacks established for the primary structure shall apply.
- C. Accessory uses or structures exceeding 14 ft in maximum height are prohibited unless the Zoning Board of Adjustment and Appeals grants an exception per [Section 6.6.5](#) of this ordinance.
- D. If an easement exists adjacent to a property line and such easement encroaches into the yard by less than three (3) feet; the accessory structure or use shall have a minimum setback of three (3) feet from such property lines. If the easement is greater than three

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

(3) feet, the accessory structure or use may be located directly adjacent to such easement. Under no circumstances shall any structure overhang an easement.

- E. No detached accessory use or structure shall be allowed in the front yard. However, on key lots and double frontage lots which have front yards on two or more street frontages, a swimming pool, spa, hot tub, sauna, playhouse, gazebo or other accessory structure not exceeding eight (8) feet in total height may be placed within three (3) feet of the side and/or rear street property line, as determined by the orientation of the main structure, if the yard in which the accessory structure is placed is encompassed by a minimum six (6) foot tall solid fence.
- F. No detached accessory use or structure shall be allowed in the required rear or side yard setback established for the principal structure when such rear or side yard is adjacent to a street. However, a swimming pool, spa, hot tub, sauna, playhouse, gazebo, or other accessory structure not exceeding eight (8) feet in total height may be placed in accordance with paragraphs A., B., and C. above if the yard in which the accessory structure is placed is encompassed by a minimum six (6) foot high solid fence.
- G. Attached accessory uses or structures shall comply with the front, side and rear setbacks and height restrictions established for the primary structure.
- H. 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 drainage easements, access easements and easements intended for the mutual use and accommodation of all public utilities.
- I. No improvements, which may obstruct the flow of water, may be constructed or placed in drainage easements. Vegetation, not considered low-lying vegetation, may only be placed in easements after written approval is obtained from all the utilities using the easements and the City of Grand Prairie Public Works Department. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintenance and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.
- J. No structure or other improvements, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across, easements intended for the use and accommodation of a single public utility or other entity unless such structures or improvements are specifically authorized by the public utility or other entity to which the easement has been dedicated. Such authorization shall be submitted in written form from the utility or entity that has rights to the easement in a manner determined acceptable by the Building Official. Any construction so authorized shall be subject to all other requirements of this Code. The 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 construction, maintenance or efficiency of its respective

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

system.

- K. The City of Grand Prairie, shall at all times have the full right of ingress or 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.

6.6.3 Maximum Square Footage for Accessory Structures on a Residential Lot

- A. The square footage of an accessory structure ~~or building~~ includes all areas under roof, which is established as any portion of the structure that is obstructed to the sky at a point of 30 inches above the ground level of the graded lot. Pergolas are not considered to be under roof and are not calculated in the square footage for an accessory structure.
- B. For a residential lot or tract 0.5 acres (one-half acre) or less, the total of the square footage of all accessory structures shall not exceed 50% (fifty percent, one-half) of the footprint of the primary structure.
- C. For a residential lot or tract greater than 0.5 acres (one-half acre), the total of the square footage of all accessory structures shall not exceed 10% (ten percent, one-tenth) of the square footage of the total area of the residential lot or tract of land.
- D. In any case, the maximum permissible size for an accessory structure is 450 square feet, with the exception of detached garages which shall not exceed a maximum permissible size of 750 square feet.
- E. Residential properties are permitted to have a maximum of three (3) accessory structures on a single lot.

6.6.4 Building Construction for Accessory Structures ~~and Buildings~~

- 1. For Residential Lots or Tracts 0.5 acre (one-half acre) or less:

Accessory ~~buildings~~ structures that are 200 square feet or less are permitted to be constructed of metal with a baked enamel finish.

Accessory ~~buildings~~ structures exceeding 200 square feet must be constructed of masonry, as defined in [Section 13, "Minimum Masonry Content for Structures in Residential Zoning Districts,"](#) or be of a standard residential siding material consistent with materials used on the primary residential structure if 50% of all developed lots within the block on both sides of the street between two intersecting streets have been constructed with non-masonry materials.

- 2. For Residential Lots or Tracts Greater than 0.5 acre (one-half acre):

Accessory ~~buildings~~ structures on lots greater than 0.5 acre (one-half acre) shall be allowed to be constructed of metal with a baked enamel finish when the building is setback a minimum of 30 feet from all property lines.

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

6.6.5 Variances and Exceptions to the Accessory Structures Requirements

The Zoning Board of Adjustments and Appeals may grant a variance ~~or an exception~~ to the building construction requirements for accessory structures or to requirements for residential accessory structure standards in a Planned Development District. In authorizing a variance ~~or an exception~~, the Board may establish conditions and safeguards to ensure the proposed structure is compatible with adjacent buildings structures and will not have an adverse impact on the surrounding properties.

6.6.6 In considering an ~~exception or~~ variance to a requirement for an accessory building structure, the Board shall consider the following factors:

- A. That the building structure is not intended to be used as a dwelling and does not contain any elements of a dwelling - such as facilities for food preparation, sleeping and bathrooms.
- B. Whether separate utility hook-ups are proposed for the structure.
- C. The extent to which windows may impact adjacent properties when a two-story structure is proposed.

SECTION 7- GARAGE CONVERSION (SINGLE-FAMILY RESIDENTIAL ONLY)

6.7.1 The ~~Planning and Development~~ Director of Development Services or designee may grant an Special Exception to the regulations established in Section 10.7.2 of Article 10 for the purpose of allowing an attached garage to be converted into habitable living space, provided:

- A. A minimum of two (2) on-site parking spaces are provided.
- B. At least one other legally permitted garage conversion is located within 300 feet of the subject property as measured in a straight line from the nearest property line of the subject property to the nearest property line of the parcel where the existing garage conversion is located.

6.7.2 If any of the above noted minimum garage conversion standards are not met or if a garage conversion request is denied by the ~~Planning and Development~~ Director of Development Services, the Zoning Board of Adjustment and Appeals may accept an appeal and grant a Special Exception to the regulations established Section 10.7.2 of Article 10 for the purpose of converting a garage into habitable living space.

SECTION 8 – BUILDING SEPARATION (RESIDENTIAL)

6.8.1 Where a multi-family building or buildings are arranged ~~erected so as to create~~ one or more enclosed inner courts, the faces of all opposite walls in such courts shall be a minimum distance of twenty (20) feet apart, and no balcony or canopy shall extend into such minimum court area.

6.8.2 The minimum distance from water's edge of the beam of the pool to the house shall be six (6) feet unless a letter signed and seal by an engineer is submitted stating that the location of the pool will not adversely affect the structural stability of the foundation of the house. In no case shall the

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

pool water's edge be less than three (3) feet from the house.

- A. Such plans indicating the design for any such structure shall be submitted to the Building Inspection Department for review in connection with the issuance of a building permit.
- B. Setback distances for in-ground swimming pools, spas, hot tubs and saunas shall be measured to the water's edge of the pool, spa, etc.

SECTION 9 - MAXIMUM BUILDING AND STRUCTURE HEIGHT

- 6.9.1 Subject to the remaining provisions of this Section, building height limitations in the various zoning districts shall be as indicated [Table 6-A](#), [Table 6-B](#), [Table 6-C](#) and [Table 6-D](#) of this Article.
- 6.9.2 Subject to [Subsection 6.9.3](#) below, the following features may be constructed 15' higher than the maximum height requirement of the zoning district in which the structure is located:
 - A. Chimneys, church spires, elevator shafts and similar structural appendages not intended as places of occupancy or storage.
 - B. Flagpoles and similar devices.
 - C. Heating and air conditioning equipment, solar collectors and similar equipment, fixtures, and devices.
- 6.9.3 The features listed in [Subsection 6.9.2](#) above may be constructed 15 feet higher than the maximum height requirements of the zoning district in which the structure is located if they conform to the following requirements:
 - A. Not more than one-third (1/3) of the total roof area may be consumed by such features.
 - B. The features described in [Subsection 6.9.2](#) above must be set back from the edge of the roof a minimum distance of one (1) foot for every foot by which such features extend above the roof surface of the principal building to which they are attached.
 - C. They do not interfere with existing or proposed aviation easements as described in [Article 7, "Special Districts"](#), [Section 2, "Airport Height/Hazard Overlay Districts"](#), and shown in [Appendix N, "Hazard Zoning,"](#) ordinances/maps/airport zoning maps.
- 6.9.4 ~~Exceptions~~ [Variances](#) to the requirements listed in [Subsection 6.9.3](#) above may be allowed, on a case-by-case basis, by the Zoning Board of Adjustments and Appeals upon submission and approval of elevation drawings of the subject structure.
- 6.9.5 Notwithstanding the height limitations herein, in any zoning district, the vertical distance from the ground to a point of access to a roof surface of any non-residential building may not exceed the height designated in the Building or Fire Code unless the Fire Chief or his designee certifies that such building is designed to provide adequate access for firefighting personnel or certifies that the building is otherwise designed or equipped to provide adequate protection against the dangers of

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

fire.

- 6.9.6 Any structure that overhangs a designated fire lane, as well as any canopy that overhangs a gasoline service station pump island, shall have a minimum vertical clearance of 14 feet.

SECTION 10 - MAXIMUM LOT COVERAGE

- 6.10.1 **Lot Coverage:** The percentage of the total area of a lot occupied by the base (first story floor) of all buildings located on the lot, including carports, patio covers and gazebos but excluding sidewalks, driveways, uncovered patios, pools, spas, and hot tubs.
- 6.10.2 The total lot coverage shall not exceed the maximum lot coverage established in [Table 6-A](#), [Table 6-B](#), [Table 6-C](#) and [Table 6-D](#) of this Article. The remaining area shall be considered open space and shall be open to the sky as provided for in [Subsection 6.5.1 \(B\)](#).

SECTION 11 - MAXIMUM FLOOR AREA RATIO (F.A.R.)

- 6.11.1 **Floor Area:** The total square footage or floor space within the perimeter dimensions of a building, including each floor level excluding cellars, carports or garages.
- 6.11.2 **Floor Area Ratio (F.A.R.):** The ratio between the total square footage of gross floor space in a building on a lot and the total square footage of land in the lot. It is the number resulting from dividing the building floor area by the lot area (Floor Area/Lot Area = F.A.R. %).
- 6.11.3 No lot used for non-residential purposes shall have a development intensity (i.e., floor area ratio) greater than that indicated in [Table 6-D](#) “*Dimensional Requirements for Commercial Zoning Districts*”.

SECTION 12 - LOCATION OF STRUCTURES

- 6.12.1 Only one (1) principal structure used for single family or two family residential purposes may be located upon a single platted lot or unplatted tract. The structure shall front upon a public street or approved means of access, other than an alley, with a frontage access of not less than thirty (30) feet in width. If the property is a legal lot of record, the thirty-foot width requirement shall not apply.
- 6.12.2 All other non-residential and multifamily uses may have more than one (1) principal structure, on a lot or tract, when each structure complying with all applicable zoning requirements, and fronts on a public street other than an alley.

SECTION 13 - BUILDING OVER COMMON LOT LINES

- 6.13.1. The construction of buildings over common lot lines shall be permitted on lots under common ownership without having to replat under the following conditions:

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

- A. That the owner(s) of two (2) or more platted lots which abut each other on the side and/or rear yards shall be allowed to construct a principal structure or an accessory structure across the interior side and/or rear yard lot lines only if the subject lots were established by a plat approved by the City of Grand Prairie prior to January 2, 2007.
- B. That the new building construction covers and clearly encroaches over the interior side and/or rear yard lot line.
- C. That the principal structure and/or accessory structure being constructed across the interior side and/or rear yard lot shall not encroach over any existing utility easements or rights-of-way established by a filed plat or separate recording instrument. Such easements or rights-of-way shall be abandoned in accordance with the procedure administered by the Engineering Division of the Planning and Development Department.
- D. For single-use structures, the proposed use of the structure shall be in conformance with the zoning district designation established for all lots over which said single-use structure is crossing.
- E. For multi-use structures (such as multi tenant buildings), where a proposed use is situated across two or more lots with different zoning district designations, the demised premises for such use shall be used in conformance with the zoning district designation established for each lot it crosses.
- F. That the required parking for the use(s) shall be contained on the lot in which the majority of the building square footage is located, or a shared parking agreement shall be established in accordance with [Article 10, Section 11](#) of this Code. Such agreement shall be recorded in the deed records, or other applicable division, of the County government.

6.13.2. The owner shall demonstrate compliance with all applicable requirements of this Section by submitting an application for a building permit for the construction of a principal use structure or accessory structure over an interior lot line. The permit application will be reviewed and either approved or denied based on compliance with all applicable city codes and regulations. All remaining exterior side and/or rear yard requirements specified for the zoning district in which the lots are located shall remain applicable to the combined lots. No more than one principal structure located within zoning districts A, SF-E, SF-1, SF-2, SF-3, SF-4, SF-5, SF-6, SF-ZLL, SF-A, SF-T, and 2-F may be constructed upon any two (2) or more lots which have been combined pursuant to this Section. In the event of conveyance of any excess portion of a combined lot to another owner, no structure shall be constructed on the conveyed portion nor shall it be added to another lot for any zoning or building permit purposes until such time as the affected properties have been replatted and combined with the adjoining lot or lots as provided by law.

SECTION 14 – UNIFIED MULTI-FAMILY DEVELOPMENT OVER COMMON LOT LINES

6.13.3. Upon construction of a structure over an interior lot line, the individual sale of the lots is thereafter prohibited until such time as the affected properties have been replatted and combined with the adjoining lot or lots under common ownership as provided by law.

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

6.14.1 When a platted lot is used together with one (1) or more contiguous platted lots for a single multi-family use or unified multi-family development, all of the lots so used shall be considered a single lot for the purposes of applying the development standards of the Unified Development Code, without requirement to replat, under the following conditions.

- A. That the owner(s) of two (2) or more platted lots, that are adjoining and contiguous, that desire to establish a single multi-family use or unified multi-family development, shall entry into a Declaration of Lot Combination. (see Section 6.13.2)
- B. That the zoning district designation of all lots included within the single multi-family use or unified multi-family development shall be the same.
- C. That the minimum development standards; including, but not necessary limited to: setbacks, lot coverage, parking, landscaping, buffering, fencing, and signage, shall be applied to the single multi-family use or unified multi-family development as if the multiple contiguous lots are a single lot, providing:
 - a. That the density and maximum lot coverage of each individual platted lot is not transferred to another lot or lots contained within the single multi-family use or unified multi-family development; and
 - b. That no more than 25% of the required off-street parking of each individual platted lot shall be transferred to another lot or lots contained within the single multi-family use or unified multi-family development; and
 - c. That new building construction shall not encroach over any internal property lines contained within the single multi-family use or unified multi-family development.
- D. That the new building shall not be allowed to encroach over any existing utility easements or rights-of-way established by plat or separate recording instrument. Such easements or rights-of-way shall be abandoned in accordance with the procedure administered by the Engineering Division of the Planning and Development Department.
- E. That the single multi-family use or unified multi-family development shall be reviewed and approved by the City Council in accordance with the Article 16: Site Plan Approval.

6.14.2 Declaration of Lot Combination

- A. The Director of Planning and Development or designee shall prescribe the form and content for a complete Declaration of Lot Combination made pursuant to this section.
- B. The landowner shall submit to the Director of Planning and Development or designee a signed and notarized "Declaration of Lot Combination" on the form made available by the Director of Planning and Development or designee, which includes the following:
 - a. Legal description of all lots to be combined;
 - b. Site plan depicting all proposed improvements;

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

- c. Acknowledgement that the lots are combined for the purpose of development only;
 - d. Acknowledgement that the combined lots may only be uncombined provided that the common elements that tie the individual parcels together as one are altered, removed, or made whole in such a fashion so that each individual lot is once again able to meet the minimum development standards as a standalone lot;
 - e. Acknowledgement that all covenants, restrictions, or provisions pertaining to the lots to be combined shall remain in full force and effect.
- C. The proposed Declaration of Lot Combination shall be reviewed by the applicable review and decision-making bodies at the same time the Site Plan is reviewed.
- D. Upon receipt of the final Declaration of Lot Combination, the Director of Planning and Development or designee shall check the Declaration of Lot Combination to ascertain its compliance with these regulations and the action of the Planning and Zoning Commission and City Council, as applicable. When the copy of the Declaration of Lot Combination has been checked and found to meet all requirements, the developer shall submit to the Director of Planning and Development or designee an adequate number of copies as needed to be signed for filing at the appropriate county. The Director of Planning and Development or designee shall stamp on each of the copies the certificate of approval of the Planning and Zoning Commission attested by the Chairman of the Planning and Zoning Commission, and the Director of Planning and Development or his designee, when such Declaration of Lot Combination has been approved. The developer shall have the responsibility to record said Declaration of Lot Combination with the County Clerk at Dallas, Tarrant, Johnson and/or Ellis County, Texas, within one year of the date of the final approval.

SECTION 15 - MINIMUM MASONRY CONTENT DESIGN PREFERENCES FOR STRUCTURES SINGLE—FAMILY AND TWO-FAMILY RESIDENTIAL BUILDINGS IN RESIDENTIAL ZONING DISTRICTS

- 6.15.1 All buildings shall have the minimum percentage, as indicated in Table 6-A, Table 6-B, and Table 6-C, of their total exterior walls constructed of masonry materials. Newly-constructed single-family and two-family residential dwellings should substantially conform to the established architectural theme, appearance, material, or color palette of the surrounding neighborhood. If no discernible architectural theme has been established, any building façade directly visible from a public or private right-of-way shall should be constructed of 100% masonry or other durable, high-quality material such as architectural metal or engineered wood.
- a. This calculation includes the wall below the fascia board at the roof line on single-family, two-family, multi-family, or non-residential structures and excludes doors and windows.
 - b. The following building materials are considered masonry:
 - i. Stone, standard-size full-width brick, cultured stone and/or thin tile brick;
 - ii. Exterior portland cement plaster (stucco) with three coats over metal lath or wire fabric lath (excludes EIFS except where specified);
 - iii. Fiber Cement Siding (as defined in the most recently adopted Building Code).

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

~~6.15.2 In the event that any single family or duplex structure, lawfully existing on the effective date of this Ordinance, has no exterior brick or stone content which can be viewed from the public street upon which such structure fronts, or sides if located on a corner lot, any expansion, enlargement or reconstruction of such structure shall be exempted from the required exterior brick or stone content of the district in which such structure is located. However, when such structure has exterior brick or stone, the facade of the area of expansion, enlargement or reconstruction which can be viewed from the public street upon which such structure fronts, or sides if located on a corner lot, shall have a brick or stone content equal to or greater than the brick or stone content of the facade of the structure which can be viewed from such public street(s) prior to the expansion, enlargement or reconstruction.~~

~~Upon notification of all property owners within 200 feet of the subject property, the Zoning Board of Adjustment may waive the masonry requirement for single family detached houses and for allowed non-residential uses not meeting the requirements of the district unless 51 percent of the surrounding property owners within 200 feet petition against the masonry exception, in which case no exception can be granted.~~

~~15.15.3 If a new single family detached residential dwelling is located on a lot of official record prior to January 1, 1972, the dwelling shall be exempt from the masonry requirements in all zoning districts, only if each of the following applies:~~

- ~~A. When more than 50% of the block on the same side of the street between intersecting streets has primary structures on them without masonry, then the remaining properties are exempt from the masonry requirements.~~
- ~~B. When more than 50% of the total lots on both sides of the block on the street upon which a new dwelling is to be placed, measured from the block's intersecting streets, are developed.~~

6.15.4² If a new single-family detached residential dwelling is located on a lot of official record prior to July 18, 2017, stucco or fiber cement siding shall be considered masonry material only if each of the following applies:

- A. When fewer than 50% of the total lots on both sides of the block on the street upon which a new dwelling is to be placed, measured from the block's intersecting streets, are developed;
- B. The use of these materials is not prohibited by any private covenant or deed restriction applicable to the property;
- C. The Director of Planning and Development or designee determines that the use of stucco or fiber cement siding will not have an adverse impact on the surrounding neighborhood.

~~6.15.5 When an addition is proposed for an existing single family, duplex, or multi-family residence which has an exterior masonry surface, the addition shall have an exterior masonry surface equal to or greater than the percentage of exterior masonry of the existing dwelling; except that an addition made to the rear of an existing structure which has an exterior masonry surface on the front yard~~

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

~~facing only shall be exempt from any masonry requirements. In no case shall the total amount of masonry content on the dwelling, after the addition has been made, be required to exceed the minimum required in that zoning district.~~

~~6.15.6 When rehabilitation is made to an existing single-family, duplex, or multi-family dwelling, the structure shall have an exterior masonry surface, after rehabilitation, equal to or greater than the percentage of exterior masonry surface prior to rehabilitation. In no case shall the total amount of masonry content on the dwelling, after rehabilitation has been made, be required to exceed the minimum required in that zoning district.~~

~~6.15.7.3 When A detached accessory buildings are structure designed and used as a garage, they shall be clad in have the same percentage of masonry content material as the main structure residence when permitted and/or constructed simultaneously with the main structure. In no case shall the amount of masonry content on the accessory building be required to be in excess of the minimum required by the zoning district in which the accessory building is located, regardless of percentage of masonry content of the main structure. All other residential detached accessory structures shall comply with the building construction requirements of Section 6.7.3 of this ordinance.~~

~~6.15.8.4 The City of Grand Prairie reserves the right to withhold or condition its approval of a permit for residential construction, reconstruction, addition, or renovation until such time as the homeowner or applicant secures permission or approval from the Homeowner's Association (HOA) having jurisdiction over exterior materials and appearance, if an HOA is in effect at the time of permitting.~~

~~6.15.9.5 Single-family lot landscaping shall include four (4) three inch caliper trees and a total of 30 gallons of shrubs.~~

- ~~1. Each residence at the time of occupancy shall have the following minimum landscaping:
 - ~~a. Two three-inch caliper trees shall be planted in front of each residence with two additional three-inch caliper trees to be located per homeowner/builder preference.~~
 - ~~b. Tree and shrub species shall be planted in accordance with the City of Grand Prairie approved tree and plant list contained in Article 8 of the Unified Development Code.~~
 - ~~c. Shrubs shall be provided for each house in any size increment totaling a minimum of 30 gallons per residential lot.~~
 - ~~d. Residential lots shall be fully sodded in accordance with the requirements of the *Unified Development Code* with full irrigation equipped with wind, rain and freeze sensors for front and side yards.~~~~
- ~~2. Developments which meet design recommendations for single-family residences found in Section 6.15.1 shall be credited two trees per lot.~~

~~SECTION 16 - MINIMUM MASONRY CONTENT~~ DESIGN RECOMMENDATIONS FOR NON-RESIDENTIAL COMMERCIAL BUILDINGS ~~STRUCTURES IN NON-RESIDENTIAL ZONING DISTRICTS~~

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

6.16.1 To ensure the durability, long-term value, and desirability of commercial areas in the city, when property is zoned Central Area (CA), Office 1 (O 1), General Retail 1 (GR 1), Commercial 1 (C 1), Office (O), Neighborhood Service (NS), General Retail (GR), Commercial Office (CO), Commercial (C) or Heavy Commercial (HC), when a building is intended for commercial use, mixed use or non-residential and non-industrial use, and is adjacent to a Collector or Arterial Thoroughfare as designated on the City's Thoroughfare Plan, and not within a Corridor Overlay, every wall (excluding doors and windows) shall ~~shall~~ should be of 100% masonry construction or other high-quality durable material such as architectural metal or engineered wood. and the following standards shall apply:

A. Masonry ~~shall be~~ is defined as:

- a. Hard fired (kiln fired) brick, face or building brick with a troweled mortar bond finish;
- b. Stone, including granite, sandstone, slate, limestone, marble or other hard and durable all weather stone;
- c. Split-faced, fluted, sandblasted or textured concrete masonry units, textured or sandblasted concrete tilt-wall, cultured stone and/or thin tile brick. Ashlar, cut stone, and dimensional stone construction techniques are acceptable;
- d. Exterior portland cement plaster (stucco) with three coats over metal lath or wire fabric lath (excludes EIFS);
- e. Fiber Cement Siding, excluding lap siding (as defined in the most recently adopted Building Code and approved by the Building Official).

B. To promote visual variety and avoid blank or monolithic walls, each side of a commercial building that is adjacent to any street right of way, regardless of setback, ~~shall~~ should be constructed of no more than 75% of a single material ~~from the list in 16.16.1.A above~~ from 6.16.1. The remaining 25% of the wall surface ~~shall~~ should consist of one or more of the remaining materials ~~from the list in 16.16.1.A above~~ 6.16.1 and ~~shall~~ be of a contrasting color from the other 75% of the wall.

C. Exposed concrete tilt-wall wall surfaces ~~shall~~ should include reveals with a minimum two inch width, punch-outs, or integrated form liner on at least fifteen percent (15%) of each exposed concrete finished wall surface.

D. Use of Glass Features

- a. The use of glass as a significant element (at least 15% on each side) is encouraged for commercial buildings to provide natural light within a building and avoid blank or monolithic appearance.
- b. The use of glass curtain wall is recommended on commercial buildings of two stories or greater in height.

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

- c. The use of glass facade as an alternative to the facade materials mentioned elsewhere in this section is recommended on commercial buildings of three stories or greater in height.
- E. A developer that follows the design recommendations contained herein may request that City Council grant relief from one of the following development requirements:
 - a. Building height requirements, up to 20% relief.
 - b. Landscaping requirements, up to 50% relief.
 - c. Parking requirements, up to 15% relief.

