



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Agenda

Planning and Zoning Commission Meeting

Monday, January 27, 2025

5:30 PM

City Hall - Briefing Room

BRIEFING SESSION

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.

Call to Order

EXECUTIVE SESSION

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

Agenda Review

6:30 PM Council Chambers

REGULAR MEETING

Call to Order

Invocation

Pledge of Allegiance

CITIZEN COMMENTS

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

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 13, 2025, P&Z meeting

2. PLT-25-12-0047 - Final Plat - IDI Distribution Addition. Final Plat of Lot 1, Block A, IDI Distribution Addition, combining three lots to create one industrial lot on 2.92 acres. Being a 4.459 tract situated in John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI), within SH 161 Corridor Overlay, and addressed as 1213 W Trinity Blvd
3. PLT-24-12-0044 - Final Plat - The Lofts at Grand Prairie (City Council District 4). Final Plat of The Lofts at GP Addition, Lots 1 and 2, Block 1, for 26.46 acres. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, Zoned PD-407, and addressed as 1101 N Day Miar Rd
4. PLT-24-12-0045 – Replat - Dalworth Park Addition (City Council District 1). Replat of Lot 10R, Block 101, Dalworth Park Addition, creating one lot on .25 acres. Lot 10 & a portion of Lot 9 Block 101, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six, and addressed as 2033 Galveston Dr.

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

In accordance with Section 1.11.5.6 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 1.11.5.6.C of the UDC states if a postponement or continuance of a public hearing is to a specific date and time no later than 60 days from the first or most recent hearing, the announcement of the postponement of continuance at the public hearing in which the application has been postponed or continued by the Planning and Zoning Commission shall be sufficient notice and no additional notice is required. However, the Planning and Zoning Commission may direct staff to re-notify postponed or continued applications for which public hearings have not yet commenced.

ITEMS FOR INDIVIDUAL CONSIDERATION

5. STP-24-12-0046 - Site Plan - Metro Custom Plastics (City Council District 1). Site Plan for a 99,530 sq. ft. Fabrication/Assembly Plastic Product facility on 10.323 acres. Tract 5E out of Tapley Holland Survey, Abstract No. 750, and Lot 80A, GSID South Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-458 (LI), and approximated addressed as 870 S Great Southwest Pkwy

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.](#) SUP-25-0001 - Specific Use Permit - Rapido Lavanderia (City Council District 5). Specific Use Permit for a Laundry (Self-Serve) facility in an existing commercial lease space on 2.18 acres. Tract 10, M. L. Swing Survey, Abstract No. 1446, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and tentatively addressed as 425 S Belt Line Rd
- [7.](#) ZON-24-12-0030 - Zoning Change/Concept Plan - Constellation Rock Island Data Center (City Council District 1). Zoning Change from PD-450 for Light Industrial to a Planned Development District for Light Industrial and Data Center Use and Concept Plans depicting a 286,800 sq. ft. industrial building and a 401,244 sq. ft., two-story data center on 16.832 acres. Multiple tracts out of the John C Read Survey, abstract No. 1183, including Tracts 1, 4, 5, 7, 8, 9, 10, 12, 13, S7A, S-7-A, City of Grand Prairie, Dallas County, Texas, zoned PD-450, within the SH 161 Corridor Overlay District, and addressed as 3514-3560 Hardrock Rd and 4701 Rock Island Rd

ADJOURNMENT

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

MESSAGE OF RELIGIOUS WELCOME

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

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Planning and Zoning Commission agenda was prepared and posted January 24, 2025.



Monica Espinoza, Planning Secretary



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 01/27/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: Approval of Minutes of the January 13, 2025, P&Z meeting

RECOMMENDED ACTION: Approve



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, January 13, 2025

5:30 PM

City Hall - Briefing Room

BRIEFING SESSION

Vice Chairperson Fedorko called the Briefing meeting to order at 5:30 p.m.

Call to Order

PRESENT

Vice- Chairperson John Fedorko
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina

ABSENT

Chairperson Cheryl Smith

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioner Luckey-Vaughn recused herself from item three. Commissioner Fedorko asked how far away this site from the exterior street of Poly America for item three is. Ms. June indicated on the map provided.

6:30 PM Council Chambers

REGULAR MEETING

Vice Chairperson Fedorko called the meeting to order at 6:30 p.m.

Call to Order

PRESENT

Vice- Chairperson John Fedorko

Commissioner Michelle Madden
 Commissioner Frank Gonzalez
 Commissioner Christopher Okoli
 Commissioner Tai Jones-Chapman
 Commissioner Angela Luckey-Vaughn
 Commissioner Janie Mendez-Adhikari
 Commissioner Victor Medina

ABSENT
 Chairperson Cheryl Smith

Commissioner Chapman led the Invocation.

Commissioner Madden led the Pledge of Allegiance to the US Flag and Texas Flag.

CITIZEN COMMENTS

There were no citizen comments.

PUBLIC HEARING CONSENT AGENDA

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

1. Approval of Minutes of the December 9, 2024, P&Z meeting

Approved on Consent Agenda

2. PLT-24-11-0043 - Preliminary Plat – Lakesong Phase 2. Preliminary Plat of Lakesong Phase 2 to develop 2,210 residential lots, 55 open space lots, and one lot for an amenity center on approximately 820 acres. The property is located generally south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas (Parcel IDs 303397/294666, 294715, 297164, 192962, 191456, 255261, 234939, and 204765)

Casey Stevenson 8200 Douglas Ave Dallas TX., noted support of this request and available for questions. Nate Witzel 8200 Douglas Ave Dallas TX., noted support of this request and available for questions.

Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

3. STP-24-11-0045 - Site Plan - Oncor Tyre Substation (City Council District 1). Site Plan for an Electric Substation on 9.98 acres. A portion of Tracts 1D & 2E, out of W.G. May Survey, Abstract No. 1028, Tarrant County, Texas, Zoned Light Industrial, and generally located east of Tapley St, and south of Tyre St, and tentatively addressed as 2350 W Marshall Dr

Commissioner Luckey-Vaughn recused herself from the item and left the meeting room. Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct a new electrical substation for Oncor on 9.98 acres

The applicant is requesting variances

- 1. Minimum Landscape Requirement – Variance to the minimum landscaping required to allow no landscaping.*
- 2. Pavement – Variance to the minimum paving requirements to allow gravel as a base material for the electrical equipment.*

The Development Review Committee (DRC) recommends approval.

Commissioner Madden asked does landscaping include bushes and grass. Ms. Sin stated yes. Commissioner Madden stated Tyre Park is across the way and this area is being beautified and is concern this equipment for the substation will be in plain sight from the park. She asked if the Oncor group could edge the perimeter with either bushes or trees. Ms. June stated that there are many trees at Tyre Park that naturally screen the park. The substation is near a significant slope and the planting of additional trees or bushes may cause erosion. Travis Yanker 3803 Parkwood Blvd Suite 800 Frisco TX., stepped forward representing the Oncor and this case. Commissioner Medina asked if there is a plan in place to access the site in case of an emergency. Mr. Yanker stated he is not aware of any plan in place.

Motion made by Commissioner Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and approve item three. The motion carried 7-0. (Commissioner Luckey-Vaughn did not participate in the consideration of the motion and re-entered the meeting room after the vote on the motion was made.

- 4. STP-24-11-0043 - Site Plan - LivSmart by Hilton (City Council District 1). Site Plan for a five-story extended stay hotel with 112 rooms on 2.18 acres. Lots 1 & 2, Block A, Palace Parkway Hotel Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within the Beltline Corridor Overlay Districts, with approximate addresses of 340 & 360 E Palace Pkwy*

Senior Planner June Sin presented the case report and gave power point presentation. She stated the applicant plans to construct an extended-stay hotel on 2.18 acres. LivSmart by Hilton is an Upper-Midscale, 5-story hotel with 112 rooms. The site's zoning is a Planned Development (PD-217) with a base zoning of Mixed Uses, including entertainment, retail, and office uses. Hotels are allowed by right by the existing zoning.

The applicant is requesting the following variances:

- 1. Landscape Buffer – The applicant is requesting a variance to reduce the 30-foot landscape buffer to a variable-width buffer, ranging from 10 feet to 16 feet.*
- 2. Screening Wall – The applicant is requesting a variance to the 6-foot masonry screening requirement along the western property line to allow no screening walls adjacent to the existing multi-family development. There is currently an existing retaining wall and wood fence.*

3. *Number of Tier 1 Amenities - The applicant is requesting a variance to allow no pool surface to be provided and allow 6 Tier 1 Amenities to be provided.*

Staff recommends approval with the following condition:

1. *The applicant shall provide a masonry screening wall per UDC standards along the western property line adjacent to the multi-family development.*

Amish Patel 904 Winchester Dr Southlake TX., stepped forward representing the case and available for questions. Commissioners stated concern with the hotel not having a pool. Mr. Patel stated Hilton created this brand to try and attract the professional blue-collar worker. When they asked potential clients for the desired amenities, the study came back with the desire for a laundry area, patio and fitness center and a pool what not something the client cared for. Commissioner Luckey-Vaughn asked if Hilton has an anti-trafficking in place. Mr. Patel stated yes.

Motion made by Commissioner Fedorko, Seconded by Commissioner Madden to close the public hearing and approve item four with variances. The motion carried unanimously.

PUBLIC HEARING

5. SUP-24-09-0040 - Specific Use Permit Amendment - Inoperable Vehicle Holding Yard at 4226 E Main (City Council District 5). SUP Amendment (SUP-618) to amend the boundary of an existing Inoperable Vehicle Holding Yard and Flea Market on 27.30 acres. A portion of Lot 1, Block 1, Dallas Auto Auction Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) and Heavy Industrial (HI), with an approximate address of 4226 E Main St

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant seeks to adjust the boundary of SUP-618 for a vehicle holding yard. No other changes are being proposed. The Development Review Committee (DRC) and staff recommend approval.

Motion made by Commissioner Adhikari, Seconded by Commissioner Okoli to close the public hearing and approve item five. The motion carried unanimously.

6. SUP-24-04-0018 - Specific Use Permit/Site Plan - 2625 England Parkway (City Council District 6). SUP/Site Plan for a two-story multi-tenant building with a drive thru on 1.00 acre. Lot 33, Block D, Mira Lagos East Retail Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lake Ridge Corridor Overlay District, and addressed as 2625 England Pkwy

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the applicant intends to construct a two-story 12,363 sq. ft. retail/office building with an optional drive-thru for a restaurant with associated parking spaces. The proposed retail space will be 5,826 sq. ft. and the office space consists of 6,354 sq. ft. Specific Use Permit approval by City Council is required for any project requesting a drive-thru within an overlay district. Site Plan approval is required for properties within an overlay district or a Planned

Development District. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Norman Patten 413 Cedar St Cedar Hill TX., stepped forward representing the case. Commissioner Chapman inquired about the drive through business. Mr. Patten stated it will be a Little Caesars Pizza.

Motion made by Commissioner Luckey-Vaughn, Seconded by Commissioner Chapman to close the public hearing and approve item six. The motion carried unanimously.

7. ZON-24-11-0029 - Zoning Change – 2335 & 2339 SE 4th St. (City Council District 3). Zoning Change from Single Family-Two (SF-2) to Single Family-Six (SF-6) on 0.438 acres. Lots 1A & 1B, Block H, Grand Prairie Prize Acres Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two (SF-2) District, and addressed as 2335 & 2339 SE 4th St.

Planner Salvador Gonzalez presented the case report and gave a power point presentation. She stated the purpose of the request is to rezone the existing two lots to a zoning district which would allow for three residential lots. The applicant intends to build three individual single-family homes on the three proposed lots. If the zoning change is approved, the applicant will move forward with replatting the property. The Development Review Committee (DRC) recommends approval.

Motion made by Commissioner Medina, Seconded by Commissioner Chapman to close the public hearing and approve item seven. The motion carried unanimously.

8. ZON-24-09-0024 - Zoning Change - 509 Austin St (City Council District 5). Zone Change from Central Area District and Two Family Residential District to Single Family-Six Residential District on 0.17 acres. A portion of Lot 3, Block B, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area District and Two Family Residential District, and addressed as 509 Austin St
9. ZON-24-09-0024 - Zoning Change - 509 Austin St (City Council District 5). Zone Change from Central Area District and Two Family Residential District to Single Family-Six Residential District on 0.17 acres. A portion of Lot 3, Block B, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area District and Two Family Residential District, and addressed as 509 Austin St

Senior Planner Abdul Ghous presented the case report for item eight and gave a power point presentation. He stated the existing lot is currently vacant and the applicant desires to construct a single family residence on the lot, which requires a zoning change. This request is to change the FLUM designation from High Density Residential to Low Density Residential to better align with the proposed development. Staff is unable to support the request because it is inconsistent with the FLUM. Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.

Senior Planner Abdul Ghous presented the case report for item nine and gave a power point presentation. He stated the purpose of the request is to rezone the property to allow the construction of a single-family residence. The property is currently zoned Central Area District and Two Family Residential District, which does not allow single-family detached residential use. The applicant is not requesting any variances at this time. Staff is unable to recommend approval of this request since the single-family use is inconsistent with the FLUM and surrounding land use. Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the City's comprehensive plan.

