



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Amended Meeting Agenda

City Council Meeting

Tuesday, November 21, 2023

4:30 PM

City Hall - Council Briefing Room
and Chambers, 300 W. Main Street

The meeting will be held at City Hall, 300 W. Main St, Grand Prairie, Texas, and the Mayor or presiding member will be physically present. Council members may be participating remotely via video conference.

CALL TO ORDER

STAFF PRESENTATIONS

- [1.](#) City Council Member Term Limits
- [2.](#) City Council Restructuring to all Single Member Districts
- [3.](#) Sponsorship Policy Update

AGENDA REVIEW

EXECUTIVE SESSION

The City Council may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

- (1) Section 551.071 "Consultation with Attorney"
- (2) Section 551.072 "Deliberation Regarding Real Property"
- (3) Section 551.074 "Personnel Matters"
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations."

City Council also reserves the right to discuss any agenda item in closed session when authorized by the above referenced provisions. Any final action will be taken during open session.

RECESS MEETING

6:30 PM Council Chambers

RECONVENE MEETING

Invocation led by Rev. Dr. Marsha Middleton, First United Methodist Church of Grand Prairie.

Pledge of Allegiance to the US Flag and Texas Flag led by Council Member Johnson.

CONSENT AGENDA

The full agenda has been posted on the city's website, www.gptx.org, for those who may want to view this agenda in more detail. Citizens may speak for five minutes on any item on the agenda by completing and submitting a speaker card.

- [4.](#) Minutes of the August 17, 2023, Council Budget Workshop, October 16, 2023, Special City Council meeting and the November 7, 2023, City Council Meeting
- [5.](#) Board Appointment - Nomination of Dr. R.J. DiLena for appointment to the Public Health Advisory Committee
- [6.](#) Commercial Hangar Lease with Aviator Air Flight School, LLC, for Hangar 13 South G for a term of ten years to begin November 1, 2023 and ending May 31, 2033, with an annual rent of \$2,952.00
- [7.](#) Annual Contract for computer equipment and accessories from Dell Inc. in the amount of \$450,000.00 through a Master Cooperative Agreement with the Department of Information Resources (DIR). This contract will be for one year with the option to renew for four additional one-year periods, allowing an increase not to exceed 15% annually with an estimated total of \$3,034,071.56 if all extensions are exercised (Reviewed by the Finance and Government Committee 11/07/2023)
- [8.](#) Annual Contract for GPS tracker and bait car equipment from CovertTrack Group, Inc., through a national cooperative agreement with Government Services Administration Advantage (GSA Advantage), in the amount of \$11,986.34 for the first year, with an option to renew for four additional one-year periods up to the amount of \$20,000 each, totaling \$91,986.34, if all extensions are exercised (Reviewed by the Public Safety, Health, and Environment Committee on 11/06/2023)
- [9.](#) Annual Contract for Facial Recognition Software from Clearview AI. This agreement will be for \$37,119 for the first year, with the option to renew for four additional one-year periods at \$36,619 annually thereafter; totaling \$183,595 (Reviewed by the Public Safety, Health & Environment Committee on 11/06/2023)
- [10.](#) Construction funding for Great Southwest Parkway from north of the warehouse located at 2001 Ave K East to Fountain Parkway in the amount of \$2,946,500
- [11.](#) Annual Contract for Service and Repair of Marine Vessels from Boaters World of Grand Prairie (up to \$50,000.00 annually). This contract will be for one year with the option to renew for four (4) additional one-year periods totaling \$250,000.00 if all extensions are exercised (Reviewed by Finance and Government Committee on 11/07/2023)
- [12.](#) Contract for auctioneering services with Rene Bates Auctioneers, through a national interlocal agreement with BuyBoard, and authorize the vendor to charge a 10% Buyer's Premium on all City property auctioned off (anticipated between \$100,000 - \$150,000 annually) for one year with the option to renew for two additional one-year periods and authorize the City Manager to execute the renewal options (Reviewed by the Finance and Government Committee on 11/07/2023)