~~16.16.2 Additions to buildings erected legally of materials other than those listed above may be constructed of the same materials as the original building, provided the addition or additions do not exceed 50% of the area of the original building.*~~

~~SECTION 17—MINIMUM MASONRY REQUIREMENTS FOR NON-RESIDENTIAL STRUCTURES LOCATED IN THE LIGHT INDUSTRIAL (LI) OR HEAVY INDUSTRIAL (HI) ZONING DISTRICTS~~

~~6.17.1 When property is zoned Light Industrial (LI) District, any building under 20,000 square feet shall require masonry or glass construction and the following standards shall apply.~~

- ~~A. Masonry construction shall include all masonry construction, which is composed of solid, cavity, faced, or veneer wall construction. Secondary construction is defined as any of the following:~~
 - ~~1. Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard and durable all weather stone, Ashlar, cut stone, and dimension stone construction techniques are acceptable.~~
 - ~~2. Brick material used of masonry construction shall be composed of hard fired (kiln fired), stacked in place, mortared joints, faced or building brick with a minimum nominal depth of three (3") inches.~~
 - ~~3. Concrete finish for precast concrete panel (tilt wall) construction shall be exposed aggregate, bush-hammered, sandblasted, or textured, all of which may be painted or stained.~~
 - ~~4. Split faced, fluted, sandblasted, glazed or textured concrete masonry units.~~
 - ~~5. Ceramic tile as approved by the Building Code.~~
 - ~~6. Exterior Portland cement plaster (stucco) with three coats over metal lath or wire fabric lath (excludes EIFS);~~
 - ~~7. Fiber Cement Siding, excluding lap siding (as defined in the most recently adopted Building Code and approved by the Building Official).~~

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

8. ~~— Glass walls shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall, which carries no floor or roof loads, and which may consist of a combination of metal, glass and other surfacing material supported in metal framework.~~

9. ~~— Exterior metal walls shall be prohibited on all buildings hereafter erected, constructed, altered, repaired or used.~~

B. ~~— Exposed walls of the front exterior facade consisting of a single texture shall be prohibited. not less than 15% of the total area of exposed walls, excluding windows, doors, or garage doors, of the front exterior facade shall be constructed from an alternate material, or a contrasting texture or color.~~

6.17.2 ~~— Additions to buildings erected legally of materials other than those listed above may be constructed of the same materials as the original building, provided the addition or additions do not exceed 50% of the area of the original building.*~~

6.17.3 ~~— Any building over that is 20,000 square feet that is constructed in the LI or HI zoning districts shall conform to standards for industrial construction found in Appendix X.~~

6.17.4 ~~— Buildings that are under 20,000 square feet and are within a corridor overlay shall conform to the requirements of the overlay or to Appendix F, whichever is more stringent.~~

~~SECTION 18 – MINIMUM MASONRY REQUIREMENTS FOR NON-RESIDENTIAL STRUCTURES NOT ON DESIGNATED ARTERIAL THOROUGHFARES LOCATED IN THE LIGHT INDUSTRIAL (LI) OR HEAVY INDUSTRIAL (HI) ZONING DISTRICTS~~

18.18.1 ~~— When property is zoned Light Industrial (LI), and abuts or is adjacent to any public thoroughfare which is not designated as an arterial thoroughfare on the adopted Thoroughfare Plan of the City of Grand Prairie, all buildings hereafter erected, constructed, or used on such property that are under 20,000 square feet shall require a front exterior façade of masonry construction, glass or metal and the following standards shall apply.~~

A. ~~— Masonry Construction shall include all construction, which is composed of solid, cavity, faced, or veneer wall materials.~~

1. ~~— Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard and durable all weather stone. Ashlar, cut stone, and dimensioned stone construction techniques are acceptable.~~

2. ~~— Brick material used for masonry construction shall be composed of hard fired (kiln fired), stacked in place, mortared joints or building brick with a minimum nominal depth of three inches.~~

3. ~~— Concrete finish for precast concrete panel (tilt wall) construction shall be exposed aggregate, bush-hammered, sandblasted or textured all of which may be painted or stained.~~

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

4. ~~Split faced, fluted, sandblasted, glazed or textured concrete masonry units.~~

5. ~~Ceramic tile as approved by the Building Code.~~

6. ~~Exterior portland cement plaster (stucco) with three coats over metal lath or wire fabric lath (excludes EIFS);~~

7. ~~Fiber Cement Siding, excluding lap siding (as defined in the most recently adopted Building Code and approved by the Building Official).~~

B. ~~Glass walls shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no floor or roof loads, and which may consist of a combination of metal, glass and other surfacing material supported in a metal framework.~~

C. ~~Metal walls shall include ribbed or fluted metal panels and metal curtain walls.~~

1. ~~The use of corrugated panels with a depth of less than one (1) inch, or thickness less than U.S. Standards 26 gauge shall be prohibited.~~

2. ~~The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, shall be prohibited.~~

D. ~~Exposed walls of the front exterior façade consisting of a single texture or color shall be prohibited.~~

E. ~~Not less than 15% of the area of exposed walls, excluding windows, doors, or garage doors, of the front exterior façade shall be constructed from an alternate material, texture or color as identified in this Section.~~

~~18.18.2 Additions to buildings erected legally of materials other than those listed above may be constructed of the same materials as the original building, provided the addition or additions do not exceed 50% of the area of the original building.*~~

~~18.18.3 Any building over 20,000 square feet that is constructed in the LI or HI zoning districts shall conform to standards for industrial construction found in Appendix X.~~

~~18.18.4 Buildings that are under 20,000 square feet and are within a corridor overlay shall conform to the requirements of the overlay or to Appendix F, whichever is more stringent.~~

~~SECTION 19 – EXCEPTIONS TO THE MATERIAL AND MINIMUM MASONRY REQUIREMENTS FOR NON-RESIDENTIAL ZONING DISTRICTS~~

~~19.19.1 Exceptions to the material and minimum masonry requirements may be permitted on a case-by-case basis for properties within a non-residential zoning district that do not fall under Appendix F or Appendix X. A site plan, elevation drawings and alternative material samples shall be submitted to the Development Review Committee (DRC) for consideration. The DRC shall review the~~

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

submittal for the following factors:

- ~~A. If the site is located in a Planned Development District, then the site plan shall conform to all provisions of the Planned Development Ordinance.~~
- ~~B. The exception or site plan conforms to all provisions of the Unified Development Code.~~
- ~~C. The proposed architectural style and building materials are compatible with development on adjacent and nearby development.~~
- ~~D. Additional landscaping, screening and quality alternate materials have been provided, where necessary, to create a development of similar quality to adjacent and near by development.~~

~~A submittal that does not conform to criteria "A" and "B" may not be approved. The DRC will make a determination of whether criteria "C" has been complied with. The DRC's decision may be appealed to the Planning and Zoning Commission. The Planning and Zoning Commission's decision may be appealed to City Council.~~

~~** For the purpose of this Article, "original building" shall be defined as the legally permitted building as of April 4, 1995, and as the building's total square footage was shown in the official building records of the City of Grand Prairie as of that date.*~~

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Table 6A
Summary of Density and Dimensional Requirements for Single
Family Detached Residential Zoning Districts

ZONING DISTRICTS		AGRICULTURE	SF-ESTATE	SF-ONE	SF-TWO	SF-THREE	SF-FOUR	SF-FIVE	SF-SIX	SF-Z
DESIGNATION		A	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-Z
MAXIMUM DENSITY (DWELLING UNITS PER ACRE)		0.2	1.0	3.6	4.5	5.2	5.8	8.7	8.7	8.7
MINIMUM LIVING AREA (SQ. FT.) ¹		1,600	2,600	2,400	2,200	2,000	1,800	1,600	1,400	1,400
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	5(A)	1(A)	12,000	9,600	8,400	7,200	6,500	5,000	5,000
	WIDTH ²	100	150	80	80	70	60 ⁵	60 ⁵	50 ⁵	50 ⁵
	DEPTH	150	150	120	120	120	110	100	100	100
MINIMUM YARD SETBACKS (FEET)	FRONT	40	40	30	30	30	25	25	25	25
	REAR	25	25	10	10	10	10	10	10	10
	REAR ALLEY	10	25	10	10	10	10	10	10	10
	REAR ARTERIAL	20	40	30	30	30	20	20	20	20
	INTERIOR SIDE	10	12	8	6	6	6	5	5	0/10
	SIDE ON STREET	15	15	15	15	15	15	15	15	15
	GARAGE DOOR ³	20	25	20	20	20	20	20	20	20
	BETWEEN BUILDINGS	6	6	6	6	6	6	6	6	6
MAXIMUM HEIGHT (SEE ARTICLE 30 FOR DEFINITION)		25	30	30	25	25	25	25	25	25
MAXIMUM LOT COVERAGE (IN %)		15	50	50	50	50	50	50	50	40
MINIMUM MASONRY CONTENT (IN %) ⁴		80	80	80	80	80	80	80	80	80
MINIMUM ROOF PITCH		6:12	6:12	6:12	6:12	6:12	6:12	6:12	6:12	6:12

Notes:

¹: Residential lots encroaching into a designated floodplain shall have a minimum lot size of one (1) acre, or the encroaching floodplain shall be dedicated as a Storm Water Management Area to the City of Grand Prairie.

²: Lot width shall be increased by five (5) feet for corner lots (Section 6.4.1.E) and by ten (10) feet for key lots (Section 6.4.1.F).

³: This requirement refers to the setback for rear entry garage doors only.

⁴: Measured below the fascia board at roofline excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one story in height, and other architectural projections.

⁵: Lots developed under Appendix W shall measure a minimum of 65 feet at the building line for each unit proposed.

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Table 6B

Summary of Density and Dimensional Requirements
for Single Family Attached and Townhouse Districts

ZONING DISTRICTS	SF-ATTACHED (attached duplex configuration with a garage for each unit similar to a single family home)	SF-TOWNHOUSE
DESIGNATION	SF-A	SF-T
MAXIMUM DENSITY (DWELLING UNITS PER ACRE)	11.0	13.2
A MINIMUM LIVING AREA (SQ. FT.) ¹	1,200 PER UNIT	1,150 TO 1,299=30% 1,300=70%
MINIMUM LOT SIZES & DIMENSIONS (FEET)	B AREA (SQ. FT.)	1,680 TO 3,299=30% 1,300=70% ³
	C WIDTH	21 TO 29=30% 30=70% ³
	D DEPTH	80 TO 99=30% 100=70% ³
	E FRONT	1-2 UNITS = 25 3-4 UNITS = 30
MINIMUM YARD SETBACKS (FEET)	F REAR	10
	G REAR ALLEY	10
	H REAR ARTERIAL	20
	I INTERIOR SIDE	6
	J SIDE ON STREET	15
	K GARAGE DOOR ⁴	20
	L BETWEEN BUILDINGS	6
	M MAXIMUM HEIGHT (SEE ARTICLE 30 FOR DEFINITION)	25
	N MAXIMUM LOT COVERAGE (IN %)	50
	O MINIMUM MASONRY CONTENT (IN %)	80
	P MINIMUM ROOF PITCH	6:12
		SEE APPENDIX W

Notes:

- Residential lots encroaching into a designated floodplain shall have a minimum lot size of one (1) acre, or the encroaching floodplain shall be dedicated as a Storm Water Management Area to the City of Grand Prairie.
- Lot width shall be increased by five (5) feet for corner lots (Section 6.4.1.E) and by ten (10) feet for key lots (Section 6.4.1.F).
- Minimum lot size adjoining a collector or arterial thoroughfare to be 3,300 square feet with a minimum lot width of 30 feet.
- This requirement refers to the setback for rear entry garage doors only.
- The distance between a primary structure and an accessory structure shall be ten (10) feet.
- Measured below the fascia board at roofline excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one story in height, and other architectural projections.
- Applied as a total of all exterior walls structurally designed for and constructed of masonry and/or stone as measured below the fascia board at the roof line excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one story in height, and other architectural projections. A minimum of 25% of the total masonry requirement shall be of a stone material of a size, shape and proportion that is different from size, full width brick, or be of a different color brick. Repeat brick color shall not be used on consecutive residential cluster buildings in accordance with Article 11.14.9.
- 100% of all exterior wall surfaces directly facing a collector or arterial thoroughfare shall be structurally designed for and constructed of masonry and/or stone.

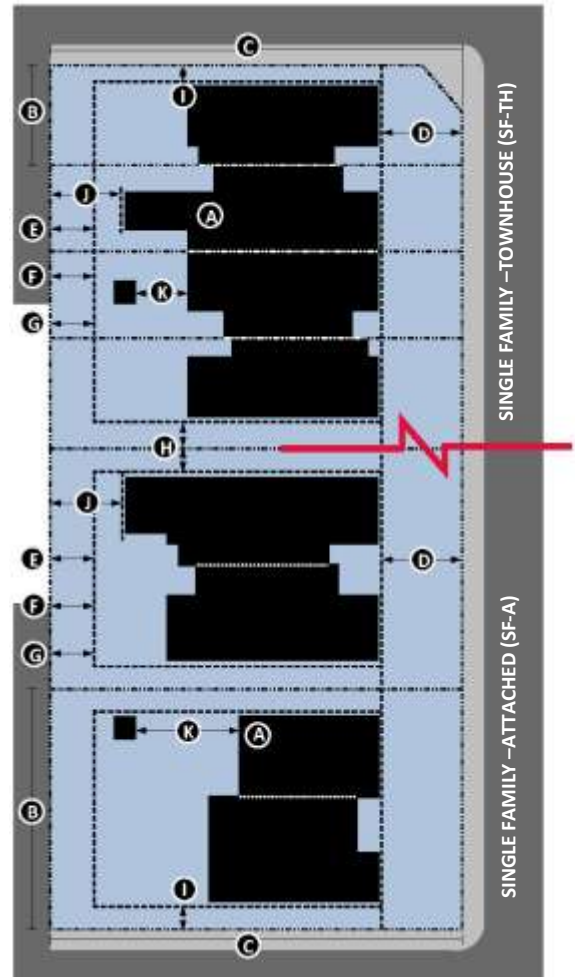


Figure B.1: Illustrated Lot Configurations

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Table 6C
Density and Dimensional Requirements
for Multi-Family Residential Zoning Districts

ZONING DISTRICTS		MULTI FAMILY- ONE	MULTI FAMILY- TWO	MULTI FAMILY- THREE	CENTRAL AREA
DESIGNATION		MF-1	MF-2	MF-3	CA
MAXIMUM DENSITY (DWELLING UNITS PER ACRE) ¹		12 DU/AC ¹	18 DU/AC ¹	26 DU/AC ¹	25 3:1 FAR
MINIMUM LIVING AREA (SQ. FT.) ²		600	600	600	450
MAXIMUM SINGLE-BED UNITS (IN %)		60	60	60	70 NA
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	12,000	12,000	12,000	12,000
	WIDTH	100	100	100	100
	DEPTH	120	120	120	120
MINIMUM YARD SETBACKS (FEET)	FRONT	30 (5 IF UNITS FRONT STREET)	30 (5 IF UNITS FRONT STREET)	30 (5 IF UNITS FRONT STREET)	5 (0 IF BUILDING FRONTS MAIN STREET)
	REAR	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	30
	REAR ALLEY	30+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	30+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	30+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	10
	INTERIOR SIDE	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	45+1 FOOT FOR EVERY FOOT OVER 35 FEET IN HEIGHT	15
	SIDE ON STREET	30 (10 IF UNITS FRONT STREET)	30 (10 IF UNITS FRONT STREET)	30 (10 IF UNITS FRONT STREET)	5 (0 IF BUILDING FRONTS MAIN STREET)
	BETWEEN BUILDINGS ¹⁰	15	15	15	10
MAXIMUM HEIGHT		50	50	60 (50 ⁷)	70
MAXIMUM LOT COVERAGE (IN %)		60	60	60	80
MINIMUM MASONRY CONTENT (IN %) ⁸		SEE APPENDIX W, SECTION 3.I	SEE APPENDIX W, SECTION 3.I	SEE APPENDIX W, SECTION 3.I	SEE APPENDIX W, SECTION 3.I

Notes:

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

Summary of Additional Requirements (Appendix W, Section 3.I):

Amenities shall be provided in accordance with Section 3.II.F.

Multi-family development shall contain security gates at all entrances to the complex.

A main entrance feature shall be provided. The entrance feature shall be consistent with the basic architectural theme of the development.

Exterior design and masonry composition shall be developed according to Section 3.I.A.

A maximum of 20% material substitution is allowed

Flat roofs shall utilize articulation and cornice treatments according to Section 3.I.A.9.

Community mail box kiosks shall be architecturally integrated into the development and be equipped with internal lighting.

Windows and balconies shall be oriented not to have a direct line-of-sight into adjacent units. Units above the 1st story shall be designed so that they do not look directly onto private patios or backyards.

For Off-Street Parking Standards for Multi Family Uses Reference Appendix W, Section 3.III.

- ✓ **For Signage Requirements for Multi Family Uses**
Reference **Article 9, Sign Standards**, and **Appendix G, Design Guidelines, for Signage**, UDC.

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Table 6D
Summary of Density and Dimensional Requirements for
Commercial Zoning Districts

ZONING DISTRICTS		OFFICE	NEIGHBORHOOD SERVICES	GENERAL RETAIL	GENERAL RETAIL ONE	COMMERCIAL	COMMERCIAL ONE	CENTRAL BUSINESS DISTRICT (CENTRAL AREA)	HEAVY COMMERCIAL	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL
DESIGNATION		O	NS	GR	GR-1	C	C-1	CBD (CA)	HC	LI	HI
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	50,000	22,500	5,000	5,000	5,000	5,000	5,000	10,000	15,000	15,000
	WIDTH ¹	50	150	50	50	50	50	50	100	100	100
	DEPTH ²	100	150	100	100	100	100	100	100	150	150
MINIMUM YARD SETBACKS (FEET)	FRONT	25 ¹	25 ¹	25 ¹	25 ¹	25 ¹	25 ¹	0	25 ¹	25 ¹	25 ¹
	REAR	0	0	0	0	0	0	0	0	0	0
	REAR ADJACENT RESIDENTIAL	20	20	20	20	20	20	20	20	25	25
	SIDE ²	SEE TABLE B	SEE TABLE B	SEE TABLE B	SEE TABLE B	SEE TABLE B	SEE TABLE B	SEE TABLE B	SEE TABLE B	SEE TABLE B	SEE TABLE B
	SIDE ADJACENT RESIDENTIAL ²	SEE TABLE A	SEE TABLE A	SEE TABLE A	SEE TABLE A	SEE TABLE A	SEE TABLE A	SEE TABLE A	SEE TABLE A	50	50
	BETWEEN BUILDINGS	0	0	0	0	0	0	0	0	25	25
MAXIMUM HEIGHT		25	25	25	25	25	50	50	50	50 ³	50
MAXIMUM FLOOR AREA RATIO (FAR)		.25:1	.25:1	.35:1	.35:1 ⁴	.5:1	1:1 ⁴	2:1 ⁴	1:1	1:1 ⁴	1:1
MINIMUM MASONRY CONTENT (IN %) ⁴		100%	100%	100%	100%	100%	100%	100%	100%	100% ⁵	100% ⁵
MINIMUM REQUIRED LANDSCAPING (IN %) ⁶		10%	10%	5%	10%	10%	5%	5% ⁸	10% ⁷	10% ⁷	10% ⁷

Table A: Building Height Table

Setback	Building Height
10 Ft.	<15 Ft.
20 Ft.	<25 Ft.
30 Ft.	<50 Ft.
40 Ft.	>50 Ft.

Table B: Building Height Table

Setback	Building Height
10 Ft.	<25 Ft.
15 Ft.	<35 Ft.
25 Ft.	>35 Ft.

Notes:

¹: Corner lots adjacent to an arterial shall have a minimum of 175 ft. of frontage on that arterial. Corner lots adjacent to major arterials with a free right turn lane may not have a driveway within 300 ft. of the intersection. An exception to these requirements may be granted at the time of platting if no drives are located on the property within those parameters.

²: When a property is adjacent to one or more streets all setbacks adjacent to a street are considered to be front yard setbacks.

³: The building may be built higher pending approval of variance from the Zoning Board of Adjustments and Appeals.

⁴: Floor Area Ratio (FAR) may be increased with the approval of a Specific Use Permit.

⁵: Optional 30 ft. wide landscape strip along the total length of the street permitted in lieu of required percentage.

⁶: Institutional land uses (i.e. churches, schools, and government facilities) require a minimum landscaping percentage of 10% in all districts ([Article 8; Section 5.2](#)).

⁷: See Appendix X Landscaping Requirements

⁸: Percentage of undeveloped area ([Article 8; Section 5.2](#)).

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

Table 6E
Summary of Density and Dimensional Requirements for
Residential Accessory Structures

RESIDENTIAL ACCESSORY STRUCTURES		ACCESSORY STRUCTURE (NOT IN LIST BUT EXCEEDING 36 INCHES IN HEIGHT) ¹	ACCESSORY BUILDING	CARPORTS ²	COVERED PATIOS OR PORCHES ³	DETACHED GARAGE	GREEN HOUSE	PERGOLAS
MAXIMUM SQUARE FOOTAGE [IN SQ. FT.] (½ ACRE LOT OR LESS)		450 ⁵	450 ⁶	500 ⁵	SEE NOTE ³	750 ⁵	450 ⁵	500
MAXIMUM SQUARE FOOTAGE [IN SQ. FT.] (GREATER THAN ½ ACRE LOT)		450 ⁶	450 ⁶	500 ⁵	SEE NOTE ³	750 ⁶	450 ⁶	500
MINIMUM YARD SETBACKS FOR STRUCTURES NOT EXCEEDING TEN (10') FEET IN TOTAL HEIGHT (FEET)	FRONT ⁷	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR	3	3	3	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3	3
	REAR ALLEY	3	3	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3	3
	REAR ON ARTERIAL	3 ⁸	3 ⁸	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 ⁸	3 ⁸
	INTERIOR SIDE	3	3	3	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3	3
	SIDE ON STREET	3 ⁸	3 ⁸	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 ⁸	3 ⁸
	SIDE ON ARTERIAL	3 ⁸	3 ⁸	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3 ⁸	3 ⁸
MINIMUM YARD SETBACKS FOR STRUCTURES EXCEEDING TEN (10') FEET IN TOTAL HEIGHT (FEET)	FRONT	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR ALLEY	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	REAR ON ARTERIAL	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	INTERIOR SIDE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	3	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	SIDE ON STREET	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
	SIDE ON ARTERIAL	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	5	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE
BETWEEN BUILDINGS (FEET)		6	6	0/6	0/6	6	6	0
MAXIMUM HEIGHT (FEET)		14	14	SAME AS THE PRIMARY STRUCTURE	SAME AS THE PRIMARY STRUCTURE	14	14	14
MINIMUM MASONRY CONTENT [IN %] (200 SQ. FT. OR LESS)		0%	0%	N/A	N/A	0%	0%	N/A
MINIMUM MASONRY CONTENT [IN %] (GREATER THAN 200 SQ. FT.) ⁹		100% ¹⁰	100% ¹⁰	N/A	N/A	100% ¹⁰	0%	N/A

Notes:

¹: Residential properties are permitted to have a maximum of three (3) accessory structures.

²: Carports in single family zoning districts require a special exception from the Zoning Board of Adjustments and Appeals. See Section 6.6.2.1 for the requirements for a special exception.

³: Covered porches and patios are considered to be additions to the primary structure and are calculated as part of the building footprint of the primary structure. A covered porch or patio should not cause the primary structure to exceed the total lot cover stipulated for a property.

⁴: Detached residential garages are required to have a city approved concrete drive approach.

⁵: Section 6.6.4.B: The total square footage of all accessory structures shall not exceed 50% of the footprint of the primary structure.

⁶: Section 6.6.4.C: The total square footage of all accessory structures shall not exceed 10% of the square footage of the total area of the residential lot.

⁷: No accessory use or structure shall be allowed in the front yard. However, on key lots and double frontage lots which have front yards on two or more street frontages, accessory structures not in excess of eight feet (8') in total height may be placed within three feet (3') of the side and/or rear yard street property line, as determined by the orientation of the primary structure, if the yard in which the structure is placed is encompassed by a minimum six foot (6') solid fence

⁸: No accessory use or structure shall be allowed in the side or rear yard setback established for the primary structure if the side or rear yard is adjacent to a street. However, accessory structures not in excess of eight feet (8') in total height may be placed within three feet (3') of the side and/or rear yard street property line, as determined by the orientation of the primary structure, if the yard in which the structure is placed is encompassed by a minimum six foot (6') solid fence (see Zone 3: Yellow [] below).

⁹: Accessory buildings exceeding 200 sq. ft. must be constructed of masonry unless 50% of all developed lots within the block on both sides of the street between two intersecting streets have been constructed with non-masonry materials then they may be constructed of a residential siding material consistent with the materials used on the primary residential structure.

¹⁰: Accessory buildings on lots greater than a ½ acre shall be allowed to be constructed of metal with a backed enamel finish when the building is setback a minimum of thirty feet (30') from all property lines.

Article 12

PLATTING

ADOPTED: September 20, 2016

CASE NUMBER: TA160701

ORDINANCE NO. 10130-2016

ARTICLE 12: PLATTING

Table of Contents

	Page No.
Section 1 <i>Purpose</i>	2
Section 2 <i>Applicability</i>	2
Section 3 <i>Pre-Application Conference / Concept Plan</i>	3
Section 4 <i>Application Required</i>	4
Section 5 <i>Administrative Approval</i>	7
Section 6 <i>Minor Subdivision Plat</i>	7
Section 7 <i>Preliminary Plat Submittal</i>	7
Section 8 <i>Preliminary Plat Approval</i>	10
Section 9 <i>Final Plat Submittal</i>	11
Section 10 <i>Procedure for Plat Approval</i>	13
Section 11 <i>Plat Vacations and Replats</i>	13
Section 12 <i>Final Plat Approval and Recordation</i>	16
Section 13 <i>Standard Plat Wording</i>	18
Section 14 <i>Exceptions, Appeals and Dormant Plats</i>	18
Section 15 <i>Fees</i>	20
Section 16 <i>Permits and Construction</i>	21
Section 17 <i>Lots</i>	22
Section 18 <i>Blocks</i>	23
Section 19 <i>Design Standards</i>	23
Section 20 <i>Alleys</i>	26
Section 21 <i>Water and Wastewater Lines</i>	27
Section 22 <i>Drainage and Floodplain Management</i>	27
Section 23 <i>Easements</i>	27
Section 24 <i>Access Easements</i>	28
Section 25 <i>Driveways and Fire Lanes</i>	29
Section 26 <i>Sidewalks</i>	29
Section 27 <i>Public Facilities</i>	31
Section 28 <i>Definitions</i>	41

ARTICLE 12: PLATTING

SECTION 1 - PURPOSE

- 12.1.1 It is the purpose of this Article to promote sound planning in the subdivision of land, and to provide consistent rules that protect the public health, safety, and welfare while allowing the legal platting of land. Platting of property may also require rezoning, if the existing zoning is for Agricultural uses.
- 12.1.2 The regulations herein have been made after careful study of existing local conditions and the desirable future development of the City. It is not the desire or the intent of the City Council to regiment the design of subdivisions of property in the City and its environs, but rather to recommend the utilization, to the fullest extent possible, of good, sound, modern subdivision planning principles.
- 12.1.3 It is intended that as much freedom as possible be allowed the individual owners and developers in the design and ultimate development of new subdivisions so that they will contribute innovation, individuality, and character to the community's new residential neighborhoods, commercial and industrial districts. At the same time, these rules are intended to assure that such development provides for:
- A. Sufficient, adequate major and secondary traffic thoroughfares and public facilities.
 - B. Minimum standards for facilities.
 - C. Consistency with Federal and State regulations.
 - D. A consistent and equitable pattern of development among neighboring parcels of land.
 - E. Consistency with the City's Comprehensive Plan, Thoroughfare Plan, Park Plan, Stormwater, Drainage, and Floodplain Management regulations and other adopted plans.
- 12.1.4 It is intended that the adoption of **Article 12 "Platting"**, shall in no way affect or alter the validity of Grand Prairie Ordinance No. 4695. This recodification is purely for administrative convenience rather than an attempt to affect the substantive law relating to impact fees.