Should the Planning and Zoning Commission recommend approval of the request, staff recommends the following condition:

- 1. The applicant shall plat the property and file the final plat with the county before the issuance of any building permits.*

Victor Reyes 524 Austin St Grand Prairie TX., stepped forward in support of this request.

Motion made by Commissioner Adhikari, Seconded by Commissioner Luckey-Vaughn to close the public hearing and approve items eight and nine with staff's recommended condition. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:33 p.m.

Cheryl Smith, Chairperson

ATTEST:

Michelle Madden, Secretary



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 01/27/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Abdul R. Ghous, AICP, Senior Planner

TITLE: PLT-25-12-0047 - Final Plat - IDI Distribution Addition. Final Plat of Lot 1, Block A, IDI Distribution Addition, combining three lots to create one industrial lot on 2.92 acres. Being a 4.459 tract situated in John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI), within SH 161 Corridor Overlay, and addressed as 1213 W Trinity Blvd

APPLICANT: Josh Edge, Dynamic Engineering Consultants

RECOMMENDED ACTION: Approve

SUMMARY:

Final Plat of Lot 1, Block A, IDI Distribution Addition, combining three lots to create one industrial lot on 2.92 acres. Being a 4.459 tract situated in John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI), within SH 161 Corridor Overlay, and addressed as 1213 W Trinity Blvd.

PURPOSE OF REQUEST:

The purpose of the Final Plat is to combine three lots into one on approximately 2.92 acres.

ADJACENT LAND USES:

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	LI	Mobile Home Park & Undeveloped Lots
East	PD-221	Convenience Store with Gas
West	LI	Masonry Contractor
South	LI	Gas Well

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The plat creates one industrial lot and depicts all the necessary utility infrastructure to service the lot.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.




Exhibit A- Location Map

Page 1 of 1

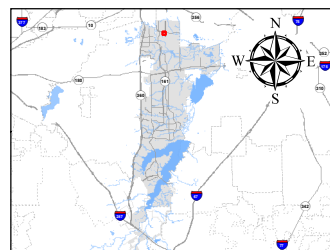
CASE LOCATION MAP
PLT-24-12-0047
1213 W TRINITY BLVD

Item2.



-  Location
-  Street Center Line
-  Parcels

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



0 0.04 Miles

Grand Prairie
TEXAS

PLANNING
Date: 1/2/2025

13



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 01/27/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: PLT-24-12-0044 - Final Plat - The Lofts at Grand Prairie (City Council District 4). Final Plat of The Lofts at GP Addition, Lots 1 and 2, Block 1, for 26.46 acres. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, Zoned PD-407, and addressed as 1101 N Day Miar Rd

APPLICANT: Mandy Marmon, McAdams

RECOMMENDED ACTION: Approve

SUMMARY:

Final Plat of The Lofts at GP Addition, Lots 1 and 2, Block 1, for 26.46 acres. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, Zoned PD-407, and addressed as 1101 N Day Miar Rd.

PURPOSE OF REQUEST:

The purpose of the request is to create two lots on 26.46 acres to facilitate a multi-family development at the subject location.

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-426, Agriculture	Multi-Family (Site Plan Approved), Single Family Residential
South	Agriculture	Park
West	PD-431	Multi-Family (Under Construction)
East	Agriculture	Park

HISTORY:

- July 11, 2022: The Planning and Zoning Commission approved a Final Plat for this development (PLT-22-05-0059). Approval of the Final Plat has expired, requiring the applicant to reapply for a Final Plat.
- February 28, 2022: The Planning and Zoning Commission approved a Preliminary Plat for this multi-family development (Case Number PLT-21-10-0016).
- September 21, 2021: City Council approved a Site Plan for this multi-family development (Case Number S210804).
- April 16, 2021: City Council approved a Planned Development (PD-407) with multi-family uses and associated Concept Plan (Case Number Z201202/CP201201).

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The lots meet the density and dimensional requirements of the Unified Development Code and Planned Development (PD-407) which are summarized in the table below. While the individual lots do not meet all of the UDC requirements individually, the declaration of lot combination allows the lots and proposed development to be evaluated as a single lot, which meets all UDC requirements.

Table 2. Summary of Lot Requirements

Standard	UDC	Lot 1*	Lot 2*	Complies
Min. Lot Area (Sq. Ft.)	12,000	600,826	551,639	Yes
Min. Lot Width (Ft.)	100	744	745	Yes
Min. Lot Depth (Ft.)	120	799	739	Yes
Min. Front Yard on Street (Ft.)	30	171	N/A*	N/A*
Min. Side Yard (Ft.)	59	59 & 77	59 & 77	Yes

*The declaration of lot combination allows the lots to be evaluated as a single lot.

Plat Features

The Final Plat creates two lots for multi-family development and depicts the drainage and utility easements necessary for the project. This plat is associated with a multi-family development on 26.46 acres that will include 676 units. This site includes a declaration of lot combination that will allow the property to be platted as two lots.

RECOMMENDATION:

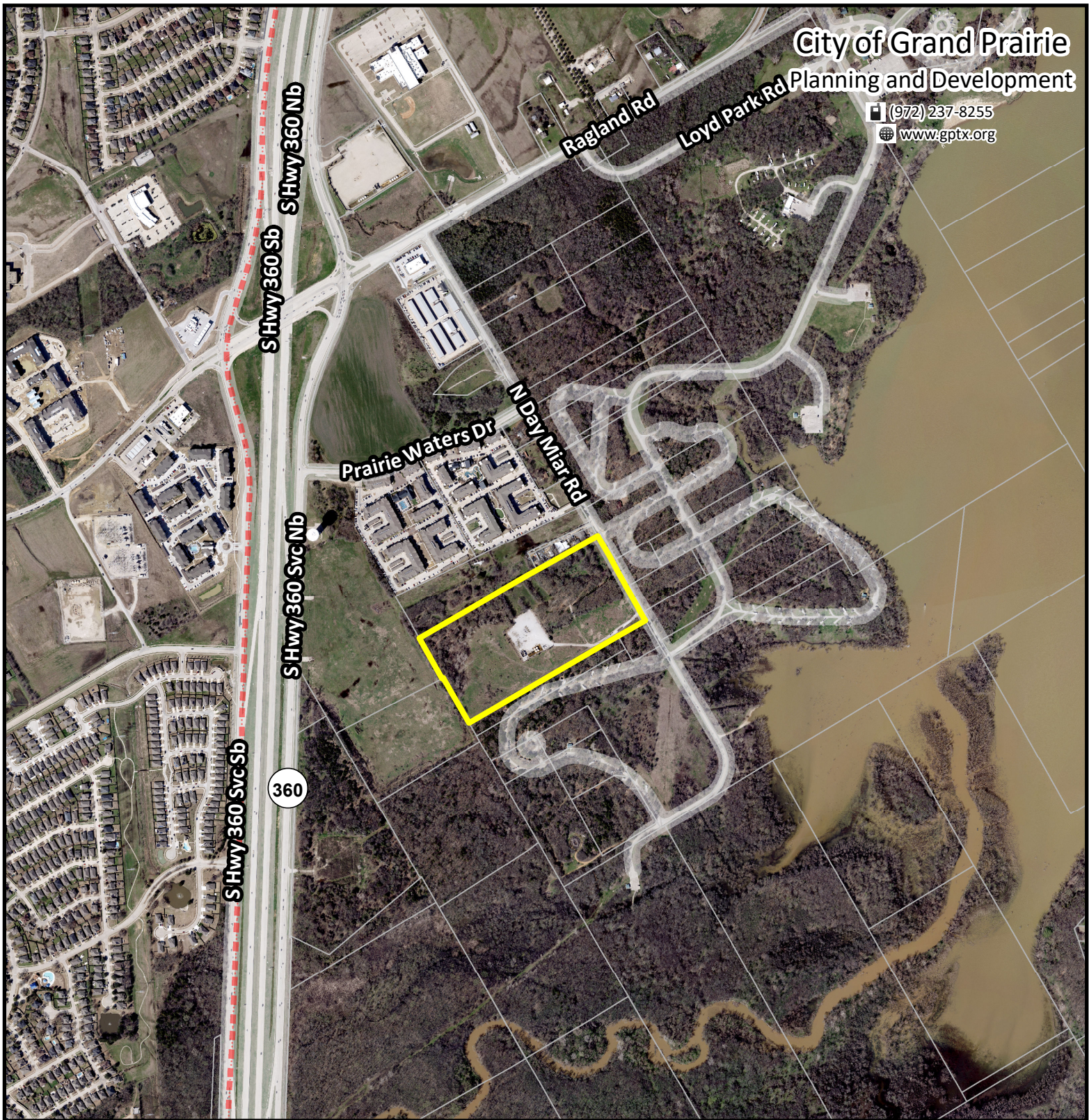
The Development Review Committee (DRC) recommends approval.




Exhibit A- Location Map

Page 1 of 1

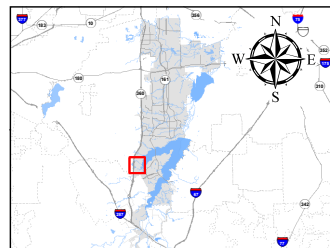
CASE LOCATION MAP
PLT-24-12-0044
THE LOFT AT GRAND PRAIRIE

Item3.



-  Location
-  Street Center Line
-  Parcels

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



0 0.2 Miles

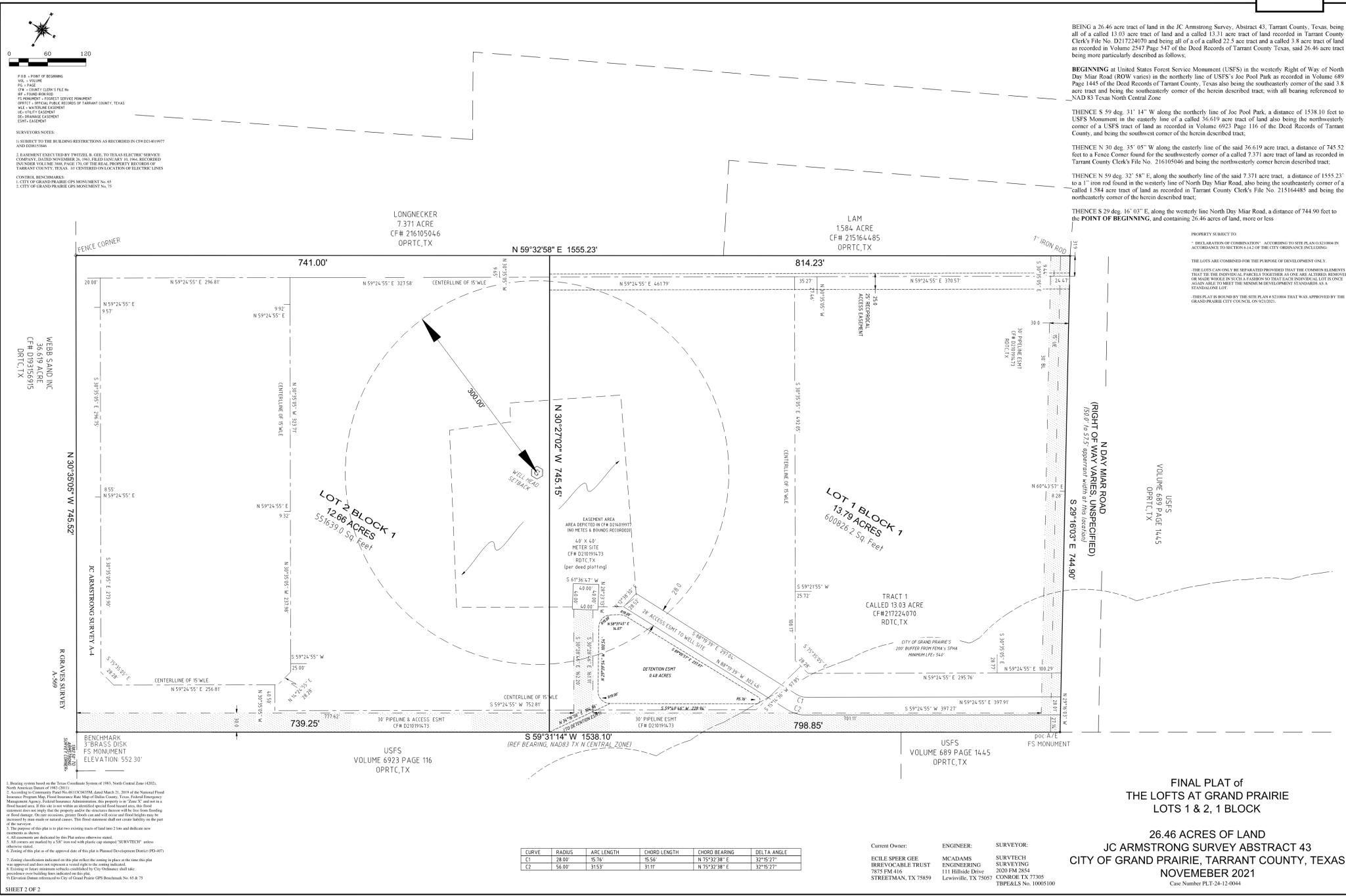
Grand Prairie
TEXAS

PLANNING
Date: 12/20/202

17

Exhibit B - Final Plat
Page 1 of 2

Item3.



