



PLANNING AND ZONING COMMISSION MEETING
VIDEO CONFERENCE
MONDAY, FEBRUARY 08, 2021 AT 5:30 PM

AGENDA

Due to the ongoing COVID-19 pandemic, this meeting of the Planning and Zoning Commission Meeting shall be held by videoconference. Members of the Council and the public will participate via videoconference. Members of the public may participate in the meeting remotely via broadcast by webinar or telephone through the following URL location:

You are invited to a Zoom webinar.

When: Feb 8, 2021 05:30 PM Central Time (US and Canada)

Topic: City of Grand Prairie - Planning and Zoning Commission Meeting

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/94864519553?pwd=QVR4NE1ObW1ZSkJxcktFczFwVIB3Zz09>

Passcode: 141708

Or iPhone one-tap :

**US: +13462487799,,94864519553#,,,,*141708# or
+14086380968,,94864519553#,,,,*141708#**

Or Telephone:

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

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

Webinar ID: 948 6451 9553

Passcode: 141708

International numbers available: <https://gptx.zoom.us/j/94864519553>

All meeting participants attending remotely will be automatically muted until it is their turn to speak. To be recognized to speak, use the “raise hand” feature in the Zoom meeting platform. Those joining the meeting by phone may press *9 to raise your hand. After speaking, please remute your phone by pressing *6. Any speaker wishing to visually display documents in connection with a presentation must submit them to mespinoza@gptx.org in PDF format no later than 3 o’clock p.m. on February 08, 2021.

CALL TO ORDER - Commissioner Briefing

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

AGENDA REVIEW

***Agenda Review**

*** COVID Meeting Procedures**

PUBLIC HEARING - 6:30 PM Video Conference
Chairperson Shawn Connor Presiding

Invocation

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

CITIZEN COMMENTS

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

PUBLIC HEARING CONSENT AGENDA

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

1. Approval of Minutes of the January 25, 2021 P&Z meeting.
2. P210201 - Minor Subdivision Plat - Ernesto Fabian Addition, Lots 1-3 Minor Plat (City Council District 5). Minor Subdivision Plat of Lots 1, 2, and 3, Ernesto Fabian Addition, creating three residential lots on 0.99 Acres. Lots 1, 2, and 3, Ernesto Fabian Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District (SF-4) and addressed as 1002 Small St
3. P210202 - Final Plat - TCC MacArthur Addition, Lots 1-3, Block 1 (City Council District 1). Final Plat of Lots 1,2 and 3, Block 1, TCC MacArthur Addition, creating three non-residential lots on 215.91 acres. Lots 1,2 and 3, Block 1, TCC MacArthur Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) within the IH 30 Corridor Overlay District and addressed as 2250 E. IH 30 Service Road
4. Final Plat for Continental Fund 519 Subdivision, Lot 1, Block A (City Council District 2). Final Plat of Lot 1, Block A, Continental Fund Subdivision, creating a multifamily residential lot on 18.985 acres. Being situated in the Charles D. Ball Survey, Abstract No. 1699 and William H, Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas,

zoned PD-405, within the SH-161 Corridor Overlay District, and addressed as 2136 Sarah Jane Parkway

5. RP210201 - Replat - Twin Airports Industrial Addition, Lots 30-R2 and 32R, Lot C (City Council District 5). Replat of Lots 30-R2 and 32R, Block C, Twin Airports Industrial Addition, creating two non-residential lots from four on 0.437 acre. Lots 30-R2 and 32R, Block C, Twin Airport Industrial Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) within the Central Business District 3 (CBD 3) and addressed as 2009 and 2017 E. Main Street

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

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

ITEMS FOR INDIVIDUAL CONSIDERATION

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.

6. Z201203/CP201202 - Zoning Change/Concept Plan - Grand Prairie Multi-Family (City Council District 3). Zoning Change and Concept Plan for a Multi-Family and General Retail development on 31.45 acres. Tract 5, Mercer Fain Survey, Abstract No. 475, City of Grand Prairie, Dallas County, Texas, zoned SF-4 and GR, and located at the northeast corner of E Marshall Dr and S Belt Line Rd
7. Z210203/CP210203 - Planned Development Request - Gilbert Villas (City Council District 1). Planned Development Zoning Request for a townhome development with 96 lots on 8.379 acres. The lot sizes range from 2,250 to 3,866 sq. ft with lot widths of 25 feet and 85-90-foot

lot depths. Tracts 4, 6, and 22, Elizabeth Gray Abstract 1680, City of Grand Prairie, Dallas County, Texas, zoned PD-317, with an approximate address of 108 Shady Grove Rd

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 02/05/2021.

Monica Espinoza
Planning Secretary

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is the custom and tradition of the members of the Planning and Zoning Commission to have an invocation followed by recitals of the United States of America and State of Texas pledges of allegiance prior to the beginning of its meetings. The invocation and pledges are directed to and offered solely for the benefit of the members of Commission, though members of the audience are welcome to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and will have no bearing on any matter considered or decision made by the Commission during the meeting.



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JANUARY 25, 2021**

COMMISSIONERS PRESENT: Chairperson Shawn Connor, Vice-Chairperson Bill Moser, and Commissioners, Josh Spare, Julia Perez, Max Coleman, Eric Hedin, John Fedorko.

COMMISSIONERS ABSENT: Secretary Cheryl Smith, Warren Landrum

CITY STAFF PRESENT: Deputy City Manager, Bill Hills, Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Dana Woods, Senior Planner, Jonathan Tooley, Planner, Tiffany Bull, Assistant Attorney, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Shawn Connor called the briefing to order by Video Conference at 5:32 p.m.

AGENDA REVIEW #1 – SU150803C - Specific Use Permit Renewal - Three Bears Tire Commercial Truck Parking at 3223 E. Main St. (City Council District 5). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Renewal/Revocation of a Specific Use Permit (SUP-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St.

Commissioner Coleman stated he doesn't feel comfortable speaking on item due to him also being in the trucking business and he has received some customers from Mr. Rodriguez and requested to be abstained.

Assistant Attorney Tiffany Bull asked Mr. Faker to place Mr. Coleman in the waiting room during the public hearing.

At 5:36 p.m. Commissioner Smith was present at the meeting.

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 25, 2021

ITEM #2 – Specific Use Permit - Good Pain Tattoo Studio at 112 NE 4th St (City Council District 5). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit for a Tattoo and Body Piercing Studio. Part of Lots 17 and 18, Block C, Thomas 1st Addition, City of Grand Prairie, Dallas County, Texas, zoned CA, within Central Business District No. 2, and located at 112 NE 4th St.

Commissioner Smith asked if this item is the same tattoo shop residents opposed on Main St. and if staff received and opposition letters. Ms. Ware stated this case is not the same case and staff didn't receive any letters of support or opposition.

ITEM #3 – MTP201201 – Master Thoroughfare Plan Amendment – Westchester Pkwy and Westcliff Rd (Council District 6). Transportation Planner Brett Huntsman presented the case report and gave a Power Point presentation for the Amendments to the Master Thoroughfare Plan to reclassify the segment of Westchester Pkwy extending east from Dechman to the City Limits from a P4D to a M4U and to reclassify the segment of Westcliff Rd extending from the I-20 EB Frontage Road to E Bardin Rd from a M3U to a M4U.

There was no discussion on this item.

ITEM #4 – COVID Meeting Procedures

Planning and Development Director Rashad Jackson stated Planning and Zoning meetings will continue via video conference in line with City Council.

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

COMMISSIONERS ABSENT: Warren Landrum

CITY STAFF PRESENT: Deputy City Manager, Bill Hills, Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Dana Woods, Senior Planner, Jonathan Tooley, Planner, Tiffany Bull, Assistant Attorney, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 25, 2021

Chairperson Shawn Connor called the meeting to order by Video Conference at 6:30 p.m. and Commissioner Moser gave the invocation, and Commissioner Fedorko led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: None

AGENDA ITEM: #1 - APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of January 11, 2021.

CONSENT PUBLIC HEARING AGENDA Item #2 – P210104 – Final Plat – Hamilton Bardin Village Addition, Lots 1-4, Block 3R (City Council District 4). Final Plat of Hamilton Bardin Village Lots 1-4, Block 3R, creating four lots on 16.55 acres. Lot B, Block 3, Sheffield Village Phase 4, 5, & 6, City of Grand Prairie, Tarrant County, Texas, zoned PD-395, within the IH-20 and SH-360 Corridor Overlay Districts, and addressed as 3025 W I-20.

Item #3 – RP210102 - Replat - Excellent Auto Addition, Lot 1, Block 1 (City Council District 1). Replat combining multiple lots and abandoned rights-of-way into a single non-residential lot on 0.900 acre property. Lots 16 and 17 and parts of Lots 22, 23 and 24, Block 89 Dalworth Park Addition and Lots 1 and 2, Block Z, Dalworth Park Addition Amended and part of abandoned Waco Street and a 20' Alley ROW. Zoned LI and is within SH 161 Corridor Overlay District, addressed as 1617 W. Jefferson Street.

Item #4 – RP210103 - Replat - Dalworth Hills Addition, Lot 34R, Block 6 (City Council District 1). Replat combining two lots; Lots 34 & 36R, Block 6, Dalworth Hills Addition, creating one non-residential lot on 0.611 acres. Lots 34 and 36R, Block 6, Dalworth Hills Addition, City of Grand Prairie, Tarrant County, Texas, zoned LI, and addressed as 2426 Houston St.

Item #5 – RP210104 - Final Plat - Hong Kong Addition, Lots 1R-2 and 1R-2 (City Council District 1). Final Plat of Lots 1R-1 and 1R-2, Hong Kong Market Addition, creating two non-residential lots on 9.979 acres. Lot 1R, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and addressed as 2615 W Pioneer Parkway.

Item #6 – RP200601 - Replat - Dalworth Park Addition, Lots 1R-1 and 1R-2, Block 108 (Commissioner Fisher/City Council District 1). Replat of Lot 1 and the north half of Lot 2,

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 25, 2021

Block 108, Dalworth Park Addition, creating two lots on 0.301 acres. Lot 1 and the north half of Lot 2, Block 108, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-4, and addressed as 401 SW 14th St. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Juan Gronados.

Vice Chairperson Moser moved to approve the minutes, cases P210104, RP210102, RP210103, RP210104, RP200601 per staff recommendations.

Motion: Moser
Second: Perez
Ayes: Connor, Moser, Smith, Coleman, Spare, Hedin, Perez, Fedorko
Nays: none
Vote: 8-0
Motion: **carried.**

PUBLIC HEARING AGENDA ITEM # 7 – SU150803C - Specific Use Permit Renewal - Three Bears Tire Commercial Truck Parking at 3223 E. Main St. (City Council District 5). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Renewal/Revocation of a Specific Use Permit (SUP-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St.

Ms. Ware stated the purpose of this request is to review the Commercial Truck Parking Lot located at 3223 E Main Street for compliance with Specific Use Permit conditions and all applicable ordinances, codes, and regulations. Specific Use Permits may be revoked for failing to comply with conditions of approval set by City Council. 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 to provide for a procedure where by such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts. The City Council may, in the interest of the public welfare and to assure compliance with this ordinance, establish conditions of operation, location, arrangement and construction of any authorized special use. In approving any specific use, the City Council may impose such development standards and safeguards as conditions warrant for the welfare and protection of adjacent properties, and citizenry as a whole as it may be affected by this use. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted.

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 25, 2021

Given the established history of compliance issues, the number of citations issued, and the failure of the applicant to make the improvements to the property required by the original Specific Use Permit approved in 2015, staff recommends that the Specific Use Permit be revoked.

Commissioner Moser asked Ms. Ware if she could continue with presentation and state what years SUP were approved and what violations were given. Ms. Ware continued with the presentation.

Commissioner Smith stated she believes the owner should be given the opportunity to move forward and owner has done a great job in following up with action plan. Ms. Ware stated if commission should consider giving owner more time like a 3-month timeframe it should be specific with dates.

Commissioner Moser stated he disagrees with commissioner Smith and owner only addressed a few of the regulations and didn't address the others. He believes owner isn't doing his best to fix all the issues and he is not prepared to approve the SUP.

Commissioner Connor agreed with Mr. Moser's statement because he was looking for a more detailed action plan that addressed all the regulations and would like to hear from the owner as to why he didn't address the other items.

Commissioner Spare agreed with Mr. Moser and asked staff to explain why their recommendation is still to revoke SUP. Mr. Jackson stated the reason their recommendation stayed the same is because the action plan was not as detailed as planned and they did not want to differ from what the staff had already but they are amenable to new suggestions.

Commissioner Perez stated she doesn't want to put anyone out of business and wants to hear what the owner has to say about not providing a more detailed action plan.

Commissioner Connor stated yes these are trying times but ultimately, they must do what is best for the city.

Gerardo Rodriguez, 6607 Sheerwater Rd. Arlington TX. 76002, stepped forward and represented the case, he stated he is stepping forward in the right direction and once he gets a definitive date with paving kings and the other companies, he will let staff know. The reason he is requesting to be able to asphalt a section of the southern part of the lot is because after the fencing and the striping are in place it will reduce the amount of parking spaces and he needs more spaces to park and movability.

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 25, 2021

Ms. Ware stated he would need to get a permit for any additional paving and reminded the commissioners the area he is proposing to pave is not on the approved 2015 site plan but if they wish for it to be amendable to pave additional area, to specify it in the motion.

Commissioner Smith stated she is doing her best to support him, but he must be strong in his commitment. Mr. Rodriguez stated it takes a lot of time and money to pave the entire site, but he doesn't have a timeline as to when it will get done. Ms. Smith stated he would need to work closely with Ms. Ware in providing what he can and cannot do and not leave it open ended. Mr. Rodriguez stated he understood, and he would check in with staff to avoid any future violations.

Commissioner Connor stated looking at the action plan that was submitted he sees no dates as to when the project will begin and has a hard time believing he is taking this seriously. Mr. Rodriguez stated once all the trucks have vacated, Pave Kings will give them a start date.

Commissioner Fedorko stated he supported the action plan but wants to know why the other items weren't addressed. Mr. Rodriguez stated he was only focused on the fence and striping and given the opportunity he will make sure all gets addressed.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve renewal of SUP SU150803C for 3 months and authorize the owner to utilize the requested area for paving with the following conditions to be met. To complete all the items to bring Sup up to compliance.

Commissioner Moser stated he believes the motion is too vague and needs to be more specific with dates.

Commissioner Connor stated he agrees with commissioner Moser.

Assistant Attorney Tiffany Bull stated if the commissioners wanted to make a motion to amend the motion that was on the floor, it is also an option.

The action and vote recorded as follows:

Motion: Smith

Second: Hedin

Ayes: Smith, Hedin, Fedorko, Connor, Spare

Nays: Moser, Perez

Vote: 5-2-1 Coleman abstaining

Motion: **carried**

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 25, 2021

ITEM # 8 – SU210101 - Specific Use Permit - Good Pain Tattoo Studio at 112 NE 4th St (City Council District 5). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit for a Tattoo and Body Piercing Studio. Part of Lots 17 and 18, Block C, Thomas 1st Addition, City of Grand Prairie, Dallas County, Texas, zoned CA, within Central Business District No. 2, and located at 112 NE 4th St.

Ms. Ware stated the applicant intends to open a Tattoo and Body Piercing Studio at 112 NE 4th St. A Tattoo and Body Piercing Studio requires a Specific Use Permit. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts. The applicant intends to open a Tattoo and Body Piercing Studio in an existing building. The studio will include a reception area, a space to sell art and merchandise, and space for tattoo/piercing stations. If approved, this will be the second Tattoo and Body Piercing Studio in the Central Area zoning district. The Unified Development Code (UDC) contains operational conditions for Tattoo and Body Piercing Studios. The applicant will be required to comply with these conditions, which include the following:

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

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

Commissioner Connor asked staff if the city has had issues with the first tattoo shop in the central area. Ms. Ware stated she isn't aware of any issues.

PLANNING AND ZONING COMMISSION MINUTES, JANUARY 25, 2021

Commissioner Moser asked about another tattoo place that is having issues and what is being done. Ms. Ware stated that tattoo place is located under the Central business area and it isn't part of the two allowed under the Central Area.

Applicant Ruben Ambriz, 301 Moore St Grand Prairie TX 75050, stepped forward and represented the case, he stated he grew up in Grand Prairie being a local artist and was patiently waiting for the right place to open his own shop in Grand Prairie.

Commissioner Perez asked if the applicant has had a business before. Mr. Ambriz stated no, he was working at other tattoo shops in surrounding cities before.

Commissioner Moser asked Mr. Ambriz if he is planning to work full time at the proposed location. Mr. Ambriz stated yes, he was laid off 3 years ago and he was traveling to other cities for work and it is time to stay local and have people come to his city and spend their money here.

Commissioner Hedin stated he admires him for wanting to start his own business and asked what the exterior would look like and how is he going to advertise. Mr. Ambriz stated he is planning for the exterior to be elegant to catch the eye and maybe do a mural to captivate the city in whole.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU210101 per staff recommendations.

