



CITY OF GRAND PRAIRIE

**City Hall
300 W. Main Street
Grand Prairie,
Texas**

Meeting Agenda

Planning and Zoning Commission Meeting

Monday, July 22, 2024

6:30 PM

**City Hall - Council Chambers,
300 W. Main Street**

REGULAR MEETING

Call to Order

Invocation

Pledge of Allegiance

CITIZEN COMMENTS

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

EXECUTIVE SESSION

The Planning and Zoning Commission may conduct a closed session, if needed, in accordance with Texas Government Code Section 551.071 "Consultation with Attorney" to discuss legal matters pertaining to agenda items. Any final action will be taken during open session.

PUBLIC HEARING CONSENT AGENDA

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

1. Approval of Minutes of the July 8, 2024, P&Z meeting
2. PLT-24-05-0025 - Final Plat - Alfaro Addition. Final Plat combining four lots into one, resulting in a single industrial lot on 0.368 acres. Lots 13-16, Block F, Twin Airports Industrial Addition, City of Grand Prairie, Dallas County, Texas, Zoned LI-LS, and addressed as 1900 Airport St

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.

3. CPA-24-07-0009 - Comprehensive Plan Amendment - 905 MacArthur (City Council District 5). Amendment to the Future Land Use Map to change the designation from Mixed Use to Commercial/Retail/Office on a portion of 10.70 acres. A portion of Tract 20, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within the IH-30 Corridor Overlay, with an approximate address of 905 Macarthur Blvd
4. ZON-24-06-0010 - Zoning Change/Concept Plan – 905 MacArthur (City Council District 5). Zoning Change from a Commercial (C) District to a Planned Development District for Commercial Uses and a Concept Plan depicting retail and restaurant developments on 10.70 acres. Tract 20, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within the IH-30 Corridor Overlay, with an approximate address of 905 Macarthur Blvd
5. ZON-24-06-0017 - Zoning Change – 1423 E Marshall (City Council District 3). Zoning Change from Commercial (C) to Single Family-Five (SF-5) on 0.15 acres. Lot 2, Block C, Carbaugh Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, and addressed as 1423 E Marshall Dr

ADJOURNMENT

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.

MESSAGE OF RELIGIOUS WELCOME

As many of you are aware, we customarily begin our meetings with an invocation. This prayer is intended for the benefit of the board members and is directed to them and not the audience. Those who deliver the invocation may reference their own religious faith as you might refer to yours when offering a prayer. We wish to emphasize, however, that members of all religious faiths are welcome, not only in these meetings, but in our community as well. The participation of all our citizens in the process of self-government will help our fine city best serve the good people who live here. Employees and audience members are welcome to pray or not pray, and this choice will have no bearing on any vote made by the board.

Certification

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 July 19, 2024.



Monica Espinoza, Planning Secretary



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 07/22/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: Approval of Minutes of the July 8, 2024, P&Z meeting

RECOMMENDED ACTION: Approve



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, July 08, 2024

5:30 PM

City Hall - Briefing Room

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 5:32 p.m.

Call to Order

PRESENT

Chairperson Cheryl Smith

Vice Chairperson Julia Perez

Commissioner John Fedorko

Commissioner Michelle Madden

Commissioner CJ Ramirez (entered meeting at 6:00 p.m.)

Commissioner Christopher Okoli

Commissioner Tai Jones-Chapman (entered meeting at 5:39 p.m.)

ABSENT

Commissioner Ana Coca

Commissioner Frank Gonzalez

EXECUTIVE SESSION

Chairperson Smith called a closed session at 5:50 p.m., in accordance with Texas Government Code Section 551.071 "Consultation with Attorney" to discuss legal matters pertaining to agenda item seven. Closed session ended at 6:30 p.m.

Agenda Review

Staff briefed commissioners on cases.

6:30 PM Council Chambers

REGULAR MEETING

Chairperson Smith called the meeting to order at 6:37 p.m.

Call to Order

PRESENT

Chairperson Cheryl Smith

Vice Chairperson Julia Perez
 Commissioner John Fedorko
 Commissioner Michelle Madden
 Commissioner CJ Ramirez
 Commissioner Christopher Okoli
 Commissioner Tai Jones-Chapman

ABSENT

Commissioner Ana Coca
 Commissioner Frank Gonzalez

Commissioner Perez led the Invocation.

Chairperson Smith led the Pledge of Allegiance to the US Flag and Texas Flag.

CITIZEN COMMENTS

There were no citizen comments.

PUBLIC HEARING CONSENT AGENDA

Motion made by Commissioner Julia Perez, Seconded by Commissioner Fedorko to close the public hearing and approve items one and two. The motion carried unanimously.

1. Approval of Minutes of the June 24, 2024, P&Z meeting

Approved on Consent Agenda

2. PLT-24-04-0020 – Final Plat – Lakeview Pointe (City Council District 6). Final Plat for a new single-family subdivision consisting of 138 residential lots and nine (9) open space lots on 37.945 acres. Being a tract out of C. L. Dodson, Abstract No. 292 and J. Lawrence Surveys, Abstract No. 616, City of Grand Prairie, Ellis County, PD-447, generally located east of FM 661 and approximately 1,400 feet south of Gifco Road

Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Motion made by Commissioner Julia Perez, Seconded by Commissioner Fedorko to close the public hearing and table item three to the P&Z meeting of August 12, 2024. The motion carried unanimously.

3. SUP-24-03-0014 - Specific Use Permit – Cigar Lounge at 2100 N Highway 360 (City Council District 1). Specific Use Permit for a smoking lounge in an existing commercial lease space. Tract 1, G.S.C. Development Corporation Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and addressed as 2100 N Hwy 360, Suite 2006

Tabled

ITEMS FOR INDIVIDUAL CONSIDERATION

4. STP-24-05-0022 - Site Plan - Constellation Rock Island (City Council District 1). Site Plan for a 286,357 sq. ft. industrial warehouse building on 16.83 acres. Multiple tracts out of John C. Read, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-450), within SH 161 Corridor Overlay, and approximate addresses of 3514-3560 Hardrock Rd and 4701 Hardrock Rd

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant intends to construct an office/warehouse building totaling 286,357 sq. ft. on 16.83 acres. City Council must approve a site plan for any project involving industrial uses or that is new construction exceeding five acres or greater. Development at this location requires City Council approval of a Site Plan because the property is for industrial uses. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. In addition, UDC's Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and truck traffic externalities associated with large warehouses, outside storage, and distribution-logistical developments. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Kaylie Flynn 1201 N. Bowser Rd. Richardson TX., stepped forward representing the case.

Chairperson Smith asked if they have reached out to their neighbors. Ms. Flynn stated no. Mrs. Smith inquired about the environmental issues. Ms. Flynn stated that they have completed a phase one ESA, and they are pursuing the recommendations.

Motion made by Commissioner Fedorko, Seconded by Commissioner Okoli to close the public hearing and approve STP-24-05-0022. The motion carried unanimously.

PUBLIC HEARING

5. SUP-24-05-0023 - Specific Use Permit – Smoking Lounge at 2410 Brady Ln (City Council District 3). Specific Use Permit for a smoking lounge in an existing commercial lease space. Lot 11B, Sharpston Heights 2, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR), and addressed as 2410 Brady Ln

Senior Planner Abdul Ghous the applicant intends to operate an approximately 3,648 sq. ft. smoking lounge in an existing commercial lease space located at 2410 Brady Ln. A smoking lounge requires a Specific Use Permit. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact on surrounding properties; and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative consequences. The applicant is not requesting any variances.

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

1. *The development and operations shall adhere to the City Council approved Exhibit B - Site Plan and Exhibit C - Operations Plan.*
2. *Eight Liners shall not be allowed on the premises.*
3. *Operating hours shall be limited to daily from 5 p.m. until 2:00 a.m.*
4. *Individuals under the age of 18 will not be allowed in the establishment.*
5. *Individuals under the age of 21 will not be allowed to smoke, possess, or purchase tobacco products, including e-cigarettes or vape devices.*
6. *Identification of all patrons shall be checked by staff prior to patrons entering the establishment to confirm the patron is at least 18 years of age.*
7. *Staff shall issue a wristband to patrons that are at least 21 years of age to indicate that they are allowed to smoke.*
8. *At the time of purchase, staff shall check identification for all individuals purchasing tobacco products or other items which require the purchaser to be of a certain age.*
9. *The business shall be operated in compliance with all state, federal, and local laws and regulations including those prohibiting or related to gambling, smoking, tobacco, and product packaging.*
10. *A "Food Establishment" as defined by Section 13-131 of the Grand Prairie Code of Ordinances, as amended, shall not be operated in conjunction with the Smoking Lounge use.*
11. *A noise study is required prior to the issuance of any building permits.*
12. *City Council shall conduct a public hearing in one year after City Council approval of the SUP ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of the SUP ordinance, the Unified Development Code and Code of Ordinances of the City of Grand Prairie, City adopted building codes, City adopted fire codes, and other applicable regulatory requirements.*

Malipal Bath 3620 Coldstream Dr Irving TX., stepped forward representing this case. She stated she chose Grand Prairie for their business location because they believe it's going to be a great asset to the city, and they want to be role models for this sort of SUP down the road. There have been negative cogitations associated with the hookah lounge, but their strategy will be zen-like for relaxation. Gurpreet Kaur 3620 Coldstream Dr. Irving TX., noted support of this request.

Commissioner Madden stated in Texas smoking is only allowed for 21 and over, do they have plans to restrict entry for 21 and older. Mrs. Kaur stated they would not allow anyone under 21 to enter the business and would be using wristbands.

Commissioner Chapman asked what kind of security they will have. Mrs. Kaur stated whatever is recommended.

Motion made by Commissioner Perez, Seconded by Commissioner Madden to close the public hearing and approve SUP-24-05-0023 per DRC recommendations but updating items four and six to 21 years of age. The motion carried unanimously.

6. SUP-24-05-0021 - Specific Use Permit – 2100 E. Main St (City Council District 5). Specific Use Permit for Auto Dealer (Non-Franchise Used), Auto Repair (Major), Auto Body and Auto Paint Shop at 2100 E Main St. Lot 2, Block 2, Business Center Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-60, and addressed as 2100 E Main St

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant intends to operate an Auto Dealership (Non-Franchise Used), Auto Repair (Major), Auto Body and Auto Paint Shop facility at 2100 E Main St. All four of these uses require a Specific Use Permit in the PD-30 district, which has a base zoning of Light Industrial. The purpose of the Specific Use Permit process is to identify those uses that might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact on surrounding properties; and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative consequences. The applicant is not requesting any variances.

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

- 1. The business shall operate in compliance with all state, federal, and local laws and regulations*
- 2. The business shall obtain a Certificate of Occupancy and Auto Related Business permit.*

Mauricio Rodriguez 4450 Prestson Circle Dallas Tx., stepped forward representing the case. He stated they would only be working on Mazda brand vehicles by appointment only. Raza Hussain 1137 Holly Dr Carrollton Tx., stepped forward representing the case.

Commissioner Madden asked do they work on their vehicles indoors or outdoors. Mr. Rodriguez stated indoors, and they have the garage door open because they currently don't have A/C but they are looking into installing it, in addition to a new paint booth with a fire suppression system.

Motion made by Commissioner Ramirez, Seconded by Commissioner Chapman to close the public hearing and approve SUP-24-05-0021 per staff recommendations. The motion carried unanimously.

7. SUP-24-05-0022 - Specific Use Permit - Registered Group Home at 430 Beatty Dr (City Council District 3). Specific Use Permit for a registered group home on 0.16 acres. Lot 25, Block B, Royal Valley Estates No. 1 Addition, City of Grand Prairie, Dallas County, zoned Single Family-Three Residential District, and addressed as 430 Beatty Dr

Planner Brittany Musser presented the case report and gave a power point presentation. She stated the applicant is currently operating a Registered Group Home, which requires City

Council approval of a Specific Use Permit when located within 2,500 feet of another group living residential use. All Group Living Units are now required to register with the city per Ordinance No. 11382. A nearby group home was legally operating before this location, which triggered the requirement for a Specific Use Permit. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties; and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative consequences.