SECTION 2 - APPLICABILITY

- 12.2.1 Pursuant to the provisions of Chapter 42, Chapter 212, and Chapter 242 of the Texas Local Government Code, the governing body of the City does hereby extend to all of the area under its extraterritorial jurisdiction as defined by the statutes of the State the application of all of the terms and provisions in this Article establishing rules and regulations governing plats and subdivisions of land.
- 12.2.2 No person shall create a subdivision of land within the City or within its extraterritorial jurisdiction without complying with the provisions of this Article, and all plats and subdivisions of any such land shall conform to the rules and regulations set forth in this Article.
- 12.2.3 The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract,

12-2

Grand
Prairie

ARTICLE 12: PLATTING

including an addition to a municipality, or to lay out suburban, building, or other lots, and to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. The exception is as follows:

- A. When an applicant exhibits a duly executed and recorded deed covering a lot having dimensions of fifty (50) feet by one hundred twenty (120) feet or more has been sold by metes and bounds prior to October 18, 1960, and such lot being assessed for City taxes and conforms to the established lot pattern and zoning classification in the block where located, then a building permit may be issued provided the requested use of such property conforms to the permanent zoning or the property covered by the application.
- 12.2.4 If the Director of Planning and Development (or designee) determines that a plat or replat is not required, he shall notify the requesting party of that determination. If a plat or replat is required and such a document has been reviewed and approved by the Planning and Zoning Commission, the Director shall issue to the requesting party a written certification of that determination.
- 12.2.5 The request made under Subsection 12.2.3(A) of this Section, must identify the land that is the subject of the request. The Planning Division shall make its determination within twenty (20) days after the date it receives the request and shall issue the certificate, if appropriate, within ten (10) days after the date the determination is made.
- 12.2.6 The Planning and Zoning Commission shall not approve any plat of any subdivision within the zoning jurisdiction of the City unless the plat complies with the existing zoning.
- 12.2.7 The County Clerk of the county in which said land lies shall not file any such plat or replat of a subdivision unless there shall appear thereon, the endorsement of the Chairman of the Planning and Zoning Commission and the Planning Director or his designee.

SECTION 3 - PRE-APPLICATION CONFERENCE/~~CONCEPT PLAN~~

- 12.3.1 ~~It is strongly recommended that~~ Each owner or sub-divider of land shall first confer with the Director of Planning and Development Services or designee before ~~preparing the~~ making application for approval of a concept plan (refer to Article 17, "Concept Plans," of the Unified Development Code), preliminary plat or re-plat of a proposed subdivision, and shall secure a copy of the rules and regulations governing subdivisions of land so that such person may become thoroughly familiar with the subdivision requirements and policies of the City, as well as the provisions of the Comprehensive Plan as approved by the Planning and Zoning Commission and City Council, which instrument is on file in the Department of Planning, that may relate to and have effect upon the general area in which the proposed subdivision is situated.
- 12.3.2 Contractors and developer/owners are required to secure a permit from the City for all construction activities including clearing and grubbing, earthwork and excavating. Such permits with the City may be in the form of a building permit, a construction permit or a clearing and grubbing, or earthwork permit.

Construction activities shall comply with all storm water guidelines as outlined within Article 14.6.

12-3

Grand Prairie

ARTICLE 12: PLATTING

SECTION 4 - APPLICATION REQUIRED

- 12.4.1 The procedure for review and approval of a subdivision plat shall be in compliance with Texas Local Government Code, Title 7, Chapter 212. Information in Exhibit A is required on all Plats in order for an application to be complete. Preliminary Plats must contain all the information shown in Exhibit A, plus the information required in Exhibit B. Final Plats, Amended Plats, and Replats must contain all the information in Exhibits A and B, and the information requested in Exhibit C.

Continue on Next Page ...

ARTICLE 12: PLATTING

EXHIBIT A: INFORMATION REQUIRED ON ALL PLATS

	Information	Item Provided	Not Provided	Not Applicable
1	Type of Plat: Preliminary, Final, Amendment, Replat			
2	Addition Name			
3	Number of Lots and Total Acreage			
4	Identify Survey and Abstract			
5	Name of City, County and State			
6	Name and Address of Owner			
7	Name and Address of Developer			
8	Name and Address of Surveyor			
9	Date of Plat, Scale of Drawing, North Arrow			
10	Accurate Metes and Bounds Description and Total Acreage			
11	Point of Beginning Identified			
12	Perimeter Property Corners Identified (type, size, found, set)			
13	Owners' names & Record Information on all Adjacent Tracts			
14	Names of Streets			
15	Width, Location and Filing Information of Existing Easements			
16	Lot and Block Numbers			
17	Continuation of Existing Streets			
18	Location/Width of Proposed ROWs, Easements Alleys			
19	Delta, Radius, Length, & Chord Bearings on all Curves			
20	Identify all Non-Tangent Curves			
21	Survey Ties to Existing Subdivisions & Monuments			
22	Max. Cul-de-sacs Length 600'			
23	Min. Cul-de-sac Radii 50'			
24	Max. Block Length of 1200'			
25	Min. Alley Width 20'			
26	Vicinity Map			
27	Adjacent Survey Line			
28	Show all Contiguous Property Lines			
29	20' Corner Clips at Intersections of Residential & Collectors			
30	Front Building Lines*			
31	Side Yard Building Lines at Street Intersections			
32	Building lines in Cul-de-sacs & Along Curves by Chord Def.*			
33	Dimension any Buffer/Setback Between Residential & Commercial Zoning			
34	Location of ____ Contour around Perimeter of _____.			
35	FEMA Designated Floodplain and FIRM Panel Identified with Date			
36	Location of 100-year Water Surface Elevation			
	*Lot width is measured at front building line.			

ARTICLE 12: PLATTING

EXHIBIT B: PRELIMINARY PLAT REQUIREMENTS

Preliminary Plats shall include all the information required in Exhibit A, plus the information required in Exhibit B.

	Information	Item Provided	Not Provided	Not Applicable
1	All Items in Exhibit A			
2	Outline of Wooded Areas			
3	Intended Land Uses Identified			
4	Lots Dimensioned to the Closest Foot			
5	Identify Survey and Abstract			
6	Proposed Median Openings on Divided Thoroughfares			
7	Existing Median Openings on Divided Thoroughfares			
8	Avigation Zones Identified			
9	USCOE Impact Zone such as Flowage Easement or Designated Wetlands or Waters of the US			
10	Reference to any City Drainage Study and Date affecting the Subject Property			
11	Any Erosion Hazard Setback			

EXHIBIT C: FINAL PLAT, AMENDMENT PLAT, AND REPLAT REQUIREMENTS

Final and Amending Plats and Replats shall require the information provided in Exhibit A, Exhibit B, and Exhibit C.

	Information	Item Provided	Not Provided	Not Applicable
1	Locations & Accurate Dimensions in Decimal and Feet			
2	Lots:			
3	Right-of-Way Widths			
4	Alley Widths			
5	Easements: GPS monument must be set by developer & shown on plat*			
6	Avigation Release			
7	Lowest Floor Elevation			
8	Owner's Dedication Statement			
9	Owner's Signature			
10	Notary of Owner's Signature			
11	Notary Seal			
12	Statement, "This Plat filed in Cabinet ____, Slide ____, Date _____"			
13	Surveyor's Certificate			
14	Surveyor's Seal			
15	P & Z Signature Block			
16	City Council Signature Block			

12-6

Grand Prairie

ARTICLE 12: PLATTING

**For 30 or more residential lots and nonresidential development of three acres or more*

- 12.4.2 Engineering drawings must be supplied to the City Engineer or designee for developments involving public improvements prior to approval of a final plat by the Planning and Zoning Commission. Engineering drawings must be released for construction by the City Engineer or their designee prior to filing of the plat with the county. Release for construction shall be issued before any public works permit is issued for public works construction to begin on site.

SECTION 5 - ADMINISTRATIVE APPROVAL OF CERTAIN PLATS

- 12.5.1 In accordance with Local Government Code Section 212.0065 of the Land Use Regulation of the State of Texas, the City of Grand Prairie delegates to the Director of ~~Planning and Development~~ Services or designee the authority to approve:
- A. Amending plats as described in [Section 12.11.4](#) of the Unified Development Code; and
 - B. Minor plats, final plats and amendments to minor and final plats involving four or fewer lots fronting onto an existing street and not requiring the creation of any new streets or the extension of municipal facilities.
- 12.5.2 The Director of ~~Planning and Development~~ Services or designee may, for any reason, elect to present the plat to the Planning and Zoning Commission to approve the plat so long as the plat is placed on an agenda of the Commission within 30 days of filing, unless the applicant has requested in writing that the 30 day requirement be waived pursuant to Chapter 212 of the Texas Local Government Code.
- 12.5.3 The Director of ~~Planning and Development~~ Services or designee shall not disapprove the plat and shall be required to refer any plat that he or she refuses to approve to the Planning and Zoning Commission to ~~approve~~ make final decision on the plat.

SECTION 6 - MINOR SUBDIVISION PLAT

- 12.6.1 A final plat may be reviewed without ~~the benefit of~~ a preliminary plat when the following conditions exist:
- A. The property to be platted is five (5) acres or less;
 - B. A total of four (4) or fewer lots are being platted; and
 - C. No major public improvements (not requiring the creation of any new street or the extension of municipal facilities, etc.) are planned.

SECTION 7 - PRELIMINARY PLAT SUBMITTAL

12-7

Grand
Prairie

ARTICLE 12: PLATTING

- 12.7.1 In order to evaluate the consistency of a subdivision with the rules contained in this Article, the sub divider shall prepare a preliminary plat, together with other supplementary materials, in accordance with the section.
- A. The preliminary plat review process called for under this section shall not be required if the area to be platted is five (5) acres or less, the total number of lots to be platted is four (4) or less and no major public improvements (not requiring the creation of any new street or the extension of municipal facilities, etc.) are planned.
 - B. Unless determined to the contrary subject to Section 12.7.5 below, the Planning Director or designee may, regardless of the size of the area to be platted, waive the preliminary plat review process called for under this section if the total number of lots to be platted is two (2) or less and no major public improvements (not requiring the creation of any new street or the extension of municipal facilities, etc.) are planned.
- 12.7.2 Except as otherwise specified, copies of the preliminary plat and supplementary materials shall be submitted to the ~~Department of Planning~~ Division with the application fee as provided in Article 22, "Fee Schedule", current property tax certification along with a written application for conditional approval at least twenty (20) days prior to the Planning and Zoning Commission meeting at which it is to be considered.
- 12.7.3 Copies or prints of the subdivision shall be drawn on sheets of twenty-four (24) inches by thirty-six (36) inches and be drawn to a scale of one (1) inch equals one hundred (100) feet or greater.
- 12.7.4 In cases of large developments which would exceed the dimensions of the sheet at a scale of one (1) inch equals one hundred (100) feet, preliminary plats may be drawn to a scale of one (1) inch equals two hundred (200) feet.
- 12.7.5 The ~~Planning Director~~ of Development Services or designee may require a preliminary plat for the entire tract of land.
- 12.7.6 Copies or prints of the proposed subdivision shall show the following:
- A. Boundary lines, bearing, and distances sufficient to locate the exact area proposed for the subdivision. Plats along a creek must go to the midpoint of the creek.
 - B. The name and location of all adjoining subdivisions, layouts and uses, drawn to the same scale and shown adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets and alleys and other features that may influence the layout of development of the proposed subdivision. Adjacent unplatted land shall show property lines and owners of record.
 - C. The location and widths of all streets, alleys and easements existing or proposed within the subdivision limits. In the case of easements, a written statement as to the easement use shall be included with the plat.
 - D. The location of all existing property lines, buildings, wastewater or water mains, gas mains, or other underground structures, easements of record or other existing features within the area proposed for subdivision.

ARTICLE 12: PLATTING

- E. *The location of all Erosion Hazard Areas.* Erosion Hazard Areas are the portions of the tract(s) or lot(s) within erosion hazard setbacks as determined in the Drainage Manual for every stream.
- F. Zoning classification and designation of the intended uses of land within the proposed subdivision, setting out residential, retail, business, industrial, and off-street parking zones, and all other parcels of land intended to be dedicated to public use such as schools, parks and playgrounds, and other special uses or quasi-public uses that may be required. However, approval of a preliminary plat with uses so indicated does not constitute approval of such uses.
- G. Proposed building setback lines along the street for each corner or double frontage lot.
- H. The title under which the proposed subdivision is to be recorded, the name and address of the owner with the name of the licensed registered public surveyor platting the tract, and the name of the City.
- I. Scale, north arrow, date and other pertinent data.
- J. Contours equal to contour maps of the City currently released by the City Engineer, or five (5) foot contours, whichever is less.
- K. Location of GPS monument(s).
- L. All pertinent physical features of the property to be subdivided, including:
 - 1. The location and size of all watercourses, ravines, bridges, culverts, and existing structures;
 - 2. Drainage area in acres draining into the subdivision;
 - 3. Erosion hazard areas;
 - 4. Floodplain (with elevations and floodway);
 - 5. The outline of wooded areas;
 - 6. The location of important individual trees may be required;
 - 7. The location of all GPS monuments; and
 - 8. Any other significant features of the subdivision.
- M. When the preliminary plat submitted for approval covers only a portion of the owner's or sub divider's entire holding or subdivision, or a purchaser is buying only a portion of the property to be platted, a sketch of the prospective future street system of the un-submitted part of the tract shall be submitted.
 - 1. The street system portions submitted for approval shall be considered in light of adjustments and connections with that portion of the street system not submitted.
 - 2. Applicants may be required to submit a Traffic Impact Analysis as required by [Article 23, "Master Transportation Plan,"](#) of this Code.
 - 3. Access easements and Roadway right-of-way widths must be shown.
 - 4. Dedication of additional streets may be required with the plat as determined by the Director of Transportation Services.

ARTICLE 12: PLATTING

- N. Political boundary i.e., corporate boundary lines, school district boundary lines, and county lines shall be shown when applicable.
- O. Staff may require an enlargement of a particular lot to be submitted containing dimension and setback information, as well as the build able lot area. No lot shall be approved with a minimum build able lot area less than the minimum requirements of that particular zoning district.
- P. Where applicable, submit four (4) sets of plans for all residential entry signage and screening walls to the Development Review Committee for approval prior to the submittal of the signed final plat documents for recordation.

12.7.7 The following notice shall be placed on the face of each preliminary plat by sub-divider: "Preliminary Plat - for Inspection Purposes Only."

The preliminary plat shall be accompanied by three (3) copies of a drainage plan sufficient in detail to determine how localized drainage will be accommodated and its effect on adjacent property. It will be prepared by an engineer licensed to practice in the State of Texas and experienced in municipal drainage work. The drainage plan will address the requirements of [Article 14, "Drainage,"](#) [Article 15, "Floodplain Management,"](#) the Drainage Design Manual and [Article 17, "Concept Plans."](#)

SECTION 8 - PRELIMINARY PLAT APPROVAL

12.8.1 **Plat Requirements:** The sub-divider shall submit in duplicate a preliminary plat to the Planning and Zoning Commission. This requirement shall not apply if the area to be platted is five (5) acres or less, the total number of lots to be platted is four (4) or less and no major improvement (not requiring the creation of any new streets or the extension of municipal facilities, etc.) is involved. The preliminary plat shall be drawn to a scale of one (1) inch equals one hundred (100) feet or greater. The following procedures shall be the preliminary plat approval process:

- A. The Director of ~~Planning and Development~~ [Services](#) or designee shall make a study of the plat and give a written report to the Planning and Zoning Commission prior to its final action on the preliminary plat.
- B. Following review of the preliminary plat and other material submitted to comply with these regulations the Planning and Zoning Commission shall, [and pursuant to Chapter 212 of the Texas Local Government Code, the Planning and Zoning Commission shall take action on the plat](#) within thirty (30) calendar days after the filing of the application for such preliminary plat, ~~take action on the plat as submitted, or modified.~~ The Planning and Zoning Commission shall express its approval as conditional approval, if any, or if disapproved, shall express its disapproval and its reason in writing.
- C. Pursuant to Chapter 212 of the Local Texas Local Government Code, all plats or replats of subdivisions which comply with the terms of this Article without variance or deviation must be approved by the Planning and Zoning Commission of the City.

12-10

Grand Prairie

ARTICLE 12: PLATTING

- D. There shall be no work done in the field (no clearing and grubbing, grading or earthwork) on a proposed development or subdivision of property: until Tthe owner/developer ~~shall~~ completes all Phase II Stormwater requirements in the current Drainage Design Manual, and has obtained applicable permits per Section 12.16.
- E. Approval of the preliminary plat expires ~~after twelve (12)~~ eighteen (18) months from the date of approval unless the final plat has been submitted for approval. The Development Review Committee may extend its validation up to six (6) months, upon application and payment of additional fees. Further extension of approval beyond twenty four (24) months from the date of the approval may only be granted by the Planning and Zoning Commission upon recommendation from staff.
- F. The action of the Planning and Zoning Commission shall be ~~noted on two (2) copies of the preliminary plat, referenced and attached to~~ noted in writing, along with any conditions required by the Commission for plat approval.
- G. Action of the Commission shall be certified by the Director of ~~Planning and Development~~ Services or designee.
- H. ~~One copy shall be returned to the sub divider and the other retained in the files of the City.~~

SECTION 9 - FINAL PLAT SUBMITTAL

12.9.1 Final Plat submittals, including Minor Plats, require a Pre-Application Conference prior to application. An exception may be made in cases where property proposed for final plat is shown on an approved, unexpired Preliminary Plat, and the applicant proposes no substantial changes or an increase in area or the number of lots.

12.9.2 An application for Final Plat shall not be complete until the applicant provides all the required items listed herein. The Planning Division will issue an official completeness or incompleteness letter following application, confirming that the application is complete, or listing the items needed for a complete application.

~~12.9.1~~12.9.3 Copies of the final plat shall be submitted to ~~City staff~~ the Planning Division, at a scale of one (1) inch equals one hundred (100) feet, or greater according to the published submittal guidelines available from the Planning Division.

~~12.9.2~~12.9.4 The final plat shall show or be accompanied by the following information:

- A. Description of the subdivision by metes and bounds;
- B. Location of the subdivision with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part;
- C. Statement of the dimensions of the subdivision and of each street, alley, square, park, or other part of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part;

12-11

Grand
Prairie

ARTICLE 12: PLATTING

- D. The subdivision name or identifying title, block and lot number(s), and the name of the City, county and state in which the subdivision is located, the abstract name and number, the name and address of the record owner or sub divider. For a Final Plat that encompasses an area already platted or partially platted, the description shall contain the existing platted subdivision identifier and lot and block numbers.
- ~~A-E.~~ A replat of existing platted lots shall retain the existing lot and block number pattern with an "R" suffix to denote the lot or lots being replatted. For example, "Lots 13R and 14R, Grand Prairie Addition." Each subsequent replat shall indicate the sequence of lot revisions with an additional suffix. For example, "Lot 13R1, Grand Prairie Addition."
- ~~B-F.~~ The names of adjacent subdivisions, names of streets, location of utility easements and dimensions, location of erosion hazard easements and dimensions, and the number of lots and blocks. Names of new streets shall, wherever possible, follow or be extensions of existing street names.
- ~~C-G.~~ An accurate boundary description of the property which is being subdivided, noting the bearings and distances of the sides, same being referenced to original survey lines, location of a GPS monument set for residential subdivisions of more than 30 lots, or for nonresidential developments of more than 3 acres, including multi-family, established subdivisions, or intersections of existing rights-of-way showing the lines of all adjacent streets, alleys and easements, noting width and names of each. Streets, alleys and easements of adjacent subdivisions shall be shown in a different manner than those of the proposed subdivision, preferably by dotted or dashed lines.
- ~~D-H.~~ The record plat shall indicate the location of all lots, streets, highways, alleys, easements, parks, playgrounds, and other features, with accurate dimensions given in feet and decimals of a foot, showing the length of radii, deflection angles, and of arcs of all curves; tangent distances and tangent bearings shall be given for each street; all such data being complete and sufficiently precise to permit accurate location upon the ground.
- ~~E-I.~~ Construction plans for all utilities such as:
1. Access Easements.
 2. Proposed sewage collection system.
 3. Plan and profile of proposed streets.
 4. Plan and location for proposed GPS monument(s).
 5. Plan and profile of on-site and off-site proposed drainage facilities.
- ~~F-J.~~ The building lines of front and side streets shall be shown dotted or dashed and the location of utility easements shall be shown in dashed lines.
- ~~G-K.~~ The plat shall bear a properly executed dedication of all streets, highways, alleys, parks, playgrounds, and other lands intended for use of the public, such dedicatory instrument to be signed by the owner, or owners, and by all other persons or parties having a mortgage or lien interest in the property. Any private restriction or any trusteeships intended shall be filed with the plat, if same is too lengthy to permit lettering of same upon the plat.

ARTICLE 12: PLATTING

- ~~H.L.~~ Current original tax certificates from the appropriate county(ies) or counties showing no due or delinquent taxes, certificates must contain the issuing county seal and signatures. Copies are unacceptable.
- ~~I.M.~~ Proper certification shall be made upon the plat, by a registered professional land surveyor, ~~ascertaining~~ stating that the plan represents a survey made by such surveyor and that all necessary monuments are accurately and correctly shown upon the plat. The surveyor shall place such monuments as required by the City and they shall be set at all corners and angle points of the boundaries of the original tract to be subdivided and at all street intersections, angle points in street lines and points of curve and at such intermediate points as shall be required by the City. All lot corners are also to be marked with iron pipe markers driven firmly into solid earth. Such monuments shall be of iron rods not less than one half (1/2) of an inch in diameter and eighteen (18) inches in length, driven securely into solid earth with the grades of same being at grade with established sidewalk, or if walk is not established, flush with natural grade of the earth's surface.
- ~~J.N.~~ ~~Before final approval of the plat by the Planning and Zoning Commission, there shall be filed with the Department of Planning a certificate by the owner or owners of the proposed subdivision ascertaining the completion of such improvements as are specified and required by the City in accordance with the City's standard specifications.~~
- ~~K.O.~~ Proper City provided stamp for certificate of approval to be filled out by the Planning and Zoning Commission Chairman and the Planning Director, or a designee. A 4 inch wide by 4 inch tall blank space reserved for city approval block.
- ~~L.P.~~ Date, scale and north arrow.
- ~~M.Q.~~ Impact fee and credit calculations, pro-rata charges, street marker fees, and a receipt indicating that such fees and charges have been paid.
- ~~N.R.~~ Lowest floor elevations shall be shown for all lots within 200 feet of a 100-year floodplain or adjacent to dedicated streets or alleys.
- ~~O.S.~~ Fully developed floodplain (with elevations) and FEMA floodplain and floodway.
- P. Where applicable, submit four (4) sets of plans for all residential entry signage and screening walls to the Development Review Committee for approval prior to the submittal of the signed final plat documents for recordation.
- T.

SECTION 10 - PROCEDURE FOR PLAT APPROVAL

12.10.1 Reference Article 12, "Platting," **Section 4, "Application Required,"** for procedures of plat approval.

12.10.2 Addressing:

12-13

Grand
Prairie

ARTICLE 12: PLATTING

- A. The City will only assign real property with an address, and only after the parcel has been legally platted and filed with the appropriate county records department. Approval from the Planning and Zoning Commission does not entitle any property to the assignment of an address. Only when ALL conditions of approval have been successfully met, and the plat, or other type of "Plats", have been filed with the appropriate county records department, will the City officially assign the said property(ies) with an address.
- B. No person shall be allowed to build any structure on a parcel without a valid address. A valid address is required for any building permit to be accepted or reviewed. Failure to provide a valid address and legal description at the time a building permit application is submitted may delay the process or potentially cause the denial of said permit(s).
- ~~C. The City will only assign one (1) address per parcel or tract of land with an exception pertaining to Multi tenant structures. All utility, postal, or City related functions will be based from the City approved and assigned address(es). Issuance of multiple addresses and/or suite numbers/letters will be allowed only for buildings legally containing multiple tenants.~~
- D. The City may withhold the issuance of a street number or building permit for the erection or construction of any building or structure in the City on a newly subdivided parcel of land until all the requirements of the subdivision regulations have been complied with, including installation of and acceptance by the City of all waterworks, wastewater, and paving improvements, (dedications and assessments) for the area designated.

SECTION 11 - PLAT VACATIONS AND RE-PLATS

- 12.11.1 Any plat or re-plat may be vacated by the owner of the land at any time before the sale of any lot therein by a written instrument declaring the same to be vacated, duly executed, acknowledged, and recorded in the office of the County Clerk, subject to approval of the Planning and Zoning Commission.

In cases where lots have been sold, the plat or re-plat, or any part thereof, may be vacated upon the application of all the owners of lots in said plat and with the approval of all the owners of lots in said plat and with the approval of the Planning and Zoning Commission in accordance with Sections 212.013 and 212.014 Chapter 212, Municipal Regulation of Subdivisions and Property Development.

- 12.11.2 In the event there is no compliance with the previous stated requirement, a re-plat or re-subdivision of a plat, or a portion thereof, but without vacation of the immediately previous plat, may be approved by the Planning and Zoning Commission only when:

- A. It has been signed and acknowledged by the owners of the particular property that is being re-platted;
- ~~B. After public hearing in relation thereto at which parties in interest and citizens shall have an opportunity to be heard;~~

12-14

Grand
Prairie

ARTICLE 12: PLATTING

- C. ~~It does not attempt to~~ Approval of the replat will not alter, amend or remove any covenants or restrictions; and
- D. There is compliance, when applicable, with Subsection 12.11.3 of this Section.