The action and vote recorded as follows:

Motion: Moser

Second: Coleman

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

Nays: none

Vote: 8-0

Motion: **carried**

ITEM # 9 – MTP201201 – Master Thoroughfare Plan Amendment – Westchester Pkwy and Westcliff Rd (Council District 6). Transportation Planner Brett Huntsman presented the case report and gave a Power Point presentation for the Amendments to the Master Thoroughfare Plan to reclassify the segment of Westchester Pkwy extending east from Dechman to the City Limits from a P4D to a M4U and to reclassify the segment of Westcliff Rd extending from the I-20 EB Frontage Road to E Bardin Rd from a M3U to a M4U.

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Mr. Huntsman stated the proposed change to Westchester Pkwy will reduce the roadway classification from a Principal Arterial, 4-lane, divided (P4D) to a Minor Arterial, 4-lane, undivided (M4U) from Dechman Dr to S Belt Line Rd. This allows for more flexibility in design and reduces impacts to existing developments by reducing right-of-way requirements from 100' to 70' and reducing horizontal radius (curve) from 1050' to 775.' There will be a slight reduction in capacity. The proposed change to Westcliff Rd will increase the roadway classification from a Minor Arterial, 3-lane, undivided (M3U) to a Minor Arterial, 4-lane, undivided (M4U) from I-20 EB Frontage to E Bardin Rd. This will create additional north/south carrying capacity to offset change in Westchester and increases right-of-way requirement by 10'.

The Development Review Committee (DRC) recommends approval. At its January 12, 2021 meeting, the City Council Development Committee (CCDC) recommended approval.

Brian Smyers 652 Broadsword Ln. Grand Prairie TX. 75052 spoke in opposition to this request. He stated it will create traffic through his subdivision and decrease his home value and made a few suggestions to where the road could be run through. Mr. Huntsman stated this roadway was included as part of the 2018 Comprehensive Plan update and it was approved by City Council. This roadway already exist, they are simply increasing the classification of the roadway from a two lanes with a center turn lane to a four lane.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case MTP201201 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Perez

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

Nays: none

Vote: 8-0

Motion: **carried**

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Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:48 p.m.

Shawn Connor, Chairperson

ATTEST:

Cheryl Smith, Secretary

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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 02/08/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Savannah Ware AICP, Chief City Planner

TITLE: Approval of Minutes of the January 25, 2021 P&Z meeting.

RECOMMENDED ACTION: Approve



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 02/08/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Dana Woods, AICP, Senior Planner

TITLE: P210201 - Minor Subdivision Plat - Ernesto Fabian Addition, Lots 1-3 Minor Plat (City Council District 5). Minor Subdivision Plat of Lots 1, 2, and 3, Ernesto Fabian Addition, creating three residential lots on 0.99 Acres. Lots 1, 2, and 3, Ernesto Fabian Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District (SF-4) and addressed as 1002 Small St

RECOMMENDED ACTION: Approve

SUMMARY:

Minor Subdivision Plat of Lots 1, 2, and 3, Ernesto Fabian Addition, creating three residential lots on 0.99 Acres. Lots 1, 2, and 3, Ernesto Fabian Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District (SF-4) and addressed as 1002 Small St.

PURPOSE OF REQUEST:

The purpose of this Minor Plat is to create 3 lots from a single unplatted parcel. The subdivision of the property will allow a single residential structure on each of the newly platted lots.

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	Two-Family	Residential Home
South	Multi-Family-3	Small Apartment Complex
West	Two-Family Single Family-4	Residential Homes
East	General Retail	Buddist Temple

HISTORY:

This property is currently unplatted and has not been previously approved by the City.

PLAT FEATURES:

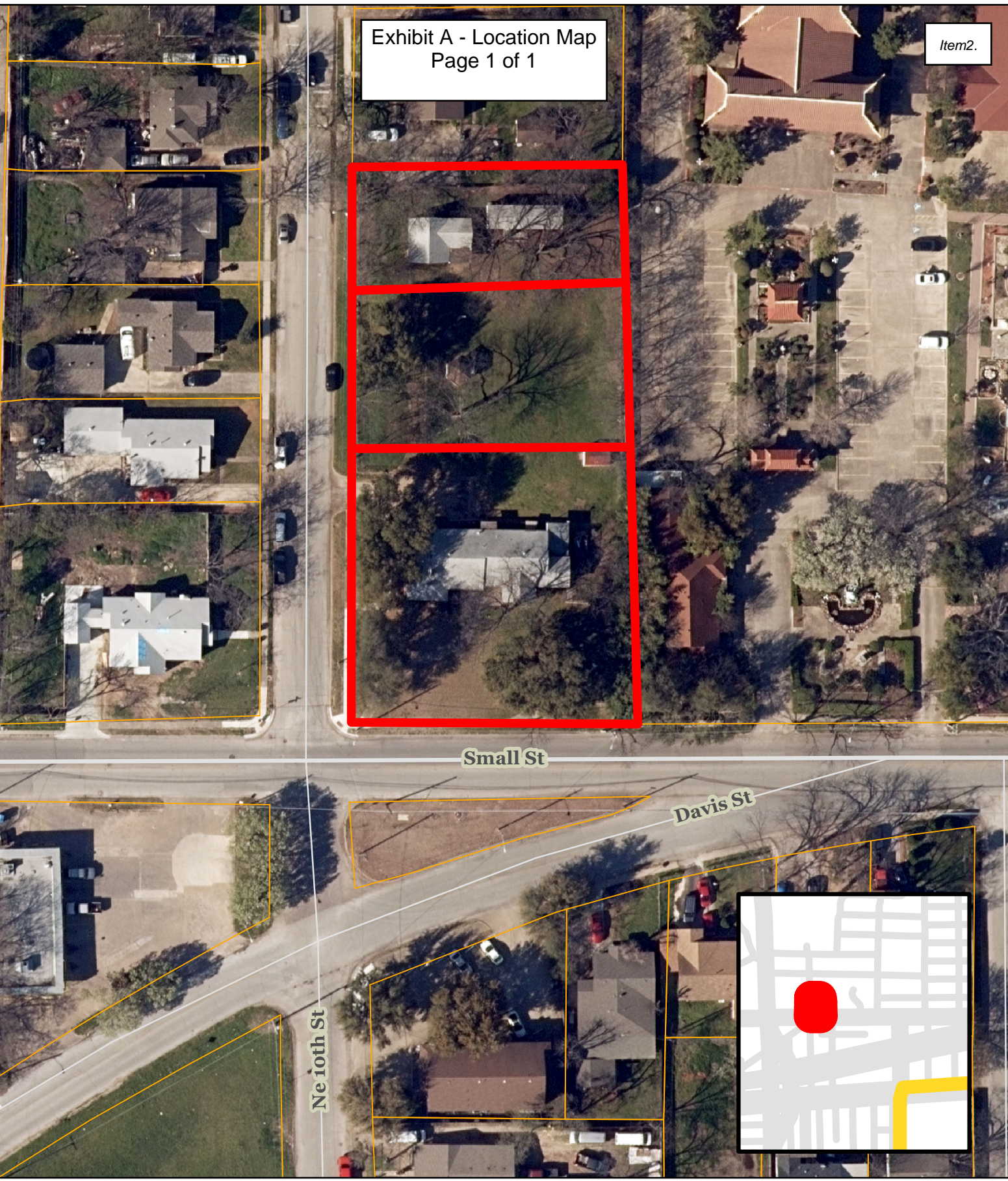
The plat depicts the necessary utility easements and meets applicable dimensional standards.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval with the condition that the plat adheres to the standards set forth in the Unified Development Code (UDC).

Exhibit A - Location Map
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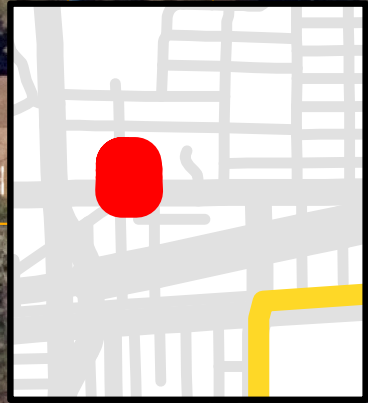
Item2.



Small St

Davis St

Ne 10th St



CASE LOCATION MAP
P210201 - Final Plat
Ernesto Fabianl Addition
Lots 1-3



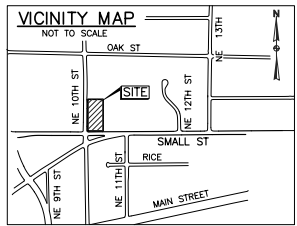
City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org

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Exhibit B - Final Plat

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- Notes:
1. C.M. ~ Denotes Controlling Monuments.
 2. 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, (Vertical data NAVD 88 GED012-B)
 3. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 4811300455, Suffix M, Map Effective Dates: 03-21-2019, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.
 4. 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 affect the subject property.
 5. The purpose of this plat is to create three lots out of an unplatted tract of land as shown.
 6. Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat.
 7. Prior to any building permit being issued an approved grading and drainage plan is required by the City of Grand Prairie.
 8. Zoning classifications indicated on this plat represent the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

DEDICATION:

State of Texas:
County of Dallas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT ERNESTO FABIAN MEJIA TORRES AND BETZABET AGUILAR, does hereby adopt this plat designating the hereon above described property as LOT 1, LOT 2, AND LOT 3, ERNESTO FABIAN 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, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Witness my hand at _____ County Texas this ____ day of _____, 2021.

ERNESTO FABIAN MEJIA TORRES
Owner

BETZABET AGUILAR
Owner

ACKNOWLEDGMENT:

State of Texas

County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared ERNESTO FABIAN MEJIA TORRES, 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 _____, 2021.

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 BETZABET AGUILAR, 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 _____, 2021.

Notary Public
My Commission Expires:

OWNER/DEVELOPER:
ERNESTO FABIAN MEJIA TORRES AND
BETZABET AGUILAR
509 COLLEGE ST.
GRAND PRAIRIE, TEXAS 75050
PHONE: (214) 264-7766

PREPARED BY:

KEETON SURVEYING COMPANY
KEETON
2037 DALWORTH, GRAND PRAIRIE, TEXAS 75050
REGISTERED PROFESSIONAL LAND SURVEYORS
PHONE: (972) 641-0843 FAX: (972) 647-0154
E-MAIL: kee4019@keeton.net
TELETYPE FIRM NO. 10090900

OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, ERNESTO FABIAN MEJIA TORRES AND BETZABET AGUILAR, are the sole owners of a tract of land located in the Richard Wilson Survey, Abstract No. 1548, in the City of Grand Prairie, Dallas County, Texas, being described in deed to said ERNESTO FABIAN MEJIA TORRES AND BETZABET AGUILAR by deed recorded in Inst. No. 201900050694, of the Deed Records of Dallas County, Texas said tract being more particularly described as follows:

LEGAL DESCRIPTION:

BEING 0.990 acres of land out of the Richard Wilson Survey, Abstract No. 1548, in the City of Grand Prairie, Dallas County, Texas as described in Deed To Charles A. Hughes and Katie C. Hughes, according to the deed thereof recorded in Volume 84173, Page 381B, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the southwest corner of Lot 1-R, K.V.B.M. Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 201000191535 of the Plat Records of Dallas County, Texas, said point also being the southeast corner of said Hughes tract, and being in the north line of Small Street (right-of-way varies);

THENCE N. 90°00'00" W., with the south line of said Hughes tract and said north line of Small Street, a distance of 148.51 feet, to an X cut found in concrete sidewalk for the southwest corner of said Hughes tract;

THENCE N. 00°11'27" E., with the west line of said Hughes tract and the east line of N.E. 10th Street (variable width right-of-way), a distance of 289.71 feet, to a 3/8 inch iron rod found (of record) for the northwest corner of said Hughes tract and the southwest corner of a tract of land described in deed to Jesus R. and Maricela C. Chavez, according to the deed thereof recorded in Volume 996129, Page 1744, Deed Records of Dallas County, Texas;

THENCE N. 89°29'19" E., with the north line of said Hughes tract and the south line of said Chavez tract, a distance of 148.50 feet to a 3 inch metal fence post found (of record) for the northeast corner of said Hughes tract, the southeast corner of said Chavez tract, and in the west line of said Lot 1-R;

THENCE S. 00°11'15" W., with the east line of said Hughes tract and the west line of said Lot 1-R, a distance of 291.04 feet, to the POINT OF BEGINNING and CONTAINING 43,121 square feet, or 0.990 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 DO NOT RECORD FOR ANY PURPOSE:

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

ACKNOWLEDGMENTS:

State of Texas

County of Dallas:

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

Given under my hand and seal of office on the ____ Day of _____, 2021.

Notary Public
My Commission Expires:

FINAL PLAT LOTS 1, 2, AND 3 ERNESTO FABIAN ADDITION

CONTAINING 43,121 SQ. FT. OR 0.990 ACRES
AN ADDITION TO THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING A 0.990 ACRE TRACT OUT
OF THE RICHARD WILSON SURVEY
ABSTRACT NO. 1548
DALLAS COUNTY, TEXAS

DATE: DECEMBER 08, 2020
REVISED: JANUARY 22, 2021
REVISED: JANUARY 28, 2021

CASE NO. P210201



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 02/08/2021
REQUESTER: Monica Espinoza, Executive Assistant
PRESENTER: Charles Lee, CBO, AICP, Senior Planner
TITLE: P210202 - Final Plat - TCC MacArthur Addition, Lots 1-3, Block 1 (City Council District 1). Final Plat of Lots 1,2 and 3, Block 1, TCC MacArthur Addition, creating three non-residential lots on 215.91 acres. Lots 1,2 and 3, Block 1, TCC MacArthur Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) within the IH 30 Corridor Overlay District and addressed as 2250 E. IH 30 Service Road

RECOMMENDED ACTION: Approve

SUMMARY:

Final Plat for TCC MacArthur Addition, Lots 1-3, Block 1 (City Council District 1). Final Plat of Lots 1-3, Block 1, TCC MacArthur Addition, creating three non-residential lots on 215.91 acres. Being all of Harris Addition, Block 1, Lot 1 situated in Milton Graham Survey, Abstract No. 507 and Joseph Graham Survey, Abstract 506, City of Grand Prairie, Dallas County, Texas, zoned LI, within the IH-30 Corridor Overlay District, addressed as 2250 E. IH 30 Service Road.

PURPOSE OF REQUEST:

The purpose for the final plat is to create three non-residential lots, reflect the floodplain and floodway areas on the properties, show existing easements and dedicate necessary easements to accommodate development of Lot 2 for a warehouse/distribution facility.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Table with 3 columns: Direction, Zoning, Existing Use. Rows include North (Light industrial, Undeveloped), South (Single Family 4, Single Family Residential), West (Light Industrial, Undeveloped), East (Light Industrial, Industrial Uses).

DENSITY AND DIMENSIONAL REQUIREMENTS:

The lots meet the density and dimensional requirements stated in Article 6 of the Unified Development Code. The following table summarizes the dimensional requirements.

Table 2. Summary of Lot Requirements

Standard	Required	Lot 1	Lot 2	Lot 3	Meets
Min. Area (SF)	15,000	174,307	1,069,569	8,161,037	Yes
Min. Width (Ft.)	100	660	1,700	2,522	Yes
Min. Depth (Ft.)	150	346	711	3,340	Yes
Front Setback (Ft.)	25	25	25	25	Yes

PLAT FEATURES:

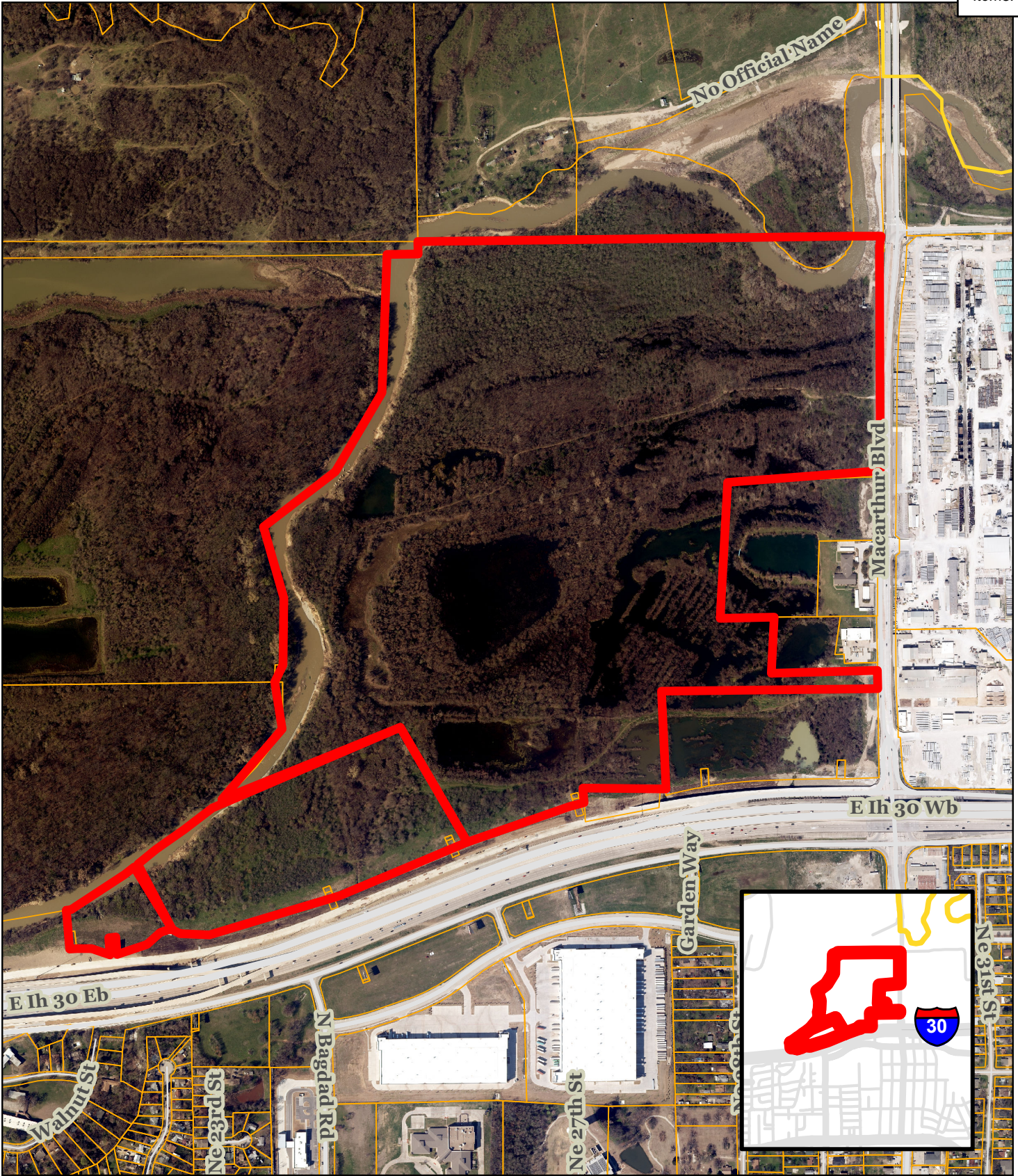
The plat establishes property boundaries for three separate non-residential lots. The plat reflects floodplain and floodways associated with the Trinity River watershed area on the property. The creation of Lot 2 on 24.55 acres is to accommodate a warehouse/distribution facility. The remainder of the property Lots 1 & 3 shall remain undeveloped. The purpose for the plat is to ensure full compliance with UDC standards and regulations. Direct access to Lot 2 is being provided from commercial driveways along the westbound IH 30 Service Road.