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

- 1. The number of occupants shall not exceed five.*
- 2. The applicant shall maintain all required state licenses.*

Monica Armstrong 8610 Granville Dr Dallas TX., stepped forward representing the case. Patrice Moreland 815 Crystal Oak Ln Arlington TX., stepped forward in support of this case. She stated having to go through the SUP process is discriminatory for this business. Serita Miller 430 Beatty Dr Grand Prairie TX., noted support of this request.

Gary Reed 433 Kirby Creek Rd Grand Prairie TX., stepped forward in opposition of this request. He stated concern with this business being in a residential area and across the street from an elementary school.

Rickey Hicks 438 Beatty Dr Grand Prairie TX., stepped forward in opposition of this request. He stated concern with a business in a residential area.

Motion made by Commissioner Perez, Seconded by Commissioner Okoli to close the public hearing and approve SUP-24-05-0022 per staff recommendations. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:36 p.m.

Cheryl Smith, Chairperson

ATTEST:

John Fedorko, Secretary



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 07/22/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Abdul R. Ghous, AICP, Senior Planner

TITLE: PLT-24-05-0025 - Final Plat - Alfaro Addition. Final Plat combining four lots into one, resulting in a single industrial lot on 0.368 acres. Lots 13-16, Block F, Twin Airports Industrial Addition, City of Grand Prairie, Dallas County, Texas, Zoned LI-LS, and addressed as 1900 Airport St

APPLICANT: Luke Keeton, Keeton Surveying

RECOMMENDED ACTION: Approve

SUMMARY:

Final Plat combining four lots into one, resulting in a single industrial lot on 0.368 acres. Lots 13-16, Block F, Twin Airports Industrial Addition, City of Grand Prairie, Dallas County, Texas, Zoned LI-LS, and addressed as 1900 Airport St.

PURPOSE OF REQUEST:

The purpose of the Final Plat is to combine four lots into one industrial lot on 0.368 acres.

ADJACENT LAND USES:

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	LI	Auto Related Businesses
South	LI-LS	Single-family Residence & Trucking Business
West	LI-LS	Auto Related Business
East	LI-LS	Auto Related Businesses

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The plat is dedicating all the required right-of-way.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

Exhibit A- Location Map

Page 1 of 1




CASE LOCATION MAP
 PLT-24-05-0025
 1900 AIRPORT RD

Item2.

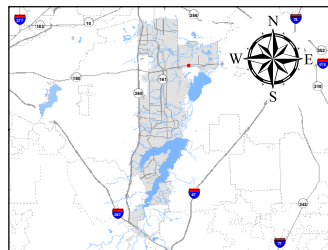


City of Grand Prairie
 Planning and Development

(972) 237-8255
 www.gptx.org

-  Location
-  Street Center Line
-  Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie make every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.

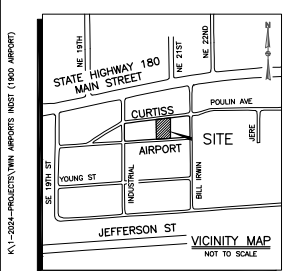
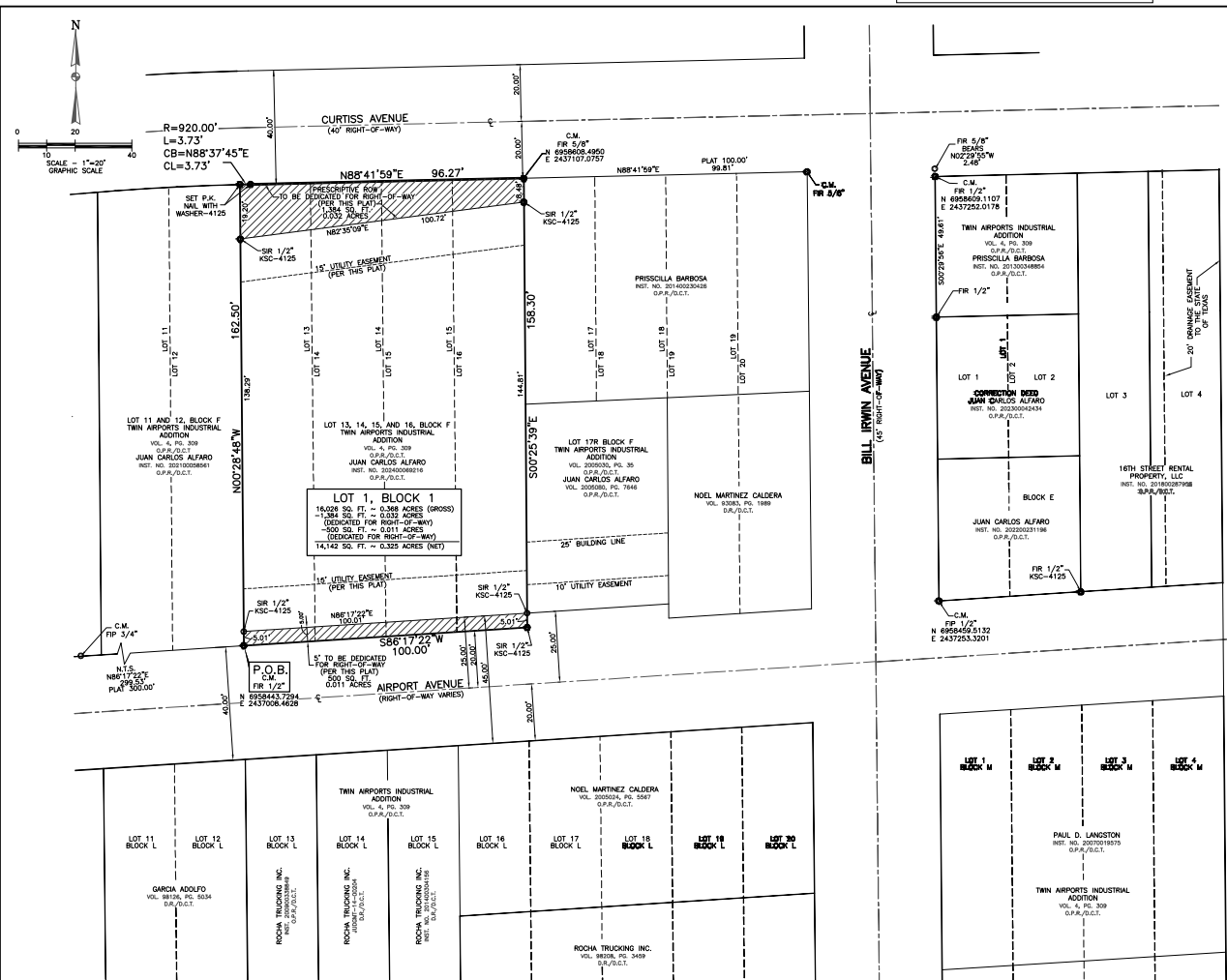


0 0.018 Miles

Grand Prairie
 TEXAS

PLANNING
 Date: 6/4/2024

Exhibit B - Final Plat
Page 1 of 1



NOTE:

- The basis of bearing and coordinates for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the SmartNet GPS Reference Network. All distances shown hereon are grid distances. Coordinates shown are grid.
- C.M. ~ Denotes Controlling Monuments
- I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 4811300455M, Map Revised Date: 3-21-19, Zone X, and it appears that no part of the subject tract lies in a special flood hazard area.
- The purpose of this plat is to create one lot out of 4 lots as shown.
- Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat.
- Prior to any building permit being issued an approved grading and drainage plan is required by the City of Grand Prairie.
- 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 not listed therein.

LEGEND:
 FIR ~ FOUND IRON ROD
 SIR ~ SET IRON ROD
 CL ~ CENTERLINE
 VOL ~ VOLUME
 PG. ~ PAGE
 P.R./D.C.T. ~ PLAT RECORDS, DALLAS COUNTY, TEXAS.
 D.R./D.C.T. ~ DEED RECORDS, DALLAS COUNTY, TEXAS.
 O.P.R./D.C.T. ~ OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

DEDICATION:

State of Texas:
 County of Dallas:
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT JUAN C. ALFARO, does hereby adopt this plat designating the hereon above described property as LOT 1, BLOCK 1, ALFARO 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 conveyance 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 recording 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 _____, 2024.

JUAN C. ALFARO
 Owner

ACKNOWLEDGMENT:

State of Texas
 County of Dallas:
 Before me the undersigned authority, a Notary Public, on this day personally appeared JUAN C. ALFARO, 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 _____, 2024.

Notary Public
 My Commission Expires: _____

ACKNOWLEDGMENTS:

State of Texas
 County of Dallas:
 Before me the undersigned authority, a Notary Public, on this day personally appeared Kurtie R. Webb, 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 _____, 2024.

Notary Public
 My Commission Expires: _____

OWNER/DEVELOPER:
 JUAN C. ALFARO
 18013 SADDLEBORN LN
 WANSFIELD, TX 76063
 PHONE: (468) 556-5003
 EMAIL: ALFAROCIV@GROKERS.COM@WIMWOOD.COM

PREPARED BY:
 KEETON SURVEYING COMPANY
 H.S. KEETON
 2037 DALWORTH, GRAND PRAIRIE, TEXAS 75050
 REGISTERED PROFESSIONAL LAND SURVEYORS
 PHONE: (972) 641-2843 TBELS FRM NO. 10008500
 E-MAIL: kse4019@keetonhs.com

OWNERS CERTIFICATE:

STATE OF TEXAS
 COUNTY OF DALLAS
 WHEREAS, JUAN C. ALFARO, is the sole owner of a 0.368 acre tract of land located in the E. Crockett Survey, Abstract No. 222, in the City of Grand Prairie, Dallas County, Texas, and being described in deed to said Juan C. Alfaro, recorded in Instrument No. 20240089216, of the Official Public Records of Dallas County, Texas, said 0.368 acre tract of land being known as Lots 13, 14, 15, and Lot 16, Block F, of Twin Airports Industrial Addition, an addition to the City of Grand Prairie according to the plat thereof recorded in Volume 4, Page 309, of the Map Records of Dallas County, Texas, said tract being more particularly described as follows:
 BEGINNING at a 1/2 inch iron rod found for the southwest corner of said Lot 13, and being the north line of Airport Ave. (variable right-of-way);
 THENCE N. 0°28'48" W., with the common line of Lot 12 and 13, said Block F, a distance of 162.50 feet to a P.K. nail with shiner marked KSC-4125 set for the common north corner of said Lots 12 and 13, said point being in a curve to the right and being in the south line of Curtiss Ave. (40' right-of-way);
 THENCE along said curve to the right having a radius of 920.00 feet, a length of 3.73 feet, a chord bearing of N. 88°37'45" E., and a chord length of 3.73 feet, to a P.K. nail with shiner marked KSC-4125 set for the point of tangency;
 THENCE N. 88°41'59" E., with the south line of said Curtiss Ave., a distance of 96.27 feet to a 5/8 inch iron rod found for the common north corner of Lots 16 and 17, said Block F;
 THENCE S. 0°25'39" E., with the common line of said Lots 16 and 17, and Lot 17-R an addition to the City of Grand Prairie according to the plat thereof recorded in Volume 2005030, Page 35, of the Official Public Records, of Dallas County, Texas, a distance of 158.30 feet to a 1/2 inch iron rod with cap marked KSC-4125 set in the north line of said Airport Ave.;
 THENCE S. 86°17'22" W., with the south line of Lots 13, 14, 15, and 16, and the north line of said Airport Ave. a distance of 100.00 feet to the POINT OF BEGINNING and CONTAINING 16,026 square feet or 0.368 acres of land, more or less.

SURVEYORS CERTIFICATE:

Know All Men By These Presents:
 I, Kurtis R. Webb, 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 Plat Commission of the City of Grand Prairie, Texas.

PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE REVIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Kurtis R. Webb
 Registered Professional Land Surveyor
 Registration No. 4125
 State of Texas

FINAL PLAT
 LOT 1
 BLOCK 1
 ALFARO ADDITION
 CONTAINING 16,026 SQ. FT. OR 0.368 ACRES
 CITY OF GRAND PRAIRIE
 DALLAS COUNTY, TEXAS
 BEING A REPLAT OF LOTS 13, 14, 15,
 AND 16, BLOCK F
 TWIN AIRPORTS INDUSTRIAL ADDITION
 CITY OF GRAND PRAIRIE
 DALLAS COUNTY, TEXAS

DATE: MAY 18, 2024
 REVISED: JUNE 19, 2024
 REVISED: JULY 01, 2024

CASE NO. PLT-24-05-0025



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 07/22/2024

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: June Sin, Senior Planner

TITLE: CPA-24-07-0009 - Comprehensive Plan Amendment - 905 MacArthur (City Council District 5). Amendment to the Future Land Use Map to change the designation from Mixed Use to Commercial/Retail/Office on a portion of 10.70 acres. A portion of Tract 20, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within the IH-30 Corridor Overlay, with an approximate address of 905 Macarthur Blvd

APPLICANT: Bob Cabel, Miami Partners LLC

RECOMMENDED ACTION: Staff is unable to support the request because it is inconsistent with the FLUM. However, staff notes that existing zoning is consistent with the proposed Planned Development District. With conditions, staff finds the proposed development could be appropriate for the subject location.

Please note that the FLUM is not the property zoning; it is the recommended future land use for potential development per the city's comprehensive plan.

SUMMARY:

Amendment to the Future Land Use Map to change the designation from Mixed Use to Commercial/Retail/Office on 10.70 acres. A portion of Tract 20, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within the IH-30 Corridor Overlay, with an approximate address of 905 Macarthur Blvd.

PURPOSE OF REQUEST:

The applicant wishes to rezone the subject property from a Commercial (C) District to a Planned Development District for retail and restaurant development on 10.70 acres. This request is for a change from Mixed Use to Commercial, Retail, Office on the Future Land Use Map (FLUM).

Areas with the Mixed 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 retail, public, office, and entertainment developments, 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 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.

Commercial uses are more intense than retail establishments, yet they also provide goods and services for the public. Examples of commercial establishments would include hotels, automotive services, and big box retailers. Retail land use is intended to provide for a variety of restaurants, shops, grocery stores, and personal service establishments. Office areas provide for low- to medium-rise suburban-scale developments. Generally, permitted uses include corporate, professional, medical, and financial offices and offices for individual and non-profit organizations.

Any amendments to the Comprehensive Plan and accompanying Future Land Use Map are required to be reviewed by the Planning and Zoning Commission. Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas, stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan.

RECOMMENDATION:

The FLUM designates this location as Mixed Use. Staff is unable to support the request because the proposal is inconsistent with the FLUM. However, staff notes that the existing zoning is consistent with the proposed Planned Development District. With conditions, staff finds the proposed development could be appropriate for the subject location.

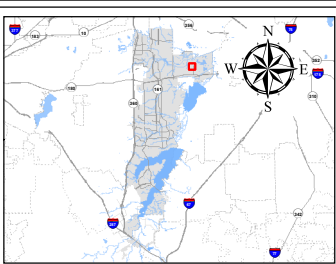
Please note that the FLUM is not the property zoning; it is the recommended future land use for potential development per the city's comprehensive plan.



**City of Grand Prairie
Planning and Development**
 ☎ (972) 237-8255
 🌐 www.gptx.org

- Location
- Street Center Line
- Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie make every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.



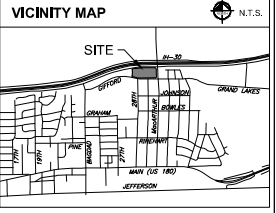
0 0.09 Miles

Grand Prairie
TEXAS
PLANNING

Date: 6/14/2024 17

Exhibit A - Boundary Description
Page 2 of 3

Item 3.



Kimley»Horn
801 Cherry Street, Unit 1.1 # 1300
Tulsa, Oklahoma 74102
www.kimleyhorn.com
PROJECT NO. 069304954

FLOOD STATEMENT:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 4811300315L, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, DATED MARCH 21, 2019, THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE X (SHADED) DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD"; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD; AND ZONE AE DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATIONS DETERMINED)". IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE 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.

UTILITY NOTE:
UNDERGROUND UTILITY MARKINGS WERE LOCATED ON THE PROPERTY (AS SHOWN ON SURVEY) BY SUBMITTING A TEXAS 811 TICKET. THE SURVEYOR CONTACTED THE CITY OF GRAND PRAIRIE ON MAY 8, 2023 TO REQUEST AS-BUILT UTILITY DRAWINGS. THE UNDERGROUND UTILITIES SHOWN HEREON REFLECT THE MAPS OF THE AS-BUILT UTILITY DRAWINGS PROVIDED BY THE CITY OF GRAND PRAIRIE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BENCH MARK LIST
Benching system based on the Texas Coordinate System of 1983 (2011 Adjustment). North Central Zone 4852; all are uncorrected coordinates factor of 0.00000000.
BM 100 MAGNAN W. SINKER SET IN CONCRETE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MACARTHUR BOULEVARD AND GIFFORD STREET. APPROXIMATELY 40 FEET SOUTH OF THE INTERSECTION OF MACARTHUR BOULEVARD, APPROXIMATELY 40 FEET NORTH-EAST OF THE INTERSECTION OF MACARTHUR BOULEVARD AND GIFFORD STREET. APPROXIMATELY 30 FEET NORTHWEST OF A TRAFFIC SIGNAL POLE WITH EAST FACING SIDE OF SOUTH LANE OF MACARTHUR BOULEVARD AND 10 FEET SOUTH OF A TRAFFIC SIGNAL POLE WITH WEST FACING SIDE OF SOUTH LANE OF MACARTHUR BOULEVARD AND 10 FEET EAST OF A TRAFFIC SIGNAL POLE WITH WEST FACING SIDE OF SOUTH LANE OF MACARTHUR BOULEVARD AND GIFFORD STREET.
Northing: 106530.81
Easting: 244300.92
Elevation: 433.72
BM 101 MAGNAN W. SINKER SET IN CONCRETE AT THE NORTHEAST CORNER OF THE INTERSECTION OF MACARTHUR BOULEVARD AND GIFFORD STREET. APPROXIMATELY 40 FEET SOUTH OF THE INTERSECTION OF MACARTHUR BOULEVARD, APPROXIMATELY 40 FEET NORTH-EAST OF THE INTERSECTION OF MACARTHUR BOULEVARD AND GIFFORD STREET. APPROXIMATELY 30 FEET NORTHWEST OF A TRAFFIC SIGNAL POLE WITH EAST FACING SIDE OF SOUTH LANE OF MACARTHUR BOULEVARD AND 10 FEET SOUTH OF A TRAFFIC SIGNAL POLE WITH WEST FACING SIDE OF SOUTH LANE OF MACARTHUR BOULEVARD AND 10 FEET EAST OF A TRAFFIC SIGNAL POLE WITH WEST FACING SIDE OF SOUTH LANE OF MACARTHUR BOULEVARD AND GIFFORD STREET.
Northing: 106530.81
Easting: 244300.92
Elevation: 433.72
BM 102 MAGNAN W. SINKER SET IN CONCRETE ON THE WEST SIDE OF MACARTHUR BOULEVARD, APPROXIMATELY 10 FEET SOUTH OF THE INTERSECTION OF MACARTHUR BOULEVARD AND GIFFORD STREET. APPROXIMATELY 15 FEET SOUTH OF THE INTERSECTION OF MACARTHUR BOULEVARD AND GIFFORD STREET. APPROXIMATELY 15 FEET NORTH OF A TRAFFIC SIGNAL POLE WITH EAST FACING SIDE OF SOUTH LANE OF MACARTHUR BOULEVARD AND 10 FEET SOUTH OF A TRAFFIC SIGNAL POLE WITH WEST FACING SIDE OF SOUTH LANE OF MACARTHUR BOULEVARD AND GIFFORD STREET.
Northing: 106530.81
Easting: 244300.92
Elevation: 433.72
BM 103 CITY OF GRAND PRAIRIE MONUMENT 10L. THE STATION IS LOCATED ON THE NORTH SIDE OF GIFFORD STREET. NEAR THE NORTHEAST CORNER OF GIFFORD STREET AND SOUTH STREET. 1 FEET NORTH OF THE GIFFORD STREET MOST NORTHEASTLY BACK OF CURB 6 FEET EAST OF THE CENTERLINE OF THE ROADWAY TRACK AND 30 FEET WESTERLY FROM THE TOP OF A TRAFFIC SIGNAL.
Northing: 106530.38
Easting: 244300.92
Elevation: 433.27
BM 104 CITY OF GRAND PRAIRIE MONUMENT 10L FROM THE INTERSECTION OF NORTHWEST ZONE 4852 AND COTTONWOOD DRIVE 60 NORTH ALONG CENTERLINE OF NORTH EAST ZONE 4852 TO THE SINKER POINT OF THE CURB-AND-SID. THE STATION IS 4 FEET EAST OF THE RADIUS POINT 1 FEET SOUTH OF THE CENTERLINE OF THE DRIVEWAY FOR ADDRESS 1118 NORTHEAST ZONE 4852. 7 FEET WEST OF THE DRIVEWAY CENTERLINE AND 30 FEET SOUTHWEST OF THE BUILDING CORNER AT THE FRONT OF ADDRESS 1118 NORTHEAST ZONE 4852.
Northing: 106520.18
Easting: 243800.46
Elevation: 430.09

QuikTrip No. 1927
905 MACARTHUR BOULEVARD
GRAND PRAIRIE, TEXAS



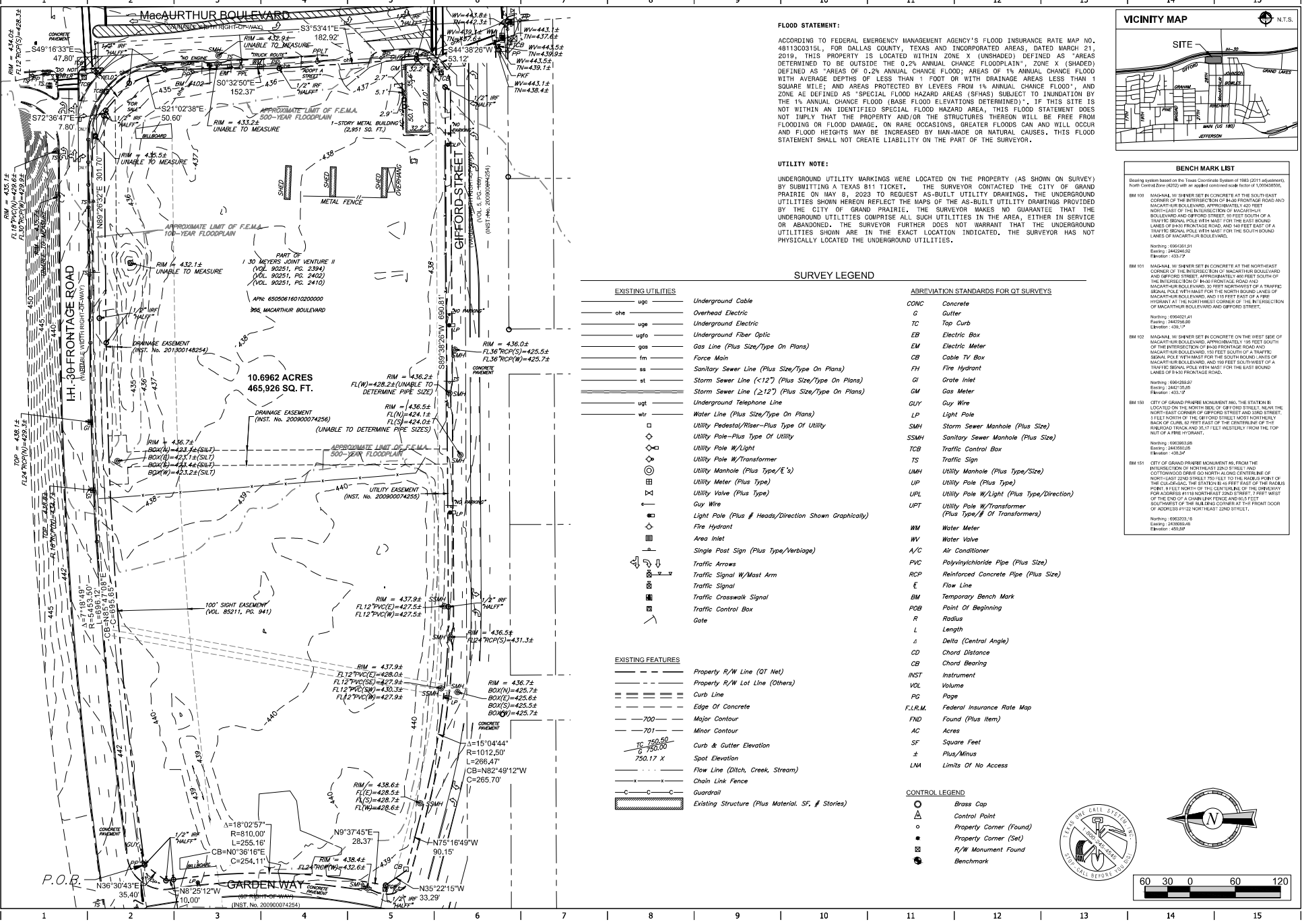
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PROTOTYPE: P-90 (21-022) 1-20
DIVISION:
VERSION: 303
DESIGNED BY:
DRAWN BY: SCR
REVIEWED BY: MCB