- [13.](#) Westchester PID contract with Vision Communities Management, Inc. for Wall Repairs for \$50,000 in Westchester PID (Council Districts 2 and 6)
- [14.](#) Annual Contract for Electrical, Lighting, Data Communications, and Security Products and Related Products, Services, and Solutions from Graybar Electric Company in the amount of \$280,000.00 through a Master Cooperative Agreement with Omnia Partners. This contract will be for one year with the option to renew for three additional one-year periods totaling \$1,120,000.00 if all extensions are exercised (Reviewed by the Finance & Government Committee on 11/07/2023)
- [15.](#) Annual Contract for embroidery and screen-printing services from Frontend Solutions, (up to \$66,666.66 annually) Texas Sportswear & Specialties dba Toro Branded Apparel & Merchandise, (up to \$66,666.66 annually), and Promotional Designs Inc. (up to \$66,666.66 annually). This contract will be for one year with the option to renew for four additional one-year periods in an amount not to exceed \$999,999.90 if all extensions are exercised (Reviewed by the Finance & Government Committee on 11/07/2023)
- [16.](#) Agreement with the Dallas Area Agency on Aging (DAAA) for a total budget of \$192,880 (Less program reimbursements of \$163,021) for the Congregate Meals and Transportation program located at the Summit (Reviewed by the Finance and Government Committee on 11/07/2023)
- [17.](#) Change Order #1 with Capko Concrete Structures, LLC in the amount of \$94,713.00 for additional concrete paving work on the Lake Ridge Parkway Guardrail Replacement Project (Reviewed by City Council Development Committee on 11/21/2023)
- [18.](#) Professional Engineering Contract with Freese and Nichols, Inc. for State Highway 360 Phase 3 water line extension and Fire Station No. 11 water/wastewater line design in the amount of \$576,122.00 (Reviewed by the City Council Development Committee on 11/21/2023)
- [19.](#) Authorize Staff to Take All Actions Necessary to Opt Out of the Settlement Class in Relation to the Dupont and 3M Settlement Agreements
- [20.](#) Resolution declaring expectation to reimburse expenditures with proceeds from the issuance of future debt for fire-fighting facilities and equipment, goods and services for information technology projects, library facilities and equipment, new construction and renovations to municipal facilities, public safety equipment, and street improvements, including related costs of rights-of-way and costs incidental to street improvements as outlined in the adopted FY2023/2024 CIP (Reviewed by the Finance and Government Committee on 11/07/2023)
- [21.](#) A resolution of the City of Grand Prairie, Texas, providing authorization to submit grant applications to the Texas Commission on Environmental Quality's (TCEQ) Light-Duty Motor Vehicle Purchase or Lease Incentive Program (LDPLIP) to obtain a rebate up to \$2,500 per purchase of eligible vehicle and designating the City Manager to act as the City's authorized official throughout the grant cycle (Briefed by the Finance and Government Committee on 11/07/2023)

ITEMS FOR INDIVIDUAL CONSIDERATION

- [22.](#) Action Items Resulting from Staff Presentations:

Direct Staff to Research City Council Questions Regarding a Charter Amendment Election and Provide a Report at the Next City Council Meeting

City Funding Policy for Sponsorships

- [23.](#) Resolution Approving City Council Goals for 2023-2024
- [24.](#) Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue Certificates of Obligation, Series 2024, in an amount not to exceed \$60,800,000 including the adoption of a resolution pertaining thereto (Reviewed by the Finance and Government Committee on 11/07/2023)
- [25.](#) Consider and Take Action on the Petition from Cheri Ann Sutherland Related to the Property Located at 13601 CR 506, Venus, Texas, Pursuant to Legislative Authority as Authorized by Texas Local Government Code Section 42.023
- [26.](#) Consider and Take Action on the Petition from Joseph and Katy Barrett Related to the Property Located at 14156 County Road 511, Venus, Texas Pursuant to Legislative Authority as Authorized by Texas Local Government Code Section 42.023
- [27.](#) Consider and Take Action on the Petition from Robert Lee Bell Related to the Property Located at 1950 and 1980 Cypress Road, Midlothian, Texas Pursuant to Legislative Authority as Authorized by Texas Local Government Code Section 42.023

PUBLIC HEARING ZONING APPLICATIONS

- [28.](#) CPA-23-10-0021 - Comprehensive Plan Amendment - Single Family Development (City Council District 5). A Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial, Retail, Office to Low Density Residential on 2.47 acres. Tract 43 of the McKinney & WMS Survey, Abstract 1045, City of Grand Prairie, Dallas County, Texas, and addressed as 658 SW 3rd Street (On October 23, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)
- [29.](#) ZON-23-10-0037 - Zoning Change/Concept Plan - Single Family Development (City Council District 5). Zoning Change from General Retail to a Planned Development District for Single Family Uses and a Concept Plan depicting 10 detached single-family units on 2.47 acres. Tract 43 of the McKinney & WMS Survey, Abstract No. 1045, City of Grand Prairie, Dallas County, Texas, and addressed as 658 SW 3rd St (On October 23, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)
- [30.](#) SUP-23-09-0038 - Specific Use Permit - Convenience Store at 809 & 811 W Jefferson (City Council District 5). Specific Use Permit for a Convenience Store without Gasoline Sales on 0.18 acres. Lots 5 & 6, Block A, Indian Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), and addressed as 809 & 811 W Jefferson Rd (On October 23, 2023, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