HISTORY:

- June 18, 2019: City Council approved a Site Plan (S190606) for 383,000 sq/ft warehouse/distribution facility on Lot 2.
- July 1, 2019: Planning & Zoning Commission approved a Preliminary Plat (Case Number P190602) to establish three industrial lots TCC MacArthur Addition, Block 1, Lots 1-3.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.



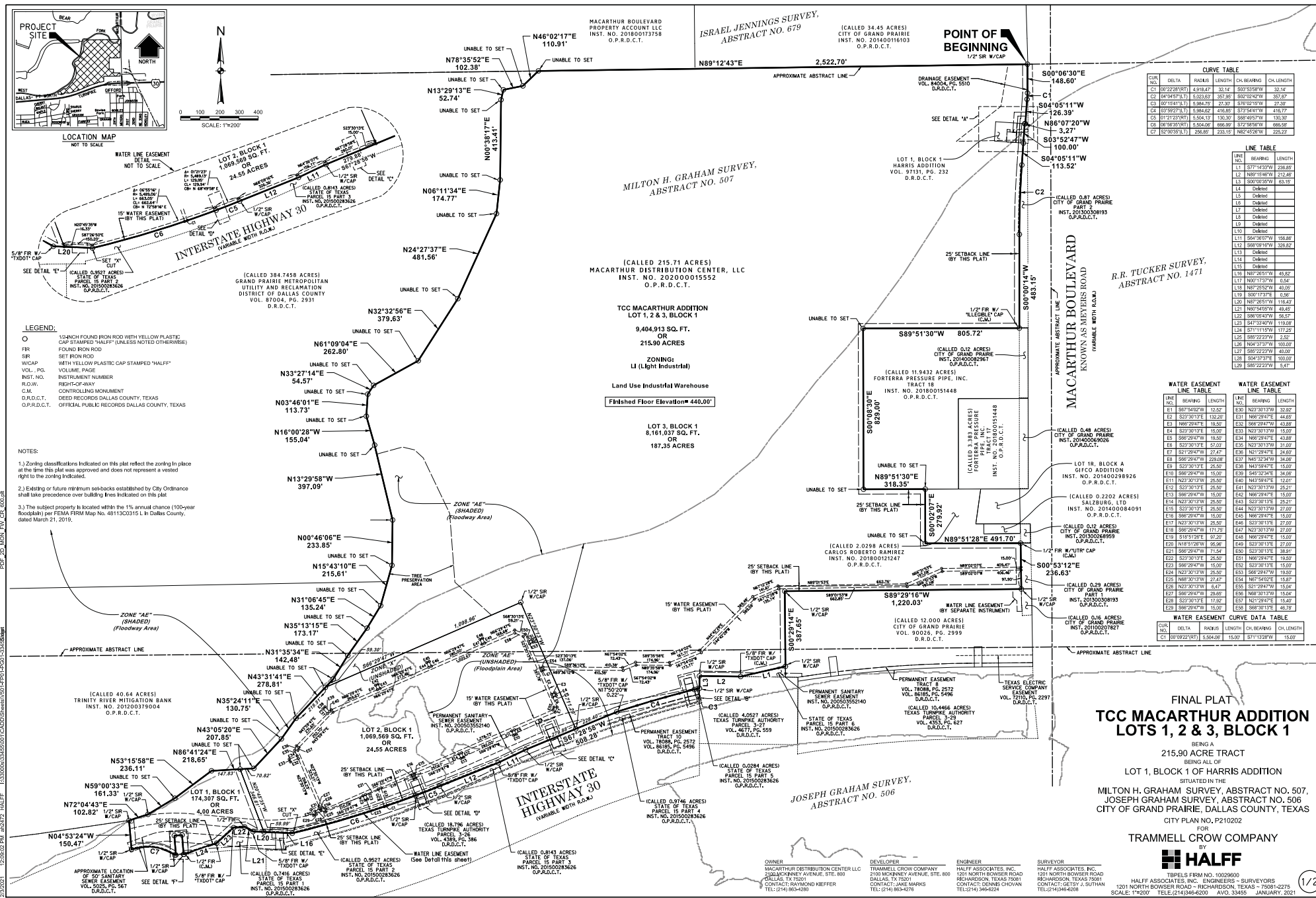
CASE LOCATION MAP

**P210202 - Final Plat
TCC MacArthur Addition
Lots 1-3, Block 1**



**City of Grand Prairie
Development Services**

☎ (972) 237-8255
🌐 www.gptx.org



CURVE TABLE

CUR. NO.	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	00°22'02"V	4,918.47	32.14	S03°50'53"W	32.14
C2	04°54'57"U	5,033.67	35.85	S02°02'42"W	35.87
C3	02°13'41"U	5,084.77	27.37	S10°12'01"W	27.37
C4	02°02'22"U	5,048.62	41.80	S17°04'41"W	41.87
C5	01°21'23"V	5,504.17	130.37	S88°49'57"W	130.37
C6	00°30'20"V	5,524.29	166.82	S12°48'30"W	166.58
C7	02°02'22"U	4,966.28	233.17	N06°50'25"W	232.97

LINE TABLE

LINE NO.	BEARING	LENGTH
L1	S71°13'55"W	228.85
L2	N07°50'35"W	63.15
L3	S00°00'35"W	63.15
L4	Del'd	
L5	Del'd	
L6	Del'd	
L7	Del'd	
L8	Del'd	
L9	Del'd	
L10	Del'd	
L11	S68°08'16"W	338.82
L12	S68°08'16"W	338.82
L13	Del'd	
L14	Del'd	
L15	Del'd	
L16	N07°25'52"W	40.05
L17	N07°25'52"W	40.05
L18	N07°25'52"W	40.05
L19	S01°17'37"E	1.56
L20	N85°51'05"W	43.85
L21	N85°51'05"W	43.85
L22	S88°49'57"W	26.57
L23	S88°49'57"W	26.57
L24	S71°11'55"W	117.25
L25	S88°22'29"W	2.25
L26	S88°22'29"W	2.25
L27	S88°22'29"W	40.00
L28	S04°37'37"E	10.07
L29	S88°22'29"W	1.47

WATER EASEMENT LINE TABLE

LINE NO.	BEARING	LENGTH
E1	S87°54'21"W	12.25
E2	S23°30'12"E	13.20
E3	N02°24'47"E	16.20
E4	S23°30'12"E	15.20
E5	S89°29'47"W	15.20
E6	S23°30'12"E	57.20
E7	S71°29'47"W	27.47
E8	S89°29'47"W	22.08
E9	S23°30'12"E	25.20
E10	S89°29'47"W	15.20
E11	N23°30'12"E	25.20
E12	S23°30'12"E	25.20
E13	S89°29'47"W	15.20
E14	N23°30'12"E	25.20
E15	S23°30'12"E	25.20
E16	S89°29'47"W	15.20
E17	N23°30'12"E	25.20
E18	S89°29'47"W	117.19
E19	S16°51'05"W	97.20
E20	N12°30'12"E	25.20
E21	S89°29'47"W	71.24
E22	S23°30'12"E	25.20
E23	S89°29'47"W	15.00
E24	N23°30'12"E	25.20
E25	S89°29'47"W	15.00
E26	S23°30'12"E	25.20
E27	N89°29'47"W	6.47
E28	S89°29'47"W	29.29
E29	S23°30'12"E	17.20
E30	S89°29'47"W	15.00

WATER EASEMENT CURVE DATA TABLE

CUR. NO.	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	00°02'22"V	5,044.20	15.00	S71°13'27"W	15.00

**FINAL PLAT
TCC MACARTHUR ADDITION
LOTS 1, 2 & 3, BLOCK 1**

BEING A
215.90 ACRE TRACT
BEING ALL OF
LOT 1, BLOCK 1 OF HARRIS ADDITION
SITUATED IN THE
MILTON H. GRAHAM SURVEY, ABSTRACT NO. 507,
JOSEPH GRAHAM SURVEY, ABSTRACT NO. 508,
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
CITY PLAN NO. P210202
FOR
TRAMMELL CROW COMPANY
BY



HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
CONTACT: GUY S. J. SUTHERN
TEL: (214) 348-8208
FAX: 330-515
JANUARY, 2021

TITELS: FIRM NO. 1002860
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
SCALE: 1"=200'



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 02/08/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Charles Lee, CBO, AICP, Senior Planner

TITLE: Final Plat for Continental Fund 519 Subdivision, Lot 1, Block A (City Council District 2). Final Plat of Lot 1, Block A, Continental Fund Subdivision, creating a multifamily residential lot on 18.985 acres. Being situated in the Charles D. Ball Survey, Abstract No. 1699 and William H, Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, zoned PD-405, within the SH-161 Corridor Overlay District, and addressed as 2136 Sarah Jane Parkway

RECOMMENDED ACTION: Approve

SUMMARY:

Final Plat for Continental Fund 519 Subdivision, Lot 1, Block A (City Council District 2). Final Plat of Lot 1, Block A, Continental Fund Subdivision, creating a multifamily residential lot on 18.985 acres. Being situated in the Charles D. Ball Survey, Abstract No. 1699 and William H, Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, zoned PD-405, within the SH-161 Corridor Overlay District, and addressed as 2136 Sarah Jane Parkway.

PURPOSE OF REQUEST:

The purpose of the Final Plat is to create a multi-family residential lot, reflect the floodplain areas on the property, show existing easements and dedicate necessary easements to accommodate development of a 276-unit multi-family residential development.

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-377	Undeveloped
South	PD-29	Undeveloped
West	PD-265A, PD-353	Undeveloped & MF Uses
East	PD-288	Undeveloped

DENSITY AND DIMENSIONAL REQUIREMENTS:

The lot meets the density and dimensional requirements stated in Article 6 of the Unified Development Code. The following table summarizes the dimensional requirements.

Table 2. Summary of Lot Requirements

Standard	Required	Lot 1	Meets
Min. Area (SF)	12,000	18,985	Yes
Min. Width (Ft.)	100	579	Yes
Min. Depth (Ft.)	120	1,140	Yes
Front Setback (Ft.)	30	45	Yes

PLAT FEATURES:

The plat reflects floodplain area on the property, depicts existing easements, and dedicates additional easements to accommodate a future multi-family residential development. The purpose of the plat is to ensure full compliance with UDC standards and regulations. Direct access (primary and secondary) is being provided from driveways along Sarah Jane Parkway.

HISTORY:

- July 2, 2018: The Planning & Zoning Commission approved a Preliminary Plat for Forum at Sara Jane Addition (Case Number P180303) to establish three lots on 55.579 acres.
- October 13, 2020: City Council approved PD-405 (Case Number Z200903/CP20091) for multi-family residential uses on 18.975 acres.
- December 15, 2020: City Council approved a Site Plan (Case Number S201104) for a 276-unit multi-family residential development on 18.975 acres.

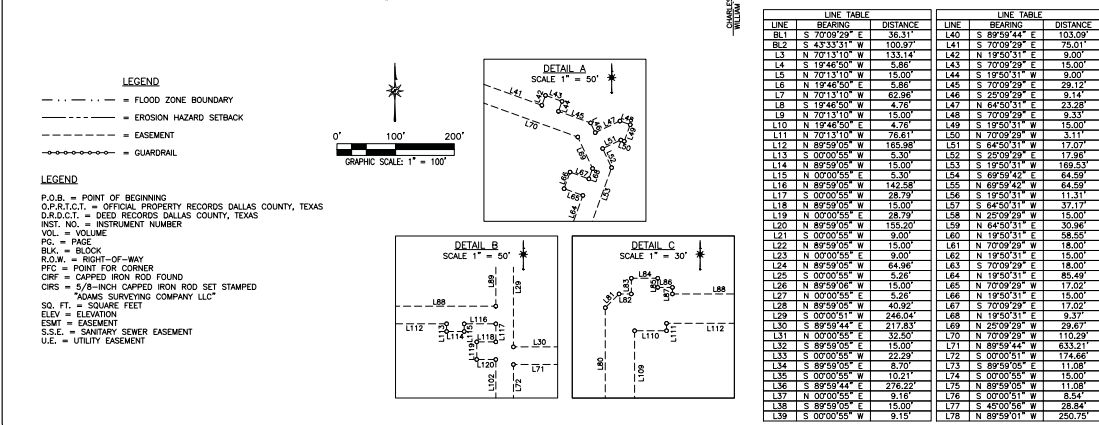
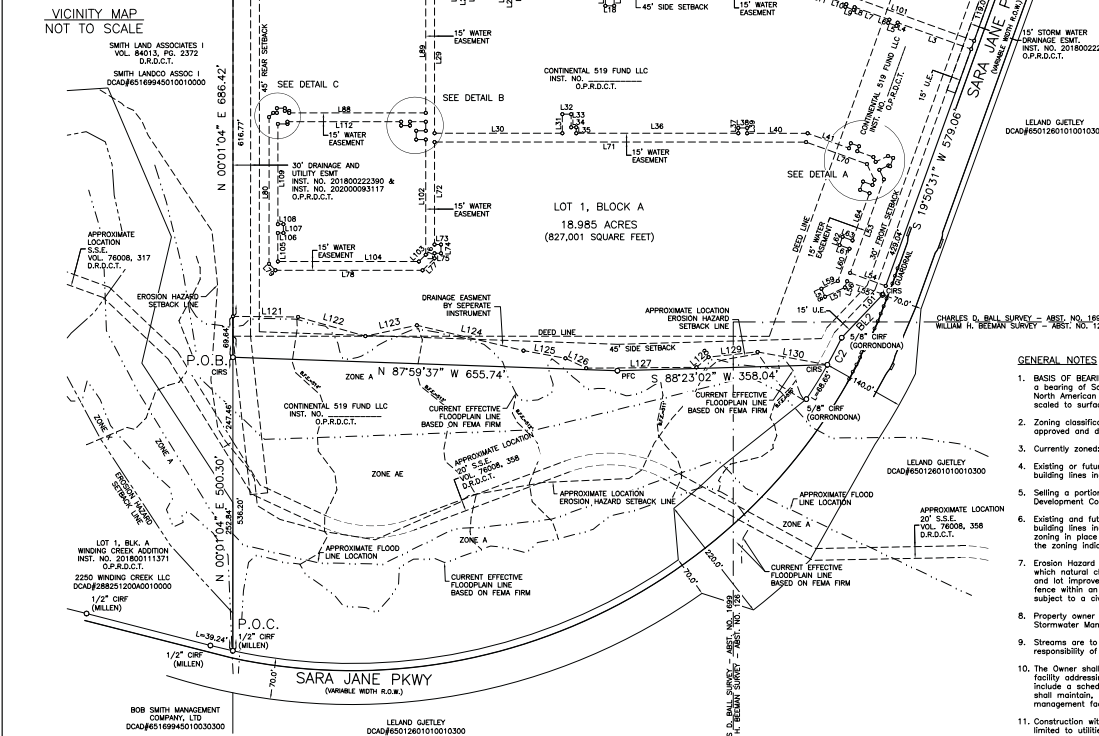
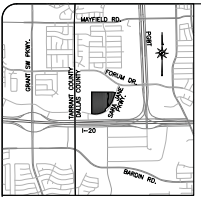
RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

Exhibit B - Final Plat

Page 1 of 1

Item 4.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Continental 519 Fund LLC does hereby adopt this plat designating the herein above described property as CONTINENTAL 519 FUND SUBDIVISION in addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets and storm water management areas shown thereon. The easements shown hereon are hereby adopted and reserved for the purposes intended by the utility, GPS monuments and fire lane easements shall be open to the public and hereby adopted for each particular use. The maintenance of paving on 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 on any portion of the utility, access or fire lane easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed on any portion of the easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above on any way and/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 and from any easement or the property for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding 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 and from any easement or the 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 Grand Prairie, Texas, this ____ day of ____, 2021.