ORIGINAL ISSUE DATE:

REV.	DATE	DESCRIPTION

SHEET TITLE:
ALTANSPS
LAND TITLE SURVEY
SHEET NUMBER:

1 of 2



EXISTING UTILITIES

ugc	Underground Cable
ohe	Overhead Electric
uge	Underground Electric
ugfo	Underground Fiber Optic
gls	Gas Line (Plus Size/Type On Plans)
fm	Force Main
ss	Sanitary Sewer Line (Plus Size/Type On Plans)
sl	Storm Sewer Line (<12") (Plus Size/Type On Plans)
sls	Storm Sewer Line (>12") (Plus Size/Type On Plans)
ugt	Underground Telephone Line
wtr	Water Line (Plus Size/Type On Plans)
◇	Utility Pedestal/Riser-Plus Type of Utility
◇◇	Utility Pole-Plus Type of Utility
◇◇◇	Utility Pole W/Light
◇◇◇◇	Utility Pole W/Transformer
◇◇◇◇◇	Utility Manhole (Plus Type/E's)
◇◇◇◇◇◇	Utility Meter (Plus Type)
◇◇◇◇◇◇◇	Utility Valve (Plus Type)
◇◇◇◇◇◇◇◇	Guy Wire
◇◇◇◇◇◇◇◇◇	Light Pole (Plus # Heads/Direction Shown Graphically)
◇◇◇◇◇◇◇◇◇◇	Fire Hydrant
◇◇◇◇◇◇◇◇◇◇◇	Area Inlet
◇◇◇◇◇◇◇◇◇◇◇◇	Single Post Sign (Plus Type/Verbiage)
◇◇◇◇◇◇◇◇◇◇◇◇◇	Traffic Arrows
◇◇◇◇◇◇◇◇◇◇◇◇◇◇	Traffic Signal W/Mast Arm
◇◇◇◇◇◇◇◇◇◇◇◇◇◇◇	Traffic Signal
◇◇◇◇◇◇◇◇◇◇◇◇◇◇◇◇	Traffic Crosswalk Signal
◇◇◇◇◇◇◇◇◇◇◇◇◇◇◇◇◇	Traffic Control Box
◇◇◇◇◇◇◇◇◇◇◇◇◇◇◇◇◇◇	Gate

EXISTING FEATURES

---	Property R/W Line (OT Net)
- - - -	Property R/W Lot Line (Others)
=====	Curb Line
-----	Edge Of Concrete
-----	Major Contour
-----	Minor Contour
-----	Curb & Gutter Elevation
-----	Spot Elevation
-----	Flow Line (Ditch, Creek, Stream)
-----	Chain Link Fence
-----	Guardrail
-----	Existing Structure (Plus Material, SF, # Stories)

ABBREVIATION STANDARDS FOR QT SURVEYS

CONC	Concrete
G	Gutter
TC	Top Curb
EB	Electric Box
EM	Electric Meter
CB	Cable TV Box
FH	Fire Hydrant
GI	Grate Inlet
GM	Gas Meter
GUY	Guy Wire
LP	Light Pole
SMH	Storm Sewer Manhole (Plus Size)
SSMH	Sanitary Sewer Manhole (Plus Size)
TCB	Traffic Control Box
TS	Traffic Sign
UMH	Utility Manhole (Plus Type/Size)
UP	Utility Pole (Plus Type)
UPL	Utility Pole W/Light (Plus Type/Direction)
UPT	Utility Pole W/Transformer (Plus Type/# Of Transformers)
WM	Water Meter
WV	Water Valve
A/C	Air Conditioner
PVC	Polyvinylchloride Pipe (Plus Size)
RCP	Reinforced Concrete Pipe (Plus Size)
E	Flow Line
BM	Temporary Bench Mark
POB	Point Of Beginning
R	Radius
L	Length
Δ	Delta (Central Angle)
CD	Chord Distance
CB	Chord Bearing
INST	Instrument
VOL	Volume
PG	Page
F.I.R.M.	Federal Insurance Rate Map
FND	Found (Plus Item)
AC	Acres
SF	Square Feet
±	Plus/Minus
LMA	Limits Of No Access

CONTROL LEGEND

○	Brass Cap
△	Control Point
●	Property Corner (Found)
■	Property Corner (Set)
●	R/W Monument Found
●	Benchmark

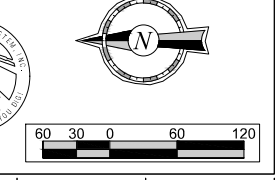


Exhibit A - Boundary Description
Page 3 of 3

Item3.

DESCRIPTION OF PROPERTY

TITLE COMMITMENT GF NO. 20018311 SCHEDULE "B" ITEMS

BEING a 10.6962 acre (465,926 square feet) tract of land situated in the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas; said tract being a portion of a tract of land described in L-38 Meyers Joint Venture II recorded in Volume 90251, Page 2394, Volume 90251, Page 2402, and Volume 90251, Page 2410, all of Deed Records, Dallas County, Texas (D.R.D.C.T.); said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with a cap stamped "HALFF" in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way) iron rod being the east end of a right-of-way corner clip and being the beginning of a non-tangent curve to the right with a radius of 5,453.50 feet, a central angle of 07°18'49", and a chord bearing and distance of North 85°47'08" East, 895.65 feet;

THENCE in a northeasterly direction, along the said south right-of-way line of Interstate Highway 30, with said non-tangent curve to the right, an arc distance of 896.12 feet to a 1/2" iron rod found with a cap stamped "HALFF";

THENCE North 89°26'52" East, continuing along the said south right-of-way line of Interstate Highway 30, a distance of 391.70 feet to a 1/2" iron rod found with a cap stamped "HALFF";

THENCE South 72°36'47" East, a distance of 7.00 feet to a 1/2" iron rod found with a cap stamped "HALFF";

THENCE South 49°16'33" East, a distance of 47.80 feet to a 1/2" iron rod found with a cap stamped "HALFF";

THENCE South 21°02'38" East, a distance of 50.60 feet to a 1/2" iron rod found with a cap stamped "HALFF" in the west right-of-way line of MacArthur Boulevard (a variable width right-of-way);

THENCE South 00°32'50" East, along the said west right-of-way line of MacArthur Boulevard, a distance of 152.37 feet to a 1/2" iron rod found with a cap stamped "HALFF";

THENCE South 03°59'41" East, continuing along the said west right-of-way line of MacArthur Boulevard, a distance of 182.92 feet to a 1/2" iron rod found with a cap stamped "HALFF", said iron rod being the north end of a right-of-way corner clip;

THENCE South 44°38'26" West, along said corner clip, a distance of 83.12 feet to a 1/2" iron rod found with a cap stamped "HALFF" in the north right-of-way line of Gifford Street (a variable width right-of-way), said iron rod being the west end of said corner clip;

THENCE South 89°38'58" West, along the said north right-of-way line of Gifford Street, a distance of 690.41 feet to a 1/2" iron rod found with a cap stamped "HALFF" being the beginning of a tangent curve to the right with a radius of 1,012.50 feet, a central angle of 15°04'44", and a chord bearing and distance of North 82°49'12" West, 265.70 feet;

THENCE in a northwesterly direction, continuing along the said north right-of-way line of Gifford Street, with said tangent curve to the right, an arc distance of 265.47 feet to a point for corner;

THENCE North 75°18'49" West, continuing along the said north right-of-way line of Gifford Street, a distance of 90.15 feet to a point for corner, said point being the east end of a right-of-way corner clip;

THENCE North 35°22'15" West, along said corner clip, a distance of 33.29 feet to a 1/2" iron rod found with a cap stamped "HALFF" in the east right-of-way line of Garden Way (a 60' right-of-way), said iron rod being the north end of said corner clip;

THENCE North 09°37'45" East, along the said east right-of-way line of Garden Way, a distance of 28.37 feet to a point for corner being the beginning of a tangent curve to the left with a radius of 810.00 feet, a central angle of 18°02'57", and a chord bearing and distance of North 00°36'10" East, 254.11 feet;

THENCE in a northerly direction, continuing along the said east right-of-way line of Garden Way, with said tangent curve to the left, an arc distance of 255.16 feet to a 1/2" iron rod found with a cap stamped "HALFF";

THENCE North 08°25'12" West, a distance of 10.00 feet to a 1/2" iron rod found with a cap stamped "HALFF", said iron rod being the south end of a right-of-way corner clip;

THENCE North 96°30'43" East, along said corner clip, a distance of 35.40 feet to the **POINT OF BEGINNING** and containing 465,926 square feet or 10.6962 acres of land, more or less.

- 10.a. Rights of tenants, as tenants only, under unrecorded rental or lease agreements. (May be amended or deleted with appropriate affidavits).
- 10.b. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the property. (Note: Upon receipt of a survey acceptable to the Company, this exception will be deleted. Company reserves the right to add additional exceptions and/or requirements as a result of its examination of said survey).
- 10.c. All visible and apparent easements, the existence of which may arise by unrecorded grant or by use. (Note: Upon receipt of a survey acceptable to the Company, this exception will be deleted. Company reserves the right to add additional exceptions and/or requirements as a result of its examination of said survey).
- 10.d. Any portion of the property herein described which falls within the boundaries of any road or roadway. (Note: Upon receipt of a survey acceptable to the Company, this exception will be deleted. Company reserves the right to add additional exceptions and/or requirements as a result of its examination of said survey).
- 10.e. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- 10.f. The Land has frontage on abuts Interstate 30, which is a controlled access highway. This policy does not insure against the exercise of power by competent governmental authority to limit, control or deny access, ingress or egress to the Land from said highway or service road which the Land abuts, nor does it insure that the insured has or shall continue to have access, ingress or egress from such property to and from said highway and service road.
- 10.g. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: City of Grand Prairie
Purpose: As provided in said document
Recording Date: July 22, 1999
Recording No: in Volume 69141, Page 2640, Real Property Records, Dallas County, Texas
SURVEYOR NOTE: ACCORDING TO THE PROVIDED DOCUMENT, THE DRAINAGE EASEMENT DOES AFFECT THE SURVEYED PROPERTY AND IS SHOWN HEREON.
- 10.h. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: City of Grand Prairie
Purpose: As provided in said document
Recording Date: March 13, 2009
Recording No: in Clark's File No. 200900074255, Real Property Records, Dallas County, Texas
SURVEYOR NOTE: ACCORDING TO THE PROVIDED DOCUMENT, THE UTILITY EASEMENT DOES AFFECT THE SURVEYED PROPERTY AND IS SHOWN HEREON.
- 10.i. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: City of Grand Prairie
Purpose: As provided in said document
Recording Date: March 13, 2009
Recording No: in Clark's File No. 200900074256, Real Property Records, Dallas County, Texas
SURVEYOR NOTE: ACCORDING TO THE PROVIDED DOCUMENT, THE DRAINAGE EASEMENT DOES AFFECT THE SURVEYED PROPERTY AND IS SHOWN HEREON.
- 10.j. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: City of Grand Prairie
Purpose: As provided in said document
Recording Date: May 13, 2013
Recording No: in Clark's File No. 201300149254, Real Property Records, Dallas County, Texas
SURVEYOR NOTE: ACCORDING TO THE PROVIDED DOCUMENT, THE DRAINAGE EASEMENT DOES AFFECT THE SURVEYED PROPERTY AND IS SHOWN HEREON.