- [31.](#) SUP-23-05-0016 - Specific Use Permit - Kroger Fuel Addition (City Council District 3). Specific Use Permit/Site Plan for adding Gas Sales to an existing Kroger on 8.18 Acres. A portion of Lot 1, Plaza 303 Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail, with an approximate address of 303 E Pioneer Pkwy (On October 23, 2023, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)
- [32.](#) SUP-23-09-0035 - Specific Use Permit - Omega Auto Sales (City Council District 5). Specific Use Permit for Auto Sales (Wholesale) at 3114 E Main St. Lot 444 and 445, Burbank Gardens Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), and addressed as 3114 E. Main St (On October 23, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)
- [33.](#) SUP-23-09-0034 - Specific Use Permit - Fiesta Parties and Events (City Council District 6). Specific Use Permit for a Special Event Center at 1700 W Polo Rd. Lot 1, Block A, Trailwood Village, City of Grand Prairie, Dallas County, Texas, zoned as Planned Development (PD-115) and addressed as 1700 W Polo Road (On October 23, 2023, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)
- [34.](#) SUP-23-09-0039 - Specific Use Permit - Auto Dealer (Internet Only) at 925 W Jefferson (City Council District 1). Specific Use Permit for Auto Dealer (Internet Only), Minor Auto Repair, and Auto Tire/Wheels Sales (Indoor Displays) at an existing Kwik Kar on 0.69 acres. Tract 46, McKinney & Williams Survey, Abstract No. 1045, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), within the SH 161 Corridor Overlay District, and addressed as 925 W Jefferson (On October 23, 2023, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)
- [35.](#) CPA-23-10-0019 - Comprehensive Plan Amendment - Mayfield & Robinson (City Council District 2). A Comprehensive Plan Amendment to change the Future Land Use Map from Commercial, Retail, Office to High Density Residential on 10 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 1015 Ikea Place (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-2)
- [36.](#) ZON-23-09-0033 - Zoning Change/Concept Plan - Mayfield & Robinson (City Council District 2). Zoning Change from PD-294 for General Retail to a Planned Development District for General Retail and Multi-Family Three and a Concept Plan depicting a 120,000 sq. ft. membership-only retail store with six fuel pumps, a 64,000 sq. ft. sporting goods store, a three-story hotel with 115 rooms, and a multi-family development with 350 units. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, Lot 2, Block 1, Mayfield Road Retail 1, and a portion of Lot 1, Block 1, Mayfield Road Retail 1, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd and 1015 Ikea Place (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-2)