By: _____
Continental 519 Fund, LLC

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and known to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this ____ day of ____, 2021.

Notary Public for and in the State of Texas
My commission expires: _____
By: _____
None

GENERAL NOTES

- BASIS OF BEARING is based on the northwesterly Right of Way Line of Sara Jane Parkway having a bearing of South 19°50'31" West, as derived from the Texas State Plane Coordinate System, North American Datum of 1983, National Geodetic Survey. The bearing herein have been scaled to surface using Dallas County's Surface Scale factor of 1.00013606.
- Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
- Currently zoned: PD405 / MF (multi-family district)
- Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
- Selling a portion of the addition by metes and bounds is a violation of the City of Grand Prairie Development Code and is subject to fines and withholding of utilities and building permits.
- Existing and future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat. Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
- 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 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.
- Property owner or Home Owners Association (HOA) will be responsible for maintenance of Stormwater Management Area.
- Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or HOA.
- The Owner shall provide an Operation and Maintenance Plan for each stormwater management facility addressing the maintenance items listed below. The Operation and Maintenance Plans shall include a schedule of operation and maintenance items and frequency of execution. The Owner shall maintain, update, and store the operation and maintenance records for the stormwater management facility.
- Construction within utility easements, except by public agencies and utility companies, shall be limited to utilities, paving, (limited-scope) landscaping, and fencing.

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 70°09'29" E	36.31	L40	S 89°59'44" E	103.09	L79	N 44°59'01" W	15.39	L118	N 89°59'05" W	16.24
L2	S 43°53'51" W	100.97	L41	S 70°09'29" E	70.01	L80	N 00°00'56" E	15.00	L119	S 00°00'56" W	15.00
L3	N 70°13'10" W	133.74	L42	N 19°50'51" E	9.95	L81	S 00°00'56" E	9.95	L120	S 00°00'56" W	16.24
L4	N 19°48'50" W	5.86	L43	S 70°09'29" E	15.00	L82	S 89°59'05" E	6.27	L121	S 89°59'10" E	111.03
L5	N 70°13'10" W	15.00	L44	N 19°48'50" W	5.86	L83	N 00°00'56" E	118.52	L122	S 89°59'05" W	111.03
L6	N 19°48'50" W	5.86	L45	S 70°09'29" E	29.12	L84	S 89°59'05" E	13.50	L123	N 78°04'19" E	89.79
L7	N 70°13'10" W	62.96	L46	S 20°09'29" E	9.14	L85	S 00°00'56" W	4.67	L124	S 76°37'07" E	186.68
L8	N 19°48'50" W	4.76	L47	N 19°48'50" W	4.76	L86	S 00°00'56" W	5.20	L125	S 72°09'14" E	72.61
L9	N 70°13'10" W	15.00	L48	S 70°09'29" E	9.33	L87	S 00°00'56" W	39.24	L126	S 64°32'57" E	39.24
L10	N 19°48'50" W	5.86	L49	S 00°00'56" E	15.00	L88	S 00°00'56" W	212.76	L127	N 89°59'05" W	187.60
L11	N 70°13'10" W	76.81	L50	N 70°09'29" E	15.00	L89	N 00°00'56" E	214.00	L128	N 89°59'05" W	27.03
L12	N 89°59'05" W	165.88	L51	S 84°50'51" W	17.07	L90	N 89°59'05" W	15.80	L129	N 83°53'33" E	83.94
L13	S 00°00'56" W	5.20	L52	N 00°00'56" E	15.00	L91	S 00°00'56" W	14.53	L130	S 78°33'43" E	121.04
L14	N 89°59'05" W	15.00	L53	S 19°50'51" W	169.53	L92	N 89°58'55" W	35.74			
L15	N 00°00'56" E	5.20	L54	S 89°59'44" E	64.59	L93	N 00°00'56" W	15.00			
L16	N 89°59'05" W	142.58	L55	N 89°59'44" E	64.59	L94	S 89°59'05" W	57.26			
L17	S 00°00'56" W	28.79	L56	S 19°50'51" W	11.31	L95	S 44°59'01" E	20.55			
L18	N 89°59'05" W	15.00	L57	S 64°50'51" W	37.17	L96	S 89°59'05" W	52.20			
L19	N 00°00'56" E	28.79	L58	N 19°50'51" E	15.00	L97	N 00°00'56" W	23.00			
L20	N 89°59'05" W	155.20	L59	N 64°50'51" E	30.96	L98	S 89°59'05" E	15.00			
L21	S 00°00'56" W	9.20	L60	N 19°50'51" E	9.20	L99	S 00°00'56" W	23.00			
L22	N 89°59'05" W	15.00	L61	N 70°09'29" E	18.00	L100	N 89°59'05" E	84.84			
L23	N 00°00'56" E	9.20	L62	N 19°50'51" E	15.00	L101	S 70°13'10" E	306.35			
L24	N 89°59'05" W	64.96	L63	S 70°09'29" E	15.00	L102	S 00°00'56" W	196.24			
L25	S 00°00'56" W	5.26	L64	N 19°50'51" E	85.49	L103	S 40°00'56" W	16.42			
L26	N 89°59'05" W	15.00	L65	N 70°09'29" W	17.22	L104	N 89°59'01" W	245.43			
L27	N 00°00'56" E	5.26	L66	N 19°50'51" E	64.59	L105	N 00°00'56" E	45.53			
L28	N 89°59'05" W	40.92	L67	S 70°09'29" E	17.02	L106	S 89°59'05" E	9.50			
L29	S 00°00'56" W	48.62	L68	N 19°50'51" E	9.37	L107	N 00°00'56" W	15.00			
L30	S 89°59'44" E	217.83	L69	N 28°09'29" W	29.67	L108	N 89°59'05" W	9.57			
L31	N 00°00'56" E	32.50	L70	N 70°09'29" W	110.29	L109	N 00°00'56" E	170.90			
L32	S 89°59'05" W	13.44	L71	N 89°59'44" E	63.57	L110	S 89°59'05" E	16.31			
L33	S 00°00'56" W	22.29	L72	S 00°00'56" W	174.66	L111	N 00°00'56" E	3.80			
L34	S 89°59'05" E	6.70	L73	S 89°59'05" W	11.08	L112	S 89°59'05" E	193.80			
L35	N 00°00'56" E	9.14	L74	S 00°00'56" W	15.00	L113	S 00°00'56" E	15.00			
L36	S 89°59'44" E	276.22	L75	N 89°59'05" W	11.08	L114	S 89°59'05" E	15.00			
L37	N 00°00'56" E	9.14	L76	N 40°00'56" W	28.84	L115	S 00°00'56" E	15.00			
L38	S 89°59'05" W	15.00	L77	S 40°00'56" W	28.84	L116	S 89°59'05" E	26.91			
L39	S 00°00'56" W	9.14	L78	N 89°59'01" W	250.75	L117	S 00°00'56" W	15.38			

DESCRIPTION

BEING a 18,985 acre tract of land situated in the Charles D. Ball Survey, Abstract Number 1699 and the William H. Beaman Survey, Abstract Number 126, City of Grand Prairie, Dallas County, Texas, being a part of that certain tract of land described in a Special Warranty Deed to Continental 519 Fund LLC recorded in Instrument Number _____ of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said 18,985 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found with cap stamped "M" on the northwesterly right-of-way line of Sara Jane Parkway (a variable width right-of-way) for the southeast corner of Lot 1, Block A of Winding Creek Addition, an addition to the City of Grand Prairie, Dallas County, Texas as recorded in Instrument Number 20180011371, O.P.R.D.C.T., from which a 1/2-inch iron rod found with cap stamped "M" bears North 76 degrees 45 minutes 12 seconds West, at a distance of 39.24 feet;

THENCE North 00 degrees 01 minutes 04 seconds East, departing the northwesterly right-of-way line of Sara Jane Parkway and along the easterly line of said Lot 1, Block 1, passing the common corner of said Lot 1, Block 1 and that certain tract of land described in a Correction Deed to Smith Land Associates, L.P. as recorded in Volume 84013, Page 2372, O.P.R.D.C.T., at a distance of 252.84 feet, continuing in all, for a total distance of 500.30 feet to a 5/8-inch iron rod set with yellow cap stamped Adams Surveying Company LLC (CRS) for the POINT OF BEGINNING, said point being in the easterly line of said Smith tract;

THENCE North 00 degrees 01 minutes 04 seconds East, continuing along the easterly line of said Smith tract, a distance of 666.42 feet to a CRS for the southeast corner of Lot 1 of Forum at Sara Jane, an addition to the City of Grand Prairie, Dallas County, Texas as recorded in Instrument Number 202000007454, O.P.R.D.C.T.;

THENCE South 89 degrees 59 minutes 05 seconds East, along the southerly line of said Lot 1, a distance of 1,140.45 feet to a CRS in the southerly line of Lot 2 of said Forum at Sara Jane Addition, said point also being the beginning of a tangent curve to the right;

THENCE easterly with said tangent curve to the right and continuing along the southerly line of said Lot 2, having a central angle of 19 degrees 49 minutes 33 seconds, a radius of 305.00 feet, a chord bearing and distance of South 80 degrees 04 minutes 16 seconds East - 130.83 feet, and an arc length of 131.49 feet to a 5/8-inch iron rod found with cap stamped "WAI 5714" at the end of said curve;

THENCE South 70 degrees 09 minutes 29 seconds East, continuing along the southerly line of said Lot 2, a distance of 36.31 feet to a 5/8-inch iron rod found with cap stamped "WAI 5714" in the northwesterly right-of-way line of said Sara Jane Parkway, for the southeast corner of said Lot 2;

THENCE southerly, along the northwesterly right-of-way line of said Sara Jane Parkway, the following three (3) calls:

South 19 degrees 50 minutes 31 seconds West, a distance of 579.06 feet to a CRS;

South 43 degrees 33 minutes 31 seconds West, a distance of 100.97 feet to a 5/8-inch iron rod found with cap stamped Gorrondona, said point being the beginning of a non-tangent curve to the right;

Southerly, along said non-tangent curve to the right, having a central angle of 03 degrees 13 minutes 09 seconds, a radius of 85.00 feet, a chord bearing and distance of South 27 degrees 44 minutes 59 seconds West - 52.25 feet, and an arc length of 52.25 feet to a CRS;

THENCE South 88 degrees 23 minutes 02 seconds West, departing the westerly right-of-way line of said Sara Jane Parkway, a distance of 358.04 feet to a point for corner;

THENCE North 87 degrees 59 minutes 37 seconds West, a distance of 655.74 feet to the POINT OF BEGINNING and CONTAINING 18,985 acres (or 827,001 square feet) of land, more or less.

I, Paul Hubert, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the Subchapter A rules and regulations of the City of Grand Prairie, Texas. I further affirm that this plat was prepared under my direct supervision and is in substantial compliance with the City of Grand Prairie Development Code and that the digital drawing accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2021.

Paul Hubert
Texas Registered Professional Land Surveyor No. 1942

Approved and accepted for the City of Grand Prairie this _____ day of _____, 2021 by the Planning Department of the City of Grand Prairie, Texas.

Director of Planning _____
City Surveyor _____

Approved and accepted for the City of Grand Prairie this _____ day of _____, 2021 by the City Plan Commission of the City of Grand Prairie, Texas.

Director of Planning _____
Chairman of Plan Commission _____

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

FLOOD STATEMENT

According to Map No.481130044SL, dated March 21, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X". Zone A and Zone AE. Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. Zone A is defined as areas subject to inundation by the 1% annual chance flood event generally determined using approximate methodologies. Because detailed hydrologic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Zone AE is defined as areas subject to inundation by the 1% annual chance flood event determined by detailed methods. Base Flood Elevations (BFEs). 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.

RESERVED FOR CITY APPROVAL BLOCK

SURVEYOR
Adams Surveying Company, LLC
1475 Richardson Drive, Suite 255
Richardson, Texas 75080
Contact: Paul Hubert
Phone: (469) 317-0250

ENGINEER
Marion J. Ance, LLC
12225 Greenville Avenue, Suite 1000
Dallas, Texas 75244
Contact: Jason Pyka, P.E.
Phone: (972) 972-4206

OWNER
Continental 519 Fund LLC
1516 E875 Executive Parkway
Memoriam Falls, TX 75051

LOT 1, BLOCK A
A MULTIFAMILY RESIDENTIAL LOT
BEING A SUBDIVISION OF 18,985 ACRES OUT OF THE
CHARLES D. BALL SURVEY, ABSTRACT NO. 1699
WILLIAM H. BEAMAN SURVEY, ABSTRACT NO. 126
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

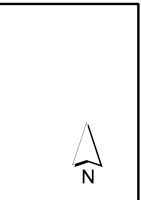
PLAT OF 1
JANUARY 28, 2021
CASE NUMBER P210203

© COPYRIGHT 2021 TPBLS Firm Registration No. 1017590
Z:\ASC Jobs\Jobs 2020\20054 Springs at Grand Prairie

Item 4.



CASE LOCATION MAP
P210203 - Final Plat
Springs at Grand Prairie Addition



City of Grand Prairie
Development Services
(972) 237-8255
www.gptx.org



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 02/08/2021
REQUESTER: Monica Espinoza, Executive Assistant
PRESENTER: Charles Lee, CBO, AICP, Senior Planner
TITLE: RP210201 - Replat - Twin Airports Industrial Addition, Lots 30-R2 and 32R, Lot C (City Council District 5). Replat of Lots 30-R2 and 32R, Block C, Twin Airports Industrial Addition, creating two non-residential lots from four on 0.437 acre. Lots 30-R2 and 32R, Block C, Twin Airport Industrial Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) within the Central Business District 3 (CBD 3) and addressed as 2009 and 2017 E. Main Street

RECOMMENDED ACTION: Approve

SUMMARY:

Replat for Twin Airports Industrial Addition, Lots 30R-2 and 32R, Block C, establishing two non-residential lots on 0.437 acre. City of Grand Prairie, Dallas County, Texas. The property is zoned LI and is within CBD, Section No. 3, addressed as 2009 and 2017 E. Main Street.

PURPOSE OF REQUEST:

The purpose for the replat is to consolidate four lots into two non-residential lots and clarify the property boundaries between two existing businesses.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use
Table with 3 columns: Direction, Zoning, Existing Use. Rows include North (LI, Light Manufacturing), South (LI-LS, Auto-Related Business), West (LI, Auto-Related Business), and East (LI, Auto Related Business).

PLAT FEATURES:

The plat incorporates Lots 32, 33 and parts of 3,4, & 5, Block C, and portions of the former Head-In Parking areas and creates two non-residential lots. Existing driveways along E. Main Street provide access to the properties.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The lots do not completely meet the density and dimensional requirements stated in Article 6 of the Unified Development Code. The following table summarizes the dimensional requirements.