NOTES

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), NORTH CENTRAL ZONE (4202).
- SURVEYOR HAS NOT BEEN PROVIDED A CURRENT ZONING REPORT AT DATE OF SURVEY.
- UNDERGROUND UTILITY MARKINGS WERE LOCATED ON THE PROPERTY (AS SHOWN ON SURVEY) BY SUBMITTING A TEXAS 811 TICKET. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED; THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 481130031SL, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, DATED MARCH 21, 2019, THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE Y (SHADED) DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD"; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD", AND ZONE AE DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATIONS DETERMINED)". IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON SOME 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.
- THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN GF NO. 20018311, ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF APRIL 27, 2023, ISSUED MAY 2, 2023. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERGONE IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.
- THE NORTHEAST CORNER OF THE PROPERTY IS LOCATED AT THE INTERSECTION OF INTERSTATE HIGHWAY 30 AND MACARTHUR BOULEVARD.
- MAP ORIENTATION IS PER THE CLIENT'S REQUEST.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WAS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, PUMP OR SANITARY LANDFILL AT THE DATE OF SURVEY.
- THERE WAS NO EVIDENCE OF CEMETRIES LOCATED ON OR WITHIN FIVE (5) FEET OF THE SUBJECT TRACT AT THE DATE OF SURVEY.
- ACCORDING TO THE TEXAS DEPARTMENT OF TRANSPORTATION PROJECT TRACKER (PROJECT ID 106804177 & 106804180), I-30 SHOWN AS PROPOSED CONSTRUCTION "HAZARD ELIMINATION & SAFETY".
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
- ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OF EXISTING WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES, NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE SURVEYED PROPERTY CONTAINS ZERO (0) STRIPPED PARKING SPACES.
- ACCORDING TO THE WEBSITE <https://www.gdtx.org/files/shareassets/public/departments/planning/documents/comprehensive-plan-update.pdf> ACCESSED ON MAY 31, 2023, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- OFFSITE APPURTENANT EASEMENT(S) SHOWN HEREON ARE FOR GRAPHIC PURPOSES ONLY. AN ALTA/NPS/LAND TITLE SURVEY WAS NOT PERFORMED ON OFFSITE APPURTENANT EASEMENT(S).
- SURVEYOR CONTACTED CITY OF GRAND PRAIRIE ON 5/8/2023 TO REQUEST AS-BUILT UTILITY DRAWINGS. AT DATE OF SURVEY, SURVEYOR HAS NOT BEEN PROVIDED WITH RECORD UTILITY DRAWINGS FROM CITY OF GRAND PRAIRIE.

SURVEYOR'S CERTIFICATE:
TO: OF SOUTH, L.L.C.
CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MICHIGAN STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 8, 9, 11(A), 11(B), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD BOOK WAS COMPLETED ON MAY 17, 2023.

DATE OF PLAT OR MAP: JUNE 2, 2023

MICHAEL GLEO BILLIMSBLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6558
FIRM NO. 10194040

Kimley»Horn
Tel. No. (817) 335-6511
Fax No. (817) 335-6512
www.kimley-horn.com

PROJECT NO. 069304954

QuikTrip No. 1927
905 MACARTHUR BOULEVARD
GRAND PRAIRIE, TEXAS



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REPLICATION, DISTRIBUTION OR SALE IN
WHOLE OR IN PART, IS STRICTLY PROHIBITED.

PROTOTYPE: P-90 (01/02/17)

DRAWN BY: SCR
DESIGNED BY:
REVIEWED BY: MCB

REV.	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:
ALTA/NPS
LAND TITLE SURVEY

SHEET NUMBER:
2 of 2

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT



CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 07/22/2024

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: June Sin, Senior Planner

TITLE: ZON-24-06-0010 - Zoning Change/Concept Plan – 905 MacArthur (City Council District 5). Zoning Change from a Commercial (C) District to a Planned Development District for Commercial Uses and a Concept Plan depicting retail and restaurant developments on 10.70 acres. Tract 20, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within the IH-30 Corridor Overlay, with an approximate address of 905 Macarthur Blvd

APPLICANT: Bob Cabel, Miami Partners LLC

RECOMMENDED ACTION: Approve with conditions. Staff notes that the existing zoning is consistent with the proposed Planned Development District. With conditions, staff finds the proposed Planned Development District could be considered appropriate for the subject location.

SUMMARY:

Zoning Change from a Commercial (C) District to a Planned Development District for Commercial Uses and a Concept Plan depicting retail and restaurant developments on 10.70 acres. Tract 20, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within the IH-30 Corridor Overlay, with an approximate address of 905 Macarthur Blvd.

PURPOSE OF REQUEST:

The applicant is requesting approval of a Concept Plan for a future commercial development on 10.70 acres, consisting of 52,600 sq. ft. of speculative retail and restaurant buildings.

The purpose of the Concept Plan is to review the overall development and intended uses. All other development requirements associated with parking, driveway access, landscaping, and building design will be reviewed during the Site Plan process per Unified Development Code (UDC) standards. The concept plan depicts uses requiring a Specific Use Permit (SUP). The concept plan does not approve SUP-required uses; all future developments requiring a SUP shall be individually approved by the City Council.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	Light Industrial (LI)	IH 30/Undeveloped
South	Commercial (C)/ Single Family Residential (SF-4)	Truck & R.V. Storage/ Single Family Residences
West	PD-41	Industrial Warehouses
East	Light Industrial (LI)	U-Haul

HISTORY:

- September 1985: The City's 1985 zoning map shows the property zoned as Commercial (C).
- February 26, 2024: Planning and Zoning recommended, by a vote of 8-0, a request for a convenience store with gas sales at the northeast corner. The item is scheduled for City Council consideration on August 6, 2024 (Case Number SUP-23-10-0043).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The Concept Plan depicts a drive-through restaurant, two full-service restaurants, one large retailer, and two multi-tenant buildings. The proposed uses are speculative, and no tenants have been identified. However, they are consistent with the area's underlying zoning.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

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

Table 2. Density and Dimensional Requirements

Standard	Required	Proposed	Compliance
Min. Lot Area (Sq. Ft.)	5,000	465,926	Yes
Min. Lot Width (Ft.)	50	966	Yes
Min. Lot Depth (Ft.)	100	406	Yes
Front Setback (Ft.)	25	25	Yes
Height (Ft.)	25	25	Yes
Max. Floor Area Ratio (FAR)	0.5:1	0.5:1	Yes

VARIANCES:

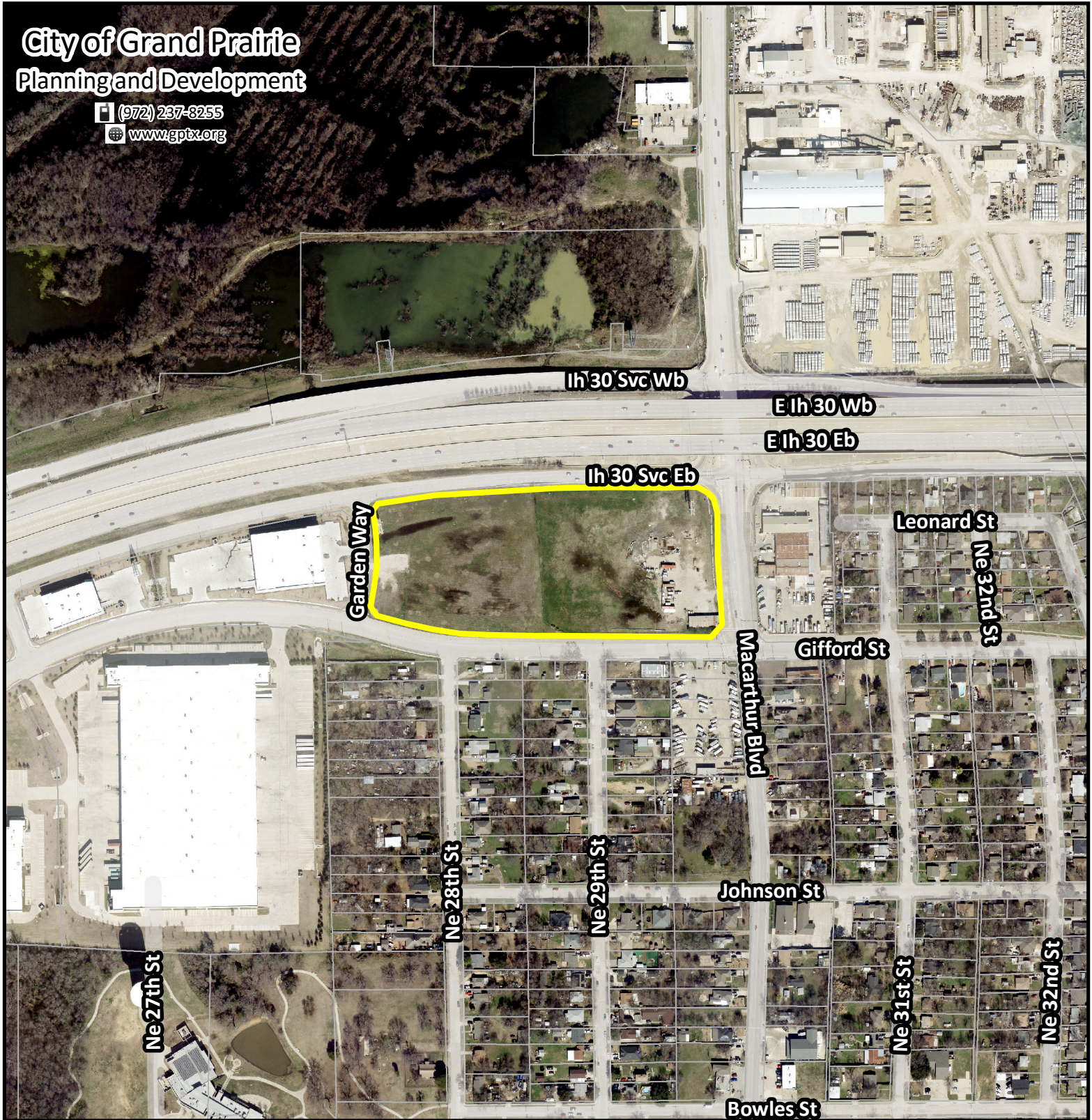
The applicant is not requesting any variances.

RECOMMENDATION:

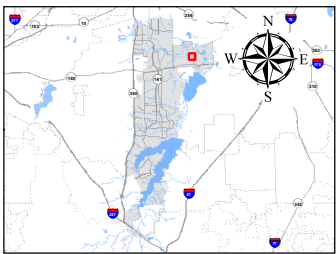
The Development Review Committee (DRC) recommends approval with the following conditions:

1. The applicant shall request a Specific Use Permit for any uses allowed by SUP under the UDC.

2. The applicant may be required to provide a Traffic Impact Analysis (TIA) before the Site Plan is presented to the Planning and Zoning Commission.