Item3.

SHEET 1 OF 2



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 01/27/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Salvador Gonzalez Jr., Planner

TITLE: PLT-24-12-0045 – Replat - Dalworth Park Addition (City Council District 1). Replat of Lot 10R, Block 101, Dalworth Park Addition, creating one lot on .25 acres. Lot 10 & a portion of Lot 9 Block 101, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six, and addressed as 2033 Galveston Dr.

APPLICANT: Bryan Connally

RECOMMENDED ACTION: Approve

SUMMARY:

Replat of Lot 10R, Block 101, Dalworth Park Addition, creating one lot on 0.25 acres. Lot 10 & a portion of Lot 9 Block 101, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six, and addressed as 2033 Galveston Dr.

PURPOSE OF REQUEST:

The purpose of this Replat is to properly record the lot after a portion of the neighboring lot was purchased through metes and bounds, without the lot being properly replatted. There are no proposed structures on the vacant lot at the time of this report.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	Commercial	Auto Body Shop
South	SF-4	Residential
West	Commercial	Contractor Shop
East	PD-146	Residential

PLAT FEATURES:

The lot meets the density and dimensional requirements listed in Article 6 of the Unified Development Code (UDC).

Table 2. Summary of Lot Requirements

Standard	Required (SF-6)	Lot 1	Meets?
Min. Area (Sq. Ft.)	5,000	11,196	Yes
Min. Width (Ft.)	55	75	Yes
Min. Depth (Ft.)	100	148	Yes
Front Setback (Ft.)	25	25	Yes

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The UDC requires that newly platted lot have a 20-foot utility easement adjacent to the street right-of-way, which has been provided.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

Exhibit A- Location Map

Page 1 of 1

CASE LOCATION MAP
PLT-24-12-0045
2033 GALVESTON ST

Item4.

City of Grand Prairie
Planning and Development

(972) 237-8255

www.gptx.org



Location

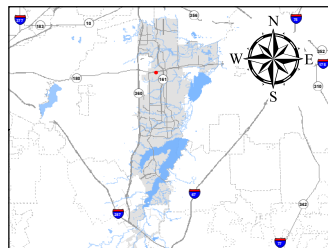


Street Center Line



Parcels

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0 0.018 Miles

Grand
Prairie
TEXAS

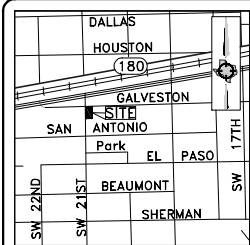
PLANNING
Date: 12/20/202

22

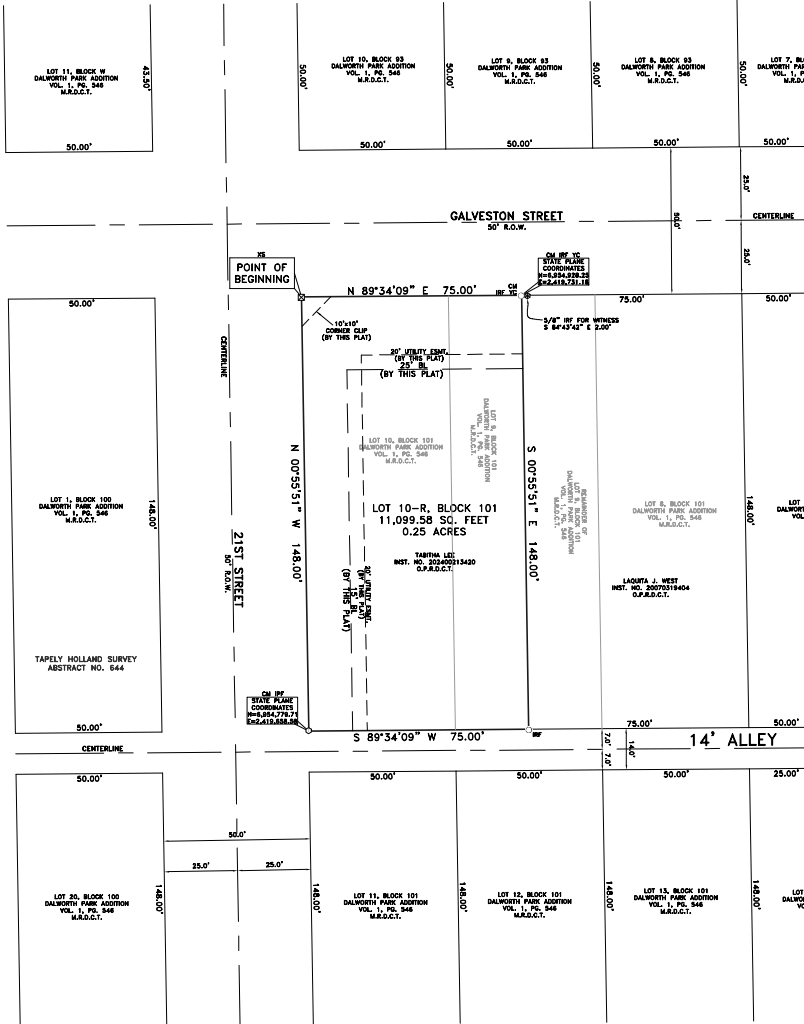
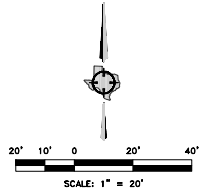
Exhibit B - Final Plat

Page 1 of 1

Item4.



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS REPLAT IS TO COMBINE A PORTION OF A LOT AND AN ENTIRE LOT INTO ONE FOR DEVELOPMENT.
- 3) NO LOT TO LOT DRAINAGE WILL BE ALLOWED
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) 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.
- 6) SIDEWALKS ARE REQUIRED ALONG ALL STREETS PER ARTICLE 12 OF THE UNIFIED DEVELOPMENT CODE (UDC).
- 7) STREET TREES ARE REQUIRED ALONG ALL ARTERIALS AND COLLECTORS.
- 8) REDEVELOPMENT OF LOT WILL REQUIRE APPROVED GRADING AND DRAINAGE PLANS PRIOR TO APPROVAL OF ANY PLAT OR BUILDING PERMIT.
- 9) ACCORDING TO THE F.L.R.M. IN MAP NO. 481130435M, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 10) EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.

LEGEND

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
VOL., PG. VOLUME, PAGE
R.O.W. RIGHT-OF-WAY
INST. NO. INSTRUMENT NUMBER
CM CONTROLLING MONUMENT
IPF 1/2 INCH IRON PIPE FOUND
XS "X" SET
IRF 1/2 INCH IRON ROD FOUND
IRF YC 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED
"CBG SURVEYING"
BL BUILDING LINE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Tabitha Lee is the owner of a 0.25 acre tract of land situated in the Tapley Holland Survey, Abstract Number 644, City of Grand Prairie, Dallas County, Texas, same being Lot 10, and a portion of Lot 9, Block 101, Dalworth Park Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the map thereof recorded in Volume 1, Page 546, Map Records, Dallas County, Texas, same being that tract of land conveyed to LMB Investments, LLC by Special Warranty Deed recorded in Instrument Number 202400213420, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 'X' set for corner, said corner lying in the intersection of the East Right-of-Way line of 21st Street (a 50 foot Right-of-Way) and the South Right-of-Way line of Galveston Street (a 50 foot Right-of-Way);

THENCE North 89 degrees 34 minutes 09 seconds East, along the South Right-of-Way line of said Galveston Street, a distance of 75.00 feet to a 1/2 inch iron rod found with yellow cap stamped 'CBG Surveying' for corner, said corner lying along the South Right-of-Way line of said Galveston Street, same being the Northwest corner of a tract of land conveyed to Lofquist J. West by deed recorded in Instrument Number 20070318404, Official Public Records, Dallas County, Texas, from which a 5/8 inch iron rod found bears South 84 degrees 43 minutes 42 seconds East, a distance of 2.00 feet for witness;

THENCE South 00 degrees 55 minutes 51 seconds East, along the West line of said West tract, a distance of 148.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said West tract, same lying along the North Right-of-Way line of a 14 foot Alley;

THENCE South 89 degrees 34 minutes 09 seconds West, along the North Right-of-Way line of said 14 foot Alley, a distance of 75.00 feet to a 1/2 inch iron pipe found for corner, said corner being in the intersection of said 14 foot Alley and the East Right-of-Way line of said 21st Street;

THENCE North 00 degrees 55 minutes 51 seconds West, along the East Right-of-Way line of said 21st Street, a distance of 148.00 feet to the POINT OF BEGINNING and containing 11,099.58 square feet or 0.25 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Tabitha Lee does hereby adopt this plat designating the herein above described property as GALVESTON ADDITION, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water conveyance areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access 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 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 of 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 Grand Prairie, Texas, this the _____ day of _____, 2025.

By:

Tabitha Lee (Owner)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Tabitha Lee known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for Tarrant County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the _____ day of _____, 2025

RELEASED FOR REVIEW 01/22/2025 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

FINAL PLAT
BEING A REPLAT OF
GALVESTON ADDITION
LOT 10-R, BLOCK 101
A SINGLE LOT RESIDENTIAL SUBDIVISION
11,099.58 SQ. FT. / 0.25 ACRES
BEING A REPLAT OF LOT 10 AND A PORTION OF
LOT 9, BLOCK 101, OF DALWORTH PARK ADDITION,
TAPLEY HOLLAND SURVEY, ABSTRACT NO. 644
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
CASE # PLT-24-12-0045



OWNER: TABITHA LEE
4619 MARSHALL DRIVE
ARLINGTON, TEXAS 76014
PHONE: 972-742-7981
EMAIL: TABITHA.LEE@YAHOO.COM

SCALE: 1" = 30' / DATE: 01/22/2025 / JOB NO. 1721714-05 / DRAWN BY: AMR

Document No. _____ Date _____



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 01/27/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Abdul R. Ghous, ACIP, Senior Planner

TITLE: STP-24-12-0046 - Site Plan - Metro Custom Plastics (City Council District 1). Site Plan for a 99,530 sq. ft. Fabrication/Assembly Plastic Product facility on 10.323 acres. Tract 5E out of Tapley Holland Survey, Abstract No. 750, and Lot 80A, GSID South Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-458 (LI), and approximated addressed as 870 S Great Southwest Pkwy

APPLICANT: Nick Hobbs, BGE Inc

RECOMMENDED ACTION: Approve with conditions

SUMMARY:

Site Plan for a 99,530 sq. ft. Fabrication/Assembly Plastic Product facility on 10.323 acres. Tract 5E out of Tapley Holland Survey, Abstract No. 750, and Lot 80A, GSID South Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-458 (LI), and approximated addressed as 870 S Great Southwest Pkwy.

PURPOSE OF REQUEST:

The applicant intends to construct a Fabrication/Assembly Plastic Product facility consisting of 99,5330 sq. ft. on 10.323 acres. City Council must approve a site plan for any project involving industrial uses or that is new construction exceeding five acres or greater.

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

In addition, UDC's Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and truck traffic externalities associated with large warehouses, outside storage, and distribution-logistical developments.

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	HD	Vacant Land
South	C-1, PD-291A	Convenience Store, Single Family Residential
West	PD-291A, HD	Single Family Residential, Offices
East	PD-203, LI, HD	Industrial, Multi-Family Residential

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to construct a Fabrication/Assembly Plastic Product facility consisting of 99,5330 sq. ft. on 10.323 acres. The site will be accessible from three drives off Osler Dr. and Great Southwest Parkway. The proposed warehouse building will include truck docks on the north and south sides of the building. The warehouse/distribution use will not exceed 50% of the building square footage.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

Development is subject to Article 6 and Appendix X Industrial Development Standards in the UDC. The following table evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

Table 2. Density and Dimensional Requirements

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	449,680	Yes
Min. Lot Width (Ft.)	100	>100	Yes
Min. Lot Depth (Ft.)	150	>150	Yes
Front Setback (Ft.)	25	>25	Yes
Side Setback (Ft.)	25	>25	Yes
Max. Height (Ft.)	50	43	Yes
Max. Floor Area Ratio	1:1	1:0.45	Yes

**For the most part, the building height is less than 50 ft. The portions of the building used for vertical articulation, which is required by Appendix X, exceed 50 ft.*

Parking Requirements

The following table summarizes the parking requirements in Article 10 of the UDC.

Table 3. Required Parking

Use	Standard	Required	Provided
Office	1 per 1,000 sq. ft. (6,200 sq. ft.)	7	7
Warehouse	20 Spaces + 1 per 5,000 sq. ft. (49,765 sq. ft.)	30	52
Total	-	37	59

Landscaping Requirements

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the UDC. The following table summarizes the landscaping requirements. The site meets or exceeds these requirements.