Table 2. Summary of Lot Requirements

Standard	Required	Lot 30R-2	Lot 32R	Meets
Min. Area (SF)	15,000	11,522	7,499	No
Min. Width (Ft.)	100	75	51	Yes
Min. Depth (Ft.)	150	152	154	Yes
Front Setback (Ft.)	25	25	25	Yes

HISTORY:

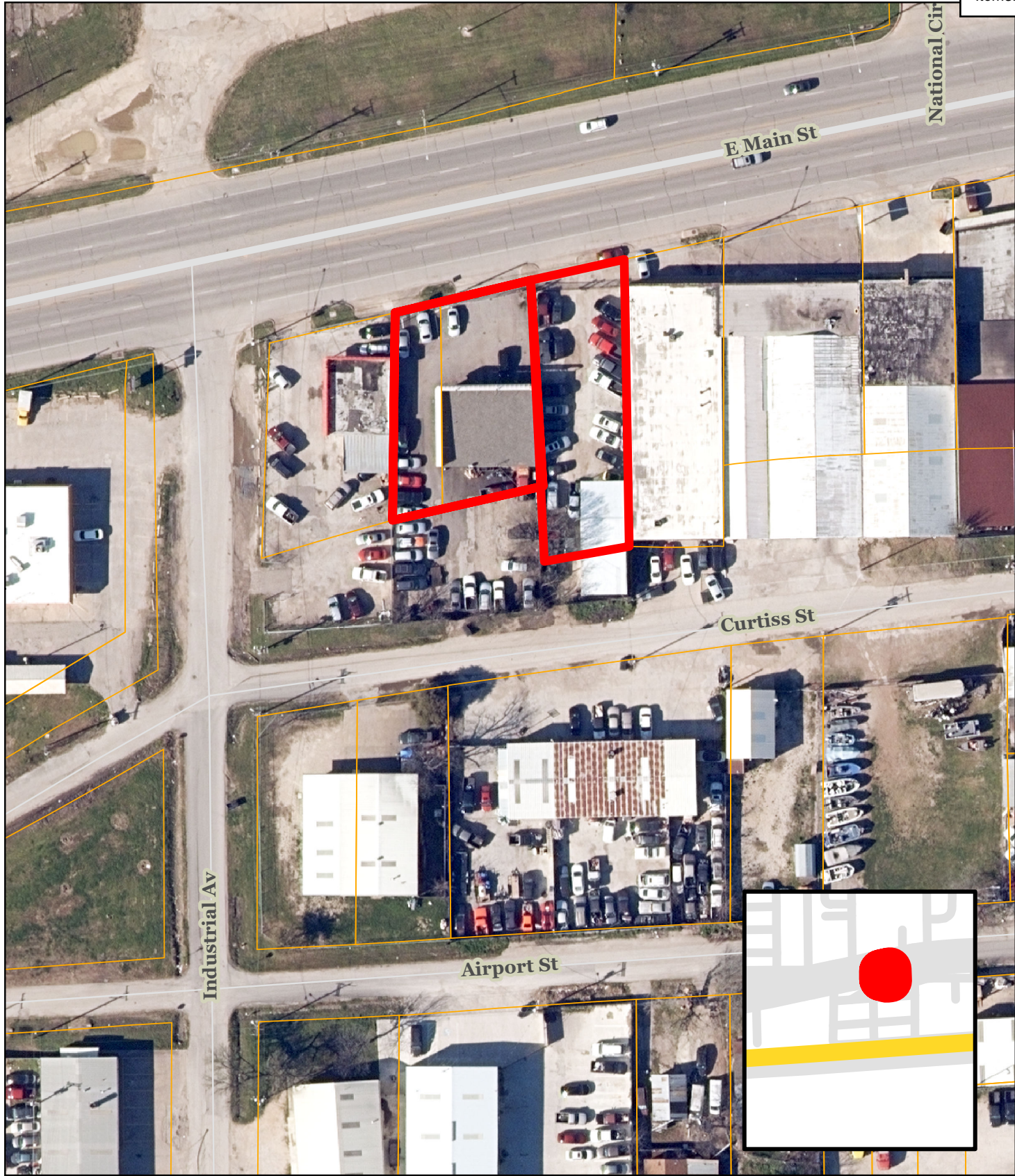
Twin Airport Industrial Addition, Block C; properties pre-date city records. County platting records indicate the property was platted in the early 1950's. Records show that rights-of-way for Old Fort Worth Blvd (now E Main St), Industrial Ave, and Curtiss Ave provided head-in public parking areas. The head-in parking areas have since been incorporated into abutting private properties as reflected on the plat.

Permitting records show an existing used car sales dealership has been in operation on a portion of property dating back to 2002. The remainder of the property was used for auto related businesses including a tire shop and auto financing and insurance offices. Any future expansion of legally non-conforming auto businesses may require additional approvals.

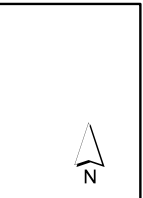
RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

Item5.

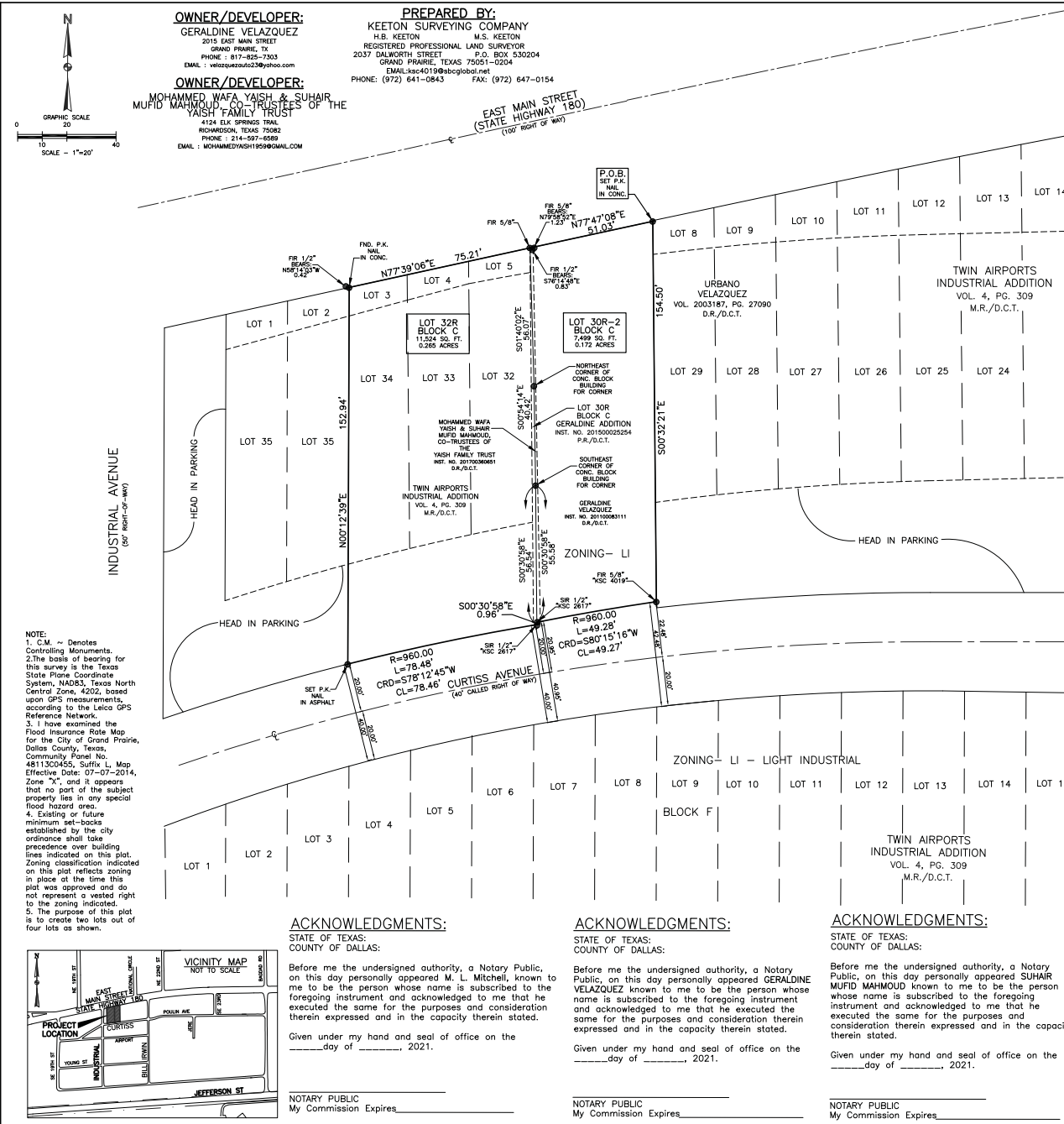


CASE LOCATION MAP
RP210201 - Replat
Twin Airporst Industrial Addition
Lots 30-R2 and 32R, Block C

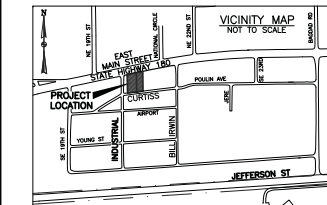


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Item5.



NOTE:
1. C.M. - Denotes Controlling Monuments.
2. 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 Leticia GPS Reference Network.
3. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 481130455, Suffix L, Map Effective Date: 07-07-2014, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.
4. Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat.
5. 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.
6. The purpose of this plat is to create two lots out of four lots as shown.



OWNER/DEVELOPER:
GERALDINE VELAZQUEZ
2015 EAST MAIN STREET
GRAND PRAIRIE, TX
PHONE : 817-825-7303
EMAIL : velazqueg@239@yahoo.com

OWNER/DEVELOPER:
MOHAMMED WAFAY YAISH & SUHAIR MUFID MAHMOUD, CO-TRUSTEES OF THE YAISH FAMILY TRUST
4124 ELK SPRINGS TRAIL
RICHMOND, TEXAS 75082
PHONE : 214-597-6569
EMAIL : MOHAMMEDY@SH195@GMAIL.COM

PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON M.S. KEETON
REGISTERED PROFESSIONAL LAND SURVEYOR
2037 DALWORTH STREET, P.O. BOX 530204
GRAND PRAIRIE, TEXAS 75061-0204
EMAIL: ksc4019@abglobal.net
PHONE: (972) 641-0843 FAX: (972) 647-0154

DEDICATION:
STATE OF TEXAS:
COUNTY OF DALLAS:
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT MOHAMMED WAFAY YAISH & SUHAIR MUFID MAHMOUD, CO-TRUSTEES OF THE YAISH FAMILY TRUST AND GERALDINE VELAZQUEZ, does hereby adopt this plat designating the herein above described property as LOTS 32R AND 30R-2, BLOCK C, TWIN AIRPORTS INDUSTRIAL 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, GPS monuments and fire line easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire line 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 or stormwater management areas. 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 _____, 2021.

MOHAMMED WAFAY YAISH
(Owner)

SUHAIR MUFID MAHMOUD
(Owner)

GERALDINE VELAZQUEZ
(Owner)

SURVEYORS CERTIFICATE:
Know All Men By These Presents:
I, M. L. Mitchell, a Registered Professional Land Surveyor in the State of Texas, does 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

ACKNOWLEDGMENTS:
STATE OF TEXAS:
COUNTY OF DALLAS:
Before me the undersigned authority, a Notary Public, on this day personally appeared MOHAMMED WAFAY YAISH known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the ____ day of _____, 2021.

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 GERALDINE VELAZQUEZ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the ____ day of _____, 2021.

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 M. L. Mitchell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the ____ day of _____, 2021.

NOTARY PUBLIC
My Commission Expires _____

OWNERS CERTIFICATE:
STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, MOHAMMED WAFAY YAISH & SUHAIR MUFID MAHMOUD, CO-TRUSTEES OF THE YAISH FAMILY TRUST AND GERALDINE VELAZQUEZ, are the sole owners of a tract of land located in the E. Crockett Survey, Abstract No. 222, in the City of Grand Prairie, Dallas County, Texas, according to the deed recorded in Instrument 201100083111, of the Deed Records of Dallas County, Texas, and being Lots 32, 33, and 34, and a part of Lots 3, 4, and 5, and a part of the Head-In-Parking, Block C, all shown on the plat of Twin Airports Industrial Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 4, Page 305, of the Deed Records of Dallas County, Texas, and all of Lot 30R, Block C, Geraldine Addition, according to the plat thereof recorded in Instrument No. 201500025254 of the Plat Records of Dallas County, Texas, and more particularly described as follows:
BEGINNING at a P.K. nail set in concrete for the northeast corner of said Lot 30R and in the south line of East Main Street (100 foot wide right-of-way);
THENCE S. 00°32'21" E., with the common east line of said Lot 30R and the west line of Lot 8 and Lot 29, said Block C, and over and across said Head-In-Parking, with said common line extended for a total distance of 154.50 feet to a 5/8 inch iron rod found with cap marked "KSC 4019" for corner in the north line of Curtiss Avenue (40 foot wide right-of-way);
THENCE in a southwesterly direction with the north line of said Curtiss Avenue and with a curve to the left having a radius of 960.00 feet, for an arc length of 49.28 feet, and whose chord bears S. 80°15'16" W. 49.27 feet to a 1/2 inch iron rod set for corner with cap marked "KSC 2617";
THENCE S. 00°30'58" E., with the west line of said Lot 30R and over and across said Head-In-Parking, a distance of 0.96 feet to a 1/2 inch iron rod set with cap marked "KSC 2617" for corner in the north line of Curtiss Avenue (40 foot wide right-of-way);
THENCE in a southwesterly direction with the north line of said Curtiss Avenue and with a curve to the left having a radius of 960.00 feet, for an arc length of 78.48 feet, and whose chord bears S. 78°12'45" W. 78.48 feet to a P.K. nail set in asphalt for corner with cap marked "KSC 2617";
THENCE N. 00°12'39" E., over and across said Head-In-Parking and the common line between the west line of said Lot 34 and Lot 3, with the east line of Lot 35, and Lot 2, said Block C, for a total distance of 152.94 feet to a found P.K. nail in concrete for corner, from which a found 1/2 inch iron rod bears N. 58°14'03" W., 0.42 feet;

THENCE N. 77°39'06" E., with the south line of said East Main Street and over and across said Lot 3, 4, and 5, for a distance of 75.21 feet to a found 5/8 inch iron rod for corner from which a found 5/8 inch iron rod bears N. 79°58'52" E., 1.23 feet and a second found 5/8 inch iron rod bears S. 76°14'48" E., 0.83 feet;

THENCE N. 77°47'08" E., continuing with the south line of said East Main Street and over and across said Lot 30R for a distance of 51.03 feet to the POINT OF BEGINNING and containing 19,023 square feet or 0.437 acres of land more or less.

FINAL PLAT
LOTS 30R-2 AND 32R
BLOCK C
TWIN AIRPORTS INDUSTRIAL ADDITION
CONTAINING 19,023 SQ. FT. OR 0.437 ACRES
TWO INDUSTRIAL LOTS
AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING A REPLAT OF LOTS 32, 32, & 33, & PART OF
LOTS 3, 4, & 5, BLOCK C & PART OF HEAD-IN-PARKING
TWIN AIRPORTS INDUSTRIAL ADDITION
AND LOT 30R, BLOCK C
GERALDINE ADDITION
AN ADDITION TO THE CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

CASE NO. BP210201
DATE: DECEMBER 03, 2020
REVISED: JANUARY 22, 2021



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 02/08/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: Z201203/CP201202 - Zoning Change/Concept Plan - Grand Prairie Multi-Family (City Council District 3). Zoning Change and Concept Plan for a Multi-Family and General Retail development on 31.45 acres. Tract 5, Mercer Fain Survey, Abstract No. 475, City of Grand Prairie, Dallas County, Texas, zoned SF-4 and GR, and located at the northeast corner of E Marshall Dr and S Belt Line Rd

RECOMMENDED ACTION: Staff is unable to recommend approval of this request due to its inconsistency with the Future Land Use Map.

SUMMARY:

Zoning Change and Concept Plan for a Multi-Family and General Retail development on 31.45 acres. Tract 5, Mercer Fain Survey, Abstract No. 475, City of Grand Prairie, Dallas County, Texas, zoned SF-4 and GR, and located at the northeast corner of E Marshall Dr and S Belt Line Rd.

PURPOSE OF REQUEST:

The purpose of the request is to rezone the property from General Retail and Single Family-Four to a Planned Development District for General Retail and Multi-Family Uses.

ADJACENT LAND USES:

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

Table 1. Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	Single Family-Four	Undeveloped, Single Family Residential
South	PD-358 for General Retail	Undeveloped
West	General Retail, PD-142, General Retail One, PD-199, Commercial	Retail, Service, Place of Worship, Undeveloped
East	PD-306	Single Family Residential

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is proposing to create a Planned Development District for General Retail and Multi-Family Uses. The Concept Plan designates 8.5 acres at the south end of the property as General Retail and depicts a 20,000 sq. ft. restaurant and music venue, parking and an outdoor amenity that includes trails, patio, and pavilion area around an existing pond.

The Concept Plan designates 23.10 acres as Multi-Family One with a proposed density of 11.26 dwelling units per acre and depicts 11 residential buildings and one clubhouse. The applicant is proposing to construct the first floor of three of the multi-family residential buildings to commercial standards to allow the first floor to be leased to non-residential tenants.

The Concept Plan depicts a perimeter fence around the multi-family development with a gated entry and call box off Belt Line Rd. The front portion of three of the buildings are not fenced in to allow the public access should the first floors of these buildings be leased to non-residential tenants. If the first floors are leased as multi-family units, the developer will need to revise the location of the perimeter fence to comply with Appendix W. The Concept Plan depicts pedestrian access points between the two uses to allow people living in the multi-family development access to the outdoor amenities located on Tract 1.

As part of this request, the applicant conducted a Traffic Impact Analysis (TIA) to identify traffic generation characteristics and potential impacts on the local street system. The TIA states that the proposed development would result in very minor impact on the local road system. The applicant eliminated the option to turn left from two driveways onto Belt Line to improve the level of service of Driveway 3 and prevent the development from exacerbating the operations of the intersection of Belt Line Rd and Kingston Dr.

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 Commercial/Retail/Office. Commercial uses are more intense than retail establishments, yet also provide goods and services for the public. Examples of commercial establishments would include hotels, automotive services, and big box retailers. Retail areas provide for a variety of restaurants, shops, grocery stores, and personal service establishments. Retail uses require high visibility locations and should be located in high-traffic areas such as along arterial roadways. Office areas provide for low- to medium-rise suburban scale developments and generally include corporate, professional, medical, and financial offices. The proposal includes 23.10 acres of multi-family use which is inconsistent with the FLUM.

City Council Development Policy

City Council’s adopted a policy states that multi-family projects should be built on properties already zoned for multi-family development. The subject property is not currently zoned for multi-family development. The proposal is not consistent with City Council’s adopted policy.

ZONING REQUIREMENTS:

The applicant is proposing a base zoning district of General Retail for Tract 1 and Multi-Family One for Tract 2. The table below compares MF-1 standards in Appendix W with what is being proposed.