Location
 Street Center Line
 Parcels



0 0.09 Miles

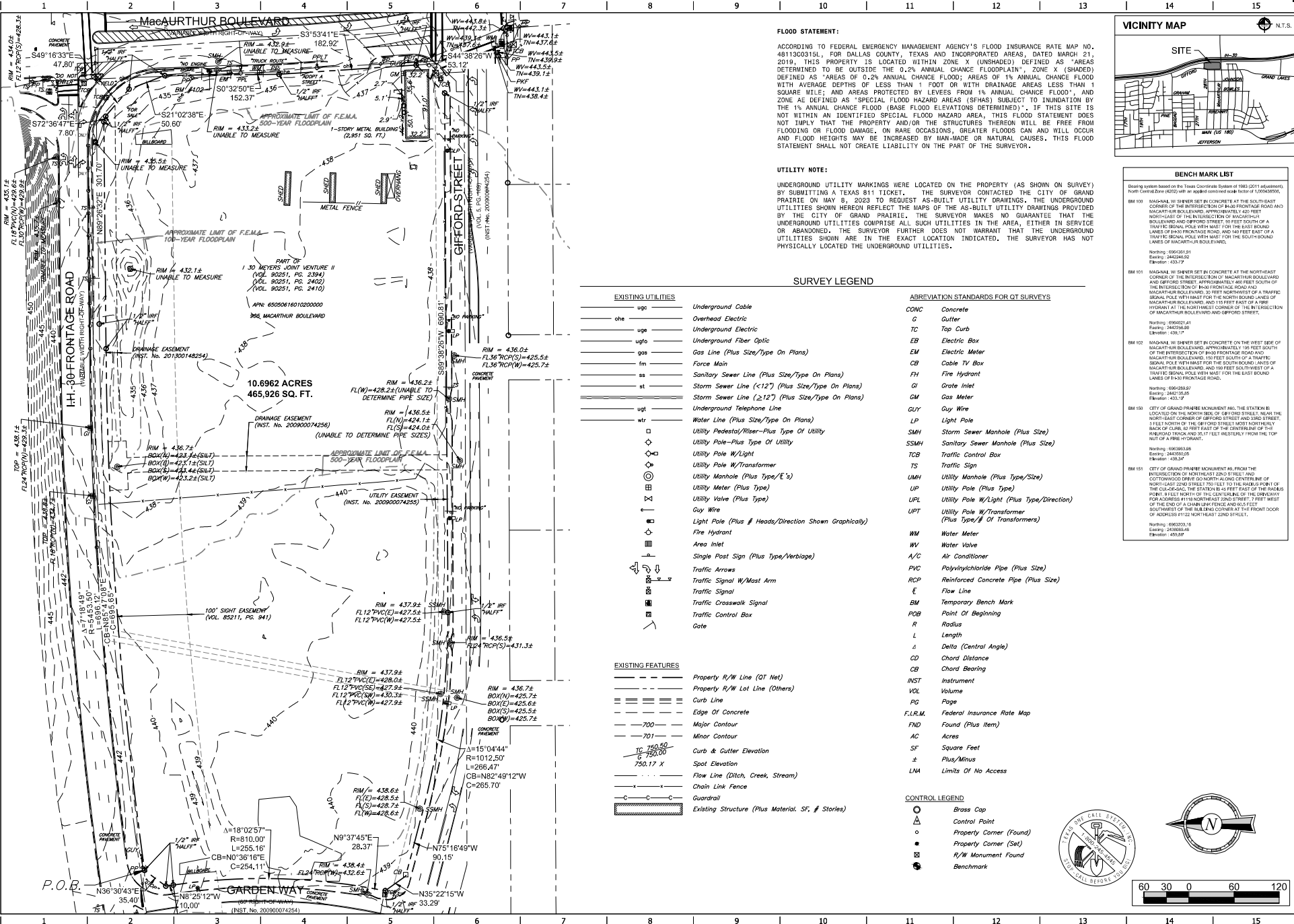
Grand Prairie
TEXAS
PLANNING
Date: 6/14/2024

23

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie make every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.

Exhibit A - Boundary Description
Page 2 of 3

Item 4.



FLOOD STATEMENT:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 4811300315L, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, DATED MARCH 21, 2019, THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN', ZONE X (SHADED) DEFINED AS 'AREAS OF 0.2% ANNUAL CHANCE FLOOD'; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD; AND ZONE AE DEFINED AS 'SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATIONS DETERMINED)'. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE 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.

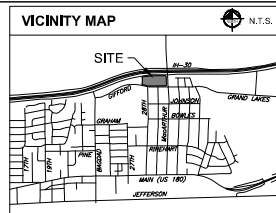
UTILITY NOTE:
UNDERGROUND UTILITY MARKINGS WERE LOCATED ON THE PROPERTY (AS SHOWN ON SURVEY) BY SUBMITTING A TEXAS 811 TICKET. THE SURVEYOR CONTACTED THE CITY OF GRAND PRAIRIE ON MAY 8, 2023 TO REQUEST AS-BUILT UTILITY DRAWINGS. THE UNDERGROUND UTILITIES SHOWN HEREON REFLECT THE MAPS OF THE AS-BUILT UTILITY DRAWINGS PROVIDED BY THE CITY OF GRAND PRAIRIE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

EXISTING UTILITIES		ABBREVIATION STANDARDS FOR QT SURVEYS	
ugc	Underground Cable	CONC	Concrete
ohe	Overhead Electric	G	Gutter
uqe	Underground Electric	TC	Top Curb
uglo	Underground Fiber Optic	EB	Electric Box
gl	Gas Line (Plus Size/Type On Plans)	EM	Electric Meter
fm	Force Main	CB	Cable TV Box
ss	Sanitary Sewer Line (Plus Size/Type On Plans)	FH	Fire Hydrant
sl	Storm Saver Line (<12") (Plus Size/Type On Plans)	GI	Grate Inlet
sl	Storm Saver Line (>12") (Plus Size/Type On Plans)	GM	Gas Meter
ugt	Underground Telephone Line	GUY	Guy Wire
wlr	Water Line (Plus Size/Type On Plans)	LP	Light Pole
	Utility Pedestal/Riser-Plus Type of Utility	SMH	Storm Sewer Manhole (Plus Size)
	Utility Pole-Plus Type of Utility	SSMH	Sanitary Sewer Manhole (Plus Size)
	Utility Pole W/Light	TCB	Traffic Control Box
	Utility Pole W/Transformer	TS	Traffic Sign
	Utility Manhole (Plus Type/E's)	UMH	Utility Manhole (Plus Type/Size)
	Utility Meter (Plus Type)	UP	Utility Pole (Plus Type)
	Utility Valve (Plus Type)	UPL	Utility Pole W/Light (Plus Type/Direction)
	Guy Wire	UPT	Utility Pole W/Transformer (Plus Type/# Of Transformers)
	Light Pole (Plus # Heads/Direction Shown Graphically)		
	Water Meter	WM	Water Meter
	Air Inlet	WV	Water Valve
	Single Post Sign (Plus Type/Verbage)	A/C	Air Conditioner
	Traffic Arrows	PVC	Polyvinylchloride Pipe (Plus Size)
	Traffic Signal W/Mast Arm	RCP	Reinforced Concrete Pipe (Plus Size)
	Traffic Signal	E	Flow Line
	Traffic Crosswalk Signal	BM	Temporary Bench Mark
	Traffic Control Box	POB	Point Of Beginning
	Gate	R	Radius
		L	Length
		Δ	Delta (Central Angle)
		CD	Chord Distance
		CB	Chord Bearing
		INST	Instrument
		VOL	Volume
		PG	Page
		F.I.R.M.	Federal Insurance Rate Map
		FND	Fund (Plus Item)
		AC	Acres
		SF	Square Feet
		±	Plus/Minus
		LNA	Limits Of No Access

EXISTING FEATURES	
[Symbol]	Property R/W Line (QT Not)
[Symbol]	Property R/W Lot Line (Others)
[Symbol]	Curb Line
[Symbol]	Edge Of Concrete
[Symbol]	Major Contour
[Symbol]	Minor Contour
[Symbol]	Curb & Gutter Elevation
[Symbol]	Spot Elevation
[Symbol]	Flow Line (Ditch, Creek, Stream)
[Symbol]	Chain Link Fence
[Symbol]	Guardrail
[Symbol]	Existing Structure (Plus Material, SF, # Stories)

CONTROL LEGEND

○	Brass Cap
△	Control Point
●	Property Corner (Found)
●	Property Corner (Set)
●	R/W Monument Found
●	Benchmark



BENCHMARK LIST

Bearing system based on the Texas Coordinate System of 1983 (D11) Adjustment, North Central Zone, with an assumed combined scale factor of 0.0000005.

BM 100	MAGNAN W. SHENER SET IN CONCRETE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MACARTHUR BOULEVARD AND GIFFORD STREET. APPROXIMATELY 40 FEET SOUTH OF THE INTERSECTION OF MACARTHUR BOULEVARD AND GIFFORD STREET. APPROXIMATELY 30 FEET NORTHWEST OF A TRAFFIC SIGNAL POLE WITH MAST FOR THE SOUTH BOUND LANES OF MACARTHUR BOULEVARD, AND 10 FEET EAST OF A TREE HYDRANT AT THE NORTHWEST CORNER OF THE INTERSECTION OF MACARTHUR BOULEVARD AND GIFFORD STREET.
Northing: 1466531.81	
Easting: 244364.82	
Elevation: 433.79	
BM 101	MAGNAN W. SHENER SET IN CONCRETE AT THE NORTHEAST CORNER OF THE INTERSECTION OF MACARTHUR BOULEVARD AND GIFFORD STREET. APPROXIMATELY 40 FEET SOUTH OF THE INTERSECTION OF MACARTHUR BOULEVARD AND GIFFORD STREET. APPROXIMATELY 30 FEET NORTHWEST OF A TRAFFIC SIGNAL POLE WITH MAST FOR THE SOUTH BOUND LANES OF MACARTHUR BOULEVARD, AND 10 FEET EAST OF A TREE HYDRANT AT THE NORTHWEST CORNER OF THE INTERSECTION OF MACARTHUR BOULEVARD AND GIFFORD STREET.
Northing: 1466531.81	
Easting: 244364.82	
Elevation: 433.79	
BM 102	MAGNAN W. SHENER SET IN CONCRETE ON THE WEST SIDE OF MACARTHUR BOULEVARD, APPROXIMATELY 100 FEET SOUTH OF THE INTERSECTION OF MACARTHUR BOULEVARD AND GIFFORD STREET. APPROXIMATELY 50 FEET SOUTH OF A TRAFFIC SIGNAL POLE WITH MAST FOR THE SOUTH BOUND LANES OF MACARTHUR BOULEVARD, AND 10 FEET WEST OF THE NORTH END OF THE BOUNDARY TRACK AND 35 FEET WEST OF THE TOP NUT OF A TREE HYDRANT.
Northing: 1466531.81	
Easting: 244364.82	
Elevation: 433.79	
BM 150	CITY OF GRAND PRAIRIE MONUMENT M50. THE STATION IS LOCATED ON THE NORTH SIDE OF GIFFORD STREET. NEAR THE NORTHEAST CORNER OF GIFFORD STREET AND GARDEN STREET, 1 FEET NORTH OF THE GIFFORD STREET WEST NORTHEASTLY BACK OF CURB 0 FEET EAST OF THE CENTERLINE OF THE ROADWAY TRACK AND 35 FEET WEST OF THE TOP NUT OF A TREE HYDRANT.
Northing: 1465983.38	
Easting: 244364.82	
Elevation: 433.79	
BM 151	CITY OF GRAND PRAIRIE MONUMENT M51 FROM THE INTERSECTION OF NORTHEAST ZONE 35 FREEWAY COTTONWOOD DRIVE 90 NORTH ALONG CENTERLINE OF NORTH EAST ZONE STREET 750 FEET TO THE POINT OF THE CUI-20-SAC, THE STATION IS 45 FEET EAST OF THE RADIUS POINT, 1 FEET NORTH OF THE CENTERLINE OF THE DRIVEWAY FOR ADDRESS #114 NORTHEAST ZONE STREET, 7 FEET WEST OF THE POINT OF BEGINNING (POB) AND 30 FEET SOUTHWEST OF THE BUILDING CORNER AT THE FRONT OF ADDRESS #112 NORTH EAST ZONE STREET.
Northing: 1466203.18	
Easting: 243800.46	
Elevation: 430.89	