Table 4. Landscape & Screening Requirements

Standard	Required	Provided A	Meets
Area (Sq. Ft.) 10% req.	44,968.5	44,968.5	Yes
Trees	180	180	Yes
Shrubs	899	907	Yes
Street Trees	53	53	Yes
Parking Lot Trees	5	10	Yes
Truck Screening	Wing Wall or Living Wall	8' Opaque Living Wall	Yes

Tree Survey & Tree Mitigation Plan

The applicant provided a tree survey and preservation plan as required by Article 8. The applicant is removing protected trees, which requires mitigation. The applicant must correct the tree mitigation plan prior to appearing before City Council. The current version of the plan does not take into account all of the protected trees that are being removed that must be mitigated.

Exterior Building Material & Design

Industrial buildings greater than 50,000 sq. ft. are subject to the requirements in Appendix X of the UDC. Appendix X requires that primary facades include at least three design elements and secondary facades include at least two design elements. The building's primary facades are composed of concrete tilt walls, insulated tinted glass and aluminum wall panels.

The table below evaluates the design elements for the three buildings. The proposed building elevations meet requirements set forth in Section 4 of Appendix X.

Table 5. Building Design Elements

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

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

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

1. A dumpster enclosure must be provided in compliance with the UDC.
2. The Warehouse/Distribution use shall not exceed 50% of the operational sq. ft.

3. The applicant shall correct and finalize the tree mitigation plan to include all protected trees that require mitigation to be included in the final calculations prior to appearing before City Council.

Exhibit A- Location Map

Page 1 of 1

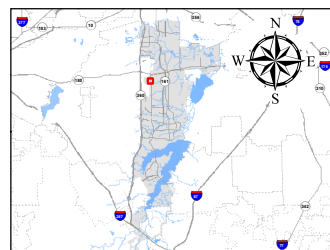
CASE LOCATION MAP
STP-24-12-0046
870 S GREAT SOUTHWEST

Item5.



- Location
- Street Center Line
- Parcels

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



0 0.07 Miles

Grand Prairie
TEXAS

PLANNING

Date: 1/13/2025

28

THESE PLANS ARE ISSUED FOR
THE PURPOSE OF PRELIMINARY
REVIEW AND ARE NOT INTENDED
FOR CONSTRUCTION.
WHEN ISSUED IN
FINAL FORM THEY WILL BE
SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING
FIRM F-1046
NICHOLAS D. HOBBS, P.E.
TEXAS REGISTRATION NO. 112949
JANUARY 15, 2005

!!CAUTION !!
Contractor to Verify exact location & Depth of
Exist Facilities Prior to any Construction
Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

CHECKED BY:	NDH
DESIGNED BY:	FJB
DATE:	JANUARY 2025
PROJECT NUMBER:	00013454-01

SHEET NO

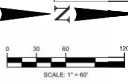
SP-1.0

Exhibit B - Site Plan
Page 1 of 1

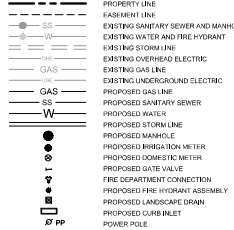
SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	LOT 80 A, BLOCK XX
ZONING	PD-45H
LAND USE	INDUSTRIAL
GRASSY SITE AREA	449,681 SF (10.523 AC)
BUILDING AREA	90,532 SF
MAXIMUM BUILDING HEIGHT	1 STORY
FLOOR AREA RATIO	0.21314
(LANDSCAPED AREA (PERCENTAGE))	52% (231,665 SF)
IMPERVIOUS AREA (PERCENTAGE)	48% (216,015 SF)
PARKING	1/1000 W/ OFFICE
PARKING RATIO	20 SPACES PLUS 1/1000 SF (FABRICATION AND ASSEMBLY OF PLASTIC PRODUCTS)
PARKING REQUIRED	48
TOTAL PARKING PROVIDED	59
ADA PARKING REQUIRED*	2
ADA PARKING PROVIDED	4

*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

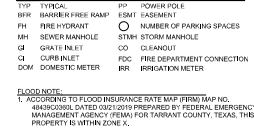
*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS



LEGEN

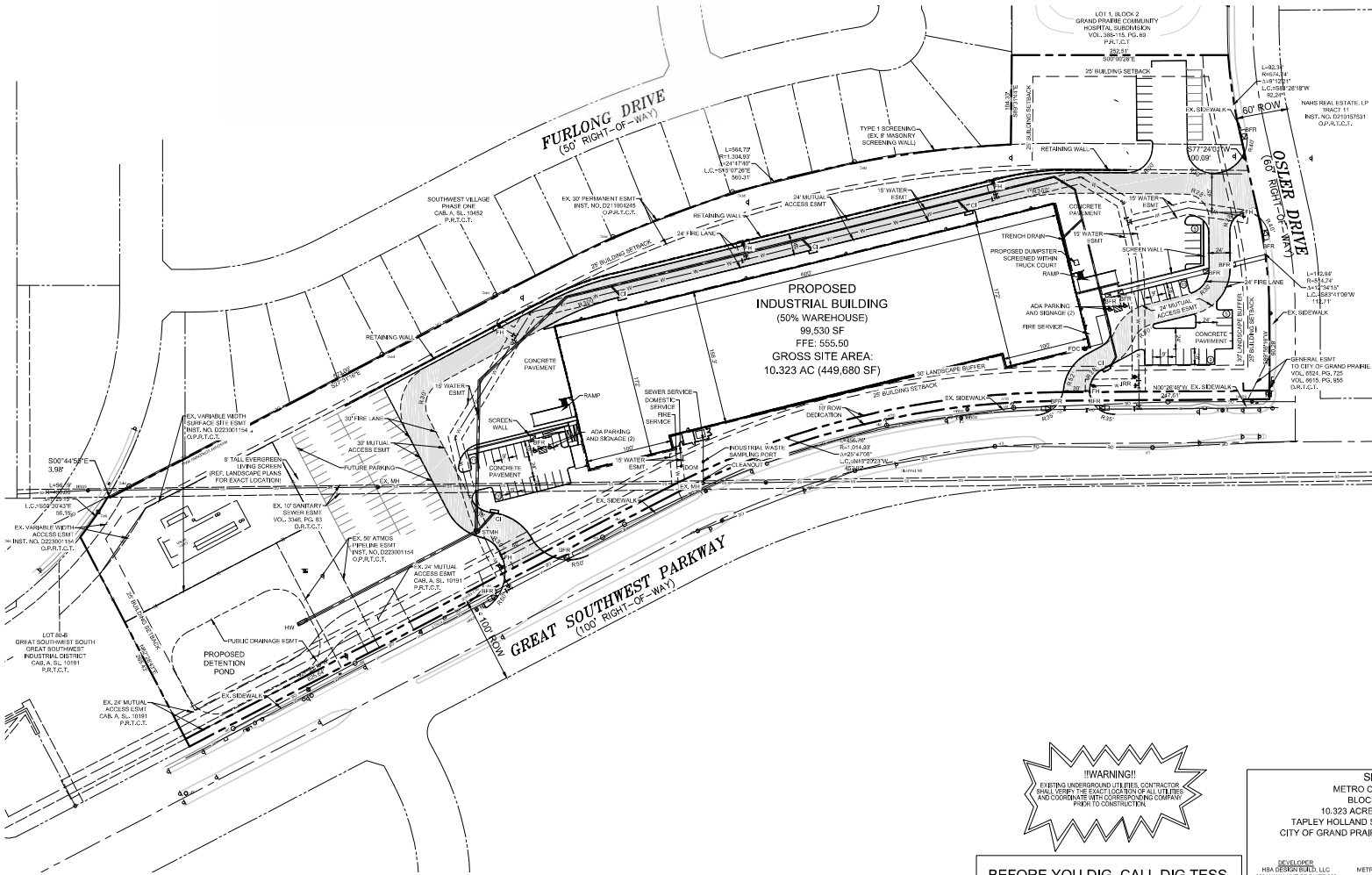
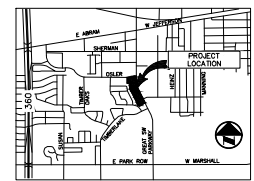


KEY



VICINITY MAP

(NOT TO SCALE)



!!WARNING!!
EXISTING UNDERGROUND UTILITIES CONTRACTOR
SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES
AND COORDINATE WITH CORRESPONDING COMPANY
PRIOR TO CONSTRUCTION.

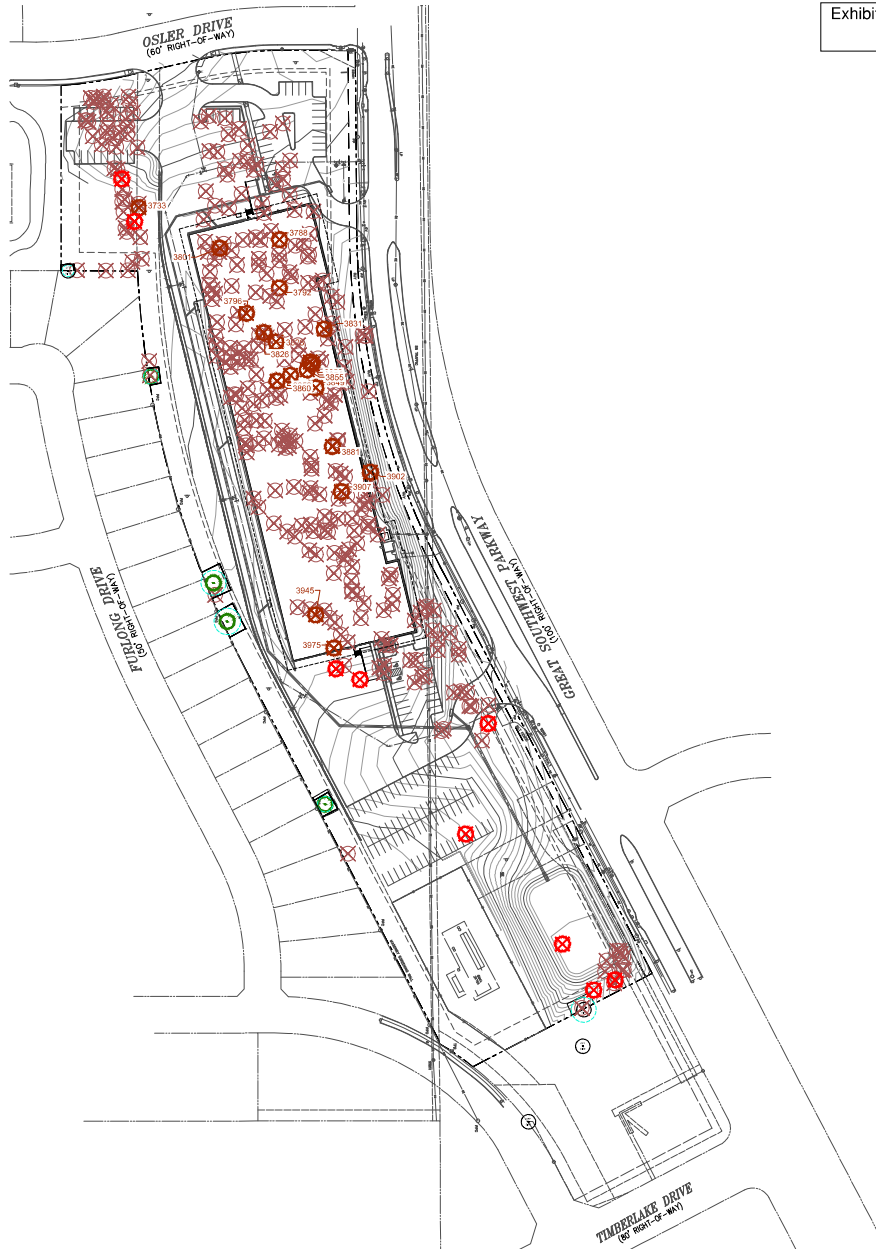
BEFORE YOU DIG, CALL DIG TESS
1-800-DIG-TESS

SITE PLAN
METRO CUSTOM PLASTICS
BLOCK XX, LOT 80-A
10.323 ACRES OR 449,680 SQ. FT.
TAPLEY HOLLAND SURVEY, ABSTRACT NO. 750
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

DEVELOPER	OWNER	ENGINEER
HBA DESIGN BUILD, LLC 222 W WALNUT ST SUITE 200 CELINA, TX 75009 TEL: (972) 382-8525 CONTACT: BEN HANGARTNER	METRO CUSTOM PLASTICS 815 109TH ST ARLINGTON, TX 76011 TEL: (817) 840-5666 CONTACT: ANDY HAVEL	BGS INC. 2895 DALLAS PKWY, SUITE 191 FRISCO, TX 75034 TEL: (972) 464-4885 CONTACT: NICK HOBBS