Table 2. Zoning Comparison

Standard	Appendix W	Proposed	Meets
Designation	MF-1	PD for MF-1	-
Maximum Density	12 DUA	12 DUA	Yes
Minimum Living Area (sq. ft.)	600	600	Yes
Maximum One-Bed Units (%)	60	60	Yes
Front Setback (ft.)	30	30	Yes
Rear Setback (ft.)	45+ 1 for every ft. over 35	45+ 1 for every ft. over 35	Yes
Interior Side Setback (ft.)	45+ 1 for every ft. over 35	10	No
Required Parking	1.25 Space/1 Bedroom 2 Spaces/2-3 Bedrooms	1.8 Spaces/Unit	No
Garage Parking Spaces (%)	30	30	Yes
Carport Parking Spaces (%)	20	20	Yes

VARIANCES:

The applicant is requesting the following variances:

1. Minimum Side Yard Setback –Variance to the minimum side yard setback for the multi-family development on Tract 2 to allow Building 1 and Building 3 to be constructed within 10 feet of the property line dividing Tract 1 and Tract 2.
2. Parking Calculation – the applicant is proposing an alternative parking calculation ratio for the required multi-family parking spaces. At the unit mix shown on the Concept Plan, the alternative ratio exceeds what is required by the UDC.
3. Masonry Screening Wall – the UDC requires a masonry screening wall on the property line of a commercial development that is adjacent to a multi-family development. The applicant is proposing to construct a wrought iron fence with masonry columns between Tract 1 and Tract 2.

RECOMMENDATION:

Staff is unable to recommend approval of the request because it conflicts with the FLUM.

Legal Description:

Property consisting of two (2) tracts of land out of the Mercer Fain Survey, A-475 and being situated in the City of Grand Prairie, Dallas County, Texas being described as follows:

TRACT A:

Beginning at an iron rod found at the intersection of the North R.O.W. line of Marshall Drive and the East R.O.W. line of S.E. 8th Street;

Thence North 00 deg. 20 min. 59 sec. East, 362.94 feet with said East R.O.W. line to an iron rod set for corner;

Thence North 85 deg. 30 min. 53 sec. East, 209.66 feet to an iron rod set for corner;

Thence South 15 deg. 06 min. East 144.10 feet to an iron rod set for corner;

Thence South 26 deg. 35 min. 12 sec. West, 303.93 feet to an iron rod set in the North R.O.W. Line of Marshall Drive;

Thence South, 89 deg. 17 min. 44 sec. West, 611.26 feet with said North R.O.W. line to the point of beginning and containing 6.1546 acres or 268,095.6952 square feet.

TRACT B:

Commencing at the intersection of the East R.O.W. line of S.E. 8th Street and the North R.O.W. line of Marshall Drive;

Thence North 00 deg. 20 min. 59 sec. East, 362.94 feet with said East R.O.W. line to the point of beginning;

Thence North 85 deg. 30 min. 53 sec. East, 709.66 feet to an iron rod found for corner;

Thence 15 deg. 06 min. West, 74.90 feet to an iron rod found for corner;

Thence 00 deg. 31 min. East, 273.70 feet to an iron rod found for corner;

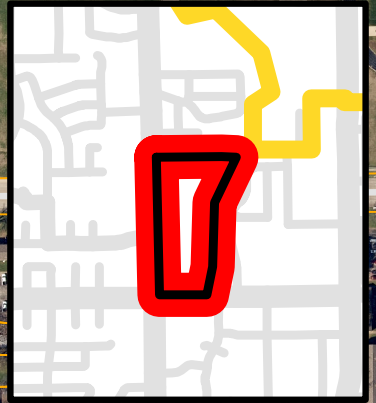
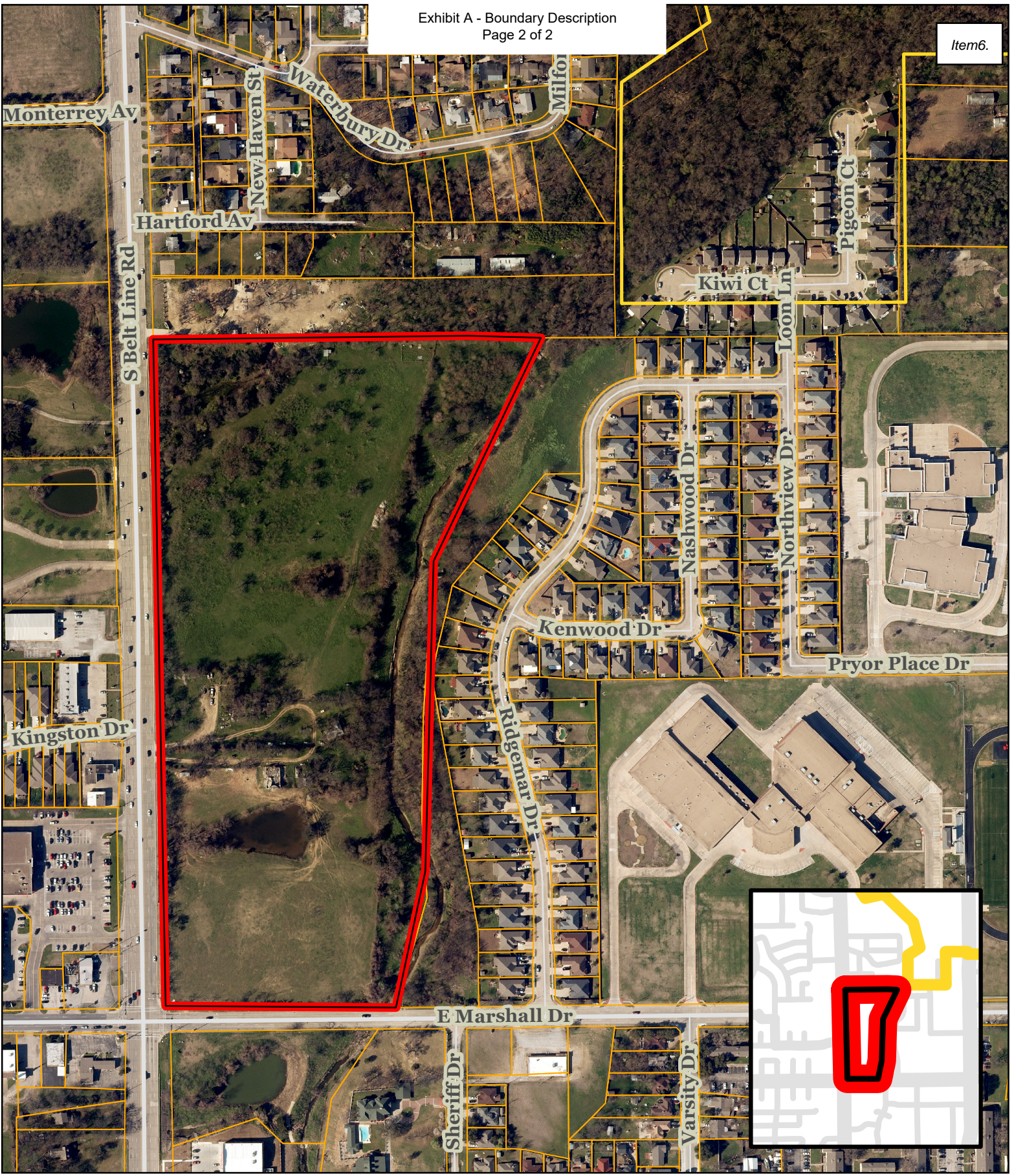
Thence 03 deg. 54 min. 38 sec. East, 418.59 feet to an iron rod found for corner;

Thence North 28 deg. 58 min. 03 sec. East, 684.27 feet to an iron rod found for corner;

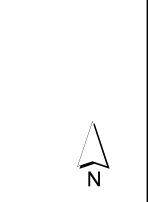
Thence North 89 deg. 30 min. West, 1041.70 feet to an iron rod found in the East R.O.W. line of S.E. 8th Street;

Thence South 00 deg. 20 min. 59 sec. West, 1426.90 feet with said East R.O.W. line to the point of beginning and containing 24.8217 acres or 1,081,232.8530 square feet.

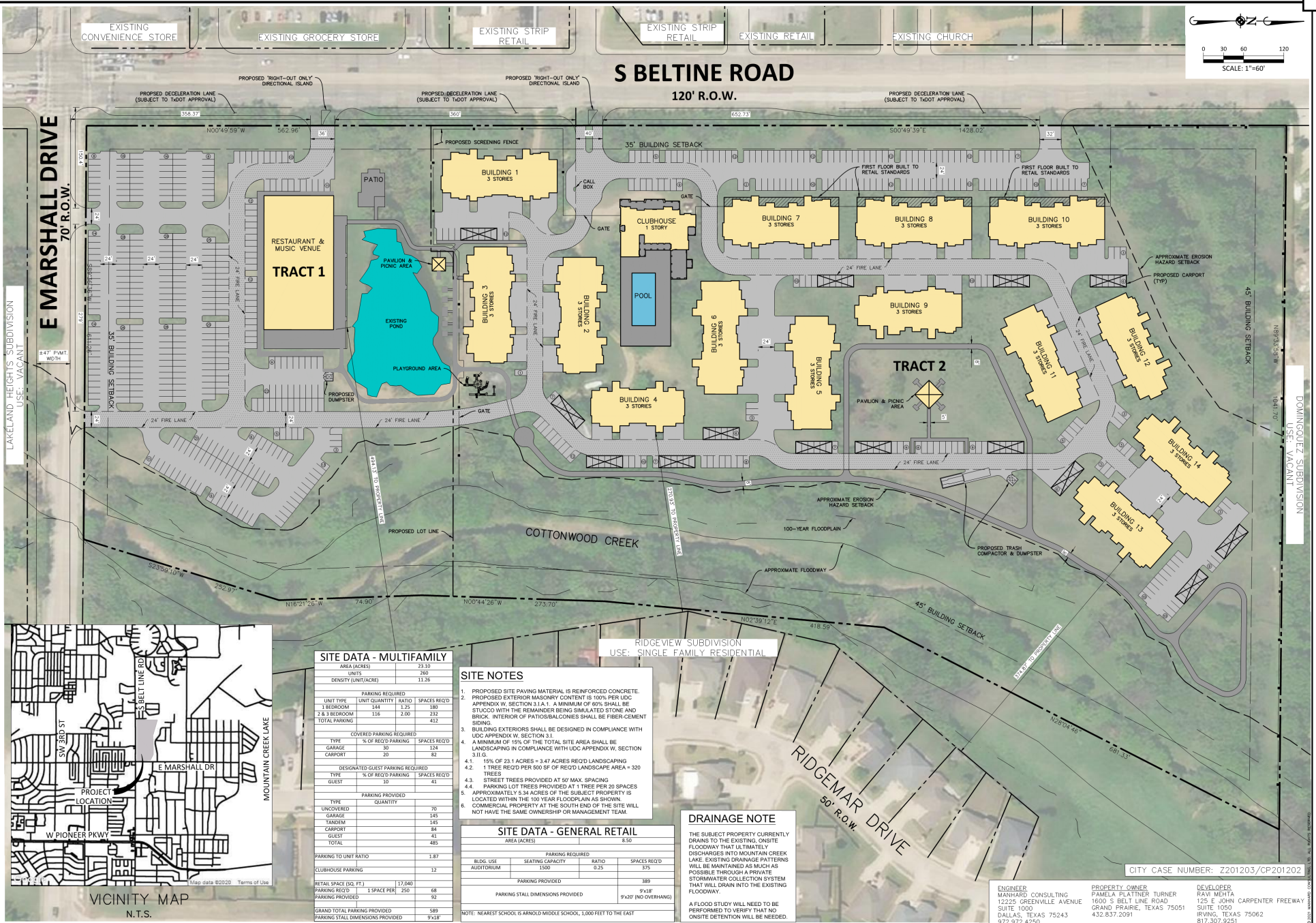
Item 6.



CASE LOCATION MAP
Z201203/CP201202 - Zoning Change/Concept Plan
Mixed Use at 1600 S. Belt Line Rd.



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



SITE DATA - MULTIFAMILY

SITE DATA - MULTIFAMILY			
AREA (ACRES)		23.10	
UNITS		760	
DENSITY (UNIT/ACRE)		32.9	
PARKING REQUIRED			
UNIT TYPE	UNIT QUANTITY	RATIO	SPACES REQ'D
1 BEDROOM	147	1.35	199
2 & 3 BEDROOM	116	2.00	232
TOTAL PARKING			432
COVERED PARKING REQUIRED			
TYPE	% OF REQ'D PARKING	RATIO	SPACES REQ'D
GAUGE	30		129
CARPORT	20		82
DESIGNATED GUEST PARKING REQUIRED			
TYPE	% OF REQ'D PARKING	RATIO	SPACES REQ'D
GUEST	10		43
PARKING PROVIDED			
TYPE	QUANTITY		
UNCOVERED	70		
GAUGE	149		
YARDIUM	145		
CARPORT	84		
GUEST	43		
TOTAL	491		
PARKING TO UNIT RATIO		1.87	
CLUBHOUSE PARKING		12	
RETAIL SPACE (SQ. FT.)		17,040	
PARKING REQ'D - 1.5 SPACE PER 1,000		68	
PARKING PROVIDED		92	
GRAND TOTAL PARKING PROVIDED		589	
PARKING STALL DIMENSIONS PROVIDED		9'x18'	

SITE NOTES

- PROPOSED SITE PAVING MATERIAL IS REINFORCED CONCRETE.
- PROPOSED EXTERIOR MASONRY CONTENT IS 100% PER UDC APPENDIX W, SECTION 3.1 A.1. A MINIMUM OF 60% SHALL BE STUCCO WITH THE REMAINDER BEING SIMULATED STONE AND BRICK. INTERIOR OF PATIOS/BALCONIES SHALL BE FIBER-CEMENT SIDING.
- BUILDING EXTERIORS SHALL BE DESIGNED IN COMPLIANCE WITH UDC APPENDIX W, SECTION 3.1.
- A MINIMUM OF 15% OF THE TOTAL SITE AREA SHALL BE LANDSCAPING IN COMPLIANCE WITH UDC APPENDIX W, SECTION 3.11 G.
- 15% OF 23.1 ACRES = 3.47 ACRES REQ'D LANDSCAPING
 - 1 TREE REQ'D PER 500 SF OF REQ'D LANDSCAPE AREA = 320 TREES
 - STREET TREES PROVIDED AT 50' MAX. SPACING
 - PARKING LOT TREES PROVIDED AT 1 TREE PER 20 SPACES
 - APPROXIMATELY 3/4 ACRES OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN. COMMERCIAL PROPERTY AT THE SOUTH END OF THE SITE WILL NOT HAVE THE SAME OWNERSHIP OR MANAGEMENT TEAM.

SITE DATA - GENERAL RETAIL

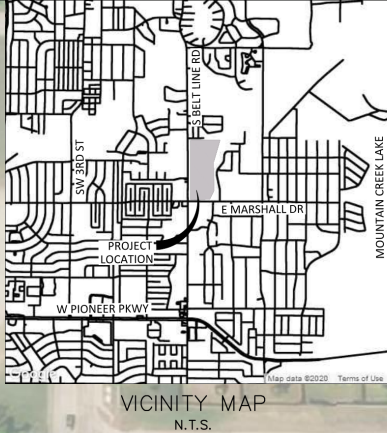
SITE DATA - GENERAL RETAIL			
AREA (ACRES)		8.50	
PARKING REQUIRED			
BLDG. USE	SEATING CAPACITY	RATIO	SPACES REQ'D
AUDITORIUM	1500	0.25	375
PARKING PROVIDED			
			589
PARKING STALL DIMENSIONS PROVIDED			
			9'x18' 9'x20' (NO OVERHANG)

NOTE: NEAREST SCHOOL IS ARNOLD MIDDLE SCHOOL, 1,000 FEET TO THE EAST

DRAINAGE NOTE

THE SUBJECT PROPERTY CURRENTLY DRAINS TO THE EXISTING, ON-SITE FLOODWAY THAT ULTIMATELY DISCHARGES INTO MOUNTAIN CREEK LAKE. EXISTING DRAINAGE PATTERNS WILL BE MAINTAINED AS MUCH AS POSSIBLE THROUGH A PRIVATE STORMWATER COLLECTION SYSTEM THAT WILL DRAIN INTO THE EXISTING FLOODWAY.

A FLOOD STUDY WILL NEED TO BE PERFORMED TO VERIFY THAT NO ONSITE DETENTION WILL BE NEEDED.