Kimley»»Horn
801 Cherry Street, Unit 1.1 # 1300
Dallas, TX 75202
Tel. No. (817) 335-8511
www.kimleyhorn.com
PRM # 0108400

PROJECT NO. 069304954

QuikTrip No. 1927
905 MACARTHUR BOULEVARD
GRAND PRAIRIE, TEXAS

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PROTOTYPE: P-90 (2/10/21/20)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY: SCR
REVIEWED BY: MCB

REV.	DATE	DESCRIPTION

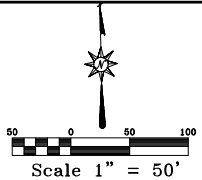
SHEET TITLE:
ALT/N/SPS
LAND TITLE SURVEY

SHEET NUMBER:
1 of 2

ORIGINAL ISSUE DATE:

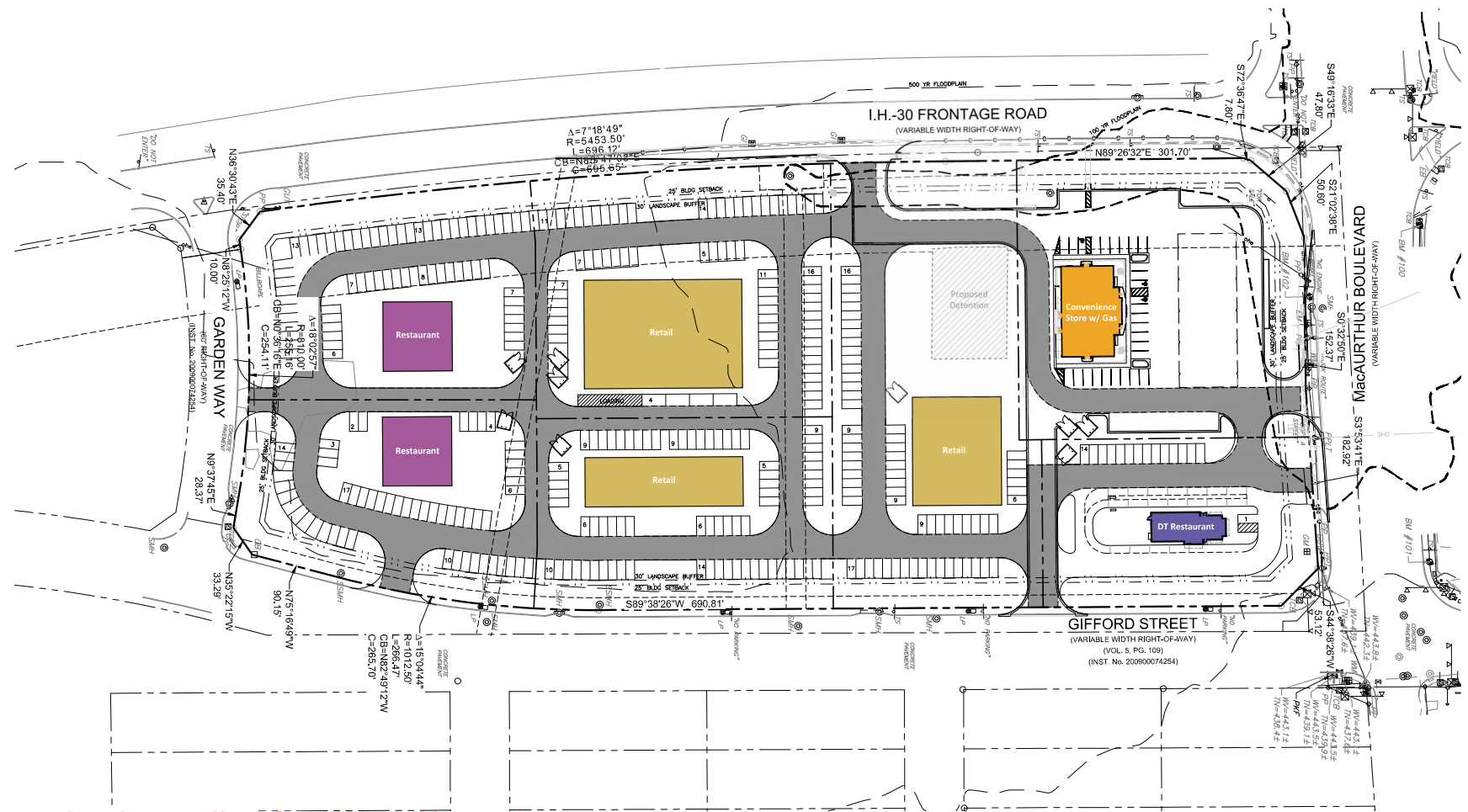
Exhibit B - Site Plan
Page 1 of 1

Item 4.



- LEGEND:**
- RESTAURANT
TOTAL 10,000 SF
 - RESTAURANT - DRIVE THRU
TOTAL 2200 SF
 - RETAIL SPACE
TOTAL 35,000 SF
 - RETAIL - CONVENIENCE STORE
TOTAL 5400 SF
 - VALLEY STORAGE
8400 SF
 - FIRE LANE
1/4" MIN. MIN 28' INSIDE RADIUS
PER CITY STD

- Note:**
1. Traffic Impact Analysis (TIA) may be required prior to Site Plan Approval.
 2. Location of all drive ways shall be reviewed and approved during Site Plan process.
 3. This concept plan does not allow any uses that requires Specific Use Permit (SUP). All future uses requiring an SUP should be approved by City Council individually.



This drawing indicates the conceptual layout of proposed uses. Final design are subject to review and approval in accordance with the Unified Development Code (UDC).

REV. NO	REVISION DESCRIPTION	BY	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARK H. FLOMAN, CITY ENGINEER. IT IS NOT TO BE USED FOR CONSTRUCTION BIDDING OR PERMITTING.

HRV Consultants, LLC.
18332 FM 1778
NEVADA, TEXAS 75173
972.871.7175
FIRM NO 22855

CONCEPT PLAN
905 McARTHUR BLVD
GRAND PRAIRIE, TEXAS
MIAMI PARTNERS, LLC
XXXXXXXXXXXX
XXXXXXXXXXXX
214-495-9116

DATE: 06.10.24
SCALE: 1"=50'
JOB NO: 2401-474
DRAWN BY: FP
CHECKED BY: MHH

SHEET
1 OF 1



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 07/22/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Brittany Musser, Planner

TITLE: ZON-24-06-0017 - Zoning Change – 1423 E Marshall (City Council District 3). Zoning Change from Commercial (C) to Single Family-Five (SF-5) on 0.15 acres. Lot 2, Block C, Carbaugh Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, and addressed as 1423 E Marshall Dr

APPLICANT: Julian Leyva

RECOMMENDED ACTION: Approve

SUMMARY:

Zoning Change from Commercial (C) to Single Family-Five (SF-5) on 0.15 acres. Lot 2, Block C, Carbaugh Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, and addressed as 1423 E Marshall Dr.

PURPOSE OF REQUEST:

The purpose of the request is to rezone the property to allow the construction of a single-family residence. The property is currently zoned Commercial, which does not allow single-family residential use.

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	Multi-Family One	Apartments
South	Commercial	Single Family Residence
West	Commercial	Single Family Residence
East	Single Family-Four	Single Family Residence

HISTORY:

- September 1985: The City's 1985 zoning map shows the subject property zoned Commercial.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:*Future Land Use Map*

The Future Land Use Map (FLUM) is designed to facilitate the efficient, sustainable, and fiscally sound development and redevelopment of Grand Prairie. The purpose of the FLUM is to serve as an outlook for the future use of land and the character of development in the community. The FLUM, along with other community objectives, is used to guide land use decisions.

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

ZONING REQUIREMENTS:

The table below summarizes the requirements for SF-5. If zoning is approved, the applicant must comply with the following standards.

Table 2. Summary of Lot Requirements

Standard	SF-5
Unit Density	8.7 units per acre
Min. Living Area (Sq. Ft.)	1,600
Min. Lot Area (Sq. Ft.)	6,500
Min. Lot Width (Ft.)	60
Min. Lot Depth (Ft.)	100
Front Setback (Ft.)	25
Internal Side Yard (Ft.)	5
Rear Setback (Ft.)	10
Max. Height (Ft.)	25
Lot Coverage (%)	50

ANALYSIS:

The existing lot is on a block that is mostly residential. It is unlikely this area will ever develop as commercial. The request is consistent with the adjacent land use and the FLUM.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 30 surrounding properties meeting the distance requirements in the Unified Development Code. As of the writing of this staff memo, the following letters have been received:

In Support: One

In Opposition: None

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

Exhibit A- Location Map

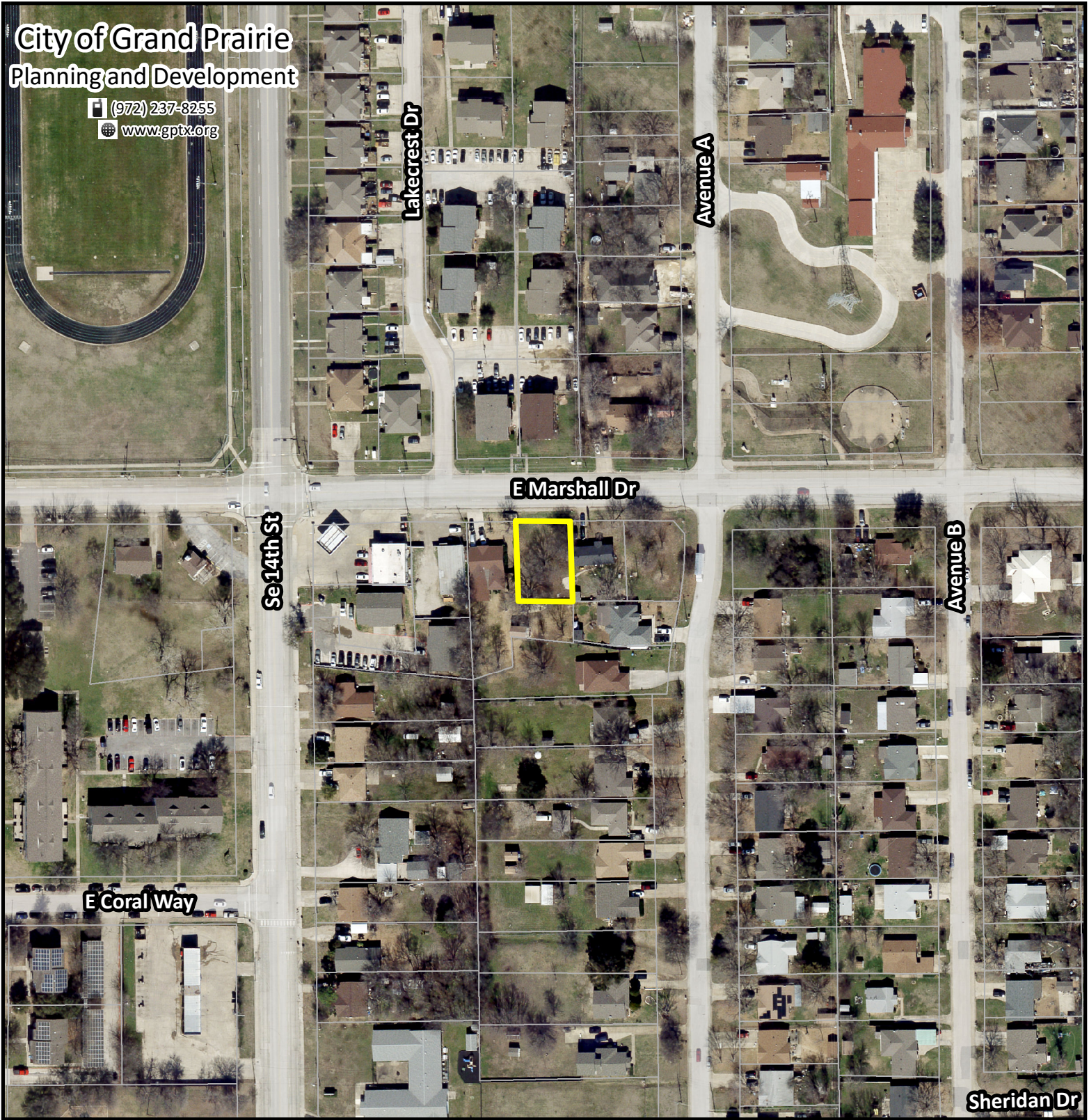
Page 1 of 1




CASE LOCATION MAP
ZON-24-06-0017
1423 E MARSHALL DR

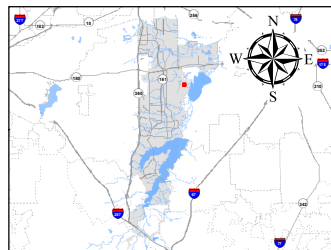
Item5.