DATE PREPARED: 01/16/2004

Exhibit C - Landscape Plan
Page 1 of 1



LEGEND

- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED (MITIGATION REQUIRED)
- UNPROTECTED TREE TO REMAIN
- UNPROTECTED TREE TO BE REMOVED
- OFF-SITE TREE
- TREE PROTECTION FENCE
- CRITICAL ROOT ZONE / DRIP LINE
- PROTECTED TREE TO BE REMOVED (EXEMPT FROM MITIGATION)

TREE PRESERVATION AND REMOVAL NOTES:

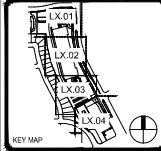
- ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
- PROTECTIVE FENCES SHALL BE ERECTED IN ACCORDANCE WITH LOCAL JURISDICTION REQUIREMENTS AND DETAILS IN THIS SET. CONTRACTOR TO REPORT ANY DISCREPANCY TO LANDSCAPE ARCHITECT FOR RESOLUTION.
- PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIP LINES.
- PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUPS OF TREES AND BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES DRIP LINE, FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN THE ROOT ZONE AREA - NO VEHICULAR TRAFFIC, NO STORAGE OF EQUIPMENT OR MATERIALS.
 - DISTURBANCE OF ROOT ZONE DUE TO GRADE CHANGES (GREATER THAN SIX (6) INCHES CUT OR FILL), OR TRENCING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST.
 - WOUNDS TO EXPOSED ROOTS, TRUNKS OR LIMBS BY MECHANICAL EQUIPMENT.
 - OTHER ACTIVITIES DETRIMENTAL TO THE HEALTH OF THE TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
- EXCEPTIONS TO INSTALLING TREE PROTECTION FENCES AT TREE DRIP LINES MAY BE PERMITTED, WITH OWNER AND/OR CITY WRITTEN APPROVAL, IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE (CONTRACTOR TO CONFIRM WITH LANDSCAPE ARCHITECT), IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, CONTRACTOR TO ERECT THE FENCE APPROXIMATELY TWO TO FOUR (2-4) FEET BEYOND THE AREA DISTURBED.
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, CONTRACTOR TO ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADING SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE).
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, CONTRACTOR TO ERECT THE FENCE TO ALLOW SIX TO TEN (6-10) FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING.
 - WHERE THERE ARE SEVERE SPACE CONSTRAINTS, CONTRACTOR TO CONFIRM WITH LANDSCAPE ARCHITECT, DUE TO TRACT SIZE OR SPECIAL REQUIREMENTS, CONTRACTOR TO CONTACT THE CITY ARBORIST TO DISCUSS ALTERNATIVES.
- SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMITS OF CONSTRUCTION LINE WILL BE PERMITTED.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN FOUR (4) FEET FROM A TREE TRUNK, THE CONTRACTOR SHALL PROTECT THE TRUNK OF THE TREE WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT (8) FEET OR TO THE LIMITS OF LOWER BRANCHING IN ADDITION TO THE REDUCED FENCING PROVIDED.
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT ANY TREES TO BE PRESERVED.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL, AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO (2) DAYS, COVER THEM WITH ORGANIC MATERIAL, IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND FLUCTUATIONS, AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- ANY TRENCING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM THE EXISTING TREE TRUNKS AS POSSIBLE. ANY TRENCING WITHIN A TREE'S DRIP LINE SHALL BE HAND DUG.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF EXISTING TREES. NO SOIL IS PERMITTED ON THE ROOF PLANE OF ANY TREE.
- PRUNING FOR PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
- ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED AND APPROVED STANDARDS OF THE INDUSTRY. REFER TO THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST.
- DEVIATIONS FROM ANY OF THESE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL COORDINATE WITH AN ISA CERTIFIED ARBORIST AND THE OWNER TO VERIFY OBJECTIVES PRIOR TO ANY PRUNING OR TREE REMOVAL ACTIVITIES.
- ANY AND ALL TREE MATERIALS SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
- REFER TO PLANS PRIOR TO ANY TREE REMOVAL OR PRUNING ACTIVITIES FOR INSTRUCTIONS (IF ANY) ON TREE MATERIAL REUSE.
- ALL TRASH AND DEBRIS FROM ANY CONSTRUCTION RELATED ACTIVITY SHALL BE REMOVED FROM THE SITE AND DISPOSED OF APPROPRIATELY AT THE CONTRACTOR'S EXPENSE, FOLLOWING COMPLETION OF THE PROJECT.
- ANY DAMAGES TO THE EXISTING LANDSCAPE, PAVEMENT, BUILDINGS, OR ANY OTHER SITE FEATURE SHALL BE REPLACED OR RESTORED TO PRE-CONSTRUCTION CONDITION BY THE CONTRACTOR.

Item5.

BCE

2595 Dallas Parkway, Suite 101
Frisco, Texas 75034
(972) 464-4800
www.bgemc.com

DEVELOPER:
HBA DESIGN BUILD, LLC
SURVEY / CIVIL ENGINEER:
BCE, INC.



CASE # STP-24-12-0046

PRELIMINARY
NOT FOR
CONSTRUCTION

METRO CUSTOM PLASTICS

HBA DESIGN BUILD, LLC
GRAND PRAIRIE, TEXAS
SITE PLAN SUBMITTAL

OVERALL TREE PRESERVATION PLAN

DWG. BY: MTH
CHECKED BY: JF
PROJECT NO.: 13454-00

DATE ISSUED: 1/8/2025
REVISIONS:

1"=80'
0 40 80 160

Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

OVERALL TREE PRESERVATION PLAN
L1.00.B

Exhibit D - Building Elevations
Page 1 of 1

EXTERIOR ELEVATION TABULATION												
FACADE	TYPE	A	B	C	D	E	F	G	H	I	TOTAL ELEMENTS	MEETS
EAST	PRIMARY										3	APPENDIX 3 - 4.26, 4.26, and 4.27
WEST	SECONDARY										2	APPENDIX 3 - 4.4a and 4.4d
NORTH	SECONDARY										2	APPENDIX 3 - 4.4a and 4.4d
SOUTH	SECONDARY										3	APPENDIX 3 - 4.4a and 4.4d

EXTERIOR ELEVATION TABULATION		
NORTH ELEVATION		
PAINTED CONCRETE TLT WALL PANEL	6,607 SF	90%
INSULATED TINTED GLASS ON ALUMINUM STOREFRONT SYSTEM	383 SF	5%
CONCRETE FORM LINER	267	4%
PREFINISHED ALUMINUM CANOPY	69	1%
TOTAL SURFACE AREA	7,336 SF	100%
EAST ELEVATION		
PAINTED CONCRETE TLT WALL PANEL	25,063 SF	88%
INSULATED TINTED GLASS ON ALUMINUM STOREFRONT SYSTEM	933 SF	3%
CONCRETE FORM LINER	3,344 SF	12%
TOTAL SURFACE AREA	29,340 SF	100%
SOUTH ELEVATION		
PAINTED CONCRETE TLT WALL PANEL	6,607 SF	90%
INSULATED TINTED GLASS ON ALUMINUM STOREFRONT SYSTEM	383 SF	5%
CONCRETE FORM LINER	267	4%
PREFINISHED ALUMINUM CANOPY	69	1%
TOTAL SURFACE AREA	7,336 SF	100%
WEST ELEVATION		
PAINTED CONCRETE TLT WALL PANEL	24,387 SF	88%
INSULATED TINTED GLASS ON ALUMINUM STOREFRONT SYSTEM	200 SF	1%
TOTAL SURFACE AREA	24,587 SF	100%

KEYNOTES	
1	TEXTURED AND PAINTED CONCRETE TLT WALL PANEL - WHITE
2	TEXTURED AND PAINTED CONCRETE TLT WALL PANEL - LIGHT GRAY
3	TEXTURED AND PAINTED CONCRETE TLT WALL PANEL - MEDIUM GRAY
4	INSULATED TINTED GLASS ON ALUMINUM STOREFRONT SYSTEM
5	9'X9' METAL LOUVER - SIZE TO BE CONFIRMED
6	METAL CANOPY
7	2'-1/4" HORIZONTAL AND VERTICAL REVEALS
8	SECTIONAL OVERHEAD DOOR - 9'-0" x 10'-0"
9	SECTIONAL OVERHEAD DOOR - 12'-0" x 14'-0"
10	HOLLOW METAL DOOR AND FRAME W/METAL STAIRS W/POST AND RAILING
11	CONCRETE RAMP W/PAINTED METAL POST AND RAILING
12	RECESSED LINEAR LED
13	CONCRETE TLT-WALL SCREEN
14	CONCRETE FORM LINER PATTERN
15	CONCRETE STAIR WITH W/ POST AND RAILING
16	EXISTING SCREEN WALL, NO FURTHER SCREENING REQUIRED.
17	CONCRETE TLT-WALL SCREEN (SCREENED FOR CLARITY)

CASE NO: STP-24-12-0046

Item5.

S GREAT SOUTHWEST PARKWAY
GRAND PRAIRIE, TX

gsr | andrade
ARCHITECTS
2001 North Lamar Street Ste. 400
Dallas, Texas 75202
P 214.824.7040
F 214.887.0599

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Revisions	
08.23.24	CITY COMMENTS
08.28.24	CITY COMMENTS
11.11.24	SITE PLAN SUB.
01.10.25	SITE PLAN CMTS

Date:
01/10/2025

Project No.

Drawn By:

Checked By:

Sheet Title

EXTERIOR ELEVATIONS

Drawn By:



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 01/27/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: June Sin, Senior Planner

TITLE: SUP-25-0001 - Specific Use Permit - Rapido Lavanderia (City Council District 5). Specific Use Permit for a Laundry (Self-Serve) facility in an existing commercial lease space on 2.18 acres. Tract 10, M. L. Swing Survey, Abstract No. 1446, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and tentatively addressed as 425 S Belt Line Rd

APPLICANT: Naser Nayeb

RECOMMENDED ACTION: Approve

SUMMARY:

Specific Use Permit for a Laundry (Self-Serve) facility in an existing commercial lease space on 2.18 acres. Tract 10, M. L. Swing Survey, Abstract No. 1446, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and tentatively addressed as 425 S Belt Line Rd.

PURPOSE OF REQUEST:

The applicant intends to operate a 4,532 sq. ft. self-serve laundromat in a commercial lease space at 425 S Belt Line Road. A self-serve laundromat requires a Specific Use Permit.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	GR/2F	Church/Single Family
South	MF-1	Multi Family (Casita Grove Apartments)
West	SF-4	Recreation Center/Schools
East	MF-1	Multi Family (Avion Village)

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant plans to remodel an existing commercial space into a self-serve laundromat. The proposed laundromat will provide approximately 40 to 50 washers and dryers. The business will feature vending machines selling detergents, snacks, and sodas. The customer area will feature a children's area with a table, TV, and arcade games.

According to the operational plan, the business will operate Monday through Sunday from 7:00 AM to 10:00 PM. At least one employee will be present during business hours, and two to three employees will be on-site on the weekends. Surveillance cameras will be installed throughout the facility.

There are two other self-serve laundromats in the area; one located on the north side of E. Jefferson Street and the other located on the north side of Skyline Road. The proposed business is located between the existing laundromats on the west side of South Beltline Road.

Table 2. Laundromats in the area

Business Name	Address	Distance
Amigo Wash & Dry	203 N Belt Line Rd	0.5 mi (North)
Beltline Coin Laundry	710 S Belt Line Rd	0.3 mi (South)

ZONING REQUIREMENTS:

Parking Requirements

According to the UDC, the minimum parking requirements for retail are calculated as one space per 275 sq. ft. of floor area. The site provides 127 spaces for the entire commercial development. Table 3 summarizes the parking requirements.

Table 3. Parking Calculation

	Required	Provided
Personal Business Service (1 space per 275 sq. ft.)	17	24*

*Shared spaces for tenants of the retail center




VARIANCES:

The applicant is not requesting any variances.

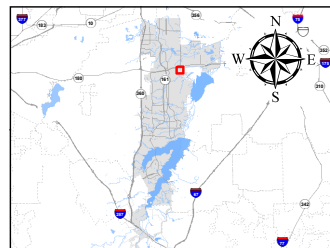
RECOMMENDATION:

The Development Review Committee (DRC) recommended approval.