12.11.3 The following additional requirements for approval shall apply, in any re-platting of a subdivision, without vacating the previous plat, if any of the proposed area to be re-platted was within the preceding five (5) years limited by any interim or permanent zoning classification to residential use for not more than two residential units per lot, or if any lot in the previous subdivision was limited by deed restriction to residential use for not more than four (4) residential units per lot:

- A. Notice of such Planning and Zoning Commission hearing decision ~~consistent with the provisions of Article 1, "General Provisions and Procedures,"~~ shall be given in accordance with ~~State Law~~ the Texas Local Government Code and ~~before the 15th day before the date of the public hearing by:~~

1. Publication in an official newspaper or a newspaper of general circulation in the county in which the municipality is located; and
2. By written notice, with a copy of Section 212.015(c) of the State Local Government Code attached, forward to the owners of lots that are in the original Subdivision and that are within 200 feet of the lots to be re-platted as indicated on the most recently approved municipal tax roll.

3. If a variance is requested, the Planning and Zoning Commission shall conduct a public hearing prior to its decision and notice shall be given before the 15th day before the date of the hearing by the methods listed in A.1 and A.2 above.

4. If a proposed replat does not require a variance or exception, the city shall, not later than the 15th day after the date the replat is approved, provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent county tax roll. This subsection does not apply to a proposed replat if the city holds a public hearing and gives notice of the public hearing as described in Section A.3 above.

- 2.5. The notice of a replat approval required in A.4 above shall include the zoning designation of the property and the city's contact information, including telephone number and email address.

- ~~B. If the proposed re-plat is protested, the proposed plat must receive the affirmative vote of at least three-fourths (3/4) of the members present of the Planning and Zoning Commission in order to be approved. For legal protest, written instruments signed by the owners of at least 20% of the area of the lots or land immediately adjoining the area covered by the proposed re-plat and extending 200 feet from the area, but within the original subdivision, must be filed with the Planning and Zoning Commission prior to the close of the public hearing in accordance with State Law.~~

- ~~C. In computing the percentage of land area under Subsection (B), the area of streets and alley shall be included.~~

12-15

Grand
Prairie

ARTICLE 12: PLATTING

~~D. Compliance with subsection (A) and (B) above shall not be required for approval of a re-plat or a portion of a prior plat if all of the proposed area to be re-platted was designated or reserved for usage other than for single family or duplex residential usage by notation on the last legally recorded plat or in the legally recorded restrictions applicable to such plat.~~

12.11.4 Notwithstanding any other provision of this Section, the Planning and Zoning Commission may approve and issue an amending plat which is signed by the owners of the properties affected and which is for one or more of the purposes set forth in this subsection, and such approval does not require notice, public hearing, or approval of other lot owners. This subsection shall apply only if the sole purpose of amending the plat is:

- A. To correct an error in any course or distance shown on the prior plat;
- B. To add any course or distance that was omitted on the prior plat;
- C. To correct an error in the description of the real property shown on the prior plat;
- D. To indicate monuments set after death, disability or retirement from practice of the engineer or surveyor charged with responsibilities for setting monuments;
- E. To show the proper location or character of any monument which has been changed in location or character or which originally was shown at the wrong location or incorrectly as to its character on the prior plat;
- F. To correct any other type of scrivener or clerical error or omission as previously approved by the Planning and Zoning Commission and/or City Council, such as lot numbers, acreage, street names, and identification of adjacent recorded plats;
- G. To correct an error in courses and distances of lot lines between two adjacent lots where both lot owners join in the application for plat amendment and neither lot is abolished, provided that such amendment does not attempt to remove recorded covenants or restrictions and does not have a material adverse effect on the property rights of the other owners in the plat;
- H. To relocate a lot line in order to cure an inadvertent encroachment of a building or improvement on a lot line or an easement;
 - 1. To relocate one or more lot lines between one or more adjacent lots where the owner or owners of all such lots join in the application for the plat amendment, provided that such amendment does not attempt to remove recorded covenants or restrictions or increase the number of lots; or
- I. To make necessary changes to the prior plat to create six or fewer lots in the subdivision or a part of the subdivision covered by the prior plat if:
 - 1. The changes do not affect applicable zoning and other regulations of the City;

ARTICLE 12: PLATTING

2. The changes do not attempt to amend or remove any covenants or restrictions; and
 3. The area covered by the changes is located in an area that the Planning and Zoning Commission or City Council has approved as a residential improvement area.
- J. To re-plat one or more lots fronting on an existing street if:
1. The owners of all those lots join in the application for amending the plat;
 2. The amendment does not attempt to remove recorded covenants or restrictions;
 3. The amendment does not increase the number of lots; and
 4. The amendment does not create or require the creation of a new street or make necessary the extension of municipal facilities.

SECTION 12 - FINAL PLAT APPROVAL AND RECORDATION

- 12.12.1 The final plat shall conform to the preliminary plat as approved and, incorporating all changes, direction and additions imposed by the either the Planning and Zoning Commission or City Council. The final plat shall not be filed, and no building permit issued until detailed engineering plans are released, and all developer agreements have been executed by the City. All plats, preliminary and final, shall be deemed disapproved until there has been full compliance with all requirements contained in this Article and such additional requirements imposed by the City or its agents for which provision is herein made.
- 12.12.2 If so desired by the developer, the final plat may constitute only that portion of the approved preliminary plat which the developer proposes to record and then develop, provided, however, that such portion conforms to all the requirements of these regulations.
- 12.12.3 Upon receipt of the final plat check print copy, the Director of ~~Planning and Development~~ Services or designee shall ~~check~~ review the plat to ascertain its compliance with these regulations and the action or conditions of the Planning and Zoning Commission and City Council, if applicable.
- 12.12.4 When the check print copy of the final plat has been ~~checked~~ reviewed and found to meet all general requirements and ~~design standards~~ conditions of approval, the developer or the developer's engineers shall submit to the Director of ~~Planning and Development~~ Services or designee an adequate number of copies as needed to be signed for filing at the appropriate county. The Director of ~~Planning and Development~~ Services or designee shall stamp or apply on each of the copies the certificate of approval of the Planning and Zoning Commission attested by the Chairman of the Planning and Zoning Commission, and the Director of ~~Planning and Development~~ Services or his designee, when such final the date the plat has been ~~was~~ approved.
- ~~12.12.3~~ 12.12.5 ~~The developer or the developer's authorized agent will secure the required number of plats. The subdivider or developer shall have the responsibility to record said plats with the County Clerk at Dallas, Tarrant, Johnson and/or Ellis County, Texas, within one~~ two ~~years~~ of the date of the final Planning and Zoning Commission or administrative approval.

12-17

Grand
Prairie

ARTICLE 12: PLATTING

- 12.12.6 Engineering plans showing details of streets, GPS monuments, erosion hazard setbacks, alleys, culverts, bridges, storm drains, water mains, wastewater mains and other engineering details of the proposed subdivision shall be ~~forwarded~~ submitted to the ~~City Engineer or their designee~~ Engineering Division along with at the same time as the final plat of the subdivision. submittal.
- 12.12.7 Such Engineering plans shall be prepared by a registered professional engineer and shall conform to the standards specifications established by the City. The final plat will not be released for filing until detailed engineering plans have been approved by the City Engineer or their designee.
- ~~12.12.4~~12.12.8 The approval of the detailed engineering plans shall expire after a period of 36 months following the date of the approval of plans by the City Engineer or their designee unless improvements have begun. If improvements have not begun, then the detailed engineering plans must be resubmitted to the ~~City Engineer or designee~~ Engineering Division for review and an additional fee may be required in accordance with the city's Fee Schedule ~~for conformance with the standard specifications established by the City.~~
- ~~12.12.5~~12.12.9 Street marker fees shall be paid ~~as a condition of recording the plat~~ before engineering plans are release for construction.
- ~~12.12.6~~12.12.10 After all improvements required by the City have been completed by the owner or sub divider of the proposed subdivision, the ~~City Council will require~~ developer shall submit to the Engineering Division one set of as-built drawings of depicting all ~~underground utilities and street~~ public improvements that have been constructed, the same to be filed within thirty (30) days after completion of all required improvements.
- ~~12.12.7~~12.12.11 After all improvements have been completed, credits shall be recalculated and refunds paid or additional impact fees collected.
- ~~12.12.8~~12.12.12 Approval of a final plat or re-plat shall expire ~~one (1) year~~ two (2) years from the date of the Planning and Zoning Commission action if the conditions of approval have not been satisfied or the plat is not submitted to the Planning Division for final review and signatures. The Development Review Committee may extend its validation up to ~~one (1) year~~ six (6) months, upon application and payment of additional fees. Further extensions require approval by the Planning and Zoning Commission.
- ~~12.12.9~~12.12.13 All improvements required by the City of the proposed subdivision shall be completed within 36 months after issuance of a construction permit. If the required improvements have not been completed within 36 months, the construction permit shall expire. Re-issuance of the construction permit will be subject to conformance with the most current Standard Specifications of the City. No additional fee shall be charged for re-issuance of the construction permit.
- ~~12.12.10~~12.12.14 The Owner, Applicant, or the Applicants' Agent must make all final submittals in person. This is to insure that all requirements for the final submittal have been correctly made and to verify that all required filing materials have been submitted, in an effort to expedite the process and to avoid any delay in development.

ARTICLE 12: PLATTING

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ARTICLE 12: PLATTING

SECTION 13 - STANDARD PLAT WORDING

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

Notarization Statement

Surveyor's Certificate

SECTION 14 - ~~EXCEPTIONS, APPEALS,~~ VARIANCES AND DORMANT PROJECTS

12.14.1 City Council, upon recommendation by the Planning and Zoning Commission may authorize ~~exceptions~~ variances from these regulations, pursuant to the procedures in [Article 1, "General Provisions and Procedures."](#)

12.14.2 City Council may authorize an ~~exception~~ variance from these platting and subdivision regulations when in its opinion undue hardship will result from requiring strict compliance. However, no ~~exception~~ variance may violate the Grand Prairie Code of Ordinances.

12.14.3 ~~Exceptions~~ variances may be granted only when consistent with the general purpose and intent of this Article so that the public health, safety, and welfare may be secured and substantial justice

12-20

Grand
Prairie

ARTICLE 12: PLATTING

done. An ~~exception~~ variance to the erosion hazard easement requirement is allowed only at the direction of the City Engineer.

12.14.4 ~~Pecuniary~~ Financial hardship to the sub-divider, ~~standing alone~~, shall not be deemed to constitute undue hardship.

12.14.5 In granting an ~~exception~~ a variance, the City Council shall prescribe only conditions that it deems necessary or desirable to the public interest and upon making the findings hereinafter required.

12.14.6 The City Council shall take into account the nature of the proposed use of land involved and existing uses of the land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of ~~such exception~~ the variance upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity.

12.14.7 ~~No exception~~ The City Council may not grant a variance unless it finds positive evidence demonstrating one or more of the following conditions ~~shall be granted unless the City Council finds:~~

- A. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Article would deprive the applicant of the reasonable use of his land.
- B. That the ~~exception~~ variance represents the minimum departure from the provisions of this Article necessary for the preservation and enjoyment of a substantial property right of the applicant, and that the granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area.
- C. That the granting of the ~~exception~~ variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Article.

12.14.8 Such findings of the City Council together with the specific facts on which such findings are based shall be incorporated into the official minutes of the Council meeting at which such exception is granted.

12.14.9 Appeal of any Planning and Zoning Commission action may be taken to the City Council pursuant to the provisions outlined in **Article 1, "General Provisions and Procedures,"** and consistent with the findings listed above.

12.14.10 Exceptions to the assessment and collection of impact fees may be granted in accordance with the requirements of **Article 22, Section 3 "Impact Fees," "Impact Fee Required; Exceptions."**

12.14.11 A project is considered dormant if it does not have an expiration date and no progress has been made towards completion of the project as defined in Local Government Code Section 245.005.

- A. The following projects will be considered dormant and expired as of January 18, 2005:

12-21

Grand
Prairie

ARTICLE 12: PLATTING

1. Any plat or land study approved prior to November 20, 1990 on which no progress has been made toward completion of the project.
 2. All projects, for which final plats have not been filed of record with the County, approved between November 20, 1990 and the effective date of this ordinance amendment, on which no progress has been made toward completion of the project (January 18, 2005).
- B. Following adoption of this ordinance amendment, projects for which final plats have been filed of record with the County that are not developed, and for which no other progress has been made towards the completion of the project within five years from the date said final plat is approved by the Planning and Zoning Commission, will be considered dormant and expired.
- C. All other plats and land studies expire according to the standards for lapse of approval as set out within the Unified Development Code, Article 12, "Platting."
- ~~D. Progress towards completion is defined as any of the list of criteria which appear in Section 245.005(c) of the Texas In accordance with Local Government Code Section 245.005. (May 11, 1999), progress towards completion of the project shall include any one or more of the following:~~
- ~~1. An application for a final plat or plan is submitted to a regulatory agency;~~
 - ~~2. A good faith attempt is made to file with a regulatory agency an application for a permit necessary to begin or continue towards completion of the project;~~
 - ~~3. Costs have been incurred for developing the project including, without limitation, costs associated with roadway, utility, and other infrastructure facilities designed to serve, in whole or in part, the project (but exclusive of land acquisition) in the aggregate amount of five percent of the most recent appraised market value of the real property on which the project is located;~~
 - ~~4. Fiscal security is posted with a regulatory agency to ensure performance of an obligation required by the regulatory agency; or~~
 - ~~5. Utility connection fees or impact fees for the project have been paid to a regulatory agency.~~
 - ~~6. Any adopted provision modified or added to Local Government Code Section 245.005 by the Texas Legislature.~~

SECTION 15 - FEES

12-22

Grand
Prairie

- 12.15.1 For a re-plat, costs are to be based on the number of additional lots created by the re-plat. For application fee to be paid reference **Article 22 "Fee Schedule."** Reference **Article 22, "Impact Fees," Section 7, "Calculation of Impact Fees," Subsection 22.3.7.4.**

ARTICLE 12: PLATTING

SECTION 16 – PERMITS AND CONSTRUCTION

12.16 There shall be no work done in the field (no clearing and grubbing, grading or earthwork) on a development or subdivision of property unless the owner/developer has complied with Phase II Stormwater requirements in the current Drainage Design Manual.

12

12.16.1 A permit for clearing and grubbing or grading and earthwork of a site must be issued when one or more of the following conditions is met:

- A. If an erosion control plan is deemed necessary by the City Engineer or designee, regardless of the parcel size;
- B. A Storm Water Pollution Prevention Plan (SWPPP) has been developed and an erosion control plan submitted to the Engineering Dept. in conjunction with;
 - 1. A signed construction site notice for projects from 1-4.99 acres; or
 - 2. A signed Notice of Intent (NOI) is submitted for projects of five (5) acres or larger.
- C. A Final Plan has been submitted to the Engineering Department for a residential development, or a nonresidential project.

Clearing and grubbing shall be defined as a minimal disturbance necessary for the removal of roots, trees, stumps or other debris. It shall remain the owner's responsibility to maintain erosion control measures necessary even if the amount of disturbance is minimal.

Grading and earthwork shall be defined as the physical movement, shaping, and other treatment of the soil to prepare a site for construction.

Fees for the above permits are found in [Article 22](#) of the Unified Development Code.

12.16.2 The City may withhold the issuance of a street number or building permit for the erection or construction of any building or structure in the City on a newly subdivided parcel of land until all the requirements of the subdivision regulations have been complied with, including installation of and acceptance by the City of all waterworks, wastewater, and paving improvements, (dedications and assessments) for the area designated.

- A. A foundation only permit may be issued after receiving approval from Engineering, Fire, Planning, Building Inspection and after review of the plat or re-plat by the Development Review Committee (DRC), the comments from which will not affect the location of the foundation).
- B. Engineering drawings must be released for construction by the City Engineer or their designee prior to the filing of the final plat with the county and before any construction commences on site.

12.16.3 A person who owns a tract of land in the floodplain will be required to secure a Floodplain Development Permit from the City of Grand Prairie and the appropriate governmental agencies,

12-23

Grand
Prairie

ARTICLE 12: PLATTING

for any construction or earth disturbing activities within the floodplain limits of the property. Permit shall be accepted by all appropriate agencies and in place prior to start of construction.

- 12.16.4 Building on land that has not been platted or has not met all requirements and conditions set forth by the Unified Development Code, the Planning and Zoning Commission or the City Council is unlawful. If a violation is found the City may invoke civil and/or criminal penalties as set forth in the Unified Development Code, [Article 21](#) and/or the State Statute 211.012.

SECTION 17 – LOTS

- 12.17.1 Lot sizes and dimensions shall conform to the minimum requirements of the appropriate zoning district. No lot shall be approved which does not meet the minimum requirements, and does not provide an adequate building envelope. Lots with easements that impact the building envelope may be required to have a greater width or depth.
- 12.17.2 Building lines adjacent to streets shall be shown on the final plat for corner lots adjacent to the streets with the minimum setback as required by the appropriate zoning district.
- 12.17.3 Each lot shall face on a public street.
- 12.17.4 Side lot lines shall be substantially at right angles or radial to street lines.
- 12.17.5 Double frontage and reverse frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantage of topography and orientation.
- 12.17.6 Irregularly shaped lots shall have sufficient width at the required building line to meet frontage requirements of the appropriate zoning district.
- 12.17.7 The rear width shall be sufficient to provide access for all utilities, including garbage collection where appropriate, but shall not be less than ten (10) feet.
- 12.17.8 In areas where City wastewater lines are not available, a lot shall be platted of such area as to meet the minimum requirements of the City pertaining to an aeration system, or other alternative method of treatment or disposal, in accordance with state laws as per the Director of Environmental Services or a designee.
- 12.17.9 It shall be lawful to increase the size of lots from that originally platted, provided, however, that there is no remaining portion of a lot, lots or tract of land to be platted smaller than the minimum lot required in the appropriate zoning district and provided further that a final plat is submitted and approval obtained thereof in accordance with the requirement of a final plat as contained herein and in the provisions of Chapter 212 of the Texas Local Government Code.
- 12.17.10 ~~No lot shall be platted to reduce the size of the lots originally platted by a previous sub-divider unless the required percentage approval of property owners in the original subdivision has been obtained as per Chapter 212 of the Texas Local Government Code, and all requirements of this ordinance.~~

12-24

Grand
Prairie

ARTICLE 12: PLATTING

12.17.11 When an applicant exhibits a duly executed and recorded deed covering a lot having dimensions of fifty (50) feet by one hundred twenty (120) feet or more which has been sold by metes and bounds prior to October 18, 1960, and such lot is being assessed for City taxes and conforms to the established lot pattern and zoning classification in the block where the lot is located, then a building permit may be issued provided the requested use of such property conforms to the permanent zoning of the property covered by the application, and no further subdivision is required.

SECTION 18 - BLOCKS

12.18.1 The length, width and shape of blocks shall be determined with due regard to:

- A. Provisions of adequate building sites suitable to the special needs of the type of use contemplated. The Planning and Zoning Commission may require that the block and lot size bear reasonable relation to the planned use of the land.
- B. Zoning requirements as to lot sizes and dimensions.
- C. Need for convenient access, circulation, control, and safety of street traffic.

12.18.2 In general, intersecting streets, determining the block lengths and widths, shall be provided at such intervals as to serve cross traffic adequately, and to meet existing streets or customary subdivision practices.

12.18.3 Where no adjacent existing subdivision dictates street layout, the block lengths shall not exceed one thousand two hundred (1,200) feet in length.

12.18.4 Blocks should not be less than five hundred (500) feet in length.

12.18.5 In cases where physical barriers, property ownership, or adjacent existing subdivisions create conditions where it is appropriate, there may be exception to these standards. The length may be increased or decreased to meet the existing conditions having due regard for connecting streets, circulation of traffic and public safety.

12.18.6 The number of minor or local street offsets should be minimized. However, when offset street intersections are provided, the minimum centerline spacing between streets shall not be less than one hundred fifty (150) feet.

12.18.7 Where no existing subdivision regulations control, the block width or depth shall be platted to give lots with a depth to width ratio of generally not more than two and one-half (2 1/2) to one and in no case more than four (4) to one, and the platting shall be such that the block width or depth generally shall not exceed three hundred fifty (350) feet nor be less than two hundred fifteen (215) feet. When possible, the block width and length shall be such to allow two (2) tiers of lots back to back to an alley.

SECTION 19 - DESIGN STANDARDS

12-25

Grand
Prairie

ARTICLE 12: PLATTING

- 12.19.1 The arrangement, character, extent, width, grade, and location of all streets shall conform to the City's adopted Master Transportation Plan, [Article 23](#), and Thoroughfare Plan Map and consideration shall be given in their relation to existing and planned streets, to topographical conditions, to public safety and in their appropriate relation to the proposed uses of land to be served by such streets as shown in the Comprehensive Plan and in compliance with the Drainage Design Manual.
- 12.19.2 When such street is not on the adopted Thoroughfare Map, the arrangement of street subdivision shall either:
- A. Provide for the continuation or appropriate projection of existing streets in surrounding areas, or
 - B. Conform to a plan for the neighborhood approved by the Director of Transportation Services or designee and adopted by the Planning and Zoning Commission [or Preliminary Plat approved by the Planning and Zoning Commission](#) to meet a particular situation where topographical or other conditions make continuance or conformity to existing streets impracticable.
- 12.19.3 Local streets shall be laid out so that their use is consistent with the intended use.
- ~~12.19.4 Where a proposed subdivision abuts a street and the rear yards of the proposed subdivision face the front yards of the property abutting an arterial street, that subdivision plat shall not be approved unless provision is made satisfactory to the Planning and Zoning Commission for screening said rear yards from view of the abutting front yards.~~
- 12.19.5 Reserve strips controlling access to streets shall be prohibited except where their control is definitely placed in the City under conditions approved by the Planning and Zoning Commission.
- 12.19.6 Street right-of-way and pavement widths shall be provided as shown on the adopted Master Transportation Plan, [Article 23](#), and Thoroughfare Map for each classification of roadway. The Planning and Zoning Commission may grant an exception to this requirement upon recommendation of the Director of Transportation Services when a property is being platted or re-platted when (1) the adjacent street is already improved with curb and gutter, (2) the adjacent street is functioning adequately, and (3) there are no plans to improve the street in the following five (5) years.
- 12.19.7 A development with a density of four (4) units or less per acre must have a minimum twenty-seven (27) foot wide street. A development with a density greater than four (4) units per acre must use: (1) a minimum twenty-seven (27) foot wide street with an alley, or (2) a minimum thirty-one (31) foot wide street without an alley. All other street classifications will be based on the Thoroughfare Plan. Developable acreage is based on the total platted property less the area used or dedicated for drainage or open space.
- 12.19.8 Half-width streets shall be allowed by approval of the Director of Transportation Services, for divided roadways when the reasonable development of the subdivision in conforming to the other requirements of these regulations, and where the Planning and Zoning Commission finds it will be practical to require the dedication of the other one-half when the adjoining property is subdivided. Where part of a street is being dedicated along a common

ARTICLE 12: PLATTING

property line, it is the intention of this ordinance that both property owners shall share equally in the dedication of right-of-way and cost of street construction. (Reference [Article 22, "Impact Fees"](#))

- 12.19.9 A cul-de-sac shall not be longer than six hundred (600) feet, measured from the street right-of-way line of intersecting street to the end of the centerline of the bulb. The closed end shall have turnaround provided for, having an outside roadway diameter of at least eighty (80) feet and a street property line diameter of at least one hundred (100) feet.
- 12.19.10 A temporary turn-a-round is required when a street temporarily dead-ends and is longer than one hundred-fifty (150) feet, measured from the street right-of-way line. It must be on private property, in a temporary road-way easement and may be constructed of asphalt or concrete.
- 12.19.11 New streets of like alignment shall bear the names of existing streets and shall be dedicated at equal or greater width than the existing streets in accordance with the adopted Thoroughfare Plan. All street names shall be subject to the approval of the Planning and Zoning Commission, upon recommendation of the ~~Fire and Police Departments~~ [Development Review Committee](#). An exception to this requirement may be made in cases where the continuation of a street name may induce truck traffic into a residential area.
- 12.19.12 Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the Planning and Zoning Commission may require an additional one hundred (100) feet of lot depth or a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land, as for park purposes in appropriate districts. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.
- 12.19.13 A roadway that is not planned, anticipated or expected to continue will be a cul-de-sac and no permanent barriers will be allowed.
- 12.19.14 All streets dedicated to the City or under street reconstruction shall be constructed in accordance with the specifications of the City, pursuant to the cost-participation criteria of this Article, and shall meet additional design criteria as follows:
- A. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Visibility and sight distances must be maintained as required in [Article 23](#) of the UDC, Master Transportation Plan.
 - B. Corner clips shall be required at all intersections of all streets in accordance with the Master Transportation Plan. (Reference [Article 23](#) of the UDC for definition)
 - C. A tangent meeting the requirements of the currently adopted Thoroughfare Plan of the City of Grand Prairie shall be introduced between reverse curves on arterial and collector streets.
 - D. When connecting street lines deflect from each other at any one point more than ten (10) degrees, they shall be connected by a curve with a radius adequate to insure a sight

12-27

Grand
Prairie

ARTICLE 12: PLATTING

distance meeting the requirements of the currently adopted Master Transportation Plan of the City of Grand Prairie.

- E. Street grades shall normally be not less than six tenths (0.6) percent nor more than seven (7) percent of grade.
- F. No street grade shall be less than five-tenths (0.5) percent of grade, nor shall be more than ten (10) percent of grade.
- G. Pavement thickness and design strength shall be as directed within the design standards established by the current Standard Details for the City of Grand Prairie. The classification of proposed streets within a development shall be confirmed with the Director of Transportation by the developer. Any deviation in these paving requirements shall be proposed in writing in conjunction with a formal design to be submitted to the City Engineer or designee for evaluation and final recommendation.
- G.

1. Criteria for centerline radius of horizontal curves are provided in [Article 23](#) of the UDC in accordance with the Master Transportation Plan.

H.

- 2.I. Stopping sight distance will conform to [Article 23](#), Master Transportation Plan of the UDC.

12.19.15 A plat with residential streets adjacent to a school site is required to dedicate sixty (60) feet of right-of-way and provide thirty-seven (37) feet of paving to accommodate parking and the mixture of pedestrian, cars and buses typically encountered around schools. The additional ten (10) feet of right-of-way shall be dedicated on the school side of the street and shall be designated as parallel parking.

SECTION 20 - ALLEYS

12.20.1 The Planning and Zoning Commission may require an alley in commercial and industrial districts to assure provision is made for service access, such as off-street loading, unloading and parking zones consistent with and adequate for the use proposed.

12.20.2 Service alleys in commercial and industrial districts shall be a minimum of twenty-five (25) feet in width.

12.20.3 In residential areas, when alleys are provided, right-of-way shall be dedicated parallel, or approximately parallel, to the frontage of the street. A minimum right-of-way width of twenty (20) feet and minimum pavement width of fifteen (15) feet shall be provided with corner clips at each intersection with a street. ~~It is necessary to provide a visibility triangle at the intersection of the street if alleys are provided.~~ Construction shall be in conformance with the design standards established by the current Standard Details of the City of Grand Prairie and have a well-designed storm drainage system.