ENGINEER
MANHARD CONSULTING
12325 GREENVILLE AVENUE
SUITE 1000
DALLAS, TEXAS 75243
972.972.4250

PROPERTY OWNER
PAMELA PLATTNER TURNER
1800 S BELT LINE ROAD
GRAND PRAIRIE, TEXAS 75051
432.837.2091

DEVELOPER
RAW MEHTA
125 E JOHN CARPENTER FREEWAY
SUITE 1050
IRVING, TEXAS 75062
817.307.9251

CITY CASE NUMBER: Z201203/CP201202

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT
ISSUED FOR CONSTRUCTION
OR PERMITTING PURPOSES.
BRUN & BRONKHORST, P.E.
TEXAS P.E. No. 98334
ISSUED THIS DATE:
11/05/2020

PROJ. NO.: 818
PROJ. ARCH. CODE:
ISSUED BY: 11/05/2020
DATE:
SHEET

Manhard
CONSULTING

22225 Greenville Avenue, Suite 1000, Dallas, TX 75242, PH: 972.972.4250, manhard.com
Professional Engineers, Surveyors, Planners, Environmental Engineers, Water & Waste Water Engineers, Construction Management, Professional Engineers Registration No. F-15194

GRAND PRAIRIE MULTIFAMILY
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
PLANNED DEVELOPMENT CONCEPT PLAN

FOR APPROVAL

First Name	Last Name	Street Address	City	Zip Code	Signature
Estela	Lopez	222 N. Center St. # 106	Grand Prairie	75050	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894353_dp13rDEq_signature_11_OtNgXzqn.png
Angee	Reynolds	301 Kirby Creek Dr	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894339_omEjFtS4_signature_11_uY7YRk3i.png
Teresa	Hasty	33 E. Mountain Creek Court	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894311_KKE86vRk_signature_11_UkysADRP.png
Teresa	Hasty	33 E. Mountain Creek Court	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894307_T6dqG1LC_signature_11_KxWLQ5aa.png
Nichole	Prado	2313 Hardy rd	Grand prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894300_zmjDp5W6_signature_11_fowlC2J6.png
Lisa	Stepqn	2021 Bristol Cir	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894282_rgicss2P_signature_11_0PnyD7w0.png
Britania	Garcia	308 se 10th st	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894275_35twVqSH_signature_11_g8IRAKM3.png
Beatrice	Gamez	1622 prince court	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894224_Mssik0r7_signature_11_HJ4NfjvT.png
Victor	Zamarron	117 motley st	Grand prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894215_g6KBTWBK_signature_11_FP2Ldvyd.png
Maria	Salmeron	2204 se 4th st	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894212_Nuirrpdj_signature_11_6dvtjDgW.png
Andrew	Padilla	2333 Windchime Dr	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894179_zyBWwlg2_signature_11_ybcvPWXZ.png
Sylvia	Campos	105 Martin place	Grand prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894171_maP4zd1U_signature_11_Gr93UeLD.png
Susan	Conatser	815 Beechcraft Avenue	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894152_P6uxXv5h_signature_11_gb369Z1l.png
Allisa	Cox	409 W Ferndale Lne	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894117_JPX2Cqfr_signature_11_XlXmvA1d.png
Charles	Luckert	1013 Highland Dr	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894099_NFzAgJLo_signature_11_9Xea2kp7.png
Clarissa	Deleon	507 s Beltline rd #D	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894093_cqLbJYmm_signature_11_6HGrt8FT.png

Omar	Herrera	1505 hardy rd	Grand prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894062_aOdklbhe_signature_11_XmYUqZFx.png
Nancy	Wienecke	825 Blackburn st	Grand Prairie	75050	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894059_6GhJORJh_signature_11_ML4wUVGV.png
Claribel	Valdez	404 forrest hill ln	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894052_DxtMkwa_ga_signature_11_N1cIC3OU.png
Ryan	Eaves	2007 Paducah ln	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894048_WSdg3l7T_signature_11_mVlQN9ki.png
Dahlia	Jimenez	733 Show pl	Grand Prairie	750501	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11894041_aYK7B6pT_signature_11_fzQhKJ9k.png
Nichole	Schmiedes	607 Cancun St	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893955_kWHVrZzd_signature_11_4vb08ULG.png
Brenda	Trevino	2326 Avenue C	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893896_JaTWYPLd_signature_11_Y0Gp9x0h.png
Dennis	Lynch	1941 varsity Dr.	Grand prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893895_cduo6L2w_signature_11_6uOlAyUy.png
Amanda	De La Rosa	720 Kingston Dr	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893883_RX0Q1IcV_signature_11_ylKdT6jl.png
Itzel	Coronado	1204 e coral way apt e	Grand prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893865_JLIT5EIP_signature_11_vGy3l7Pe.png
Britney	Gonzalez	405 campfire dr	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893855_8LReVAAB_signature_11_TAJQfqIm.png
Michael	White	1821 ranch rd	Grand prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893851_QFTyesy9_signature_11_aK8ODNhC.png
Jennifer	Moody	813 Yorkshire Drive	Grand Prairie	75050	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893834_4bexS5iu_signature_11_Dq604JnK.png
Zoe	Tate	3026 Rustlewind ln	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893831_g41R9uOA_signature_11_mZAMiZuW.png
Maria	DeLeon	1225 E. Cober	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893827_gqLUmZc1_signature_11_cOrrUhV7.png
Jacquelyn	Johnson	3173 Prairie Creek Court	Grand Prairie	75952	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893825_P5ZCx8xd_signature_11_pGU9CNBw.png
Amy	O'Connor	1209 California Trl	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893822_H5mDTTEW_signature_11_mTCeXGMf.png

Josceline	Castro	1825	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893821_H75tcST0_signature_11_bK4C2bFS.png
Anita	Nash	3502 Kirby Creek Drive	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893815_HwW3mJ9j_signature_11_6iz2ob1g.png
Jael	Batchelor	1706 British Boulevard	Grand Prairie	75050	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893809_yAttq25i_signature_11_dMg6athl.png
Cynthia	Gipson	501 E. Pioneer parkway	Grand prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893805_izcMbTvK_signature_11_YkY3Rrec.png
Mai	Ronan	2614 Pinta Cir	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893804_dQpfdDaY_signature_11_CtvSpPV7.png
Sergio	Azpilcueta	2418 Harrison St	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893795_Nav7fOgw_signature_11_duyCW45l.png
Krysten	Loya	2418 Harrison St	Grand prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893793_ciAma0cL_signature_11_vUqbKMvs.png
David	Fernandez	2514 Knightsbridge St	Grand Prairie	75050	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893787_59mZ6a0u_signature_11_QdMaWcBM.png
Edward	Collins	402 Kingston Dr.	Grand Prairie	75051-441	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893783_uhA56Zbv_signature_11_a94h8zSZ.png
Miranda	DeLeon	1825 Santa Cruz Ct	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893782_nq1Bxhao_signature_11_xgYmMr1l.png
Anna	Ortega	3210 Greentree Dr	Dallas	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893780_58ZXONJ1_signature_11_CMhmHFmA.png
Kristi	Gadberry	1806 Wellington Drive	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893778_WaKxDnZV_signature_11_ZEcXCVg0.png
Michelle	Menchaca	1518 Avenue E	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893777_FoqJ2nbl_signature_11_GxRQAI05.png
Christophe	Castro	763 s. Belt line rd	Grand prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893776_zlqvB7Wr_signature_11_IHds12Yz.png
Cathy	Le	5540 Brazoria Dr.	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893761_tAYld3KT_signature_11_HkLKB0KO.png
Stephanie	Rivera	2205 Parkside dr	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893757_mFscVgk1_signature_11_JwMTMp6f.png
Isabel	Torres	523 Wexford Dr	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893756_QCIVGtOf_signature_11_pGEMFa83.png

Amanda	Rodriguez	2210 Sheriff Dr	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893748_COBuwA9q_signature_11_gddRm9GE.png
Carmelins	Ortiz	1618 Inglewood dr	Grand prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893743_rohTPNJX_signature_11_xaGXXI93.png
Lorena	Padilla	2333 Windchime Dr	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893742_2XJLi889_signature_11_dE2YTB9Z.png
George	Nelson III	1601 kings Court	Grand prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893741_XH8xSFxy_signature_11_heZIFP5P.png
Carolyn B	Bitner-Coll	402 Kingston Dr	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893738_eZuRgPM9_signature_11_vUDaFjIB.png
Kaylani	Crews	2841 Alden Ave	Dallas	75211	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893731_YarMvNZ6_signature_11_XZva5Xtb.png
Linda	Watts	4417 Forsyth lane	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893730_YrsMekYc_signature_11_RZFKFvJl.png
Eva	Mangum	1514 Avenue A	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893727_LRFzg4vy_signature_11_FfiOsPZN.png
Frances	Justice	306 W Ferndale	Grand Prairie	75053	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893726_WWVLA7ti_signature_11_NkozLcUe.png
Felix	Okam	1031 Kenwood Drive	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893722_EQj0eeyX_signature_11_RZgv8ZNu.png
Steven	Jones	2809 Gregory lane	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893710_O6NgNVPm_signature_11_eCeApGJC.png
Breanna	Ramirez	404 Winners Row	Grand Prairie	75050	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893708_8hOZBPi0_signature_11_OEDFNOJU.png
Melinda	Cortez	1701 Brent Ct	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893702_GKjGNkxM_signature_11_AE9Y1e83.png
Joe	Mann	5001 Oregon ct	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893701_f8TZ4igz_signature_11_JNOJ79ct.png
tamica	celada	701 kingston dr	grand prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893680_98y6tKGB_signature_11_4LRzRlnP.png
Bri	Nava	708 rachel st	Grand prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893651_bvsxXRIM_signature_11_VRUB2kEe.png
Maria	Nava	708 Rachel street	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893644_knciqDD3_signature_11_igyaaU8p.png

Marcia	Weaver	3738 Oak Meadow Dr	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893629_8DCHJF5J_signature_11_nqtNzgrF.png
Barbara	Jones	501 W. Ferndale Lane	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893615_6hHaSJ7b_signature_11_IOZZ9bFL.png
Dwight	Germer	1040 Kaylie Street	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893600_NNvM5mhY_signature_11_421cg25q.png
Faohne	Berry	1813 Santa maria	Grand prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893598_9whhPyUb_signature_11_hE4AX7A6.png
Lyle	Daniels	2213 Sheriff Drive	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893594_RtpZQNtE_signature_11_leCZE8vY.png
Berenice	Ramirez	618 SW 16th st	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893560_LshWpdQT_signature_11_qyUTJyUk.png
Rosemary	Gregory	2549 Ave A	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893478_cTXLjmsK_signature_11_bFTf8fSJ.png
Joseph	Smith	1636 Northview Dr.	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893346_o46Z5tFc_signature_11_ZkwulKct.png
Daphne	Berry	2813 s santa maris ct	Grand prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893326_bB8neOw8_signature_11_1Ux400QB.png
Skye	Tompkins	3718 bluegrass	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893325_ORAuSQZB_signature_11_Zia2Dlgm.png
Benjamin	Burleson	615 Laura Lane	Grand prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893303_1a7YwdEe_signature_11_jnMFNLKj.png
Avis	Burleson	1722 Acosta	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893298_LvN28Gkh_signature_11_8Twnv8yT.png
Mikhayla	Robbins	2210 fishburn st	Grand Prairie	75050	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893264_ZBcuakGa_signature_11_VGnokqMd.png
Jennifer	Scroggins	3626 Racquet Club Dr	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893252_8ip1tGRj_signature_11_9EVkBeiz.png
Morrigan	Calhoun	726 N Carrier Pkwy	Grand Prairie	75050	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893195_wMTqiBny_signature_11_eBYgrhGU.png
Yancey	Langley	1918 Terry Dr	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893148_NVe3XTIU_signature_11_mmndVGVp.png
Michelle	Rupe	1017 Windchime Dr	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11893132_Nq6AaZK9_signature_11_TDNoREHa.png

Shirley	Carey	3512 LennixLane	Irving	75060	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11892870_7HKM4WnU_signature_11_lktukGmn.png
Leslie	Hearne	321 Diamond Oak Drive	Grand prairie	75060	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11892845_KoDupkGS_signature_11_Lc7HoAuM.png
Deanna	Staudt	2318 Axminster Ct	Grand Prairie	75050	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11892835_dV0sHzJN_signature_11_h0sQJgHq.png
Patrick	McHugh	514 Buena Dr	GP	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11892830_nHIMwGU4_signature_11_tymWsy9x.png
Zoe	Jimenez	1652 ridge mar dr	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11892816_bdkcyMBv_signature_11_1eXte3fk.png
Tona	Mann	5001 Oregon Ct	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11892777_PYEftrgl_signature_11_Ko2UJU4C.png
Madison	Jimenez	3108 Smokewind lane	Grand Prairie	75052	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11892743_PVWeYZo7_signature_11_CsfcZjhz.png
Freddy	Garza	1603 Ridgemar Dr	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11892689_EilxuVDz_signature_11_tq4HJX3I.png
Alexandria	Adame	1510 SE 14th st.	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11892448_Xw0yMkG6_signature_11_jhXe6Msb.png
Jamie Anto	Quiambao	1603 Ridgemar Dr	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11892430_wjCcX6C5_signature_11_HpkmbcRh.png
Dianna	Carter	1053 highland drive	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11892429_4tyLSAEN_signature_11_TiL2syZ5.png
Mary ann	Mirelez	1751 Ridgemar	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11892195_mL2ukSpo_signature_11_rHPGNwAS.png
Raul	Adame II	1506 S E 14 TH ST	Grand Prairie	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11892179_7sCYXyLm_signature_11_rT7x8spG.png
Lisa	Jimenez	1652 ridgemar dr	Grand Prairie	75951	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11892169_7fsXHtjT_signature_11_u2Z34cQX.png
Cindy	Santillan	1758 ridgemar dr	Grand prairie	65051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11891357_W1Ef4hUe_signature_11_N30DVhXu.png
Joy	Frazier	1719 RIDGEMAR DRIVE	GRAND PRAIRIE	75051	https://fs23.formsite.com/uvb8Mj/files/sig-0-11-11891316_M2VQb5dK_signature_11_U28ur1Fn.png



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 02/08/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Dana Woods, AICP, Senior Planner

TITLE: Z210203/CP210203 - Planned Development Request - Gilbert Villas (City Council District 1). Planned Development Zoning Request for a townhome development with 96 lots on 8.379 acres. The lot sizes range from 2,250 to 3,866 sq. ft with lot widths of 25 feet and 85-90-foot lot depths. Tracts 4, 6, and 22, Elizabeth Gray Abstract 1680, City of Grand Prairie, Dallas County, Texas, zoned PD-317, with an approximate address of 108 Shady Grove Rd

RECOMMENDED ACTION: Staff is unable to recommend approval of this request due to its inconsistency with the Future Land Use Map.

SUMMARY:

Planned Development (PD) zoning change request for a townhome development with 96 lots on 8.379 acres. Tracts 4, 6, and 22, Elizabeth Gray Abstract 1680, City of Grand Prairie, Dallas County, Texas, zoned PD-317, with the approximate address of 108 Shady Grove Rd.

PURPOSE OF REQUEST:

The applicant wishes to change the existing PD-317 with Single-Family Detached (6,000 square-foot lots) to Single-Family Townhouse zoning with a minimum lot size of 1,600 square feet. In general, a zoning change allows the existing zoning map to be modified to permit the proposed development.

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	Unknown with Truck Parking, Church (northeast corner)
South	Light Industrial	Mobil Home Community
West	Light Industrial	Trailer Leasing Solutions
East	Single-Family-3	Residential Homes

HISTORY:

On October 4, 2005, the property was rezoned from Single-Family-One and Neighborhood Services (NS) to a Planned Development with Single Family detached residential with 6,000 square-foot lots (Case Number Z050701).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposed use is Townhouses with 96 lots on 8.379 acres. The minimum lot size is 1,600 square feet and has varied lot sizes up to 3,000 square feet. The applicant has requested variances for the lot area, width and depth along with the side yard on the corner lot which are detailed in the variance section. Each townhome will have a two-car garage and a 25-foot driveway along with a masonry brick exterior. The Concept plan includes 6-foot masonry screening wall along Gilbert Road and Shady Grove Road. Additionally, a playground, covered seating area, detention pond and landscaped areas will be maintained by a homeowner's association.

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

The Future Land Use Map (FLUM) in the City of Grand Prairie's 2018 Comprehensive Plan is intended as an outlook for the future use of land and the character of development in the community. The FLUM designates this site area as low density residential in the form of a single-family detached neighborhood. The proposed density is higher than the FLUM with 11.74 dwelling units per acre (DU/acre) but is a form of single-family dwellings on individual lots. However, the adjacent FLUM designation is mixed residential that proposes a variety of residential uses with densities between 6-12 DU/acre. The proposed use is consistent with the residential designation, but at a higher density in the range of mixed residential. Approval of this request will require an amendment to the FLUM.

This site is located next to existing industrial uses with individual ownership. Developing a master planned community with detached single-family homes on the adjacent land may be challenging and would take time. A denser development with a mix of single family attached and detached products on the subject property could serve as a transition from the existing industrial uses to the single-family homes to the east and optimize future infrastructure maintenance costs for the city.

City Council Development Policy

On May 7, 2019 the City Council adopted a policy on development that states the City prefers "to maximize properties rather than underutilize parcels of land."

ZONING REQUIREMENTS:*Density and Dimensional Requirements*

The property will be subject to the following requirements along with Article 10 (Parking and Loading Standards) and Appendix W (Residential Development Standards). The applicant is required to plat the property to show all easements and right-of-way dedications. Table 2 depicts requirements and proposed requirements along with applicable variances.