-  Location
-  Street Center Line
-  Parcels

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



0 0.1 Miles

Grand Prairie
TEXAS

PLANNING
Date: 1/15/2025

LEGEND	
—HW—	HOT WATER
—CW—	COLD WATER
—GS—	GREASY WASTE LINE
—SS—	SANITARY WASTE LINE
—SS—	SANITARY WASTE LINE (EXISTING)
—V—	VENT PIPING
⊕	F.C.D. - FLOOR CLEANOUT
●	F.D. - FLOOR DRAIN
□	F.S. - FLOOR SINK

CONNECTION SCHEDULE				
TYPE OF FIXTURE	WASTE	VENT	CW	HW
WATER CLOSET (DANK TYPE)	4"	2"	1/2"	-
LABATORY	2"	2"	1/2"	1/2"
SINK	2"	2"	1/2"	1/2"
MOP SINK	3"	2"	3/4"	3/4"
THREE COMPARTMENT SINK	4"	2"	3/4"	3/4"
HAND SINK	2"	2"	1/2"	1/2"

GENERAL NOTES

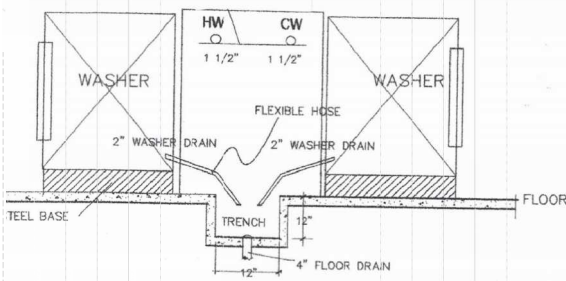
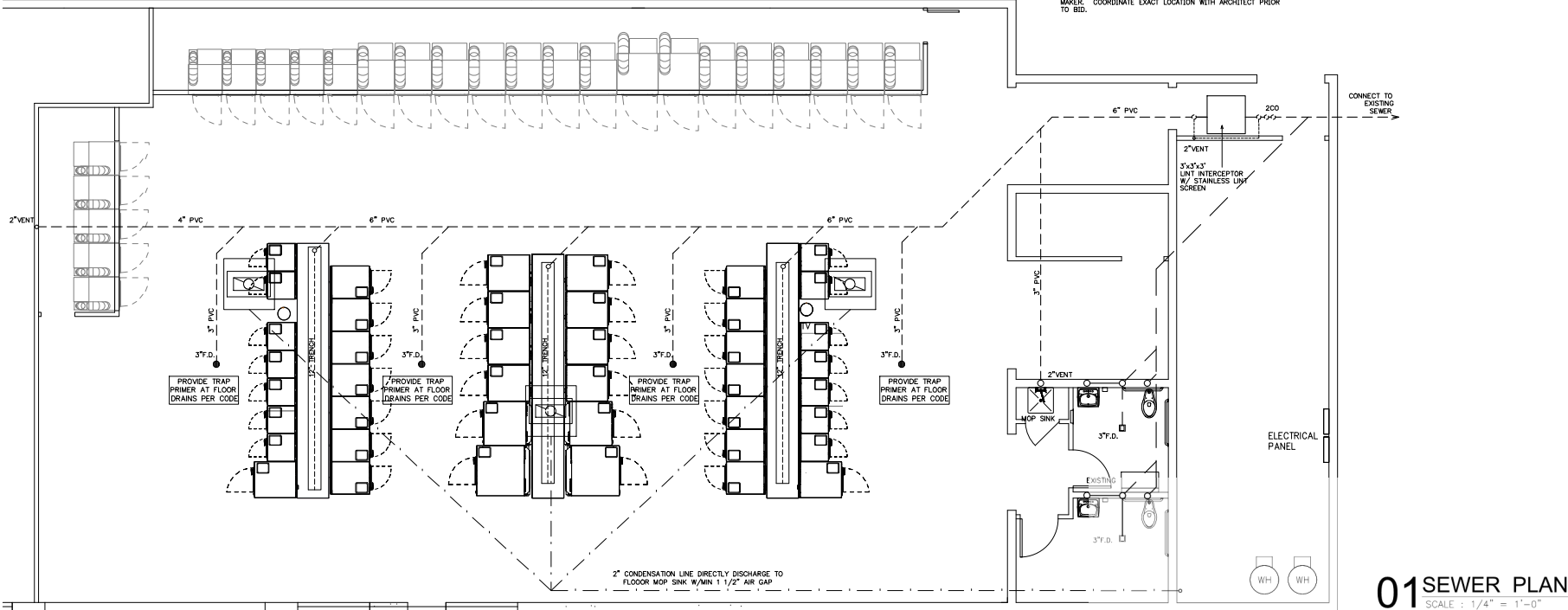
- REFER TO ARCHITECTURAL DRAWING FOR PLUMBING FIXTURE TYPES AND SPECIFICATIONS. PROVIDE ALL STOP VALVES, P-TRAPS ETC. AS REQUIRED FOR COMPLETE INSTALLATION. INSULATE ALL EXPOSED WASTE AND WATER LINES WITH PLUMBEREX PRO SERIES 2000' INSULATION KIT.
 - PRIOR TO BID, THE CONTRACTOR SHALL VERIFY EXACT SIZE AND LOCATION OF ALL EXISTING SERVICE (SEWER, VENT, WATER, ETC.) REQUIRED FOR COMPLETION OF THE PROJECT. NO ALLOWANCES WILL BE MADE AFTER THE PROJECT HAS BEEN AWARDED FOR FAILURE TO VERIFY EXISTING CONDITIONS.
 - ALL FIXTURES AND APPURTENANCES SHALL BE INSTALLED AS PER CODE AND ALL ADOPTED AMENDMENTS.
 - INSTALL ALL BACKFLOW PREVENTERS IN ACCESSIBLE LOCATION PER LOCAL CODE REQUIREMENTS. PROVIDE REQUIRED CLEARANCES, SUPPORTS AND ACCESS AS REQUIRED.
 - PROVIDE STAINLESS STEEL BACKFLOW PREVENTER ON ALL CARBOHEATED EQUIPMENT. SIDA LINES SHALL BE COORDINATED BETWEEN THE ARCHITECT AND THE SUPPLIER FOR ROUTING LOCATIONS.
- ALL HORIZONTAL SANITARY SEWER PIPING SHOWN IS LOCATED BELOW FLOOR. SLOPE AS REQUIRED BY CODE, NOT LESS THAN 1/8" FOR 1 FT.
 - REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF PLUMBING FIXTURES.
 - ALL DRAINS SHALL HAVE TRAP PRIMERS AND EQUIPPED WITH SHUT-OFF VALVES.
 - NO ALLOWANCES WILL BE MADE AFTER THE PROJECT HAS BEEN AWARDED FOR FAILURE TO VERIFY EXISTING CONDITIONS.
 - SAWCUT EXISTING FLOOR AS REQUIRED FOR PROPER INSTALLATION OF NEW PLUMBING FIXTURES.
 - CONDENSATE ROUTING AND SIZING SHOWN ON MECHANICAL DRAWINGS. REFER TO MECHANICAL DRAWINGS FOR ROUTING AND TERMINATION OF MECHANICAL CONDENSATE PIPING.
 - NO PIPING SHALL BE LOCATED ABOVE THE ELECTRICAL ROOMS. ALL EXISTING PIPING SHALL BE REMOVED AND REROUTED TO AVOID ALL ELECTRICAL ROOMS. PROVIDE DRIP PANS AND LEAK DETECTION BELOW ALL EXISTING PIPING THAT CANNOT BE REMOVED AND REROUTED AROUND THIS ROOM.

NOTES

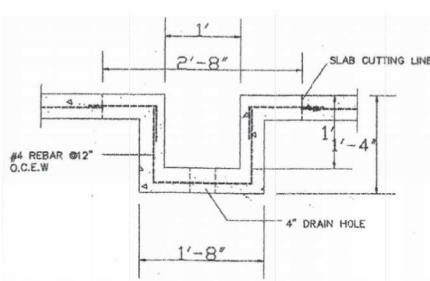
- EXISTING 2" C.W. LINE FOR FUTURE RESTAURANT CONNECTION TO REMAIN. CONTRACTOR TO COORDINATE WITH BUILDING ENGINEER FOR EXACT LOCATION AND CONNECTION TO EXISTING WATER LINE PRIOR TO BID.
- WATER FILTRATION SYSTEM PROVIDED BY OTHERS TO SERVE REVERSE OSMOSIS SYSTEM AND WATER HEATER. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE 1/2" C.W. LINE UP FROM BELOW FINISH SURFACE TO SERVE EQUIPMENT. VERIFY LOCATION, ROUTE CONCEALED.
- PROVIDE 1/2" REVERSE OSMOSIS WATER LINE UP FROM BELOW FINISHED SURFACE WITH WATTS LF007 DOUBLE CHECK BACKFLOW PREVENTOR TO SERVE ESPRESSO MACHINE. VERIFY LOCATION, ROUTE CONCEALED.
- 3/4" FILTERED WATER LINE DOWN TO SERVE REVERSE OSMOSIS SYSTEM. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO BID.
- 3/4" REVERSE OSMOSIS WATER TO SERVE EQUIPMENT.
- 1/2" REVERSE OSMOSIS WATER DOWN TO SERVE COFFEE MAKER. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO BID.

DRAIN OUTLET SIZE		
MODEL	WASHRE DRAIN OUTLET	ESTIMATED DRAIN LINE FOR EACH BULKHEAD
SC100VCOV	3"	
SC108VCOV	3"	
SC106VCOV	3"	
SC104VCOV	3"	
SC102VCOV	3"	XXXX

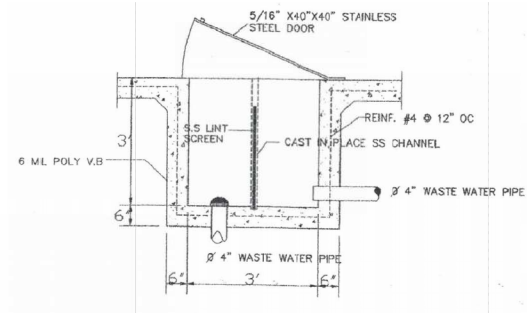
IMPORTANT: THE ESTIMATED DRAIN LINE FOR EACH BULKHEAD IS BASED ON THE DRAIN FLOW CAPACITY OF EACH MACHINE, AND ONLY TAKES INTO ACCOUNT THE LAUNDRY EQUIPMENT REQUIREMENTS. WHEN CONDUCTING FINAL SIZING OF THE OUTGOING SEWER LINE, A PROFESSIONAL SHOULD BE CONSULTED AS FIGURES MAY VARY BASED ON LOCAL CODE REGULATIONS, DISTANCE AND CONFIGURATION OF PLUMBING, AND OTHER SEWER REQUIREMENTS FROM NON-LAUNDRY FIXTURES.



TYPICAL SECT. DETAIL



TRENCH STRUCTURE DETAIL



LINT SCREEN DETAIL

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

DESIGN & CONSTRUCTION L.L.C.
8202 Woodside Rd
Rowlett Tx, 75088
214-478-1465

DRAWING TITLE:
SEWER PLAN

PROJECT NAME:
LANDROMAT
425B S. BELT LINE
GRAND PRAIRE, TX 75051

ARCHITECT'S SEAL

REVISION DATE

SHEET NUMBER

P1.1

PLOT DATE
01/28/21

Rapido Lavanderia

425 South Beltline Road Suite B

GRAND PRAIRIE, TX 75051

Hours of Operations : 7am – 10pm (7 Days A Week) – Last Wash is at 9pm

We are pleased to bring a state of art, energy efficient, safe, and cost affective Rapido Lavanderia to Grand Prairie. Currently we operate 16 locations in North Texas. Rapido Lavanderia will always consist of an in-person attendant when open. On the weekends there will be 2-3 employees on staff to facilitate demands. Our customers can pay with cash, card or app. We also provide vending for the customers, offering drinks and snacks as well as vending machines where the customer can buy what they need to do their laundry as needed. We will also have arcade games available for children. On top of the arcades, we also have a children's area with a TV, tables and books. This location has 42 washers and 50 dryers . The high efficiency of our machines is based on weight of loads for user's needs, ensuring a quick in and out experience. Rapido Lavanderia customers can expect on average a 50 min turnaround from the time of walking in the store and walking out with their clothes washed. We have protocol in place if people who aren't doing laundry are loitering. We also have locks on the bathrooms so only customers can get access as well 32 camera security system. We have installed interior and exterior lights to make sure safety of the customers and employees. The store is laid out to promote clear site lines so there aren't any areas for people not doing laundry to be in the store.

Naser Nayeb

President

Register Position

Submitted on	22 January 2025, 8:11AM
Receipt number	1087
Related form version	6

First Name	Elijah
Last Name	Helms
Your Address Line 1	101 Byrd Way
Your Address Line 2	
City	Grand Prairie
State	Texas
Zip Code	75051
Case Number	SUP-25-01-0001
I am registering my:	Opposition
Additional Comments	



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 01/27/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: ZON-24-12-0030 - Zoning Change/Concept Plan - Constellation Rock Island Data Center (City Council District 1). Zoning Change from PD-450 for Light Industrial to a Planned Development District for Light Industrial and Data Center Use and Concept Plans depicting a 286,800 sq. ft. industrial building and a 401,244 sq. ft., two-story data center on 16.832 acres. Multiple tracts out of the John C Read Survey, abstract No. 1183, including Tracts 1, 4, 5, 7, 8, 9, 10, 12, 13, S7A, S-7-A, City of Grand Prairie, Dallas County, Texas, zoned PD-450, within the SH 161 Corridor Overlay District, and addressed as 3514-3560 Hardrock Rd and 4701 Rock Island Rd

APPLICANT: Kaylie Flynn, Halff Associates, Inc.

RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Zoning Change from PD-450 for Light Industrial to a Planned Development District for Light Industrial and Data Center Use and Concept Plans depicting a 286,800 sq. ft. industrial building and a 401,244 sq. ft., two-story data center on 16.832 acres. Multiple tracts out of the John C Read Survey, abstract No. 1183, including Tracts 1, 4, 5, 7, 8, 9, 10, 12, 13, S7A, S-7-A, City of Grand Prairie, Dallas County, Texas, zoned PD-450, within the SH 161 Corridor Overlay District, and addressed as 3514-3560 Hardrock Rd and 4701 Rock Island Rd.

PURPOSE OF REQUEST:

The purpose of this request is to amend the existing Planned Development District to add Data Center as an allowed use and establish development standards for the proposed data center. In 2024 City Council approved a Site Plan for a 733,186 sq. ft. office/warehouse building. Since that time, the applicant has been approached by a data center user. If approved, this request will allow the site to be developed as either a data center or a traditional office/warehouse.

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	Railway Tracks	Irving City Limits
South	PD-4, Single Family-One	Mobile Home Park, Undeveloped
West	PD-190	Industrial
East	PD-389	Undeveloped

HISTORY:

- January 23, 2024: City Council approved a zoning change from a Planned Development District for Multi-Family Use to a Planned Development District for Light Industrial Use (Case Number ZON-23-10-0039).
- July 16, 2024: City Council approved a Site Plan for a 286,357 sq. ft. industrial warehouse building (Case Number STP-24-05-0022).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is proposing to add Data Center as an allowable use and define it as a facility used to house a collection of computer servers and associated components for the remote storage, processing, and distribution of large amounts of data for use by off-site end-users. The proposed Concept Plan depicts a 401,244 sq. ft., two-story data center, with associated parking, generators, a guard shack, and possible future substation on 16.832 acres.

ZONING REQUIREMENTS:

The applicant is proposing a base zoning district of Light Industrial with added Data Center use and some modifications to the development standards. The proposed standards are included as Exhibit E – Planned Development Standards and address building design, landscaping, screening, parking, and building height. Staff is generally receptive of these standards as the Data Center use is different from the office/warehouse and Appendix X was written with traditional office/warehouse developments in mind.

RECOMMENDATION:

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

1. Cryptocurrency mining shall be considered a separate use from Data Center and shall not be allowed within the proposed Planned Development District.
2. The generator yard shall be enclosed and screened by a 25 ft. concrete wall as depicted on the Concept Plan.
3. Development of an office/warehouse shall follow Appendix X and the UDC. Exhibit E – Planned Development Standards shall only apply to the development of a Data Center.
4. A minimum of eight ft. masonry screening wall shall be constructed along the southern property line, adjacent to the residential use.
5. A minimum 35 ft. landscape buffer shall be provided along the southern property line as depicted in the Concept Plan. The landscape buffer shall be planted with a double row of trees and shrubs, offset, so as to achieve opaque screening in addition to the screening wall.
6. Base landscaping calculations shall follow Appendix X.

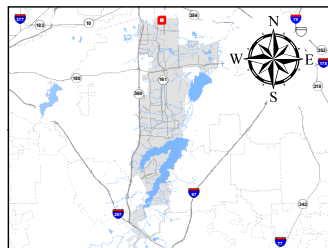
Exhibit A- Location Map

Page 1 of 1



-  Location
-  City Limits
-  Parcels

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



LEGAL DESCRIPTION

BEING a 16.832 acre tract of land situated in the John C. Read Survey, Abstract Number 1183, City of Grand Prairie, Dallas County, Texas, and being the following tracts of land; all of a called 11.246 acre tract of land (Tract 1), all of a called 0.519 acre tract (Tract 2), all of a called 0.446 acre tract (Tract 3), all of a called 0.445 acre tract (Tract 4), and all of a called 0.444 acre tract (Tract 5) all described in Special Warranty Deed to Hamilton Commercial LLC, recorded in Instrument Number 201900162448, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), all of a called 0.681 acre tract as described in General Warranty Deed to Hamilton Commercial LLC, recorded in Instrument Number 201900148372, O.P.R.D.C.T., all of a called 0.767 acre tract as described in Warranty Deed to Hamilton Commercial LLC, recorded in Instrument Number 202100087104, O.P.R.D.C.T., all of a called 0.499 acre tract as described in General Warranty Deed to Hamilton Commercial LLC, recorded in Instrument Number 201900148000, O.P.R.D.C.T., all of a called 0.445 acre tract as described in General Warranty Deed to Hamilton Commercial LLC, recorded in Instrument Number 201900148988, O.P.R.D.C.T., all of a called 0.445 acre tract as described in General Warranty Deed to Hamilton Commercial LLC, recorded in Instrument Number 201900147600, O.P.R.D.C.T., all of a called 0.444 acre tract as described in General Warranty Deed to Hamilton Commercial LLC, recorded in Instrument Number 201900147500, O.P.R.D.C.T., and all of a called 0.448 acre tract as described in General Warranty Deed to Hamilton Commercial LLC, recorded in Instrument Number 201900161512, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch smooth iron rod found at the intersection of the south line of Rock Island Road (variable width right-of-way) with the west line of Hardrock Road (variable width right-of-way), for the northeast corner of said 0.681 acre tract of land described in Instrument Number 201900148372;

THENCE Southerly along the west line of Hardrock Road the following calls:

South 00 degrees 41 minutes 04 seconds East, along the east line of said 0.681 acre tract, passing at a distance of 153.50 feet a 1/2-inch iron rod with a plastic cap stamped "KSC-2617" found for the southeast corner of said 0.681 acre tract and the northeast corner of said 0.767 acre tract described in Instrument Number 202100087104, and continuing along the east line of said 0.767 acre tract, passing at an additional distance of 172.47 feet a 1/2-inch iron rod with a plastic cap stamped "KSC-2617" found for the southeast corner of said 0.767 acre tract and the northeast corner of said 0.519 acre tract described in Instrument Number 201900162448, and continuing along the east line of said 0.519 acre tract an additional distance of 116.50, for a total cumulative distance of 442.47 feet to a 5/8-inch iron rod found for the southeast corner of said 0.519 acre tract, and from which a found 3/8-inch iron rod bears South 01 degree 41 minutes 37 seconds East, a distance of 12.14 feet, said point also being the

northeast corner of said 0.499 acre tract described in Instrument Number 201900148000;

South 00 degrees 39 minutes 50 seconds East, along the east line of said 0.499 acre tract, passing at a distance of 111.70 feet a 1/2-inch iron rod with a plastic cap stamped "KSC-2617" found for the southeast corner of said 0.499 acre tract and the northeast corner of said 0.445 acre tract described in Instrument Number 201900148988, and continuing along the east line of said 0.445 acre tract an additional distance of 100.00 feet, for a total cumulative distance of 211.70 feet to a 3/8-inch iron rod found for the southeast corner of said 0.445 acre tract and the northeast corner of said 0.445 acre tract described in Instrument Number 201900162448;

South 00 degrees 52 minutes 37 seconds East, along the east line of said 0.445 acre tract, a distance of 100.09 feet to a 3/8-inch iron rod found for the southeast corner of said 0.445 acre tract and the northeast corner of said 0.446 acre tract described in Instrument Number 201900162448;

South 00 degrees 25 minutes 19 seconds East, along the east line of said 0.446 acre tract, a distance of 100.00 feet to a 1/2-inch iron rod in asphalt found for the southeast corner of said 0.446 acre tract and the northeast corner of said 0.445 acre tract described in Instrument Number 201900147600;

South 00 degrees 32 minutes 44 seconds East, along the east line of said 0.445 acre tract, a distance of 100.03 feet to a 1/2-inch iron rod in concrete found for the southeast corner of said 0.445 acre tract and the northeast corner of said 0.444 acre tract described in Instrument Number 201900162448;

South 00 degrees 46 minutes 37 seconds East, along the east line of said 0.444 acre tract, a distance of 99.97 feet to a 1/2-inch iron rod in concrete found for the southeast corner of said 0.444 acre tract and the northeast corner of said 0.444 acre tract described in Instrument Number 201900147500;

South 00 degrees 40 minutes 52 seconds East, along the east line of said 0.444 acre tract, a distance of 99.79 feet to a 1-inch iron rod found for the southeast corner of said 0.444 acre tract and the northeast corner of said 0.448 acre tract described in Instrument Number 201900161512;

South 00 degrees 41 minutes 01 second East, along the east line of said 0.448 acre tract, a distance of 99.81 feet to a 3/8-inch iron rod found for the southeast corner of said 0.448 acre tract, and from which a found 1/2-inch iron rod bears South 84 degrees 37 minutes 22 seconds West, a distance of 6.89 feet and a second found 1/2-inch iron rod bears South 87 degrees 38 minutes 57 seconds West, a distance of 21.95 feet;

THENCE South 88 degrees 40 minutes 33 seconds West, departing said west right-of-way line and along the south line of said 0.448 acre tract, a distance of 193.90 feet to a 1/2-inch iron rod with a plastic cap stamped "KSC-2617" found for the southwest corner of said 0.448 acre tract, and from which said point a found 5/8-inch iron rod with a plastic cap stamped "KSC-4019" bears South 87 degrees 13 minutes 08 seconds West, a distance of 6.83 feet, said point also being the southeast corner of said 11.246 acre tract described in Instrument Number 201900162448;

THENCE South 88 degrees 39 minutes 27 seconds West, along the south line of said 11.246 acre tract, a distance of 381.36 feet to the southwest corner of said 11.246 acre tract, from which said point a found 1/2-inch iron rod in concrete bears North 89 degrees 19 minutes 39 seconds West, a distance of 5.62 feet, said point also being the southeast corner of the Liggett Substation/Store addition an addition to the City of Grand Prairie, as recorded in Volume 2001248, Page 7 of the Deed Records of Dallas County, Texas, and from which said point a 1/2-inch iron rod in concrete found for the southwest corner of said Liggett Substation/Store addition bears South 89 degrees 08 minutes 43 seconds West, a distance of 1,060.21 feet;

THENCE North 01 degree 10 minutes 35 seconds West, along the common west line of said 11.246 acre tract and east line of said Liggett Substation/Store addition, a distance of 1,272.00 feet to the northwest corner of said 11.246 acre tract and northeast corner of said Liggett Substation/Store addition on the south line of said Rock Island Road, and from which said point a found 1/2-inch iron rod with a plastic cap stamped "KSC-2617" bears North 19 degrees 11 minutes 14 seconds East, a distance of 0.30 feet, and a 1/2-inch iron rod in concrete found for the northwest corner of said Liggett Substation/Store addition bears North 89 degrees 24 minutes 15 seconds West, a distance of 1,047.51 feet;

THENCE South 89 degrees 33 minutes 05 seconds East, along the north line of said 11.246 acre tract and south line of said Rock Island Road, a distance of 393.36 feet to a 1/2-inch iron rod found for the northeast corner of said 11.246 acre tract;

THENCE South 00 degrees 29 minutes 54 seconds East, continuing along said south line and along the east line of said 11.246 acre tract, a distance of 3.78 feet to the northwest corner of said called 0.681 acre tract (unable to monument);

THENCE North 89 degrees 18 minutes 43 seconds East, continuing along said south line of said Rock Island Road and along the north line of said 0.681 acre tract, a distance of 193.16 feet to the **POINT OF BEGINNING AND CONTAINING** 733,186 square feet or 16.832 acre of land, more or less.

The above described tract being that same property described as Tracts 1 through 12 in Commitment for Title Insurance prepared by Fidelity National Title Insurance Company, Commitment Number 3017082400090, issued April 3, 2024.