12-28

Grand
Prairie

ARTICLE 12: PLATTING

- 12.20.4 Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turn around facilities at the dead-end as determined by the ~~Planning and Zoning Commission~~ Development Review Committee. Permanent dead-end alleys ~~shall be~~ are prohibited.
- 12.20.5 Alleys shall not access onto or intersect with arterials or collector streets, unless necessitated by existing development.

SECTION 21 - WATER AND WASTEWATER LINES

- 12.21.1 The sub-divider or developer, in the case of any subdivision of land, will be required to provide easements for and to install all water lines and wastewater lines in accordance with the City's standards and specifications governing the same, pursuant to the cost-participation criteria outlined in [Article 22, Section 3, "Impact Fees"](#).

SECTION 22 – DRAINAGE AND FLOODPLAIN MANAGEMENT

- 12.22.1 Land subject to flooding, as defined by the criteria in [Article 14 "Drainage,"](#) and [Article 15, "Floodplain Management,"](#) and land deemed by the Planning and Zoning Commission to be uninhabitable because of the potential for flooding, shall not be platted for residential occupancy, nor shall it be set aside for uses that could be endangered by periodic or occasional inundation, or that might produce unsatisfactory conditions.
- 12.22.2 In addition, drainage facilities and bridges shall be designed in conformance with the provisions of [Article 14, "Drainage,"](#) and [Article 15, "Floodplain Management."](#)

SECTION 23 - EASEMENTS

- 12.23.1 Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be a minimum of fifteen (15) feet wide or a width as may be reasonably necessary for the utility or utilities using same. Utility franchise companies may specify widths that are more or less than fifteen (15) feet. The sub-divider or developer may request in writing to the Director of Planning and Development or designee that no easement be required at the rear lot line of residential lots. This request shall be evaluated by the Development Review Committee and franchise utility companies and may be accepted or altered as needed to adequately serve the development.
- 12.23.2 Easements shall be required adjacent to all street frontages and shall be a minimum of fifteen (15) feet in width or a width as may be reasonably necessary for the utilities or franchisees of the City using the easements. Easements adjacent to street frontages within residential developments where no rear lot easement is proposed shall be a minimum of twenty (20) feet in width.

12-29

Grand
Prairie

ARTICLE 12: PLATTING

- 12.23.3 Erosion Hazard Easements shall be provided for all Erosion Hazard Areas for every stream in which natural channels are to be preserved (see Drainage Design Manual) to protect structures and lot improvements from erosion hazards. A person who erects or maintains a structure or fence within an erosion hazard easement is in violation of the Unified Development Code and subject to a civil penalty, not to exceed \$2,000 a day, per [Article 21, Section 21.11](#)
- 12.23.4 Where a subdivision is traversed by a watercourse, drainage-way, channel, or stream, there shall be provided a storm easement or drainage right-of-way conforming substantially with such course and of such additional width as may be designated by the City Engineer or their designee that will be reasonably adequate for proper drainage. Parallel streets, alleys or parkways along said waterway may be required in this situation.
- 12.23.5 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 utility easements, except for drainage easements in which no improvements which may obstruct the flow of water may be constructed or placed in such drainage easements, easements being reserved for the mutual use and accommodation of all public utilities using or desiring to use the same.
- Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.
- 12.23.6 Exceptions to the utility and drainage easement requirements may be granted by the City Engineer or designee upon a determination that there are adequate easements or right-of-way to accommodate the requirements of the City's utilities and franchisees.

SECTION 24 - ACCESS EASEMENTS

- 12.24.1 Dedication of a mutual access easement may be required to provide cross access of adjacent property or a shared use a driveway to conform to the minimum driveway standards established by the adopted Thoroughfare Plan.
- 12.24.2 Access easements are required of development along divided thoroughfares to provide future access to median openings.
- 12.24.3 The minimum width of the access easement shall be 24 feet. Access easements providing access between adjacent properties shall extend to the adjoining property lines. The developer may submit an appeal in writing to the Director of Planning or his designee that requests the funds used for the construction of paving for the access easement be placed in escrow with the City. These funds would go to construct the access by adjacent developer(s) at the time of development.

ARTICLE 12: PLATTING

- 12.24.4 Where a subdivision is traversed by a watercourse, drainage-way, channel, or stream, there shall be provided a drainage easement or storm water management area conforming substantially with such course, and of such additional width as may be designated by the Director of Planning and Development or designee that will be reasonably adequate for proper drainage. Parallel streets, alleys or parkways along said waterway may be required in this situation.

SECTION 25 – DRIVEWAYS AND FIRE LANES

- 12.25.1 The arrangement, placement, spacing, width and return radii of all driveways connecting to a street, roadway or alley should conform to the standards of the City's adopted Master Transportation Plan.
- 12.25.2 The gradient for a designated fire lane shall not exceed a maximum of 6 percent (6%) unless specifically approved for a specific site by the fire chief or appointed designee.
- 12.25.3 Fire lanes shall be marked with a continuous 6 inch (152 mm) red stripe by paint, the shade and type of which comply with State of Texas specifications, or as approved by the City Traffic Engineer. The words "FIRE LANE NO PARKING" shall be stenciled with 4-inch (102 mm) letters of white paint on the red stripe. The interval between stenciled signs shall be adequate to inform the public of the existence of the fire lane, but in no event shall be at an interval greater than 25 feet (6096 mm). All fire lane markings and lettering shall be maintained in a clear and distinctive condition and shall be clearly legible.
- 12.25.4 No person shall mark, post, or otherwise identify a non-designated fire lane or private vehicular passageway as a fire lane, or mark same in such a manner so as to create confusion as to whether the passageway is a fire lane.

SECTION 26 - SIDEWALKS

- 12.26.1 Sidewalks shall be required along both sides of all streets or thoroughfares throughout the City of Grand Prairie, with the exception of local and collector streets as designated on the official Master Transportation Plan, [Article 23](#) of the Unified Development Code of the City which are adjacent to property zoned Light Industrial or Heavy Industrial.
- 12.26.2 Sidewalks shall be required along both sides of all arterial thoroughfares as designated on the official Master Transportation Plan of the City which are adjacent to property zoned Light Industrial or Heavy Industrial.
- 12.26.3 The Sidewalk Matrix ([Appendix H](#) of the UDC) allows the Director of Transportation Services to waive sidewalk requirements where topographical conditions or drainage ditches preclude their construction. Sidewalks shall be constructed in accordance with [Appendix H, "Sidewalk Matrix"](#) of the Unified Development Code.

12-31

Grand
Prairie

ARTICLE 12: PLATTING

12.26.4 Curb ramps shall be provided at all intersections at the time of construction or reconstruction and shall comply with the provisions in the Federal Register 49 CFR 153.

12.26.5 Where sidewalks are required according to the previously stated requirements the sidewalks shall be installed generally in the right-of-way, one (1) foot from the property line, and shall be a minimum of four (4) feet wide. Placement within a sidewalk easement is also allowed if the sidewalk cannot fit within the right-of-way or if the sidewalk is proposed to meander. However, sidewalks may be installed at a minimum width of six (6) feet adjacent to the curb of a street or thoroughfare with the approval of the City's Traffic Engineer upon a finding that the placement adjacent to the curb does not create a hazard to either pedestrians or vehicles.

12.26.6 Sidewalks shall generally be installed concurrently with the construction of the primary structure on a tract or lot.

12.26.7 Sidewalks shall be installed generally parallel to the street for the entire frontage(s) of the lot.

12.26.8 If a street is constructed which shall have no residential lot access points, then sidewalks shall be installed concurrently with the street construction.

12.26.9 Sidewalks shall be required of all applicable street reconstruction projects and must be constructed across utility easements.

If at the time of platting, a school site is identified as being within the subdivision, or if a school site exists within 2000 feet of any portion of the subdivision, then sidewalks will be required to be constructed concurrently with the street construction along both sides of all streets leading directly to the school site.

However, if the street leading to the school already exists, then sidewalks will not be required to be constructed outside of or beyond the immediate subdivision boundary by the affected developer or property owner.

12.26.10 Exceptions to the sidewalk requirements may be granted by the Director of Transportation Services or designee if deemed unnecessary.

- A. Where a minimum of 50% of the block between intersecting streets on the same side of the street have improvements on them with no sidewalk, and where the City Traffic Engineer or designee determines that there is no existing pedestrian traffic of sufficient volume to indicate the need for sidewalks as evidenced by the lack of a beaten path or similar observable feature of the terrain, then the remaining property owners on the same side of the street are not required to install sidewalks; or
- B. Where streets exist with no curb and gutter, then sidewalks are not required to be installed, however funds equal to the amount required to construct the sidewalks, as determined by the City Engineer or designee, shall be placed in a sidewalk escrow account with the City for future construction by the City.

1. Said developer or property owner placing funds into the escrow account shall enter into an agreement with the City as established by the Director of Planning and Development or designee.

ARTICLE 12: PLATTING

2. However, should the requirement for sidewalks be excepted per the provisions of this section, and at a later date, the City wishes to have sidewalks installed concurrently with other improvements to the area, the costs for sidewalk construction shall be included in either the bond funds for the construction project or in the property assessments against adjacent property, whichever applies.
 3. If the property or owner has placed funds in the sidewalk escrow account for sidewalk improvements with the City, no assessments will be charged.
- 12.26.11 Funds placed in the sidewalk escrow account shall be refunded upon request in the original amount without interest to the person or party having paid the original sum ten (10) years from the date of commencement of development or the lot or tract as evidenced by the issuance of a building permit if said sidewalk improvements have not commenced by then.
- 12.26.12 Where sidewalks are installed on corner lots, sidewalks shall be installed along both street frontages, and shall be extended to the curb with handicapped access ramps.
- 12.26.13 At the time of platting, where blocks are in the vicinity of and are within 1000 feet of a school, park, or shopping center, and are one thousand (1,000) feet long or longer, the Planning and Zoning Commission may require a walkway and utility easement, and sidewalk traversing the block perpendicular to the street near the middle of the block.
- A. The walkway and utility easement shall be a minimum width of ten (10) feet, and the sidewalk width shall be a minimum of four (4) feet, and shall extend from sidewalk to sidewalk, or at rear property line(s) if no street exists.
 - B. Any sidewalks required under this section shall be installed concurrently with the street construction in the subdivision.
- 12.26.14 Where sidewalks are required pursuant to this section, and the developer wishes an exception from the requirements for sidewalks, the developer may appeal to the City Council, which may waive the requirements for sidewalks, or may defer the installation of the sidewalks to whatever time as the Council feels appropriate upon placing an amount in the sidewalk escrow account with the City sufficient to cover the actual costs of constructing the sidewalks, as determined by the City Engineer or designee.
- 12.26.15 The fee for appealing a request for an exception to the sidewalk requirement to the City Council shall be established as set out in [Article 22, "Fee Schedule"](#), and shall be initiated by the completion and submittal of an application for an exception to the Traffic Engineering Division of the City.
- 12.26.16 Any sidewalks required under this section shall be constructed in accordance with the construction standards adopted by the City Engineer or designee.
- 12.26.17 Reference [Appendix H, "Sidewalk Matrix"](#)

12-33

SECTION 27 - PUBLIC FACILITIES

Grand
Prairie

ARTICLE 12: PLATTING

12.27.1 General

In all new subdivisions of and in the City and in the City's extraterritorial jurisdiction as defined by State statutes, it is the policy of the City that such development shall provide for the adequate construction of public facilities, including placement of underground street improvements, sidewalks, alleys, easements, and parks and playgrounds. All public facilities shall be designed and constructed in conformance with the plans and currently amended engineering standard details approved released for construction by the City Engineer or their designee, and/or the department managing the improvement project. No construction shall commence without written permission from the City Engineer or their designee.

12.27.2 Street Improvement, Pavement

A. The sub-divider of each tract of land will be required to construct all streets at his own expense and according to the City's standard specifications, including all engineering cost covering design, layout and construction supervision. Preliminary plans for such improvements shall be submitted to the Planning Department for study by the City Engineer before any work is started in the subdivision. Detailed construction plans, including plan and profile for each street, shall be filed with the submission of the final plat in the same number of copies as required of the final subdivision plat. The City may participate in the cost of street surfacing and construction of streets that do not appear on the impact fee capital improvements plan if the City requires that such streets be constructed to greater width and thickness of pavement than standard for residential or service streets. Standard street width shall be thirty one (31) feet of traveled roadway for development densities of four (4) units or more per acre. If the density is less than four units per acre or if concrete alleys are constructed with a minimum of fifteen (15) feet of width with rear entrance to all garages, a twenty-seven (27)-foot street may be constructed ([Section 12.19.7](#) of this article). The City shall have the exclusive right to determine the size, location and type of each street and the developer shall be required to dedicate all on-site right-of-way required therefore, subject only to credits that may be allowed for streets on the impact fee capital improvements plan.

1. On-site perimeter streets shall be constructed at the expense of the developer.
2. Off-site perimeter streets shall be constructed at the expense of the developer, subject to credits against impact fees for roadway facilities.
3. Funds paid by a developer to the City for construction of perimeter streets may be refunded by the City Council upon request in the original amount to the person or party having paid the original sum five (5) years from the date of commencement of development of the subdivision as evidenced by the issuance of a building permit if street improvements have not commenced by then. Upon commencement of construction of any street for which perimeter street fees have been previously collected and refunded under this section, the property owner(s) shall be assessed for the proportional share of the construction costs.
4. Funds paid by a developer to the City for construction of perimeter streets shall be refunded by the City Council upon request in the original amount to the person or party having paid the original sum ten (10) years from the date of commencement of

ARTICLE 12: PLATTING

development of the subdivision as evidenced by the issuance of a building permit if street improvements have not commenced by then. Upon commencement of construction of any street for which perimeter street fees have been previously collected and refunded under this section, the property owner(s) shall be assessed for the proportional share of the construction costs.

5. If, after fourteen (14) years from the date of commencement of the development of the subdivision as evidenced by the issuance of a building permit, no request has been submitted to the City by the person or party which paid the original sum for a refund of perimeter street fees previously paid, nor has construction commenced on the perimeter street for which the funds were paid, the City may use those perimeter street fees for street improvement capital projects. No more than 90 days and no less than 60 days prior to the 'end of the fourteen year period herein established, the City shall notify in writing the party who originally placed the funds with the City that a refund may be requested.

12.27.3 Waiver of Perimeter Street Paving Requirements

- A. Perimeter streets may be waived by the Director of Planning and Development or designated representative upon affirmative findings as follows:
 1. There are a large number of small ownerships each with a limited amount of frontage on the street;
 2. The development has small amount of frontage in a rural area and the tract of land is not part of a larger tract being divided upon in small pieces by metes and bounds, thereby avoiding the subdivision regulations;
 3. The majority of the street frontage is already developed and there will be very little participation in a future street without an assessment program; or
 4. The street improvements are anticipated to be constructed by assessment or by another party such as the state, the county or the federal government.
- B. The City Council may, in its discretion, waive perimeter streets on the recommendation of the Director of Planning and Development.

12.27.4 Signalization

Developers shall be required to participate in signalization for intersections that are impacted by their development and if traffic volumes warrant placement of the signal. A traffic impact analysis may be required to assist the Director of Transportation in determining the need for signalization.

ARTICLE 12: PLATTING

12.27.5 Participation

All requests for City participation in oversized facilities shall be made at the time of filing the preliminary plat, final plat, or site plan submittal. The developer will be required to build improvements or escrow funds for improvements that are determined necessary from the traffic impact analysis and/or current Thoroughfare Plan. The level of participation that is the responsibility of the developer is a factor of the street designation, the property zoning, and the level of service that is desired for the roadway. Additional reference can be made to Chapter 14 of The City of Grand Prairie Code of Ordinances, and within this section of the UDC.

12.27.6 Street Signs

DEVELOPER STREET PARTICIPATION MATRIX										
STREET CLASSIFICATION	TOTAL LANES	R.O.W. WIDTH	TYPICAL PAVING WIDTH	SIDEWALK WIDTH (BOTH SIDES OF R.O.W.)	DEVELOPER'S LANE PARTICIPATION	BASE LANE WIDTH	Base Paving Width	PAVING WIDTH AT PROPERTY	DEVELOPER'S PORPORTION OF PARTICIPATION	DEVELOPER'S PORTION AS PERCENTAGE *
LU	2	50-60 FT.	27 FT.	4 FT.	1	13.5	27	W	13.5/27	50.00%
L2U	2	50-60 FT.	31 FT.	4 FT.	1	13.5	27	W	13.5/27	50.00%
C2U	2	70 FT.	37-45 FT.	4 FT.	1	13.5	27	W	13.5/27	50.00%
M3U	2	60-70 FT.	40-56 FT.	4 FT.	1	13.5	27	W	13.5/27	50.00%
P3U	3	60-70 FT.	36-49 FT.	4 FT.	1	13.5	27	W	13.5/27	50.00%
M4U	4	70-100 FT.	48-78 FT.	4-6 FT.	1	13.5	27	W	13.5/27	50.00%
P4D	4	100-120 FT.	64-94 FT.	4-6 FT.	2	11.25	45	W	22.5/45	50.00%
M5U	4	100-120 FT.	64-94 FT.	4-6 FT.	2	11.25	45	W	22.5/45	50.00%
P6D	6	120-140 FT.	88-118 FT.	4-6 FT.	2	11.25	45	W	22.5/45	50.00%
P7U	6	120-140 FT.	52-118 FT.	4-6 FT.	2	11.25	45	W	22.5/45	50.00%

Within the City corporate boundaries and/or the City's ETJ, street signs shall be installed by the City at the expense of the sub-divider at each intersection and the sub-divider shall pay to the City current standard charges per street sign, as indicated in [Article 22, "Fee Schedule"](#). The developer shall pay such sum as computed by the Department of Transportation for street signs at the time of submission of the final plat being filed with the County.

12.27.7 Water Lines, Wastewater Lines and Storm Drains

- A. All sub-dividers must demonstrate, at a time prior to preliminary plat approval, the availability of water service and wastewater disposal to the tract proposed for subdivision and at a level sufficient to accommodate the proposed land uses.
- B. Any subdivision proposing to utilize water from wells and/or a private wastewater system shall comply with the provisions of Chapter 26, "Utilities and Services" of the City Code of Ordinances, in particular Sections 26-3 through 26-5, "Wells" and Section 26-30, "Private Sewage Facilities".

ARTICLE 12: PLATTING

- C. The sub-divider or developer, in the case of any subdivision of land, will be required to install, at such sub-divider's or developer's own expense, all water lines, wastewater lines, storm drain lines and drainage ditches and structures in accordance with the City standard specifications governing the same, including all engineering costs covering design, layout and construction supervision. Preliminary plans and layouts for all such utility lines shall be submitted by the sub-divider or developer to the Planning Department for study by the City Engineer along with the submission of the preliminary plat of the subdivision. Final construction plans shall be submitted by the sub divider prior to the time of filing such sub divider's final plat with the Planning and Zoning Commission in the same number of copies as required of the subdivision plat.
- D. Except for credits against impact fees for those improvements appearing on the capital improvements plan upon which such impact fees were based, the City will not participate in the cost of any water, wastewater or drainage facilities within the subdivision except in the event of the requirement for oversize lines to serve land areas and improvements beyond the subdivision in question, or to serve other subdivisions. Each installation of this character and the terms and extent of City participation will be considered individually upon the merits of each facility and the conditions involved and subject to the City's pro-rata regulations of the Code. Trunk lines of such systems to serve the subdivision under consideration will be considered upon each facility's individual merits for each subdivision and subject to the City's pro-rata regulations.
- E. Water mains and wastewater lines shall be installed by the developer. Those lines not exceeding twelve (12) inches in diameter shall be installed solely at the expense of the developer. Minimum sized wastewater lines shall be eight (8) inches unless otherwise directed by the City Engineer or designee. Minimum size water mains shall be eight (8) inches unless otherwise directed by the City Engineer or designee. If mains larger than twelve (12) inches are required by the City in order to give service to other areas or subdivisions the difference in construction cost between a twelve (12) inch main and the required size will be paid by the City, or a credit will be provided against impact fees as provided by [Article 13 "Impact Fees", Section 10 "Credits"](#), or a pro-rata repayment contract will be executed as outlined in the City's pro-rata repayment regulations. All off-site water mains and wastewater lines required to connect service to the subdivision shall be installed at the expense of the developer up to twelve (12) inches; however, the City will execute a pro-rata repayment contract with the developer as outlined in the City's pro-rata regulations.
- F. On-site bridges or drainage structures shall be considered standard up to the width necessary to support a twenty-seven (27) foot street and all cost shall be the responsibility of the developer. If bridges are required in excess of the size necessary for a standard street, as defined on the Thoroughfare Plan, the City may bear the cost of the over width if funds are available therefore.
- G. Storm drains shall be considered standard size up to seventy-two (72) inches and shall be installed at the expense of the developer. In the event storm drains are required in excess of standard size to handle upstream surface water outside of subdivision, the City may participate on a direct percentage basis for those costs in excess of seventy-two (72) inch pipe. If a concrete lined channel is constructed, the City's share of the cost will be determined by a ratio of equal pipe sizes as determined by the use of Manning's Formula. In the event that the subdivision is physically located in a drainage area that necessitates on site

12-37

Grand
Prairie

ARTICLE 12: PLATTING

oversized facilities, the developer shall be responsible for the design and installation of such oversized facilities. The developer shall pay for the entire cost for on-site construction.

- H. In new subdivisions the developer shall provide all the necessary easements and rights-of-way required for drainage structures, including storm drains and open lined channels.
 - 1. Street grades shall be such that excessive sand deposition from too low a water velocity or pavement scouring from too high a velocity is to be avoided as far as possible. Street grades are normally to be not less than six (6) nor more than seventy (70) feet fall per thousand (1,000) linear feet and shall never be less than five (5) nor more than one hundred (100) feet fall per thousand (1,000) linear feet.

12.27.8 Drainage Facilities

- A. All public drainage structures and storm drains conveyance systems shall be constructed in accordance with the City's standard specifications governing the same, as filed in the office of the City Engineer or their designee. Reference **Article 14, "Drainage"**.
- B. The sub-divider shall acquire required public drainage easements and construct at his own cost all drainage improvements required for the development of such person's subdivision, including any necessary downstream off-site channels or storm drains as described **Article 14, "Drainage", Section 6, "Off-Site Drainage Easements and Construction"**, with the following exceptions, at the developer's option:
 - 1. If the owner is unable to acquire the necessary off-site easements, such owner may provide the City with documentation of such owner's efforts, including evidence of a reasonable offer made to the affected property owner, and make a written request for assistance, tendering the anticipated costs, following which the City may acquire these easements either through negotiations or through condemnation. The owner shall be responsible to obtain private legal counsel to file and try the condemnation suit in the name of the City. The owner shall tender, to the City, 1.5 times the anticipated costs as determined by an appraiser. If the actual costs are greater than the tendered amount, the owner shall pay the additional amount. However, if the actual costs are less than the tendered amount, the owner shall be re-funded the difference.
 - 2. In areas where the proposed off-site improvements are to be made within existing City right-of-way, an estimate of these off-site costs shall be prepared and submitted along with the plans. Subject to Council approval, cost for such off-site improvements may be pro-rated to the extent that the owner pays for a percentage of the off-site cost based on the increase of the discharge originating within the limits of such owner's addition.

12.27.9 Construction Permit

Prior to any work being performed in or upon any public street, alley, easement, thoroughfare or public place within the City for purposes of laying, construction, building, repairing, rebuilding, grading, paving surfaces, excavating, resurfacing or similar construction work, the contractor shall obtain from the City Engineer, or their designee, a permit to do such work and pay a permit fee to the City in the amount of four (4) percent of the cost of the work, with a minimum permit

ARTICLE 12: PLATTING

fee of \$100, and execute a maintenance bond to the City in the sum of one hundred (100%) percent of the total contract price.

Bonds will not be required for the following:

- A. Projects with value of work less than \$2000.00.
- B. Maintenance of driveways and sidewalks is performed by the property owner.
- C. Earthwork which is in compliance with this Article.

The maintenance bond shall be for 100% of the construction value and have an expiration date of two (2) years after the date of acceptance of the specified work upon completion of all construction work as per the plans released for construction, release letter from the design engineer with receipt of all associated and required documentation to issue the said letter of acceptance. The permittee shall notify the Director of Planning and Development of the date on which such permittee intends to commence the work for which the permit is sought.

12.27.10 Pro-Rata, Charges Established

- A. A charge, which shall be known as the pro-rata, shall be made against each lot or tract of land and the owner thereof whose water and wastewater line shall be hereafter connected with any water main or wastewater line in the City constructed by a developer with whom the City has contracted for reimbursement of over sizing or constructing water or wastewater mains or lines. The charge shall be at a rate per lot or acre as was agreed to by such contract, which shall be based on total evaluated or contract cost divided proportionately by acreage or number of lots served.
- B. Pro-rata charges shall be collected at the time of platting or, if the City's records do not show that such pro-rata charges were paid at the time of platting, prior to issuance of a building permit.
- C. Such charges shall be placed in trust funds for the reimbursement of the developer who oversized the line and transmitted to such developer as soon as practicable. Itemized infrastructure costs as outlined in Article 22.2.30 are eligible for reimbursement.
- D. Pro-rata contracts shall not exceed ten (10) years and upon expiration, such charges shall not be collected.

12.27.11 Subdivision Developer's Installation of Storm Drain, Water and Wastewater Extensions; Plans

- A. At the option of the City, as an alternative plan, a developer may be permitted to contract and, subject to credits or reimbursement from impact fees for improvements appearing in the capital improvements plan upon which fees are based, pay for the total cost of installation of standard water and wastewater extensions as provided for in this Section. Upon approval by the City, a developer of an addition shall design and prepare construction plans of water and/or wastewater facilities, to serve a subdivision, including any access or offsite facilities that may be required. These plans shall conform in all details to the City's standards as to the design, grade, location, size and quality of materials and construction shall be directed by the City Engineer or designee. Said plans shall be prepared and sealed by a professional engineer licensed to perform such work by the State of Texas.