- [37.](#) VCC-23-10-0006 - Unified Signage Plan - Robinson and Mayfield (City Council District 2). Unified Signage Plan for a commercial and multi-family development within the SH 161 Corridor. Lots 1 and 2, Block 1, Mayfield Road Retail 1 Addition and Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd, 1000 Ikea Way, and 3600 Robinson Rd (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-1)
- [38.](#) CPA-23-10-0020 - Comprehensive Plan Amendment - River Central (City Council District 1). A Comprehensive Plan Amendment to change the Future Land Use Map designation from Mixed Use and Open Space/Drainage to High Density Residential and Medium Density Residential. Tract 2A, John Childress Survey, Abstract No. 268, Tract 2, W P Crocker Survey, Abstract No. 384, Tracts 2 and 4, Thomas W Crocker Survey, Abstract No. 341, A portion of Tract 3D, Norman Underwood Survey, Abstract No. 1582, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 2602 114th St, 3257 Roy Orr Blvd, and 1449 Post & Paddock Rd (On November 13, 2023, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0)
- [39.](#) ZON-23-08-0031 - Zoning Change/Concept Plan - River Central (City Council District 1). Zoning Change from Light Industrial (LI) to a Planned Development District for Multi-Family, Single Family Townhouse, Single Family Detached, Commercial, General Retail, and Office Uses and a Concept Plan depicting 8,342 multi-family residential units, 552 single family townhouse units, 52 single family homes, 457,000 sq. ft. of office space, and 558,476 sq. ft. of commercial/retail space on 325 acres. Tract 1, 2A, John Childress Survey, Abstract No. 268, Tract 2, 3, 3D, Norman Underwood Survey, Abstract No. 1582, Lot 1, Block 1, Riverpark Addition, Tract 2, W. P. Crocker Survey, Abstract 384, Tract 2, Thomas W. Crocker Survey, Abstract 341, Tract 1C & A 268, Jefferson Estill Survey, Abstract No. 491, Lot 1, Block 1, Westfork 360, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, partially within the SH 360 Corridor Overlay District, and addressed as 3070 and 3072 N Great Southwest Pkwy, 3002, 3050, and 3500 N Hwy 360, 2602 114th St, 3324 W Trinity Blvd, 3257 Roy Orr Blvd, and 1449 Post & Paddock Rd (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)
- [40.](#) CPA-23-10-0023 – Comprehensive Plan Amendment - Amendment to the 2018 Comprehensive Plan by Updating the Southgate SH 360 Corridor Plan to Update the Category Definition and Examples for “Business Park” and Amend the Southgate Future Land Use Map to Change the Future Land Use Category for Ellis County Parcel ID’s 181262, 242136, 261509, 261512, 190600, 261510, and 261508 from the categories of Mixed Use, Mixed Residential, Low Density Residential, Open Space/Drainage to Business Park and Open Space/Drainage to Mixed Residential, Open Space/Drainage, and Business Park and Ellis County Parcel ID’s 190585, 190602, and 245944 from Mixed Residential and Commercial, Retail, and Office to Mixed Use (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)
- [41.](#) TAM-23-10-0011 - Text Amendment - Article 11: Performance Standards. An Ordinance of the City of Grand Prairie, Texas, amending Article 11: Performance Standards of the Unified

Development Code to allow alcoholic beverages to be sold for on-premise consumption as an incidental use in a museum and aquarium located within the I-30 Corridor Overlay District provided certain conditions are met; Repealing all Ordinances or parts of Ordinances in conflict herewith; Containing a savings clause and a severability clause; and to become effective upon its passage and approval (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

42. SUP-23-09-0036 - Specific Use Permit - Outside Storage for Flex-N-Gate (City Council District 4). Specific Use Permit for Outside Storage (Accessory) for an existing office/warehouse on 28.38 acres. Lot 1R, Block D, Bardin Road Addition, City of Grand Prairie, Dallas & Tarrant Counties, Texas, zoned Planned Development-372 (PD-372), and addressed as 2150 W Bardin Rd (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-1)

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond to Citizen Comments under state law.

ADJOURNMENT

For those who wish to submit a presentation to the City Council for consideration, please submit those to GPCitySecretary@gptx.org no later than 3:00 p.m. on the day of the meeting, or you may bring paper copies of your presentation and submit along with your completed speaker card to the clerk's desk at the time of your arrival.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the City Council amended meeting agenda was prepared and posted November 18, 2023 at 11:15 a.m.



Mona Lisa Galicia, City Secretary

The Grand Prairie City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8035 or email GPCitySecretary@gptx.org at least three (3) business days prior to the scheduled meeting to request an accommodation.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

PRESENTER: City Manager Bill Hills

TITLE: City Council Member Term Limits

**REVIEWING
COMMITTEE:**



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

PRESENTER: City Manager Bill Hills

TITLE: City Council Restructuring to all Single Member Districts

**REVIEWING
COMMITTEE:**



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

PRESENTER: City Manager Bill Hills

TITLE: Sponsorship Policy Update

**REVIEWING
COMMITTEE:**



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

PRESENTER: Mona Lisa Galicia, City Secretary

TITLE: Minutes of the August 17, 2023, Council Budget Workshop, October 16, 2023, Special City Council meeting and the November 7, 2023, City Council Meeting

REVIEWING COMMITTEE:

SUMMARY:

<i>Department:</i>	City Secretary's Office
<i>Recommended Action:</i>	Approve



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, November 07, 2023

4:30 PM

City Hall - Council Briefing
Room and Chambers, 300 W.
Main Street

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:30 p.m. and explained Deputy Mayor Pro Tem Clemson is absent due to her husband being hospitalized today.