Table 2. Density and Dimensional Requirements

Standard	Article 6 Density & Dim. (SF-Townhouse)	Proposed	Compliance
Maximum Density	13.2	11.75	Yes
Min. Living Area	70% = or >1,300	1,600	Yes
Minimum Lot Area	1,680-2,999 SF (30% Max) 3,000 SF (70% Min)	91% 9%	Variance Yes
Minimum Lot Width	21-29 FT (30% Max) = or >30 FT (70% Min)	78% 23%	Variance Variance
Minimum Lot Depth	80-99 FT 30% Max = or >100 FT 70% Min	96% 4%	Variance Variance
Minimum Side Yard (Corner Lot)	15 FT	10 FT	Variance

VARIANCES:

The applicant is requesting the following variances:

1. Minimum lot area of 1,680-2,999 square feet – Article 6 allows for a maximum of 30% the total lots to be between 1680-2,999 square feet. The applicant is proposing that 91% of the lots within this range.
2. Minimum lot width 21-29 feet – Article 6 allows for a maximum of 30% of the lots to have a minimum lot width between 21-29 feet. The applicant is proposing 78% of the lots within this range.
3. Minimum lot width of 30 feet or greater – Article 6 allows for a minimum of 70% of the lots to have a minimum lot width between of 30 feet or greater. The applicant is proposing 28% of the lots within this range.
4. Minimum lot depth 80-99 feet – Article 6 allows for a maximum of 30% of the lots to have a minimum lot depth between 80-99 feet. The applicant is proposing 98% of the lots within this range.
5. Minimum lot depth 100 feet or greater – Article 6 allows for a minimum of 70% of the lots to have a minimum lot depth of 100 feet or greater. The applicant is proposing 4% of the lots within this range.
6. Minimum side yard on street/corner of 15 feet – Article 6 allows for a minimum side yard on street of 15 feet. The applicant is proposing 10 feet.

ANALYSIS:

While a denser residential development could provide a transition from existing single-family homes to existing industrial uses and provide a type of lifecycle housing, staff has concerns with the proposal as presented.

The proposal includes a number of variances. Variances are conditioned on the applicant demonstrating that the alternative design provides an equal or greater level of quality and standard of development as that mandated by the regulations.

Staff is concerned that the variances requested do not provide an equal or greater level of quality and standard development. The site has no rear-entry units and super blocks with up to nine connected units that will result in a monotonous, garage-dominated streetscape.

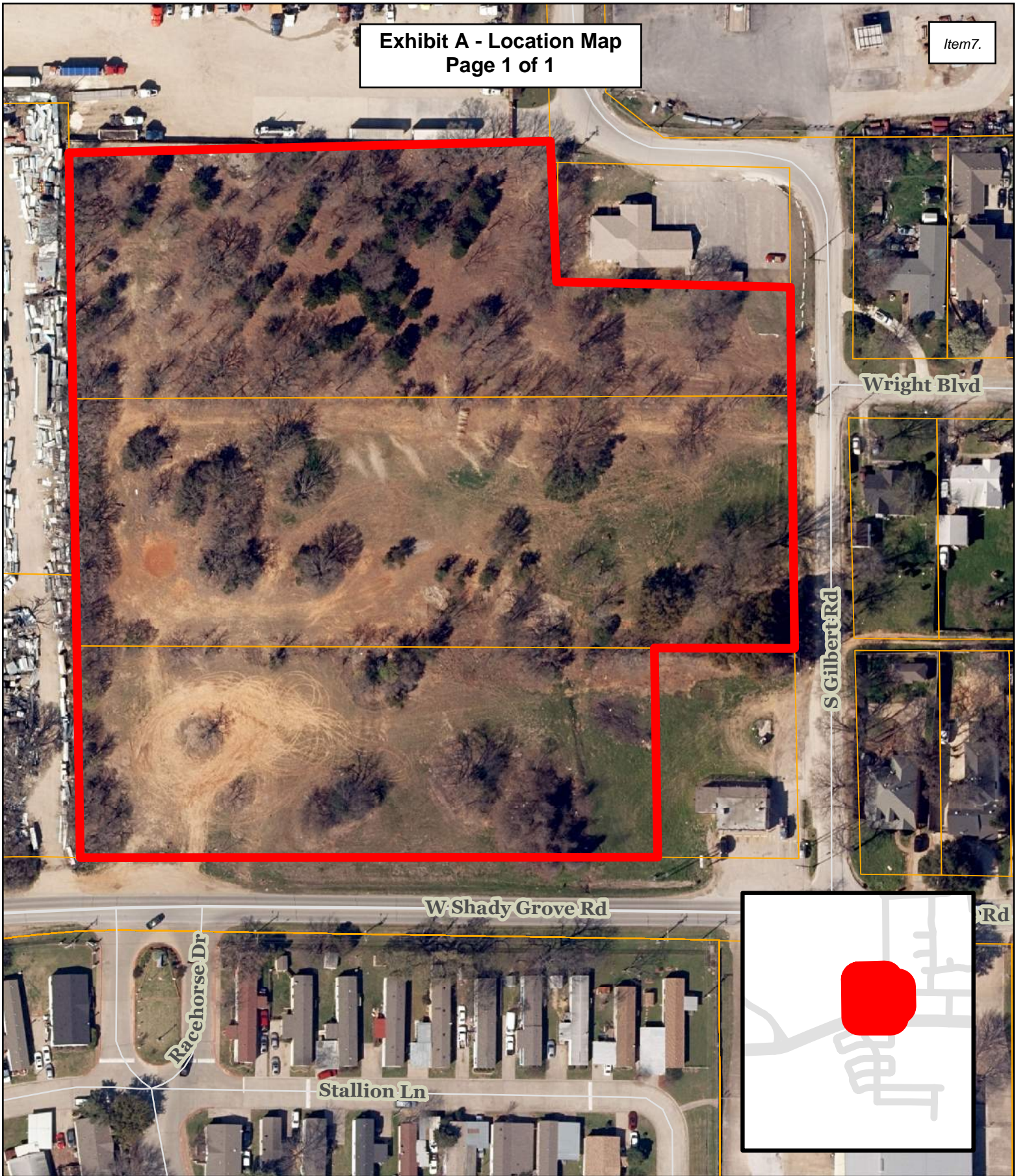
It is the City's intent to facilitate the creation of unique and functional neighborhoods which utilize creative designs and best practices. An example of a unique and functional neighborhood could be a creatively designed development that included rear-entry garages for townhomes, townhome clusters with fewer units, and single-family detached houses with garages located behind the main structure and attached with breezeways.

RECOMMENDATION:

Staff cannot recommend approval because the request conflicts with the FLUM and includes a number of variances.

Exhibit A - Location Map
Page 1 of 1

Item 7.



CASE LOCATION MAP

Z210203/CP210203 - Zoning
Change/Concept Plan
Gilbert Villas

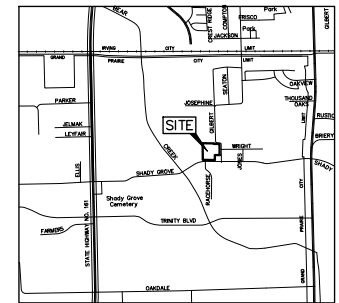


City of Grand Prairie
Development Services

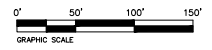
(972) 237-8255
www.gptx.org

Exhibit B - Concept Plan

Page 1 of 1



LOCATION MAP
N.T.S.



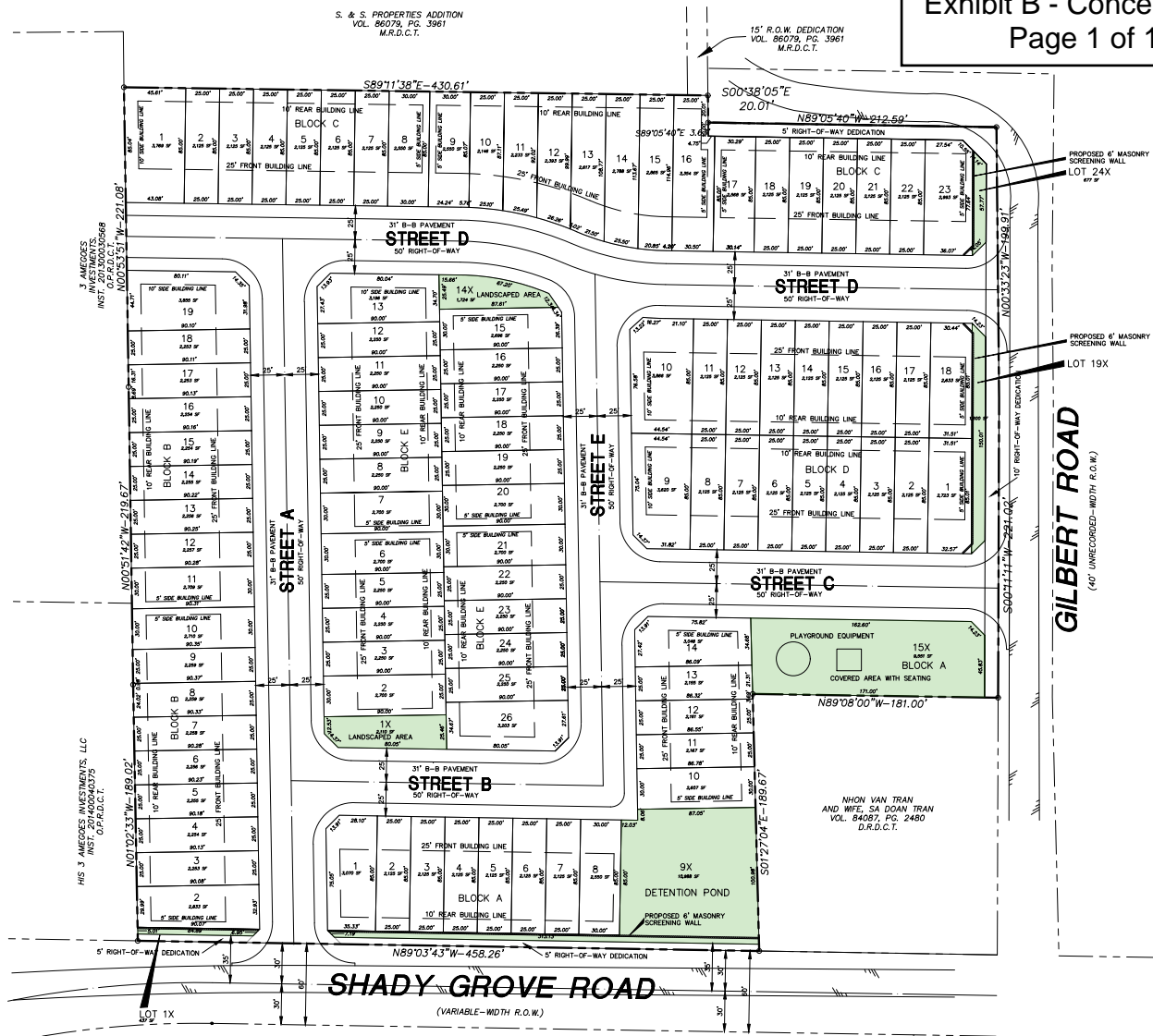
NOTES:

1. THE DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE UNITED DEVELOPMENT CODE (UDC) REGULATIONS FOR SF-1 RESIDENTIAL ZONING DISTRICT EXCEPT AS PROVIDED FOR BY THIS PD ORDINANCE (SEE TABLE BELOW).
2. ALL RESIDENCES SHALL HAVE A 2 CAR (MINIMUM) GARAGE.
3. EXTERIOR WALL SURFACES, EXCLUSIVE OF WINDOWS AND DOORS, SHALL BE A MINIMUM OF 80% MASONRY EXTERIOR MATERIALS (AS DEFINED IN THE UNITED DEVELOPMENT CODE) WITH A MINIMUM OF 20% OF A SECONDARY MASONRY MATERIAL.
4. ALL NEW UTILITIES SERVING THE DEVELOPMENT SHALL BE INSTALLED UNDERGROUND.
5. A 6 FOOT TALL MASONRY SCREENING WALL SHALL BE CONSTRUCTED ALONG THE STREET RIGHT-OF-WAY OF SHADY GROVE DRIVE AND ALONG GILBERT ROAD.
6. PROPOSED STREET PAVEMENT SHALL BE 31 FEET WIDE BACK-OF-CURB.
7. LANDSCAPING SHALL COMPLY WITH ARTICLE B; LANDSCAPING OF THE UNITED DEVELOPMENT CODE (UDC).
8. ALL STREETS ARE PUBLIC.
9. LOT 15X, BLOCK A WILL HAVE PLAYGROUND EQUIPMENT AND A COVERED AREA FOR SEATING.
10. LOT 9X, BLOCK A WILL BE USED FOR STORM WATER DETENTION AND FOR THE MASONRY SCREENING WALL AND LANDSCAPING ALONG SHADY GROVE ROAD.
11. LOT 11X, BLOCK B WILL BE USED FOR THE MASONRY SCREENING WALL AND LANDSCAPING ALONG SHADY GROVE ROAD.
12. LOT 24X, BLOCK C WILL BE USED FOR THE MASONRY SCREENING WALL AND LANDSCAPING ALONG GILBERT ROAD.
13. LOT 9X, BLOCK D WILL BE USED FOR THE MASONRY SCREENING WALL AND LANDSCAPING ALONG GILBERT ROAD.
14. LOT 1X AND LOT 14X, BLOCK E WILL BE LANDSCAPE OPEN SPACES.

REQUIREMENT	PD ZONE DISTRICT AREA AND DIMENSIONAL REQUIREMENTS	PROPOSED	COMMENT
MINIMUM DENSITY	13.3 UNITS PER ACRE	11.75 UNITS/ACRE	NO LOTS THAT SMALL
MINIMUM LIVING AREA	1,150-1,289 SF - 30% MAX.	1,200 SQ. FT.	EXCESS REQUIREMENT
MINIMUM LOT AREA	1,150-1,289 SF - 70% MIN.	1,680-2,589 SF - 91%	VARIANCE REQUIRED
MINIMUM LOT WIDTH	3,000 SF MIN. - 70% MIN	9' OF 96 LOTS = 9%	VARIANCE REQUIRED
MINIMUM LOT DEPTH	21-29 FT. - 30% MAX	74' OF 96 LOTS = 78%	VARIANCE REQUIRED
MINIMUM FRONT YARD	30 FT. - 70% MIN	32' OF 96 LOTS = 33%	VARIANCE REQUIRED
MINIMUM REAR YARD	30-50 FT. - 30% MAX.	52' OF 96 LOTS = 56%	VARIANCE REQUIRED
MINIMUM INTERIOR SIDE YARD	100 FT. - 70% MIN.	4' OF 96 LOTS = 4%	VARIANCE REQUIRED
MINIMUM SIDE YARD CORNER LOT	17 FT.	25 FT.	EXCESS REQUIREMENT
MINIMUM REAR YARD	10 FT.	10 FT.	COMPLIES
MINIMUM SIDE YARD CORNER LOT	5 FT.	5 FT.	COMPLIES
GARAGE DOOR SETBACK	15 FT.	10 FT.	VARIANCE REQUIRED
MINIMUM BUILDING HEIGHT	35 FT. (3 STORIES)	35 FT. (3 STORIES)	COMPLIES
MINIMUM LOT COVERAGE (DWELLING)	40 PERCENT	40 PERCENT	COMPLIES
MINIMUM ENCLOSED OFF-STREET PARKING	2 SPACES	2 SPACES	COMPLIES
MINIMUM QUIET PARKING SPACES	1 SPACE PER 5 UNITS	2 SPACES/UNIT (DRIVEWAY)	EXCESS REQUIREMENT

DENSITY CALCULATIONS
 TOTAL SITE AREA = 8,370 ACRES
 RIGHT-OF-WAY DEDICATION = 0.412 ACRES
 GILBERT ROAD & 0.040 ACRES SHADY GROVE
 NET SITE AREA = 8,198 ACRES
 TOTAL NUMBER OF LOTS = 96 LOTS MAXIMUM
 DENSITY (NET) = 11.72 LOTS/ACRE
 TOTAL OPEN SPACE (7 LOTS) = 0.62 ACRES
 PERCENTAGE OPEN SPACES = 0.076 OR 7.6%

REVISIONS
1-22-21 DRC COMMENTS
1-28-21 DRC COMMENTS



LEGEND
 PROPOSED OPEN SPACE

CASE NUMBER: Z210203/CP210203

SHEET TITLE:
**CONCEPT PLAN FOR PD
 GILBERT VILLAS**
 A TOWNHOUSE DEVELOPMENT
 106 SHADY GROVE ROAD AND 106 S. GILBERT ROAD
 GRAND PRAIRIE, TEXAS

OWNER/APPLICANT:
 GILBERT VILLA, LLC
 3030 LBJ FREEWAY
 SUITE 1150
 DALLAS, TEXAS 75234
 TEL: 214-682-1426
 CONTACT: RAFIG ISLAM
 email: genesisix@gmail.com

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
 LICENSE REGISTRATION NUMBER F-9287
 ENGINEERS • SURVEYORS • LAND PLANNERS
 2800 Texas Inter State 90 Irving, Texas 75039
 Tel: 972-252-6500 Fax: 972-252-6500

DATE: 12-28-2020 DRAWN BY: JDJR
 SCALE: 1" = 50' CHECKED BY: JDJR

50
 1 of 1

Exhibit C – Sample Product

Page 1 of 1