12-39

*Grand
Prairie*

ARTICLE 12: PLATTING

- B. Plans and profile submitted by the developer's engineer shall be ~~inked on~~ plotted to a standard twenty four (24) inch by thirty-six (36) inch ~~mylar~~ sheets. Plans and profiles shall be shown at scales of not less than one inch to forty (40) feet horizontal, and one inch to four (4) feet vertical. Plans and profiles shall show clearly all surface improvements, all existing or proposed subsurface utility lines and obstructions, and street and alley grades as directed by the Public Works Department or City Engineer. The engineer submitting the plans and profiles must affix such engineer's seal and signature to ~~the mylar~~ ~~of all plans and profiles sheets~~. The complete ~~tracings~~ design for water and wastewater plans and profiles shall be submitted to the City Engineer or designee for release of construction. The developer's engineer shall submit the final mylar of the cover sheet with all seals and signatures, and the signature of the developer, where appropriate upon said mylar cover sheet.

Upon final release, the signed mylar will be returned to the developer's engineer for the purpose of making such prints as required by the City, and such engineer may require, after which the mylar cover sheet ~~shall~~ may be returned becoming the permanent property of the City.

Upon release of the plans by the City, the developer may enter into a contract with any individual or the developer may construct the system as so planned; provided, however, that the construction and installation of the public paving, water lines ~~and~~ , wastewater lines, or storm drain lines ~~or either of them~~, shall be supervised by inspectors of the City to see that the installation is made in accordance with the plans and the City's standard specifications which, in every instance, shall be a part of said installation contract. The engineer of record shall also mark the final plans in their 'as-built' condition as record drawings after construction is complete. These record drawings shall bear the City standard record drawing statement and signature and date of submittal by the engineer of record.

- C. When the project is ready for construction, line and grade stakes will be set by the developer's engineer. All construction and installation of water and wastewater mains shall be supervised by the developer's engineer and inspected by inspectors of the City. A construction permit and payment of all inspection fees and related documentation shall be required for release for any permit to construct public improvements. Damage to the City's public infrastructure, caused by unauthorized work or neglect by the contractor, shall be corrected at the expense of the party that caused said damage. Correction of the damage and obtaining the required permits does not release that party from criminal prosecution if deemed justified by the Director of Public Works, the Director of Planning and Development, the City Attorney, or the designee for these positions.
- D. No installation of public water mains or wastewater mains, or storm drain lines shall be made any other location except the dedicated street, alley or an easement running in favor of the City, which shall be filed of record by the owner of said addition. Any such installation when made shall become the property of the City, free and clear of all encumbrances, and any contract entered into between the developer and a contractor shall provide for a performance bond such as the City uses in its standards specifications and contract documents.

ARTICLE 12: PLATTING

- E. **Maintenance Bond.** In the event the developer makes the installation, then such developer shall execute a two (2) year maintenance bond in favor of the City in the same form and conditions in the same manner as provided for in the standard contract documents used by the City in the making of water and wastewater installations (Reference Subsection 12.27.10 “Pro-Rata Charges Established” of this Article, for pro-rata payments collected by the City and paid to persons who originally financed the extension.)

12.27.12 Cost of On-Site New Subdivision Mains

The developer will bear the total cost of on-site mains, with sizes to be determined by the City, except that the City will provide credits as provided by [Article 22.3, “Impact Fees”, Section 22.3.10, “Credits”](#) from improvements which appear on the impact fee capital improvements plan, or enter into a pro-rata refunding contract for the difference in size between a twelve (12) inch main and the larger size required.

12.27.13 Off-Site Main Extensions

- A. If extensions of water or wastewater mains are required prior to June 12, 1991 to serve property platted prior to June 12, 1990, the developer may proceed as provided in Subsection 12.27.11 of this Article, provided, however, to the extent that improvements appearing on the capital improvements plan or mains over twelve (12) inches are required, the developer shall be entitled to contract with the City for reimbursement from other developers either as their impact fees are paid, or under a pro-rata agreement.
- B. For all property platted on or after June 12, 1990, and for property platted prior thereto and which requires water or wastewater mains after June 12, 1991, the developer may contract the water and wastewater extension in accordance with Subsection 12.27.11 of this Article.

12.27.14 Off-Site Mains Not on Capital Improvements Plan

If mains not appearing on the impact fee capital improvements plan are required to interconnect property to be developed with existing mains, the sizes to be determined by the City, the developer shall not be entitled to impact fee credits, but shall be required to bear the entire cost of construction such main, and the City shall agree to a ten year pro-rata refunding contract to collect and refund the original deposition or original developer and the existing mains. The period of eligibility shall begin as of the date of final inspection and acceptance of the extensions by the City.

12.27.15 Easements

The applicant and City will be responsible for off-site easement acquisitions required to serve the subdivision. If the applicant is unable to obtain said easements, the City will initiate condemnation suits to acquire said easements. The easement acquisition cost will be borne by the applicant, subject to credits against the impact fees for those easements and costs appearing on the impact fee capital improvements plan.

12.27.16 Temporary Lines

12-41

Grand
Prairie

ARTICLE 12: PLATTING

Where temporary lines are constructed as an expedient to develop a particular area, such as across easements within the subdivision of which no frontage can be connected, or where wastewater mains are constructed which otherwise are not required in the ultimate plan of development for the wastewater system, the developer will bear the total cost without pro-rata repayments.

12.27.17 City Not Required to Make Extensions When No Funds Available

In no event shall the City be required to make extensions under the provisions of this Article if there are no funds available on hand for the purpose.

12.27.18 Method of Enforcing Payment

Nothing herein shall be deemed in any manner to be waiver of the City's right to validly assess the property owners and/or consumers concerned for the cost of the installation of standard size water and wastewater mains and to fix and enforce liens against said property, all of which may be done as provided by ordinance and in the manner prescribed by law. The City will never be obligated to furnish water and/or wastewater service to an applicant, until required pro-rata payments have been made.

12.27.19 When Owner May Not Install

All water and wastewater main extensions herein provided for shall at the City's option be laid, constructed, and installed by the City directly, or by contract made by the City.

12.27.20 Lift Stations and Special Installation

In the event a lift station or other special installations are required the same shall be installed under separate agreements between the City and the developer if the installation is designed to serve areas outside the proposed development. If the special installations are necessary to serve a subdivision under question, the entire cost will be borne by the developer subject only to impact fee capital improvements plan.

12.27.21 Street Lighting

- A. The Developer or Sub-divider of property within the City of Grand Prairie and its ETJ shall be responsible for payment of the costs associated with the installation of street lights on all streets within the subdivision and along perimeter street
- B. Roadways adjacent to the subdivided property. All street lighting installations shall conform to the standards of the City of Grand Prairie and shall be done by or under the supervision of the City or the franchised electrical utility.
- C. Street lights shall be installed at each intersection; along curves; and with spacing between lights in developed areas, as follows:
 - i. 200-280 feet for Principal Arterials (average illumination from 0.6-1.0 foot candles);

ARTICLE 12: PLATTING

- ii. 400 feet maximum spacing for Minor Arterials and for commercial and industrial streets that have a pavement width of 40 feet or more (average illumination from 0.4-0.6 foot candles);
 - iii. 600 feet maximum spacing for residential streets with 500 feet maximum recommended if added installation cost paid by developer or property owner (average illumination from NIL-0.4 foot candles); and
 - iv. Divided thoroughfares and streets with paved widths of 56 feet or more shall be considered to be two roadways.
- D. The developer shall provide street lighting or shall contract with the franchised electrical utility for the installation of the needed lights on internal and perimeter streets, as determined by the Department of Public Works, prior to the time the final plat is submitted for filing with the County. The developer shall pay, all costs for installation of the streetlights as determined by the City or the franchised electrical utility.
- E. All requests for City participation in offsite lighting along streets or street segments not adjacent to the subdivided property shall be made at the time of filing the preliminary plat.

SECTION 28 - DEFINITIONS

---A---

Alley: A public space, right-of-way, easement, or thoroughfare providing a secondary means of access to abutting property.

Amending Plat: A map or drawing which may be recorded and is controlling over the preceding plat without vacation of that plat, in accordance with Article 212.016, Title 7, Local Government Code.

Arterial Street: A major thoroughfare intended to provide for continuity and high volume traffic movement between highways and between major traffic centers, as more precisely defined by the City's adopted Thoroughfare Plan.

---B---

Block: One or more lots, tracts, or parcels of land bounded by streets, railroads, or subdivision boundary lines, or a combination thereof further, an area of land enclosed by streets and occupied by or intended for building. Where "block" is meant as a term of measurement, it shall mean the distance along a side of a street between the nearest two streets that intersect said street on that side.

---C---

Capital Improvement Plan: Reference [Article 22, Section 22.3.2, "Definitions"](#).

Collector Street: A roadway intended to provide access to local streets in an area, from a major thoroughfare, as more precisely defined by the City's adopted Master Transportation Plan, [Article 23](#) of the Unified Development Code.

12-43

Grand
Prairie

ARTICLE 12: PLATTING

Commission: Where not otherwise stated, the Planning and Zoning Commission.

Consumer: The actual user of water or sewerage from a City water and sewerage connection.

Corner Clip: Right-of-way that is provided on each corner of an intersection, in the shape of a triangle for the purpose of installing curbs, gutters, and traffic control devices. The side of the triangle adjacent to the street typically has a length of 15 feet.

Cost Participation: The method of cost sharing between the City and a developer in the construction of public improvements for streets, bridges, water and wastewater lines, and drainage facilities, generally applicable when facilities are sized to accommodate more than the developer's project.

Cul-de-sac: A street that terminates in a vehicular turnaround.

---D---

Developer: The person or organization seeking to develop or plat land.

Double Frontage Lot: A lot that has street frontage on both the front and rear of the lot, with the address assigned only on the front of the property, with the primary means of access being provided on the front.

---E---

Easement: A privilege or right of use or enjoyment granted on, above, under, or across a particular tract of land by one-owner to another or to the public, as for utility access or drainage purposes.

Erosion Hazard Area: Land adjacent to a watercourse regulated by this Article, which is determined by the Floodplain Administrator to be subject to flood related erosion losses.

Erosion Hazard Setback: The minimum horizontal distance from the toe of the slope of the bank of a watercourse that a structure must be constructed or placed to be outside the erosion hazard area.

Exception: A grant of permission that authorized the sub divider to deviate in a specified manner from the strict requirements of this article, as approved by City Council.

Extra-territorial Jurisdiction (ETJ): That portion of the City's jurisdiction, as provided for by State statute, which lies outside of the City limits.

---F---

Final Plat: The second phase of the platting process, which converts the preliminary plat into a legal document, which shall upon approval, by the City of Grand Prairie be recorded with the appropriate county, prior to the sale to lots or the issuance of building permits.

Floodplain: Reference [Article 15, "Floodplain Management," Section 21, "Definitions."](#)

ARTICLE 12: PLATTING

---G---

Grade: The change in vertical rise divided by the change in horizontal distance, expressed as a percentage.

---I---

Internal Streets: Streets, or the portion of streets, which lie within a subdivision.

---L---

Local Street: A street which is intended primarily to serve traffic within a neighborhood and which is not necessarily continuous from or through several residential areas, as defined more precisely by the City's adopted Master Transportation Plan, [Article 23](#) of the Unified Development Code.

Lot: A parcel of real property (land) with a separate and distinct number or other designation shown on a plat, or subdivision map, approved by the City recorded in the office of the appropriate County Clerk, or a parcel legally created or established pursuant to applicable zoning or subdivision regulations.

Lot of Record: 1) A lot which exists as shown or described or is part of a subdivision, the plat of which has been recorded in the Deed Records of the County Clerk of Dallas, Tarrant, or Ellis County; or, 2) a parcel of land, the deed for which is recorded in the County Clerk's Office of Dallas, Tarrant, or Ellis County dated on or before October 18, 1960.

---P---

Perimeter Streets: Streets that form a boundary of a subdivision, and thus are not entirely contained within that subdivision.

Plat: The map or drawing on which is presented a sub-divider's plan of a subdivision which is submitted for approval, and a copy of which is intended to be recorded in final form.

Preliminary Plat: The initial plan for a subdivision, outlining roadway, lot and block layouts, and easements, which serves as the basis for preparation of a final plat.

Private Wastewater Facility: A wastewater treatment and disposal system not owned by a public entity, such as septic tank systems, or a privately-owned package waste water treatment plant.

Pro-Rata: A charge made against a developer to pay for water and wastewater mains provided by another developers.

Pro-Rata Contract: A contract executed between the City and the person who financed a water and/or wastewater extension, in order that the original investor may recover a portion of such investor's cost of water or wastewater lien if other property owners adjacent to the lien make connection to said line.

Public Improvements: Shall be limited to the oversized portion of streets, drainage improvements, and water and wastewater lines shown on a master plan or other previously adopted planning document to be necessary to serve areas other than the subdivision.

12-45

Grand
Prairie

ARTICLE 12: PLATTING

---R---

Recorded Plat: The legal document representing a lot of subdivision that is filed for record, upon approval by the City at the office of the appropriate County Clerk.

Replat: A legal document that reconfigures property that has been platted and filed.

Reverse Frontage: Street frontage on the rear, rather than the front, of a lot.

---S---

Wastewater Service Line: A line extending from the main wastewater line to the building connection.

Sidewalk: A pedestrian walkway.

Standard Size Wastewater Main: A wastewater main twelve (12) inches in diameter.

Standard Size Water Main: A water main twelve (12) inches in diameter.

Street: A public or private vehicular access way, including all land within the right-of-way thereof.

Subdivision: The division of any lot, tract or parcel of land into two (2) or more lots. Said term also includes the re-subdivision of any lot, tract or parcel of land.

---T---

Tract: Generally a large area of land that is not platted and is described by metes and bounds, and is within a survey or abstract.

Transportation Plan: The City of Grand Prairie's Master Transportation Plan, [Article 23](#) of the Unified Development Code as adopted by the City Council, and as amended from time to time.

---U---

Utilities: Facilities, particularly underground lines, used in connection with the transmission, delivery, or collection of water, wastewater, electricity, gas, cable or telephone service.

---V---

Vacated Plat: A subdivision that is voided for the purpose of replacement by another plat. An instrument legally approved by the City and recorded in the appropriate County for purposes of voiding a previous recorded plat, in accordance with the state statutes.

Variance: Reference [Article 30, "Definitions"](#) for definition.

ARTICLE 12: PLATTING

Visibility Triangle: An easement that is reserved to give the motorist entering or exiting an intersection, an unobstructed view of the intersection. Typically runs 30 feet in either direction along 90 degree angles formed at the intersection to an imaginary height of 40 inches to 48 inches.

---W---

Water Department: The department of the City having charge of the water system and wastewater system.

Water Service Line: A line extending from the water meter to the main water line.

---Z---

Zoning: The dividing of the City into districts and the establishment of regulations governing the use, placement, spacing and size of land and building in those districts.

Article 16

SITE PLAN APPROVAL

ADOPTED: December 10, 2013September 17, 2019

CASE NUMBER: TA131202TA19xxxx

ORDINANCE NO. 9653-2013xxxxx-2019

ARTICLE 16: SITE PLAN APPROVAL

Table of Contents

	Page No.
Section 1 <i>Purpose</i>	2
Section 2 <i>Applicability</i>	2
Section 3 <i>Approval Authority</i>	2
Section 4 <i>Approval Criteria for Site Plans</i>	3
Section 5 <i>Approval Submission for Site Plans</i>	3
Section 6 <i>Submittal Requirements for Site Plans</i>	4
Section 7 <i>Site Plan Content</i>	4
Section 8 <i>Administrative Site Plan</i>	6
Section 9 <i>Approval Criteria for Administrative Site Plans</i>	6
Section 10 <i>Submittal Requirements for Administrative Site Plans</i>	7
Section 11 <i>Amendments to Approved Site Plans</i>	8
Section 12 <i>Street Naming and Addressing for Multi-Family Site Plans</i>	8

ARTICLE 16: SITE PLAN APPROVAL

SECTION 1 – PURPOSE

16.1.1 The purpose of site plan approval is to ensure the following:

- A. ~~c~~Compliance with the requirements of this ordinance;
- B. ~~to promote better~~ Promotion of adequate site design through assessment of and necessary improvements to water, sanitary sewer, stormwater, and streets facilities;
- C. ~~to integrate projects more effectively~~ Integration of development into their the surrounding environment, ~~to prevent the impairment or depreciation of~~ ;
- D. Maintenance of property values; ; ~~to improve~~
- E. Provision of internal vehicular and pedestrian circulation; ;
- F. ~~to encourage~~ Encouragement of quality and innovative site planning techniques, including flexible but high quality standards of architectural design and landscaping techniques, and;

16.1.1 ~~to protect and enhance the overall general~~ Protection of public welfare.

G.

SECTION 2 – APPLICABILITY

16.2.1 Site Plan approval shall be required for any application for a project involving:

- A. A townhome, multi-family residential, or industrial use, unless the industrial use is within the Great Southwest Industrial District and not within any Planned Development District or other Overlay District;
- ~~A.B.~~ An institutional or religious use, if the use is located in a Single-Family Residential or Two-Family Residential district and is expected to generate more than 50 vehicle trips during any two hour period;
- ~~B.C.~~ Certain uses requiring a ~~S~~pecific ~~U~~se ~~P~~ermit as indicated in the Use Schedule in Article IV "Permissible Uses";
- ~~C.D.~~ ~~A rezoning to a planned development zoning district or an amendment to a planned development zoning district~~;
- ~~D.E.~~ Construction of one or more buildings, structures, or parking areas for a use other than Single-Family Residential or Two-Family Residential within in a ~~P~~lanned ~~D~~development zoning district;
- ~~E.F.~~ Construction of one or more buildings, structures, or parking areas for a use other than Single-Family Residential or Two-Family Residential on property ~~Adjacent to~~ lying within

16-2

Grand Prairie

ARTICLE 16: SITE PLAN APPROVAL

200 feet of a ~~FEMA~~ studied and designated 100 year floodplain ~~or natural drainage features;~~

~~F.G.~~ Construction of one or more buildings, structures, or parking areas for a use other than Single-Family Residential or Two-Family Residential in a designated Corridor Overlay District as defined in Article 7, "Special Districts"; or

H. A Unified Multi-Family Development. (see Section 6.13.1);

I. Any use other than single-family residential or two-family residential which requires the subdivision of land or extension of public improvements; or

J. Any project for which a Traffic Impact Analysis (TIA) is required.

~~G.K.~~ For Single-Family Residential or Two-Family Residential uses, a Preliminary Plat shall suffice for a required Site Plan under this section if required in Article 12 of the Unified Development Code. If a Preliminary Plat is not required, a plot plan depicting proposed construction on each platted lot shall suffice for a Site Plan.

16.2.2 For those Specific Uses not requiring the submittal of a site plan in the Use Schedule, either the Planning and Zoning Commission or City Council may still require the submittal of same prior to their final action if it is determined that a site plan might be advantageous in the review of the application.

16.2.3 Development on un-platted property shall comply with the requirements of Article 17, "Concept Plans" where applicable.

SECTION 3 – APPROVAL AUTHORITY

16.3.1 All required site plans shall be ~~approved~~ heard and acted upon by the Planning and Zoning Commission and City Council pursuant to the procedures outlined in Article 1.11 "General Procedures".

16.3.2 ~~The City Council shall review and approve site plans required for items listed in Subsection 16.2.1. of this Article, subject to the requirements of Article 1.11 "General Procedures," and site plans for planned development zoning districts, which have been appealed to the City Council per Section 7.1.8.D. of this Code. Administrative approval by the Development Review Committee and Planning Director shall be allowed for all other site plans.~~

SECTION 4 – APPROVAL CRITERIA FOR SITE PLANS

16.4.1 ~~Site Plans that go to the Planning and Zoning Commission for approval may have additional stipulations placed on them by City Council.~~ In approving or denying a site plan submitted under this article, which is forwarded to the Planning and Zoning Commission and City Council for approval, the following criteria shall be considered:

A. Safety of the motoring and pedestrian public using the facility and area surrounding the site.

16-3

Grand Prairie

ARTICLE 16: SITE PLAN APPROVAL

- B. Safety from fire hazards and measures of fire control.
- C. Protection from flooding and water damage.
- D. Noise and lighting glare elements and effect of such on adjacent neighbors properties.
- E. Relation of signs to traffic control and effect on adjacent properties.
- F. Adequacy of streets to accommodate the traffic generation of the proposed use.
- G. Adequacy of off-street parking and loading facilities for the uses specified.
- H. Appropriateness of ingress and egress points for access, parking and loading and protection of the public health by surfacing on all parking areas to control dust.
- I. Landscaping and screening provisions appropriately placed per code requirements.
- J. Site coverage by structures and other improvements and resulting impact assessed as to conformance with code requirements.
- K. Sitting of structures and other improvements relative to required setbacks, height limitations, and other density and dimensional requirements; and
- L. Such other measures as might secure and protect the public health, safety, morals and general welfare.
- M. Demonstrate compliance with architectural requirements specified for a special district.

SECTION 5 – INITIAL SUBMISSION FOR SITE PLANS

16.5.1 ~~All site plans~~ A Site Plan shall be submitted for review by the Development Review Committee (DRC) only after a pre-application conference has been held with members of the DRC, and in strict accordance with published submittal requirements available in the office of the Planning Division or on the City's website. ~~For the initial project submission, the applicant shall be responsible for providing the following:~~

~~**Paper** copies of each project element (i.e. dimensional control plan, landscape plan, grading plan, building elevations, etc.) at the required size of 24"x36"; drawn to an appropriate engineering scale; folded to 9"x12" with the project title or identifier facing out; and indicating, at a minimum, the information as identified in Article 16 "Site Plan Approval", Section 7 "Site Plan Content". **(The number of copies required is referenced in the Development Application Form prepared by the Planning Division of the Planning and Development Department.)**~~

16-4

Grand
Prairie

SECTION 6 – SUBMITTAL REQUIREMENTS FOR SITE PLANS

ARTICLE 16: SITE PLAN APPROVAL

~~16.6.1 For the final project submission (to receive final signatures of approval), the applicant shall be responsible for providing the following: (The number of copies required are referenced in the **Development Application Form prepared by the Planning Division of the Planning and Development Department**).~~

~~————— A legible bond paper copy of each project element at 8 1/2" x 11"; and,~~

~~————— Unfolded paper copy of each project element at the required size of 24" x 36", and drawn to an appropriate engineering scale, as required;~~

~~————— Reproducible mylar(s) (specifically being a polyester sepi) of each project element at the required size of 24" x 36", drawn to an appropriate engineering scale, as required, indicating at a minimum the information as identified in Section 7 "Site Plan Content", in this Article.~~

SECTION 76 – SITE PLAN CONTENT

16.6.1 A SITE PLAN SHALL INCLUDE.

- ✓ Sheet size of 24" x 36"
- ✓ North arrow shown
- ✓ Appropriate engineering scale (Maximum of 1" = 100')
- ✓ Date of submission
- ✓ Vicinity map
- ✓ Signature and seal Seal or License number of engineer, architect, or landscape architect preparing the plan, name, address, telephone number of owner of land and developer

17.6.1 SITE DEVELOPMENT DATA.

- ✓ Site acreage indicated
- ✓ Acreage of each land use
- ✓ Residential density indicated
- ✓ Location of zoning districts
- ✓ Exterior masonry content
- ✓ Paving detail
- ✓ Percentage of site landscaping
- ✓ Screening wall and dumpster enclosure detail
- ✓ Surrounding land uses shown
- ✓ Location of 100 year floodplain and floodway
- ✓ Number of acres within 100 year floodplain indicated
- ✓ Dimensions & locations of perimeter property lines shown
- ✓ Location of:
 - Proposed building shown
 - Points of ingress/egress
 - Existing & proposed street & sidewalks shown

18.6.1 BUILDINGS.

16-5

Grand
Prairie

ARTICLE 16: SITE PLAN APPROVAL

All proposed/existing structures shown on the site plan with perimeter dimensions and their existing/proposed use (similar to an architect's dimensional control plan), and drawn to an appropriate engineering scale.

Renderings: Renderings are not required, but may be submitted to better illustrate the proposed development. Applicant/Owner should understand, however, that such renderings could become a binding exhibit for development purposes, and that renderings should accurately reflect the intended structure and design.

- ✓ All setbacks must be identified
- ✓ Minimum distance between buildings must be shown
- ✓ Elevation drawing of all building facades are to be shown denoting facade materials and dimensions, drawn to an appropriate engineering scale.

19.6.1 *PARKING.*

- ✓ Number of stalls shown
- ✓ Type of surface indicated
- ✓ Individual stalls shown
- ✓ Dimensions shown for aisle width, driveways, stall size & curb return radii (*typical acceptable*)
- ✓ Dimensions shown for maneuvering areas

20.6.1 *GENERAL.*

- ✓ Location of all curb lines and distance of property lines shown
- ✓ All proposed buffering or fencing indicated, including height and type of material shown
- ✓ Trash receptacles with screening fence shown (as applicable)

All dumpster locations are to be coordinated with the Grand Prairie Disposal Company regarding accessibility, locational criteria or other applicable standards prior to submittal.

21.6.1 *SITE LAYOUT.*

- ✓ Adjacent subdivision names
- ✓ Approximate location of adjacent lot lines shown
- ✓ Contours at intervals equal to currently approved Public Works contour maps of the City, or five (5) foot contours, whichever is less. (If plat not provided)
- ✓ Fire Hydrant Location Plan and proposed fire lanes shown (lane widths and striping delineated)

22.6.1 *EXISTING AND PROPOSED STREETS.*

- ✓ Rights-of-way shown and dimensioned with centerline indicated
- ✓ Street widths, showing curb lines of both sides of the street
- ✓ Medians shown
- ✓ Median breaks shown
- ✓ Traffic impact analysis (if applicable)

23.6.1 *LANDSCAPING*

16-6

Grand
Prairie

ARTICLE 16: SITE PLAN APPROVAL

- ✓ Landscaping plan drawn to the same engineering scale as the site plan
- ✓ Location of each element of landscaping indicated or proposed
- ✓ Description or name of each landscape element included:
 - Differentiate between existing vs. proposed elements;
 - Number and size of each type of plant material indicated;
 - Height of proposed planters, sculptures, decorative screens or berms and their slopes.

24.6.1 **DRAINAGE AND/OR GRADING PLAN**

(If required, drainage plans shall be submitted to the Engineering Division for review)

- ✓ Drainage Plan attached, drawn to an appropriate Engineering Scale
- ✓ Show Q (quantity of water generated on- or off-site)
- ✓ Directions of flow shown
- ✓ Points of drainage shown
- ✓ Velocity at point of discharge indicated
- ✓ All of the above in conjunction with existing and proposed topographic elevations

25.6.1 **OVERLAY DISTRICT DEVELOPMENT.**

For the purpose of demonstrating compliance with Corridor Overlay District requirements, all site plan submittals for development located within a designated Corridor Overlay District, as defined in Article 7, "Special Districts", shall contain additional information listed in the "Site Plan Review Checklist for Overlay District Development" contained in [Appendix "F"](#) of this Code.