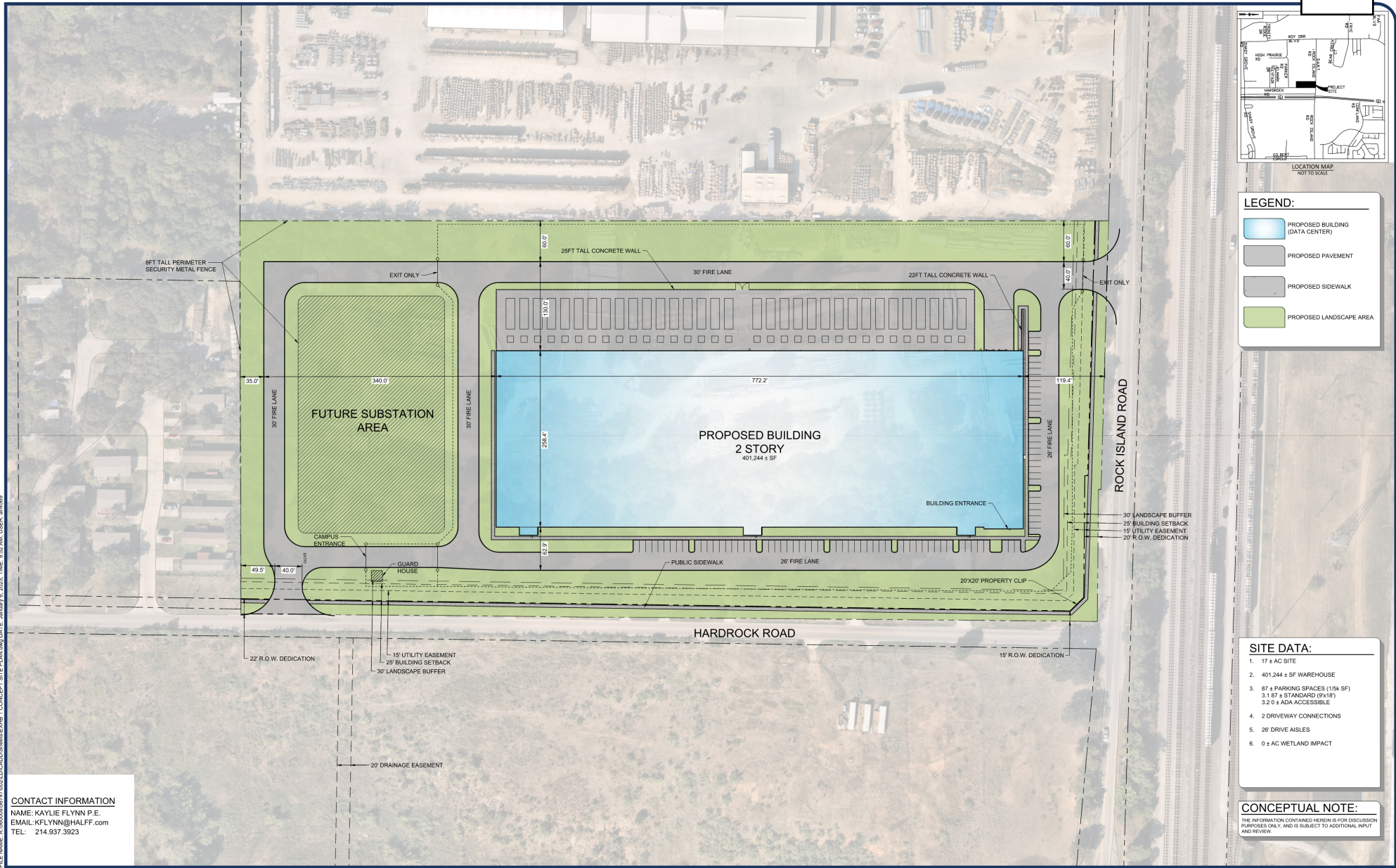


EXHIBIT 2 CONCEPT PLAN: ZON-24-12-0030

NOVEMBER 2024

0 30 60 120
SCALE IN FEET

halff
1201 NORTH BOWSER RD.
RICHARDSON, TX 75081
TEL: (214) 346-6200

THE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE FOR GENERAL PRESENTATION PURPOSES ONLY AND ARE NOT INTENDED NOR SHALL THEY BE USED FOR DESIGN OR CONSTRUCTION PLANS. HALFF RESERVES THE RIGHT TO MODIFY OR CHANGE ALL DRAWINGS AND INFORMATION AT ANY TIME WITHOUT NOTICE.



no.	date	description
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keyplan

registration

PRELIMINARY - NOT FOR
CONSTRUCTION



9400 WARD PARKWAY
KANSAS CITY, MO 64114

date	detailed
03 DEC 2024	JM
designed	checked
JM	AP



package
ROCK ISLAND TEST FIT
BMCD PROJ #173575

sheet title

ARCHITECTURAL RENDERING

sheet number **201**

Rock Island PD Standards

A. Applicability

1. All development on land located within the boundaries of this Planned Development District ("PD") shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, driveways, parking areas, and amenity areas shall substantially conform to the locations shown on the approved Concept Plan (Exhibit 2.)
2. In the event of any conflict or inconsistency between these Planned Development Standards and the Grand Prairie Unified Development Code, the terms and provisions of these Planned Development Standards shall control.
3. This Planned Development is consistent with the City of Grand Prairie's Comprehensive Plan.

B. Concept Plan and Site Plan

1. Development shall be generally in conformance with "Exhibit 2 - Concept Plan."
2. The Site Plan shall include the following:
 - a. Requirements specified in Article 16 of the City of Grand Prairie Unified Development Code.
 - b. Additionally, all building elevations submitted for site plan and building permit review shall include the following information:
 - i. Total surface area of the Primary Façade and Secondary Façade as defined in herein;
 - ii. The height and percentage tabulations for all exterior wall materials;
 - iii. Articulation features proposed for each wall elevation subject to articulation requirements;
 - iv. Top of roof deck height being indicated by a dashed line on all building elevations; and
 - v. Rendering of all materials and colors proposed on the Primary building façade.
3. Approval of a Site Plan shall be required with the final plat for the development to ensure compliance with the standards of the Planned Development. If the Site Plan is shown to comply with the standards and requirements of the PD, Section 3.B.1 of Appendix X shall not apply, and the Site Plan shall be approved administratively by the Planning Director or designee.
4. Variances to the standards of the Planned Development may be considered and approved by the Planning Director or their designee during the detailed site plan process if it is determined that the requested variances meet the general spirit and intent of these regulations or are considered minor in nature.

C. Concept Plan

A Concept Plan is included with this Planned Development. Any Site Plan submittals for Data Centers shall conform to the regulations of this ordinance and follow the general spirit and intent shown in the Concept Plan.

D. Definitions

1. Data Center: A facility used to house a collection of computer servers and associated components for the remote storage, processing, and distribution of large amounts of data for use by off-site end-users.
2. Primary Frontage: The boundary of the development lot which adjoins the public right of way of Rock Island Road or Hardrock Road as of the effective date of this ordinance.
3. Secondary Frontage: Any other boundary of the development lot.
4. Visibility from Primary Frontage: Visual observation from a means of transportation (car, truck, bicycle, pedestrian) of the described elements within 200 feet of a Primary Frontage.
5. Street: Public right of way containing or planned to contain a transportation facility defined in UDC Article 23 Section 4.
6. Building Façade, Primary: A Primary Building Façade (or “Primary Façade”) means the exterior of the building that is visible from the Primary Frontage.
7. Building Façade, Secondary: A Secondary Building Façade (or “Secondary Façade”) means any exterior building side that is not defined as a Primary Façade.
8. Height (Building): The vertical distance of a building measured from the average established grade adjacent to the building to the highest point of the roof’s surface, excluding vent stacks, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes, or spires, stair towers, and parapet walls not exceeding ten (10) feet in height.

E. Land Uses

Unless otherwise provided herein, development within the PD area shall comply with the provisions for the Light Industrial (LI) District and Appendix X in the UDC.

1. Additional Permitted Uses
 - a. In addition to all permitted uses in the LI District, Data Center, Electrical Switchgear Station, and Electrical Substations are permitted primary uses in the PD area. If screened in accordance with the standards herein, Trailer Parking is a Permitted Ancillary use.

F. Planned Development Area-Wide Standards

The following standards apply in lieu of any conflicting regulations under the UDC:

1. Site Design Standards:
 - a. Open Space Standards:
The Planned Development Area, as conceptually depicted in Exhibit 2 – Concept Plan, shall provide at least 1 acre of open space for each twenty (20) acres or fraction thereof to be developed at buildout. The open space shall comply with the following activation features:

- i. For each acre of open space that is required, a minimum of 1,000 feet of paved walking trails shall be provided with paving consisting at a minimum of decomposed granite and looped to avoid dead-ends;
 - ii. Seating areas shall be provided along the walking trail with seating equivalent to 1 seat per 20,000 square feet of proposed building area at ultimate buildout. A seating area within 300 feet of the nearest public building entrance shall include a minimum of 20% of the required seating;
 - iii. One or more gardens measuring 1 square foot for every 50 square feet of proposed building area at ultimate buildout, planted with shrubs and flowers;
 - iv. Maintenance of open space and improvements shall be the sole responsibility of the property owner, if the development is platted as a single lot, or an owner's association; and
 - v. Any Open Space designated as a data center use may be restricted from public access, due to security concerns.
2. Base Landscaping Adjustments:
 - a. A minimum of one (1) tree per 750 square feet of required landscaping area is required.
 - b. A minimum of one (1) shrub per 100 square feet of required landscaping is required. Perimeter building plantings are not required if those plantings are placed elsewhere on the development site.
3. Building Design Standards:
 - a. Building Height:
Primary structures shall not exceed a maximum building height of 140 feet or as limited by FAA restrictions.
 - b. Primary Building Façade:
A Primary Building Façade, as defined in the UDC, shall follow the standards in the UDC except as provided herein. Material requirements of a Primary Façade shall only apply to East (Hardrock Road) and North (Rock Island Road) façades of the building. The remainder of the façade shall be considered a Secondary Building Façade.
 - c. Secondary Building Façade:
A Secondary Building Façade, as defined in the UDC, shall not have material, detail, or fenestration requirements except that no more than 50% of the façade shall be metal panel and the façade shall not include the prohibited materials listed in Appendix X of the UDC.
 - d. Functional Building Façade:
Building facades that serve as truck docks, service areas, or other exterior interfaces and access points are exempt from building horizontal articulation requirements and accent lighting.
 - e. Security Guard Accessory Structures Design Criteria:
Accessory structures that are secondary in use to the primary structure used to house a Security Guard and/or support a Security Guard use may be modular or prefabricated structures with metal as an allowed building material. Security Guard accessory structures may face and be visible from any public or private street right of way, public park, or adjacent property regardless of use. Security Guard accessory structures shall not be required to comply with other design, screening, and landscaping requirements applicable to the primary structure.

4. Landscaping and Screening Requirements:
 - a. Truck Dock Wing Wall:

Where truck docks are constructed perpendicular to a primary frontage, they shall be screened by a wing wall constructed in the following manner:

 - i. The wing wall shall be a structurally integrated member of the building and measure 20 ft in height (as measured from the nearest truck dock ground elevation) and 50 feet long; and
 - ii. The surface of the wing wall shall be architecturally finished as an integral portion of the building or consist of an opaque living screen.
5. Administrative Approvals
 - a. Administrative amendments to site plans, and plats may be processed simultaneously with a final plat for the same configuration.
 - b. The Developer may appeal any denial of an administrative approval to the City Council.
6. Miscellaneous Requirements
 - a. Screening of Mechanical Equipment:
 - i. Parapet walls, flush with a secondary façade line, to screen mechanical equipment or electrical duct banks shall not be required on secondary frontages.
 - ii. Screening of rooftop mechanical equipment is required when equipment is visible from ground level of an adjacent primary frontage public street or adjacent property not zoned Light Industrial.
 - iii. Generator yards are permitted to face a public right of way. A combination of opaque walls or wrought iron screening fences with trees and shrubs, which are a minimum of six feet in height, shall be used to screen generator yards facing a public right of way.
 - b. Security Fencing:
 - i. Perimeter security fencing consisting of ornamental wrought iron fence or similar material may be utilized in the setback area.
 - ii. Security fencing, which shall not include barbed wire, shall be a maximum of 12 feet in height.
 - c. Utilities:
 - i. Overhead power transmission and other electrical improvements are permitted to be above ground. Distribution (feeder) lines are permitted above ground along secondary frontages.
7. Parking:
 - a. All off-street parking requirements shall follow the UDC unless otherwise provided in these PD Standards:
 - i. Data Center Parking Requirement: 1 space per 5000 square feet of employee accessible building area or 1 space for every 2 employees, whichever is lesser;
 - ii. Build-to-suit industrial uses may request off-street parking requirements lower than the requirements listed in the UDC and may be approved administratively by the Planning Director or designee.
8. Floor Area Ratio (FAR):
 - a. FAR maximum for Industrial uses shall be 1:1. FAR maximum for Data Center uses shall be 1.5:1. A higher FAR may be approved by City Council at the time of Site Plan application.

G. Exhibits:

Exhibit 1 – Legal Description

Exhibit 2 – Concept Plan



Memorandum

To: City of Grand Prairie
Planning Division
300 W Main Street
Grand Prairie, TX 75050

Date: January 9, 2025

Subject: Operational Narrative for ZON-24-12-0030

To whom it may concern:

Please use the narrative below as an explanation of the operations intended for the concept plan associated with the zoning case referenced.

A Data Center is a specialized facility that hosts essential computer systems, servers, and storage equipment. It maintains uninterrupted operations through effective power management, including UPS systems, backup generators, and power distribution units. Cooling solutions, such as HVAC systems and carefully planned rack arrangements, control the heat generated by servers.

Security is crucial in a data center due to the sensitive nature of the data and equipment it contains. The facility is secured by strong perimeter defenses, including high fences, gates, and surveillance cameras that operate around the clock.

Entry points are tightly controlled, with access granted only to authorized personnel. Visitors will park near the building entrance and proceed through a security checkpoint located in the lobby. Access to certain areas is restricted, and sensitive areas, such as server rooms, are off-limits unless special clearance is granted.

For product deliveries, designated loading areas are used to receive shipments securely. The truck path leading to the loading dock is designed for smooth and secure delivery operations. The loading dock serves as a key point for receiving equipment, hardware, and other materials essential for maintaining and expanding the facility.