City of Grand Prairie
Planning and Development

(972) 237-8255
www.gptx.org



-  Location
-  Street Center Line
-  Parcels



0 0.03 Miles
Grand Prairie
TEXAS
PLANNING
Date: 6/14/2024

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie make every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.

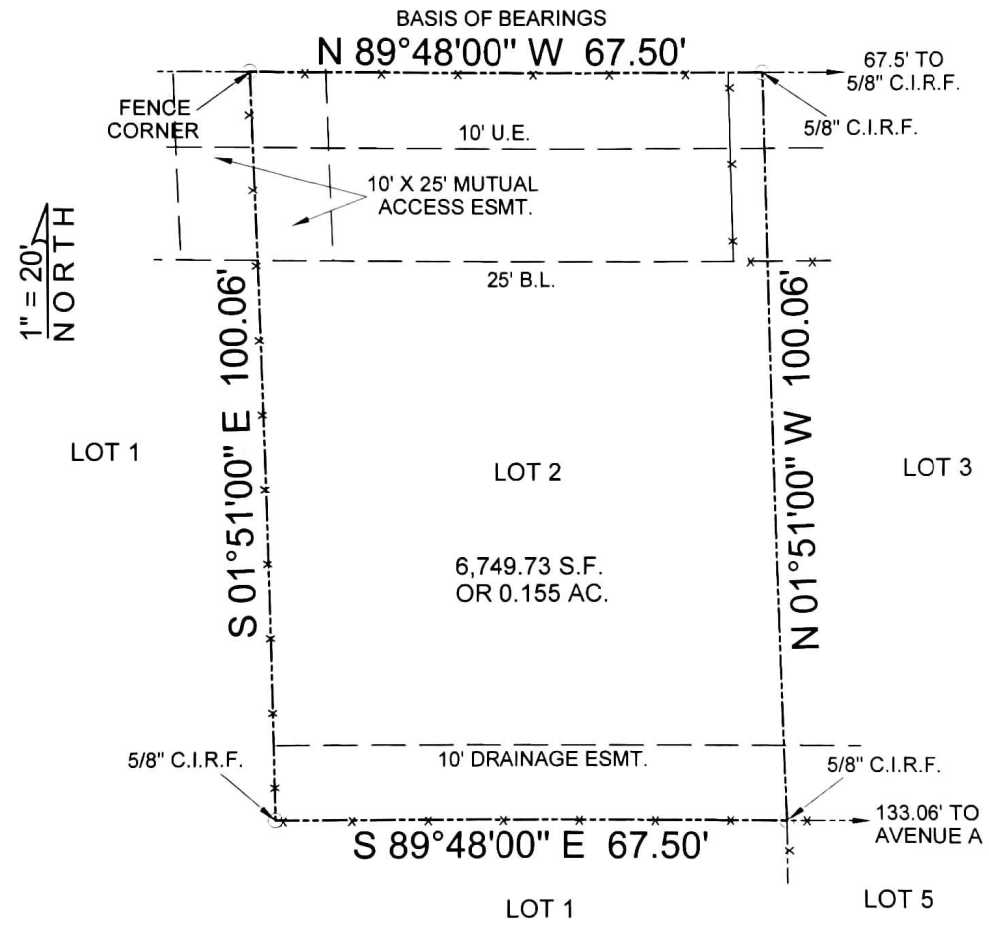
Item 5.

LOT 2 IN BLOCK C OF THE CARBAUGH ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2004151, PAGE 93, PLAT RECORDS, DALLAS COUNTY, TEXAS.

1423 EAST MARSHALL DRIVE

80' R.O.W.

ASPHALT PAVING - CONCRETE CURB & GUTTER
4' CONCRETE WALK



ALL RIGHTS OF WAY, BUILDING LINES AND EASEMENTS ARE PER PLAT VOLUME 2004151 PAGE 93 OR CABINET SLIDE UNLESS OTHERWISE NOTED. CHECK WITH UTILITY CO. FOR BURIED LINES.

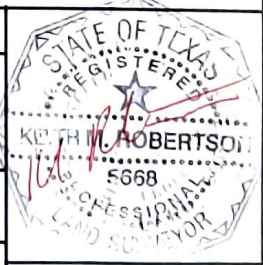
ACCEPTED BY: _____ TITLE COMPANY ALLEGIANCE TITLE COMPANY
DATE _____

THIS PROPERTY LIES IN ZONE X WHICH IS AREAS OF MINIMAL FLOOD HAZARD PER F.E.M.A. COMMUNITY PANEL #485472 0455 M.

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 ENCROACHMENTS, EXCEPT AS SHOWN ON THE SURVEY. (D) THE SURVEY SET FORTH THE DIMENSIONS AND TOTAL AREA OF THE PROPERTY.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR A ONETIME CLOSING 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.

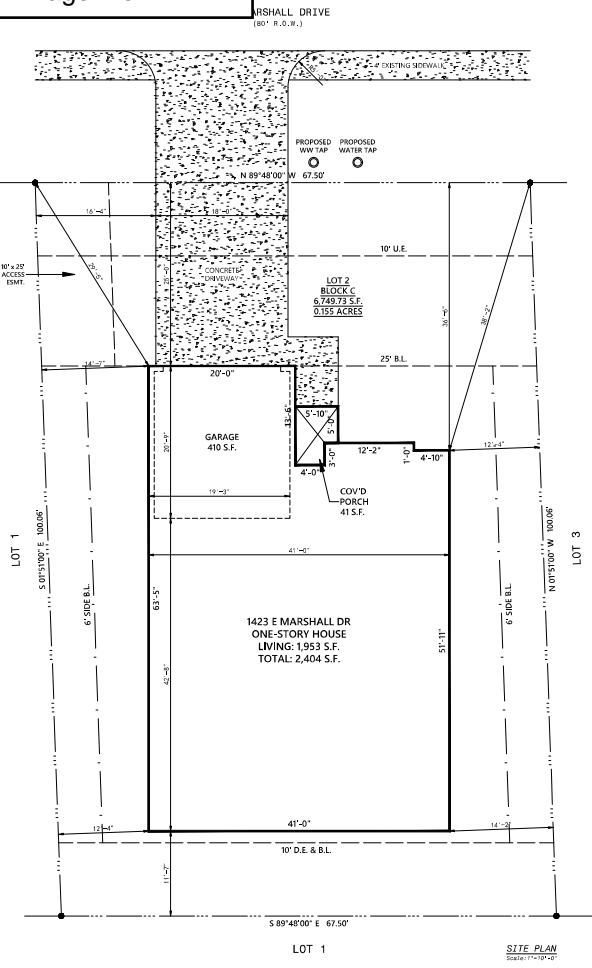
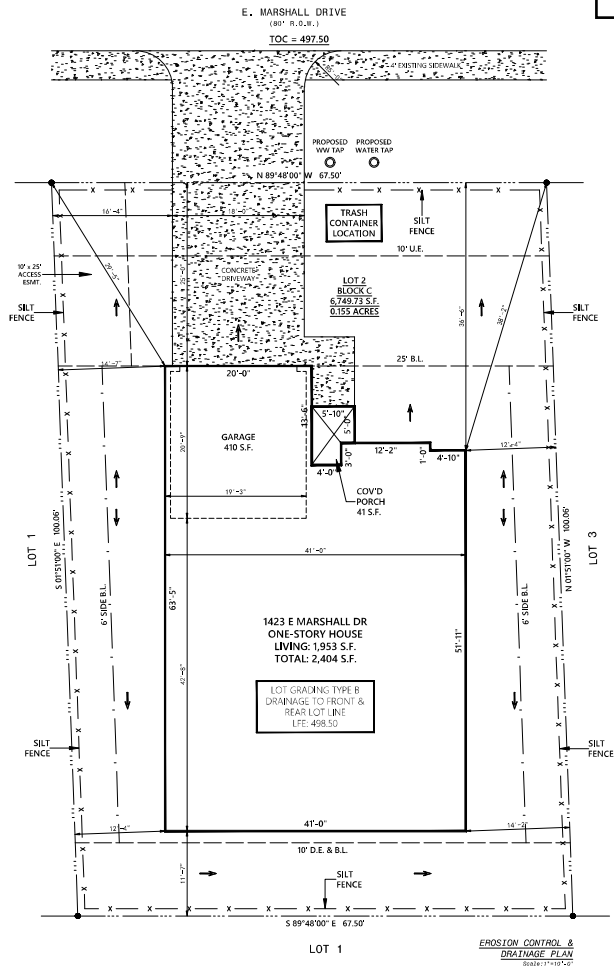


GF# ALTS-1708-3017082400056 SCALE 1" = 20' DATE 2-29-2024 FILE NO. 24-009

KMR LAND SURVEYING - FIRM NO. 101005-00 P.O. BOX 1088, KINGSTON, OKLAHOMA 73439
KEITH M. ROBERTSON RPLS 5668 (214)-563-4353 KMRLANDSURVEYING@SBCGLOBAL.NET

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KMR LAND SURVEYING
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Attachment i - Site Plan
Page 1 of 1



PROJECT DATA	
PROJECT NAME:	NEW HOUSE
ADDRESS:	1423 E MARSHALL DR GRAND PRAIRIE TX 75051
OWNER/CUSTOMER:	UNIQUE HOMES LLC
LEGAL DESCRIPTION:	CARBAUGH BLOCK C, LOT 2

AREAS CALCULATIONS TABLE	
TOTAL LIVING AREA:	1,953 S.F.
COVERED PORCH:	41 S.F.
2-CAR GARAGE:	410 S.F.
TOTAL UNDER ROOF:	2,404 S.F.
HOUSE CONCRETE SLAB:	2,404 S.F.
TOTAL LOT AREA:	6,749.73 S.F.
LOT COVERAGE PERCENTAGE:	35.62 %
TOTAL ACRES AREA:	0.155 ACRES

- GENERAL NOTES:**
- THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DRAWINGS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
 - THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
 - THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
 - ALL WORK PERFORMED ON THE PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES, AND REGULATIONS.
 - IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT, FURTHERMORE IF RECOMMENDED THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER.

AD
AMAYA'S DESIGN
Tel: 872.358.1646
ps_ag@hotmail.com



Customer(s)/Owner(s):
Unique Homes LLC

Legal Description:
*Carbaugh
Block C
Lot 2*

Project Address:
*1423 E Marshall Dr
Grand Prairie TX 75051*

Project Name:
New House

Plan Name:
**SITE PLAN
EROSION CONTROL
& DRAINAGE PLAN**

Project #: SA#24-2404-L2	Drawn By: PSA
Date: 04-22-2024	Scale: 1/8"=1'-0"

Page: **1**

Register Position

Submitted on 17 July 2024, 10:54AM
Receipt number 948
Related form version 6

First Name Ivonne

Last Name Perez

Your Address Line 1 1818 Ave A

Your Address Line 2

City Grand Prairie

State Texas

Zip Code 75051

Case Number zon-24-06-0017

I am registering my: Support

Additional Comments I rather be family home than commercial, no telling what kind of business will be built there and can cause crime, more traffic rather, and if stays commercial that is a lost lot for someone or a family that can reside there.