~~SECTION 8—ADMINISTRATIVE SITE PLAN~~

~~16.8.1 The Development Review Committee, Planning Director or designees shall have the responsibility to approve or deny site plans required for items under Subsection 16.2.1.A and 16.2.1.D of this Article, subject to appeal pursuant to Section 7.1.8.D of this Code and/or Article 1.11 "General Procedures."~~

~~SECTION 9—APPROVAL CRITERIA FOR ADMINISTRATIVE SITE PLANS~~

~~16.9.1 In approving or denying a site plan submitted under this Article, the following criteria shall be considered per the currently adopted Unified Building Code:~~

- ~~A. Safety from fire hazards and measures of fire control.~~
- ~~B. Protection from flooding and water damage.~~
- ~~C. Noise and lighting glare elements and effect of such on adjacent neighborhoods.~~
- ~~D. Adequacy of off-street parking and loading facilities for the uses specified.~~

ARTICLE 16: SITE PLAN APPROVAL

- ~~E. Appropriateness of ingress and egress points for access, parking and loading and protection of the public health by surfacing on all parking areas to control dust.~~
- ~~F. Landscaping and screening provisions appropriately placed per code requirements.~~
- ~~G. Site coverage by structures and other improvements and resulting setbacks, height limitations, and other density and dimensional requirements.~~
- ~~H. Sitting of structures and other improvements relative to required setbacks, height limitations, and other density and dimensional requirements.~~

~~16.9.2 Administrative Site Plans submitted to the Development Review Committee for approval must meet the minimum standards of this ordinance. Site Plans that are not approved shall first receive automatic appeal to the Planning and Zoning Commission according to the requirements pursuant to Article 20 "General Procedures", and thereafter, if requested by the applicant, to the City Council.~~

SECTION 10 — SUBMITTAL REQUIREMENTS FOR ADMINISTRATIVE SITE PLANS

~~16.10.1 The Site Plans shall be a minimum of 24" x 36" in size and drawn to scale and sealed by a registered architect or engineer showing the following: (Reference Appendix I "Submittal Requirements" of this Code for submittal requirements.)~~

- ~~A. Property lines with dimensions.~~
- ~~B. Legal description of subject property.~~
- ~~C. Width of any adjacent Right Of Way and street names(s).~~
- ~~D. North Arrow.~~
- ~~E. Existing easements labeled with dimensions.~~
- ~~F. Dimensions and locations of all existing and proposed buildings and land uses (including accessory structures and uses, parking and loading spaces, driveways, curb cuts, sidewalks, etc.) All setback lines and distances from property lines.~~
- ~~G. Any site grading and/or drainage information ascertained by Public Works to be necessary.~~
- ~~H. Elevations showing facade materials, building height and any other relevant information.~~
- ~~I. Paving Detail.~~
- ~~J. Screening Detail.~~

16-8

Grand
Prairie

SECTION 11Z - AMENDMENTS TO APPROVED SITE PLANS

ARTICLE 16: SITE PLAN APPROVAL

- 16.7.1 Any application for such amendment, supplement or modification shall contain the information specified in this section and shall be processed in accordance with the procedures set forth in this Ordinance, except that the Director of Planning or designee may authorize minor modifications in the site plan that do not:
- A. Alter the basic relationship of proposed development to adjacent property.
 - B. Change the uses permitted.
 - C. Increase the maximum density, floor area or height.
 - D. Decrease the amount of off-street parking, unless the parking remains sufficient in number and conforms to ordinance.
 - E. Reduce the minimum yards or setbacks.
 - F. Not be in conflict or non-conformance with the intent of the Comprehensive Plan, Planning and Zoning Commission, or City Council conditions or manner of approval.
 - G. Detrimentally change or alter the characteristics of the elevation drawings or site plan as approved, but rather allow for some flexibility in minor modification to same.

~~SECTION 12—STREET NAMING AND ADDRESSING FOR MULTI-FAMILY SITE PLANS~~

~~16.12.1 All street names for multi-family developments must be approved by the City of Grand Prairie for all public right-of-ways, private dedicated right-of-ways, private roads, or private access easements. Multi-family site plans must show and name any proposed internal streets. The Planning Department may assign a multi-family complex with a main address from a dedicated public thoroughfare. The City of Grand Prairie will not release final addressing for any multi-family development until the development has an approved Site Plan by the City Council and the property is platted in accordance with Article 12 of the Unified Development Code (UDC).~~

SECTION 8 - DORMANT SITE PLANS

16.8.1 Approved Site Plans shall become dormant five (5) years from the date of approval if no progress has been made towards construction. For the purposes of this section, progress shall be defined consistently with State Law as any action that establishes a chain of permits, including but not limited to, application for building or engineering permits, preparation and submittal of a Stormwater Pollution Prevention Plan, or application for preliminary or final plat.

16.12.1—



Legislation Details (With Text)

File #:	19-8807	Version:	1	Name:	Z190302/CP190302 - Mixed Use Development, Highway 161 & Forum Drive
Type:	Ordinance	Status:		Status:	Public Hearing
File created:	3/21/2019	In control:		In control:	Planning and Zoning Commission
On agenda:	9/9/2019	Final action:		Final action:	
Title:	Z190302/CP190302 - Zoning Change/Concept Plan - Kalterra Mixed Use Development, Highway 161 & Forum Drive (City Council District 2). Zoning Change and Concept Plan for a horizontal mixed use development on 55.5 acres, including Commercial, Retail, Multi-Family, and Single Family Townhouse uses, and allowing for two restaurants with drive-through, two hotels, and a bank with a drive-through by right. Tract 7, William Reed Survey, Abstract No. 1193, and Tract 1.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-331, within the SH-161 Overlay District, and generally located on the northwest corner of S Forum Dr. and SH-161. The applicant is Clint Nolen and the owner is Sunny Sheu. City Council Action: September 17, 2019				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Boundary Description](#)
[Exhibit B - Use Zones](#)
[Exhibit C - Concept Plan](#)
[Exhibit D - Proposed PD Standards](#)
[Exhibit i - Appeal Request](#)
[PZ Draft Minutes 05-06-19](#)

Date	Ver.	Action By	Action	Result
5/21/2019	1	City Council	Denied	Pass
5/6/2019	1	Planning and Zoning Commission	Recommended for Disapproval	
4/16/2019	1	City Council	Tabled	
4/1/2019	1	Planning and Zoning Commission	Tabled to Council	

From

Chris Hartmann

Title

Z190302/CP190302 - Zoning Change/Concept Plan - Kalterra Mixed Use Development, Highway 161 & Forum Drive (City Council District 2). Zoning Change and Concept Plan for a horizontal mixed use development on 55.5 acres, including Commercial, Retail, Multi-Family, and Single Family Townhouse uses, and allowing for two restaurants with drive-through, two hotels, and a bank with a drive-through by right. Tract 7, William Reed Survey, Abstract No. 1193, and Tract 1.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-331, within the SH-161 Overlay District, and generally located on the northwest corner of S Forum Dr. and SH-161. The applicant is Clint Nolen and the owner is Sunny Sheu.
City Council Action: September 17, 2019

Presenter

Savannah Ware, AICP, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Zoning Change and Concept Plan for a horizontal mixed use development on 55.5 acres, including Commercial, Retail, Multi-Family, and Single Family Townhouse uses, and allowing for one restaurant with a drive-through, two hotels, and a bank with a drive-through by right. Tract 7, William Reed Survey, Abstract No. 1193, and Tract 1.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-331, within the SH-161 Overlay District, and generally located on the northwest corner of S Forum Dr. and SH-161.

PURPOSE OF REQUEST:

The purpose of the request is to create a planned development for single family townhouse, multi-family, and commercial uses in the SH-161 Corridor Overlay District.

ADJACENT LAND USES:

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

Table 1: Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-143	Gas Well, Undeveloped
South	PD-382; PD-294	Undeveloped
West	PD-231C; PD-367	Single Family Use; Hybrid Housing (A
East	PD-294; PD-294D	IKEA, Retail, Restaurant Uses; Undeve

HISTORY:

- October 7, 2003: City Council approved PD-294, creating a planned development district for multi-family and general retail uses.
- October 18, 2011: City Council approved PD-331, creating a planned development district for commercial uses.

PROJECT UPDATE:

- At its May 6, 2019 meeting, the Planning and Zoning Commission voted 8-0 to deny Case Number Z190302/CP190302.
- The applicant appealed the Planning and Zoning Commission's decision to deny, requesting that the case be forwarded to City Council.
- The applicant made the following changes to the concept plan: shifted the location of uses in Zone B so that multi-family uses framed the ceremonial drive, eliminated an alternative that would allow a portion of Zone C to be developed for commercial use, and reduced the number of fast food restaurants allowed by right from two to one.
- At its May 21, 2019 meeting, City Council remanded the case back to the Planning and Zoning

Commission due to the scope of changes made by the applicant.

- On July 22, 2019, the applicant submitted a Traffic Impact Analysis (TIA) to the Transportation Department for review. In response to Transportation Department's comments, the applicant eliminated two of the drives off of SH-161 and added decel lanes for the remaining three drives.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The Concept Plan depicts a horizontal mixed use development that includes the following elements:

- 102 single family townhouse units with a gated entry, private road, and amenity center;
- 325 multi-family units in four buildings;
- Commercial uses along the SH-161 frontage road, including retail, restaurants, offices, a bank, and two hotels;
- A child day care facility north of Forum Drive and adjacent to the west property boundary;
- A ceremonial drive off of SH-161 with a tree-planted median that terminates at the gated entry for the townhomes with a view of the amenity center;
- Designated open spaces for three of the retail/restaurant/office buildings;
- Enhanced paving at intersections and major walkways; and
- A linear open space amenity and trail that stretches most of the length of the development.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Mixed Use development should include a mixture of retail, high density residential, personal service and some limited office uses in a pedestrian oriented development. The proposal is consistent with the FLUM and following goals, policies, and objectives in the 2010 Comprehensive Plans:

- Goal 8: Provide recreational options and protect open space;
- Objective 2: Encourage development that will reduce urban sprawl;
- Objective 2, Policy 4: Encourage land use patterns that reflect a mix of integrated community uses; and
- Objective 3, Policy 13: Locate higher density residential uses along roadways designated as minor arterials, principle arterials or limited access thoroughfares.

DEVELOPMENT STANDARDS:

Exhibit B - Use Zones designates different use zones for the property. The following proposed Planned Development regulations correspond to each zone.

Zone A - Commercial Freeway Frontage

The applicant is proposing a base zoning district of General Retail-One (GR-1). Allowable uses will be those provided for in the Unified Development Code (UDC) for General Retail-One Districts with the changes listed below.

- The applicant is proposing to prohibit Convenience Stores with Gasoline Sales in this zone. The UDC allows Convenience Stores with Gasoline Sales with City Council approval of a Specific Use Permit.
- The applicant is also proposing to allow one Restaurant with a Drive-Through by right. The UDC allows Restaurants with a Drive-Through with City Council approval of a Specific Use Permit.

The table below compares the existing GR-1 standards with the proposed standards.

Table 2: General Retail-One Standards

Standard	UDC	Proposed
Min. Lot Area (Sq. Ft.)	5,000	5,000
Min. Lot Width (Ft.)	50	50
Min. Lot Depth (Ft.)	100	100
Front Setback (Ft.)	25	25
Rear Setback (Ft.)	0	0
Side (Ft.)	10-25 (depending on bldg. height)	10
Side Adjacent to Res. (Ft.)	10-40 (depending on bldg. height)	0
Max. Height (Ft.)	25	None
Max. FAR	.35:1	1:1

Zone B - Multi-Family and Limited Retail Buffer

The applicant is proposing base zoning districts of Multi-Family Three (MF-3) and General Retail-One (GR-1). Commercial development will be subject to the proposed General Retail-One Standards shown in Table 2. Allowable uses will be those provided for in the Unified Development Code (UDC) for General Retail-One Districts with the changes listed below.

- The applicant is proposing to prohibit Convenience Stores with Gasoline Sales in this zone. The UDC allows Convenience Stores with Gasoline Sales with City Council approval of a Specific Use Permit.
- The applicant is proposing to allow two Hotels by right. A hotel requires City Council approval of a Specific Use Permit when located within 300 feet of a residential zoning district, within a designated overlay district, or within 900 feet of a similar use.

Multi-family development will be subject to standards for Multi-Family Three (MF-3) District with some modifications. The table below compares existing multi-family standards to the proposed standards.

Table 3: Multi-Family Three Standards

Standard	UDC	Proposed
Dwelling Units Per Acre	26	40
Min. Living Area (Sq. Ft.)	600	600
% of One-Bedroom Units	60	70
Min. Lot Area (Sq. Ft.)	12,000	12,000
Min. Lot Width (Ft.)	100	100
Min. Lot Depth (Ft.)	120	120
Front Setback (Ft.)	30 (5 if units front street)	20 (0 for walk-up units fronting street)
Rear Setback (Ft.)	45+	0
Side Setback on Street (Ft.)	30 (10 if units front street)	20 (10 if units front street)
Max. Height (Ft.)	60	60
Lot Coverage	60%	60% (80% with structured parking)

The applicant is proposing a parking ratio of 1.3 parking spaces per unit and that garages account for 10% of the required parking spaces.

Zone C - Single Family Transition and Limited Retail

The applicant is proposing to develop Zone C for townhomes or hybrid housing (single-family attached and detached units on a single lot) and a child care facility allowed by right.

Townhouse development would be subject to development standards for Single Family Townhouse (SF-T) District with some modifications. Table 4 compares existing SF-T standards to the proposed standards.

Table 4: Single Family Townhouse Standards

Standard	UDC	Provided
Dwelling Units Per Acre	13.2	13.2
Living Area 30% of Units (Sq. Ft.)	1,150-1,299	1,150-1,299
Living Area 70% of Units (Sq. Ft.)	1,300	1,300
Lot Size 30% of Lots (Sq. Ft.)	1,680-3,299	1,680-3,299
Lot Width for 30% of Lots (Ft.)	21-29	21-29
Lot Width for 70% of Lots (Ft.)	30	30
Lot Depth for 30% of Lots (Ft.)	80-99	80-99
Lot Depth for 70% of Lots (Ft.)	100	100
Front Setback (Ft.)	17	5 (20 with Garage Access)
Rear Setback (Ft.)	10	15 (20 with Garage Access)
Side on Street (Ft.)	15	5
Max. Building Height	35	40
Lot Coverage	60%	70%

The applicant is proposing that attached garages account for 25% of required parking spaces. Appendix W of the UDC requires two garage spaces for each unit with two or more bedrooms and one garage space for each unit with one bedroom.

Hybrid housing development would be subject to the development standards for Multi-Family One (MF-1) District with some modifications. Table 5 compares existing MF-1 standards to the proposed standards.

Table 5: Multi-Family One Standards

Standard	UDC	Proposed
Dwelling Units Per Acre	12	11.5
Min. Living Area (Sq. Ft.)	600	600
Max. One Bedroom Units	60%	60%
Min. Lot Size (Sq. Ft.)	12,000	3,500
Lot Width (Ft.)	100	100
Lot Depth (Ft.)	120	120
Front Setback (Ft.)	30 (5 if units front street)	20 (5 for units fronting street)
Rear Setback (Ft.)	45+	15
Setback Between Buildings (Ft.)	6	6
Max. Building Height (Ft.)	50	40
Max. Lot Coverage	60%	60%

The applicant is proposing that attached garages account for a minimum of 20% of required parking spaces and carports account for a minimum of 30% of required parking spaces.

The applicant is proposing to allow a child care facility by right. The UDC requires a Specific Use Permit in all zoning districts.

VARIANCES AND EXCEPTIONS:

1. Signage - The applicant is requesting a total of five multi-tenant signs. The concept plan does not show the location or design of the signs. Theoretically, the applicant could construct five multi-tenant signs in the PD district and still meet sign standards in the UDC.
2. Buffers Between Uses - The applicant is proposing to construct the development without the required landscape buffers and masonry screening wall between commercial and residential uses within the subject property.
3. Restaurants with a Drive-Through by Right in Zone A - The applicant is proposing to allow one fast food restaurant with a drive-through by right and to limit the total number of restaurants with a drive-through to four. The proposed PD standards include language that differentiates between a coffee shop with a drive-through, a fast casual restaurant with a drive-through, and a fast food restaurant with a drive-through.
4. Hotels by Right in Zone B - The applicant is proposing to allow two hotels by right. A hotel requires City Council approval of a Specific Use Permit when it is located within 300 feet of a residential zoning district, within an overlay district, or within 900 feet of a similar use.
5. Child Care Facility by Right in Zone C - The applicant is proposing to allow a Child Care Facility by right. Child Care Facilities require a Specific Use Permit in all zoning districts.
6. General Retail-One (GR-1) Density and Dimensional Standards - The applicant is proposing the following changes to the density and dimensional standards: decrease the required side setback, not require a maximum building height, and increase the floor area ratio (FAR).
7. Multi-Family Three (MF-3) Density and Dimensional Standards - The applicant is proposing the following changes to the density and dimensional standards: increase the allowable dwelling units per acre from 26 to 40, allow one-bedroom units for up to 70% of the total units, decrease the setbacks, and increase the allowable lot coverage to 80% if structured parking is constructed.
8. Multi-Family Three (MF-3) Parking - The applicant is proposing a parking ratio of 1.3 parking spaces per unit and that 10% of the parking spaces be provided in a garage.
9. Multi-Family One (MF-1) Density and Dimensional Standards - The applicant is proposing the following changes to the density and dimensional standards: decrease the minimum lot size, decrease the front and rear building setbacks, and decrease the maximum allowable height to 40 feet.
10. Multi-Family One (MF-1) Parking - The applicant is proposing that garages account for a minimum of 20% of required parking spaces and that carports account for a minimum of 30% of required parking spaces.
11. Single Family Townhouse (SF-T) Density and Dimensional Standards - The applicant is proposing the following changes to the density and dimensional standards: decrease the front and side setbacks, increase the maximum allowable height from 35 feet to 40 feet, and increase the maximum allowable lot coverage from 60% to 70%.
12. Single Family Townhouse (SF-T) Parking - The applicant is proposing that garages account for 25% of required parking spaces.

RECOMMENDATION:

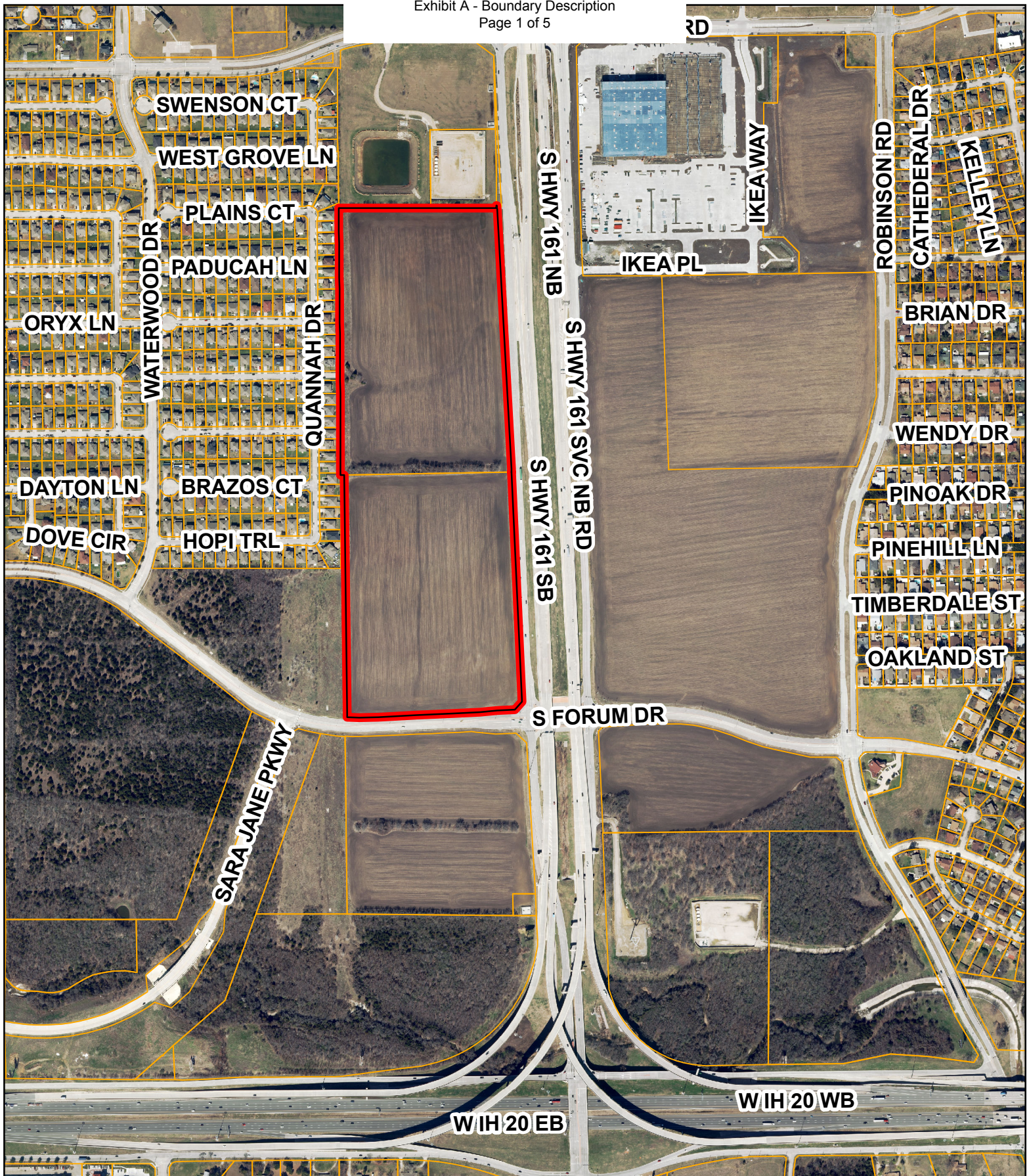
Staff is supportive of a horizontal mixed use development at this location and is comfortable with the proposed mix of uses. However, an appropriate mix of uses is not the only element needed to create a successful mixed use development. A strong vision ensures that all elements (including the integration, mix, and placement of

uses) are designed around the pedestrian. A well thought-out, master planned approach prioritizes the vision throughout the design and construction of all phases. This approach ensures that the orientation of buildings, spacing of driveways, and location of parking areas support the vision instead of accommodating a single lot or use.

Staff recommends approval with no variances and the following conditions:

1. Development must meet the requirements and intent of Appendix F and Appendix W;
2. Both sides of the promenade must be built together or with a park on one side;
3. The developer shall establish an HOA for the townhomes and the HOA shall be responsible for maintaining the entire exterior including landscaping and residences;
4. Hybrid Homes shall have the same appearance on all four sides;
5. Parallel parking shall be the only parking along the north-south drive and promenade; and
6. Buildings shall maintain a consistent build-to line.

Body



CASE LOCATION MAP
Case Number Z190302/CP190302
Mixed Use at 161 and Forum



City of Grand Prairie
Planning and Development

(972) 237-8257
www.gptx.org



MF-T-2

BEING all that certain tract or parcel of land situated in the William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, same being a portion of that certain (called 134.395 acre) tract of land described as "First Tract" in a deed to William E. Campbell, Jr. - Mayfield Road Limited Partnership, dated March 12, 1975 and recorded in Volume 75066, Page 1891 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found for corner at a westerly northwest corner of said Campbell-Mayfield (134.395 acre) tract, same being at the southwest corner of that certain (called 17.5 acre) tract of land described in a Quit Claim deed from Service Broadcasting Corporation to Childs-Kelly Venture, dated December 21, 1984 and recorded in Volume 85222, Page 1830, Dallas County, Deed Records, and being in the east line of that certain (called 161.5 acre) tract of land conveyed to Dr. John O. Baker and Dr. Bryant O. Baker by deed dated January 25, 1952 and recorded in the Dallas County, Deed Records, and also being in fence in the centerline line of Old Matthew Road, an abandoned 30 foot road closed by Order recorded in Volume 45, Page 258 of the Dallas County Commissioner's Court Minutes, same being the west line of said William Reed Survey and the common east line of the G.W. Long Survey, Abstract No. 1726;

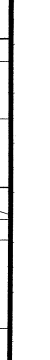
THENCE departing said Long Survey and said Baker (161.5 acre) tract, North 89° 45' 25" East, passing the east line of said abandoned Old Matthew Road, and continuing a total distance of 824.90 feet to a 1/2" iron rod found for corner at an interior corner of said Campbell-Mayfield (134.395 acre) tract and the common southeast corner of said Childs-Kelly Venture (17.5 acre) tract;

THENCE North 89° 45' 25" East for a distance of 26.57 feet to a 5/8" iron rod set for corner in the West right-of-way line of State Highway No. 161;

THENCE South 01° 56' 55" East, along the west line of said State Highway No. 161, a distance of 1405.85 feet to a corner in the south line of said Campbell-Mayfield (134.395 acre) tract, same being in the common north line of that certain (called 159.023 acre) tract of land conveyed to William E. Campbell, Jr. - Belt Line Limited Partnership by deed dated May 13, 1970 and recorded in Volume 70099, Page 990 of the Deed Records of Dallas County, Texas, and being in the south line of said William Reed Survey and the common north line of the Frederick Dohme Survey, Abstract No. 395;

THENCE departing said State Highway No. 161, South 89° 45' 40" West, along the south line of said Campbell-Mayfield (134.395 acre) tract and the common north line of said Campbell-Belt Line (159.023 acre) tract and the said William Reed - Frederick Dohme Survey line, at a distance of 883.23 feet passing a 5/8" iron rod set at the northwest corner of said Campbell-Belt Line (159.023 acre) tract and the east line of aforesaid abandoned Old Matthew Road, and continuing on a total distance of 898.23 feet to a 1/2" iron rod found for corner at the Southwest corner of said Campbell-Mayfield (134.395 acre) tract, same being at the southwest corner of said William Reed Survey, and being in the east line of aforesaid Baker (161.5 acre) tract, the east line of aforesaid G.W. Long Survey and a fence in the centerline of said abandoned Old Matthew Road;

THENCE North 00° 02' 32" West, along the Reed-Long Survey line, the center of said abandoned Old Matthew Road and the meanders of a wire fence, a distance of 1405.18 feet to the POINT OF BEGINNING and CONTAINING 28.2216 ACRES OF LAND, more or less.



SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of the following described property:

BEING all that certain tract or parcel of land situated in the Frederick Dohme Survey, Abstract No. 395 City of Grand Prairie, Dallas County, Texas, same being a portion of that certain (called 159.023 acre) tract of land conveyed to William E. Campbell, Jr. - Belt Line Limited Partnership by deed dated May 13, 1970 and recorded in Volume 70099, Page 990 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" Iron rod found for corner in the north line of said Frederick Dohme Survey, and the common north line of said Campbell-Belt Line (159.023 acre) tract, same being in the common south line of the William Reed Survey, Abstract No. 1193 and the common south line of that certain (called 134.395 acre) tract of land described as "First Tract" in a deed to William E. Campbell, Jr. - Mayfield Road Limited Partnership, dated March 12, 1975 and recorded in Volume 75066, Page 1891 of the Deed Records of Dallas County, Texas, and being at the intersection of said common lines with the west line of State Highway No. 161, a 400 foot right-of-way at this point, as described in instruments to the State of Texas recorded in Volume 2003039, Page 7373 and Volume 2004207, Page 5223, Deed Records, Dallas County, Texas;

THENCE departing said William Reed Survey and said Campbell-Mayfield (134.395 acre) tract, along the west right-of-way line of said State Highway No. 161, the following courses and distances numbered (1) through (5):

- (1) South 01° 56' 55" East, a distance of 1216.25 feet to a 5/8" Iron rod set for corner;
- (2) South 43° 03' 16" West, a distance of 67.84 feet to a 5/8" iron rod set for corner;
- (3) South 83° 43' 14" West, a distance of 96.61 feet to a 5/8" Iron rod set for corner;
- (4) South 88° 03' 05" West, a distance of 82.04 feet to a 5/8" iron rod set for corner at a common corner of a proposed 80 foot right-of-way;
- (5) South 01° 56' 55" East, and continuing along the west line of said State Highway No. 161, a distance of 40.00 feet to a 5/8" Iron rod set for corner at the intersection of said west line, with the centerline of said proposed 80 foot right-of-way;

THENCE departing said State Highway No. 161, South 88° 03' 04" West, along the centerline of said proposed 80 foot right-of-way, a distance of 702.61 feet to a 5/8" iron rod set for corner in the west line of said Campbell-Belt Line (159.023 acre) tract and the west line of the said Frederick Dohme Survey, same being in the common east line of the C. D. Ball Survey, Abstract No. 1699, and being in the common east line of that certain (called 133.861 acre) tract of land conveyed to Tommy Joe Winn, et al, by instrument recorded in Volume 94053, Page 3064 of the Deed Records of Dallas County, Texas;

THENCE departing centerline, North 00° 01' 34" East, along the west line of said Frederick Dohme Survey and the meanders of a wire fence, passing the northeast corner of said Tommy Joe Winn (133.861 acre) tract, the northeast corner of said Ball Survey, the common southeast corner of the G. W. Long Survey, Abstract No. 1726 and a common corner of that certain (called 161.5 acre) tract of land conveyed to Dr. John O. Baker and Dr. Bryant O. Baker by deed dated January 25, 1952 and recorded in the Dallas County, Deed Records, leaving fence and joining the east line of Old Matthew Road, an abandoned 30 foot road closed by Order recorded in Volume 45, Page 258 of the Dallas County Commissioner's Court Minutes, and continuing on a total distance of 1338.66 feet to a 5/8" Iron rod set for corner at the northwest corner of said Frederick Dohme Survey and the northwest corner of said Campbell-Belt Line (159.023 acre) tract, same being a common corner of said Long Survey, and being in the south line of aforesaid William Reed Survey, and also being in the south line of aforesaid Campbell-Mayfield (134.395 acre) tract;

THENCE departing said Long Survey, and said Baker (161.5 acre) tract, and said abandoned Old Matthew Road, North 89° 45' 40" East, along the south line of said William Reed Survey, the south line of said Campbell-Mayfield (134.395 acre) tract, the common north line of said Frederick Dohme Survey, and the common north line of said Campbell-Belt Line (159.023 acre) tract, a distance of 883.23 feet to the POINT OF BEGINNING and CONTAINING 27.3056 ACRES OF LAND, with 0.8446 Acres of Land lying in the proposed 80 foot right-of-way, for a Net Area of 26.6610 Acres of Land, more or less.



Plotted by: julo 8/29/2019 9:59 AM X:\2018\18150_NEC Bush & Forum_Grand Prairie_(Nolan)\2019-0827 Site Plan.dwg



A
PROJECT
FOR:

FUTURE
MIXED-USE
PROJECT

SITE PLAN
SCALE: 1" = 100'-0"

SHEET

Section 1. Purpose and Intent

The purpose and intent of this zoning ordinance is to establish appropriate restrictions and development controls necessary to ensure that the future horizontal mixed-use development of the subject property is in keeping with the Grand Prairie Comprehensive Plan and maintains compatibility with the surrounding development and zoning.

Section 2. Development Standards

A. Applicability

All development located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this zoning ordinance

B. Base Zoning

Any zoning, land use requirement or restriction shall conform to those requirements and/or standards of the base zoning detailed in Exhibit A – Zone Plan

C. Comprehensive Zone Standards. The following standard applies to all development within this Planned Development District:

- a. Lots may front a public street or a private access easement.
- b. Where not specified, development shall otherwise comply with the standards outlined in the Grand Prairie Unified Development Ordinance for the specific base zone.
- c. **Signage**
 - i. **Multi-tenant Monument Signs.** A total of five multi-tenant signs are allowed. Digital signs may be allowed in compliance with the City of Grand Prairie Unified Development Appendix F: Corridor Overlay District Standards.
- d. **Bufferyard.** Buffer yards are not required between uses within this planned development district or between Zone C and adjacent residential development; however, buffers for commercial development required against existing residential development outside of this planned development district shall be provided in compliance with the City of Grand Prairie Unified Development Ordinance.

D. Concept Plans.

Development of any property within the boundaries of this Planned Development District shall generally conform with Exhibit B – site plan. If there is any conflict between the text of this ordinance and the concept plan, the text of this article controls.

E. Definitions. The following definitions apply to this planned development district:

- a. **Coffee Shop** means a retail establishment primarily selling coffee and other non-alcoholic beverages for on- or off-premise consumption. Ready to eat food may be provided, but food preparation is limited to reheating of prepared foods.

- b. Casual Dining Restaurant means a retail establishment serving food and beverages usually characterized by table service or table delivery served in and on reusable containers and dinnerware to be consumed primarily on the premises. Casual dining restaurants do not include fast food restaurants but may offer drive-thru service on a limited basis.
- c. Fast Food Restaurant means a retail establishment serving food and/or beverages from a limited menu that are prepared and held for service or prepared quickly. Food is generally served in disposable wrapping or containers. Fast food restaurants do not include coffee shops.

F. Detailed Zone Standards

1. Zone A – Commercial Freeway Frontage

- a. **Base Zoning.** Zone A base zoning is GR-1 (General Retail One).
- b. **Prohibited Uses.** The following uses are prohibited within Zone A:
 - i. Convenience Store with Fuel Sales
 - ii. Furniture Stores
 - iii. Pawn Shops
- c. **Specific Use Standard:** The following specific uses are subject to additional standards:
 - i. **Drive Through/In Restaurants.** The following standards apply to drive through/in restaurants within Zone A:
 - 1. No specific use permits are required for uses within 300 feet of AG, SF, 2F, or MF districts.
 - 2. The number of Fast Food Restaurants shall not exceed one (1) and shall be restricted to the north-side of the “Ceremonial Drive” as depicted in the Site Plan exhibit. Additional Fast Food restaurants with drive-through require a Specific Use Permit.
 - 3. In no instance shall the number of restaurants with drive-through (Fast Food Restaurant, Casual, Coffee) exceed 4.
 - 4. In no instance shall a Drive Through/In Restaurant be developed adjacent to a residential use.
- d. **Zone Standards.** The following standards apply to development within Zone A:
 - i. **Lot Size.** The minimum lot size is 5,000 square feet.
 - ii. **Lot Width.** The minimum lot width is 50 feet.
 - iii. **Lot Depth.** The minimum lot depth is 100 feet.
 - iv. **Front Setback.** The minimum front setback is 25 feet.

- v. **Rear Setback Adjacent to Residential.** No minimum rear setback is required adjacent to residential zoning districts.
- vi. **Side Setback.** The minimum side setback is 10 feet.
- vii. **Side Setback Adjacent to Residential.** No minimum side setback is required adjacent to residential zoning districts
- viii. **Landscape Buffer.** The Landscape Buffer along Hwy 161 is 20 feet however it may be reduced to a minimum of 10 feet in the event that the amount reduced is utilized to expand the landscaped area within Zone B and/or Zone C (i.e. If Landscape Buffer is reduced to 15 feet, then 5 feet of landscaped area must be added to Zone B or Zone C).
- ix. **Building Height.** A maximum building height shall not apply.
- x. **Floor Area Ratio.** The maximum floor area ratio is 1:1.
- xi. **Architectural Standards.** Shall meet the standards set forth in City of Grand Prairie Unified Development Appendix F for GR-1.

2. Zone B – Multi-family, Office, Hotel and Limited Retail Buffer

- a. **Base Zoning.** Zone B base zoning is MF-3 (Multi Family 3) and GR-1 (General Retail One).
- b. **Prohibited Uses.**
 - i. Convenience Store with Fuel Sales
 - ii. Furniture Stores
 - iii. Pawn Shops
- c. **Specific Use Standards:** The following specific uses are subject to additional standards:
 - i. **Hotel.** The following standards apply to hotels within Zone B:
 - 1. The number of Hotels shall not exceed two (2). Additional Hotels shall require a Specific Use Permit.
 - 2. Hotels will have clear and defined connectivity to nearby restaurants and retail as represented in the site plan exhibit.
- d. **GR-1, General Retail One Standards.** Development complying with GR-1, General Retail 1 standards shall comply with the standards of Zone A except as follows:
 - i. **Building Height.** Maximum building height may be increased to 60 feet for hotels and multi-story office buildings.
 - ii. Retail developments consisting of a single building with a footprint larger than 30,000 square feet shall be prohibited unless the use consists of one of the following:
 - 1. Movie Theatre – requires Specific Use Permit (SUP)
 - 2. Indoor Amusements – requires Specific Use Permit (SUP)
 - 3. Grocery Store

e. MF-3, Multi Family 3 Standards. Development complying with MF-3 (Multi-family 3) standards shall comply with the following standards:

- i. **Density.** The maximum residential density is 40 units per acres.
- ii. **Living Area.** The minimum living area per unit is 600 square feet.
- iii. **Single-Bed Units in Development.** The maximum number of single-bed units is limited to 70% of total units.
- iv. **Lot Size.** The minimum lot size is 12,000 square feet.
- v. **Lot Width.** The minimum lot width is 100 feet.
- vi. **Lot Depth.** The minimum lot depth is 120 feet.
- vii. **Front Setback.** The minimum front setback is 20 feet. Front setback for buildings with units fronting on a public street or private access easement may be reduced to five (5) feet. The minimum front setback is 0 feet for walk up units facing the internal road.
- viii. **Rear Setback.** The minimum rear setback is 0 feet.
- ix. **Side Setback on Street.** The minimum side streets setback is 20 feet. The side street setback may be reduced to 10 feet if units front on street.
- x. **Setback Between Buildings.** The minimum side setback between buildings is 15 feet.
- xi. **Building Height.** Maximum building height is limited to 60 feet.
- xii. **Lot coverage.** Maximum lot coverage is 60%. Maximum Lot coverage may be increased to 80% when parking is provided in interior structured parking garages that are not visible from the street or interior private access easements.
- xiii. **Parking.** The total parking ratio including adjacent on-street parking on both sides of the street, shall be at a 1.3 ratio (i.e. 1.3 parking spaces to 1 apartment unit). A minimum of 10% of parking must be provided in attached garages. In the event structured parking is provided, each structured parking space will count toward the attached garage requirement on a 1:1 ratio. Garages shall not face Hwy 161 as represented in the site plan exhibit.
- xiv. **Garages.** Garages shall not face the Ceremonial Drive and carports shall not be located between the building and Ceremonial Drive.
- xv. **Architectural Design.** All development shall comply with the exterior design requirements in the City of Grand Prairie Appendix W: Residential Development Standards. All first-floor apartment units facing internal roads and where parallel parking is provided directly in front of the units (as represented in the site plan exhibit), shall be designed as walk-up units.

f. Phasing

- i. At the time MF-3 is developed, an interim amenity open space shall be built on the lot directly north of the Ceremonial drive unless said lot has already been developed per the base zoning standards.

3. Zone C – Single-Family Transition and Limited Retail

- a. **Base Zoning.** Zone C base zoning is MF-1 (Multi Family 1); SF-T (Townhome); SF-A (Single-Family Attached) and NS (Neighborhood Services District). The intent of this zone is to provide lower density residential product providing a transition between Zone B multi-family and commercial uses and the existing single family to the west. The intent of these restrictions is to create a zone for multiple single-family attached and/or detached units that share common amenities and open space.
- b. **Prohibited Uses.** In addition to the uses prohibited within MF-1, SF-T, SF-A and NS, the following uses are prohibited within Zone C:
 - i. Convenience store with gas
- c. **Specific Use Standards.** The following specific uses are subject to additional standards:
 - i. **Child Care Facility.** A specific use permit is not required for a childcare facility in this zone.
- d. **Specific Use Restrictions:** The following specific uses are further restricted in Zone C:
 - i. **Multifamily Apartments.** Vertical stacking of multiple residential units is prohibited in Zone C. Multifamily units (buildings with more than 2 units per structure) may be attached and oriented horizontally in multi-story units like a townhome or single-family attached unit, but no units may be located above another unit. A maximum of seven (7) units may be attached horizontally.
- e. **MF-1 (Multi-family) Development Standards.** Development in Zone C that incorporates more than two (2) units per lot shall comply with the following standards:
 - i. **Allowable Unit Types.** A multi-family development in Zone C may include single-family attached and single-family detached unit types on a single lot provided there are more than two units per lot.
 - ii. **Density.** The maximum residential density is 11.5 dwelling units per acre
 - iii. **Living Area.** The minimum living area per unit is 600 square feet.
 - iv. **Single-Bed Units in Development.** The maximum number of single-bed units is limited to 60% of total units.
 - v. **Lot Size.** The minimum lot size is 3,500 square feet per lot.
 - vi. **Lot Width.** The minimum lot width is 100 feet.
 - vii. **Lot Depth.** The minimum lot depth is 120 feet.
 - viii. **Front Setback.** The minimum front setback is 20 feet. Front setback for buildings with units fronting on a public street or private access easement may be reduced to five (5) feet.
 - ix. **Rear Setback.** The minimum rear setback is 15 feet.

- x. **Setback Between Buildings.** The minimum side setback between buildings is 6 feet.
 - xi. **Building Height.** Maximum building height is limited to 40 feet.
 - xii. **Lot coverage.** Maximum lot coverage is 60%.
 - xiii. **Parking.** Parking requirements shall comply with City of Grand Prairie Unified Development Appendix W.
 - xiv. **Architectural Design.** All development shall comply with the exterior design requirements in the City of Grand Prairie Appendix W: Residential Development Standards.
- f. **SF-T (Townhome) Standards.** Development complying with SF-T, Townhome standards shall comply with the following standards:
- i. **Density.** The maximum residential density is 13.2 dwelling units per acre.
 - ii. **Living Area.** The minimum living area per unit is 1,150 to 1,299 square feet for 30 percent of units and 1,300 square feet for 70 percent of units.
 - iii. **Lot Size.** The minimum lot size is 1,680 to 3,299 square feet for 30 percent of lots and 1,300 square feet for 70 percent of units.
 - iv. **Lot Width.** The minimum lot width is 21 to 29 feet for 30 percent of lots and 30 feet for 70 percent of lots.
 - v. **Lot Depth.** The minimum lot depth is 80 to 99 feet for 30 percent of lots and 100 feet for 70 percent of lots.
 - vi. **Front Setback.** The minimum front setback is 5 feet. For lots with garage access from the front setback, the minimum front setback is 20 feet
 - vii. **Rear Setback.** The minimum rear setback is 15 feet. For lots with garage access from the rear setback, the minimum rear setback is 20 feet.
 - viii. **Side on Street or Private Access Easement.** The minimum side setback on a street or private access easement is 5 feet.
 - ix. **Building Height.** Maximum building height is limited to 40 feet.
 - x. **Lot coverage.** Maximum lot coverage is 70%.
 - xi. **Parking.** A minimum of 25% of parking must be provided in attached garages.
 - xii. **Architectural Design.** All development shall comply with the exterior design requirements in the City of Grand Prairie Appendix W: Residential Development Standards.
- g. **NS (Neighborhood Services) Standards.** All development in Zone C will meet NS, Neighborhood Services standards unless developed as MF1, SF-T or SF-A, in which case all development will meet the standards as set forth in this Planned Development



Date: May 15, 2019

Subject: Z190302/CP190302 – Zoning Change/Concept Plan

To whom it may concern:

Following the May 6, 2019 City of Grand Prairie Planning & Zoning meeting during which Case #Z190302/CP190302 was unanimously denied, Kalterra Capital Partners (Kalterra) has worked with City Staff to further modify the PD application along with the associated site plan to ensure that the PD adheres to both the original conditions requested by City Staff prior to the May 6 P&Z meeting as well as the additional conditions requested by City Staff as a result of the May 6 P&Z meeting.

Kalterra respectfully requests that City Council consider its appeal to the May 6 P&Z Denial of the case and to consider actions taken by Kalterra to fully adhere to the requests and conditions of City Staff and to resubmit for future P&Z and subsequent Council approval.

Sincerely,

A handwritten signature in blue ink that reads 'Clint Nolen'.

Clint Nolen

Partner, Kalterra Capital Partners



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
MAY 6, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Clayton Fisher, Bill Moser, Shawn Connor, Lynn Motley.

COMMISSIONERS ABSENT: Eduardo Carranza

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

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

Chairperson Spare noted the applicant is requesting the following case be tabled.

PUBLIC HEARING AGENDA Item #11- Z190302/CP190302 - Zoning Change/Concept Plan – Kalterra Mixed Use Development, Highway 161 & Forum Drive (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a request Zoning Change and Concept Plan for a horizontal mixed use development on 55.5 acres, including Commercial, Retail, Multi-Family, and Single Family Townhouse uses, and allowing for two restaurants with drive-through, two hotels, and a bank with a drive-through by right. Tract 7, William Reed Survey, Abstract No. 1193, and Tract 1.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-331, within the SH-161 Overlay District, and generally located on the northwest corner of S Forum Dr. and SH-161. The applicant is Clint Nolen and the owner is Sunny Sheu.

Ms. Ware stated the purpose of the request is to create a planned development for single family townhouse, multi-family, and commercial uses in the SH-161 Corridor Overlay District. At the time the applicant approached Staff with the proposal and began the development application process, the Future Land Use Map designated this area as Mixed Use. Since then, City Council adopted the 2018 Comprehensive Plan in which the area is designated as Commercial/Retail on the FLUM. If this request is approved, the FLUM designation will need to be amended. Mixed Use development should include a mixture of retail, high density residential, personal service and some limited office uses in a pedestrian oriented development. The proposal is consistent with the FLUM.

Ms. Ware stated the following proposed Planned Development regulations correspond to each zone.

Zone A - Commercial Freeway Frontage

The applicant is proposing a base zoning district of General Retail-One. Allowable uses will be those provided for in the Unified Development Code for General Retail-One Districts. The applicant is proposing to prohibit Convenience Stores with Gasoline Sales in this zone. The UDC allows Convenience Stores with Gasoline Sales with City Council approval of a Specific Use Permit. The applicant is also proposing to allow up to two Restaurants with a Drive-Through by right. The UDC allows Restaurants with a Drive-Through with City Council approval of a Specific Use Permit.

Zone B - Multi-Family and Limited Retail Buffer

The applicant is proposing base zoning districts of Multi-Family Three and General Retail-One. Commercial development will be subject to the proposed General Retail-One. Allowable uses will be those provided for in the Unified Development Code for General Retail-One Districts. The applicant is proposing to prohibit Convenience Stores with Gasoline Sales in this zone. The UDC allows Convenience Stores with Gasoline Sales with City Council approval of a Specific Use Permit. The applicant is proposing to allow two Hotels by right. A hotel requires City Council approval of a Specific Use Permit when located within 300 feet of a residential zoning district, within a designated overlay district, or within 900 feet of a similar use.

Ms. Ware stated Multi-family development will be subject to standards for Multi-Family Three District with some modifications. The applicant is proposing a parking ratio of 1.3 parking spaces per unit and that garages account for 10% of the required parking spaces.

Zone C - Single Family Transition

The applicant is proposing base zoning districts of Multi-Family One and Single Family Townhouse. This will allow Zone C to be developed for single-family attached and detached units on a single lot or for single family townhomes. The applicant is proposing that attached garages account for a minimum of 20% of required parking spaces and carports account for a minimum of 30% of required parking spaces. The applicant is proposing that attached garages account for 25% of required parking spaces. Appendix W of the UDC requires two garage spaces for each unit with two or more bedrooms and one garage space for each unit with one bedroom.

Zone D - Limited Retail

The applicant is proposing a base zoning district of Neighborhood Services for Zone D. The applicant is proposing to allow a Child Care Facility by right at this location. The UDC requires a Specific Use Permit for Child Day Care facilities in all zoning districts.

Zone E-1 - Residential Flexibility and Zone E-2 - Multi-Family and Commercial Flexibility

If Zone E-1 and Zone E-2 are developed for commercial uses, the development would be required to meet the standards for General Retail-One (GR-1) District in Zone A.

Ms. Ware stated the applicant is requesting a total of five multi-tenant signs. The concept plan does not show the location or design of the signs. Theoretically, the applicant could construct five multi-tenant signs in the PD district and still meet sign standards in the UDC. The applicant is proposing to construct the development without the required landscape buffers and masonry

screening wall between commercial and residential uses within the subject property. The applicant is proposing to allow two fast food restaurants with a drive-through by right and to limit the total number of restaurants with a drive-through to four. The proposed PD standards include language that differentiates between a coffee shop with a drive-through, a fast casual restaurant with a drive-through, and a fast food restaurant with a drive-through. The applicant is proposing to allow two hotels by right. A hotel requires City Council approval of a Specific Use Permit when it is located within 300 feet of a residential zoning district, within an overlay district, or within 900 feet of a similar use. The applicant is proposing to allow a Child Care Facility by right. Child Care Facilities require a Specific Use Permit in all zoning districts. The applicant is proposing the following changes to the density and dimensional standards: decrease the required side setback, not require a maximum building height, and increase the floor area ratio. The applicant is proposing to allow EIFS on up to 15% of a building facade. Appendix F allows EIFS for roof parapet cornice molding, ornamental roundels, or similar decorative elements. The applicant is proposing the following changes to the density and dimensional standards: increase the allowable dwelling units per acre from 26 to 40, allow one-bedroom units for up to 70% of the total units, decrease the setbacks, and increase the allowable lot coverage to 80% if structured parking is constructed. The applicant is proposing a parking ratio of 1.3 parking spaces per unit and that 10% of the parking spaces be provided in a garage. The applicant is proposing the following changes to the density and dimensional standards: decrease the minimum lot size, decrease the front and rear building setbacks, and decrease the maximum allowable height to 40 feet. The applicant is proposing that garages account for a minimum of 20% of required parking spaces and that carports account for a minimum of 30% of required parking spaces. The applicant is proposing the following changes to the density and dimensional standards: decrease the front and side setbacks, increase the maximum allowable height from 35 feet to 40 feet, and increase the maximum allowable lot coverage from 60% to 70%. The applicant is proposing that garages account for 25% of required parking spaces.

Ms. Ware stated the Development Review Committee recommends approval with the following conditions:

1. The applicant shall complete a traffic study accounting for the development at build out before submitting a Site Plan for the first phase of the development.
2. The applicant meet the standards in Article 9 of the UDC and that if the applicant wishes to request a variance to the sign standards, the request be submitted through a Unified Signage Plan in accordance with Article 9.
3. Two Fast Food Restaurants with a Drive-Through shall be allowed by right provided that the location is consistent with the Concept Plan, north of the ceremonial drive, and not across from any multi-family development.
4. Commercial development shall meet Appendix F requirements.
5. Single Family Townhouse development shall comply with parking requirements in Appendix W.
6. The applicant shall construct a trail that connects the Avilla Heritage trail to the linear open space amenity and trail between Zone B and Zone C.
7. The required 30 foot landscape buffer along SH-161 may be reduced by ten feet in order to create more space for the townhome development.
8. The developer shall either construct the ceremonial drive and commercial buildings on the north side of the ceremonial drive with the first phase to avoid a vacant lot across

from the apartments or create an interim amenity open space with seating and trail connections to remain in place until the commercial buildings are constructed.

9. The developer shall avoid placing surface parking areas across the street from outdoor spaces.
10. Parallel on-street parking may be provided on the internal street. 90 parking spaces on the internal street are prohibited.
11. Commercial buildings with a building footprint greater than 35,000 sq. ft. shall require a Specific Use Permit.
12. Development shall maintain a consistent build-to line along the core of the internal street.
13. Multi-family garages shall not face the ceremonial drive and carports shall not be located between the building and ceremonial drive.
14. Base zoning district for Zone D shall be Neighborhood Service (NS) or Single Family-Townhouse (SF-T) or Multi-Family One (MF-1) to allow Zone D to be developed for residential uses if it is not developed as a Child Care Facility.
15. Zone E-1 shall not be developed for commercial uses; the area shall be developed as part of Zone C.

Commissioner Coleman moved to table case SU161203A as requested by the applicant, seconded by Commissioner Smith. Commissioner Lopez asked for a 30 day tabling of this case.

Chairperson Spare asked for discussion on the case.

Commissioner Motley stated the Commission had time to review the case during the briefing session this case has a lot of elements that we do not want to see along Hwy 161, this development is lacking a lot of qualities therefore he urges the Commission not to table this case.

Chairperson Spare stated the applicant is asking for a lot of variances.

Commissioner Connor asked if this case was denied what would be their next step. Mr. Jones stated if the case is denied the applicant would need to appeal their case to the City Council.

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

Motion: Coleman

Second: Smith

Ayes: Coleman

Nays: Connor, Fisher, Lopez, Moser, Motley, Smith, Spare

Approved: 1-7

Motion: **Failed to Table.**

Commissioner Moser moved to deny case SU161203A as recommended by staff, seconded by Commissioner Motley. The action and vote being recorded as follows

Motion: Moser

Second: Motley

Ayes: Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

Denied: 8-0

Motion: **carried.**