PRESENT

Mayor Ron Jensen

Mayor Pro Tem John Lopez

Council Member District 2 Jacquin Headen

Council Member District 3 Mike Del Bosque

Council Member District 5 Cole Humphreys

Council Member District 6 Kurt Johnson

Council Member At Large Place 7 Bessye Adams

Council Member At Large Place 8 Junior Ezeonu

ABSENT

Deputy Mayor Pro Tem Jorja Clemson

STAFF PRESENTATIONS

1. The EPIC: Venue Review

Parks, Arts and Recreation Director Ray Cerda introduced new Special Events Manager Emily Linares. Marketing and Communications Supervisor Kelly Eddlemon discussed Prairie Lights VIP package provided to Council and VIP media night scheduled for November 16th. He noted residents can pick up a ten dollar off coupon at various city facilities. Mr. Cerda introduced Epic Manager Chris Ginapp who provided an Epic venue analysis. He said fiscal year 2023 was a record breaking year and described the team of professionals employed at The Epic. Mr. Ginapp reviewed overall revenue, membership, camp and rental revenue. He discussed 2024 goals, activities, events, pickleball, and expenses/revenues. Mr. Cerda reviewed the Finance and Government Committee's recommendations from 2022 and discussed what The Epic's primary identity is. Mr. Cerda reviewed 2023 recommendations. There was discussion on various uses of space at The Epic and marketing those and making sure it continues to be a premier fitness facility. Mayor Jensen noted the need to rely on staff to have a balance. Mayor Pro Tem Lopez reminded council everything placed at The Epic was community driven. Deputy City Manager Megan Mahan said based on direction, staff will continue on the same

path. There was discussion on whether The Summit and The Epic will be combined. Mr. Cerda noted a Parks Master Plan is due in 2026 and possibilities will be identified and discussed. Ms. Mahan confirmed The Summit was financed using sales tax money.

PRESENTED

2. A proposal to install a concrete fence located at South Carrier Parkway, from Dickey Road to Cherokee Trace

Transportation and Mobility Director Caryl Devries and Assistant Director Clark Davis Jr. reviewed proposed fence along Carrier Parkway from Dickey Road to Cherokee Trace. Mr. Clark said the project is funded, reviewed images and discussed garage scenarios. There was discussion on concerns of traffic on Carrier Parkway and ability to utilize garage space. Managing Director Walter Shumac noted most homes along that stretch of road are rental homes and those with garages are not being used at all. He said the city has the option to fence it altogether but decided to allow for the gated fence. There was discussion on cleaning up of overgrown trees, on fence type and durability and other plans to replace fences in highly visible areas of city.

PRESENTED

STAFF PRESENTATIONS

3. City Sponsorship Requests: Sisters of Sarai - \$5000.00 for banquet sponsorship

Council Member Adams said she would like to make a decision on this one tonight. Mayor Jensen said he would like to table the item to allow the City Manager to prepare and move forward on the new process for sponsorship requests

PRESENTED

4. Marina Restaurant Closure for Winter

Mr. Hills said they are closing the restaurant in November to complete renovations and to bring another operator. There was discussion on the marina lease, the requirement in their contract for them to request closure and revenue loss. Mayor Jensen noted they have the lease for twenty plus years. Mr. Hills recommended Council allow them to close and he would meet with them to confirm their plans.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Lopez asked if there were any questions regarding agenda items. Council Member Adams noted she would like to move item twenty-five from consent. Council Member Del Bosque asked for clarification of the hangar rent for item twenty-one. Airport Director Mark Divita advised rent is based on a set fee schedule and noted a market survey is conducted. Council Member Humphreys said the Finance and Government Committee recommended approval of item thirty-five and asked the Grand Prairie Arts Council to expand to hold some shows in 2025 at The Epic Theater. Council Member Del

Bosque asked to clarify item thirty-six. Ms. Mahan advised it would be discussed at Executive Session. Council Member Del Bosque asked to be educated on the use of BuyBoard. Ms. Mahan advised staff would prepare and present an item to the City Council Development Committee.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:15 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.072 “Deliberation Regarding Real Property” and Section 551.087 “Deliberations Regarding Economic Development Negotiations.”

RECESS MEETING

Mayor Jensen adjourned the closed session, opened the regular meeting and called a recess at 5:26 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Mayor Jensen called the meeting to order at 6:30 p.m.

Invocation led by Pastor Joseph Kuye of House on the Rock.

Pledge of Allegiance to the US Flag and Texas Flag led by Mayor Pro Tem Lopez.

PRESENTATIONS

5. Presentation by Texas Film Commission certifying Grand Prairie as a Film Friendly Community

Tourism Manager Sara Dedeluk presented Janie Havell with Governor Abbott’s office who thanked Ms. Dedeluk, Council and then city then presented the Film Friendly Community Award/Certification from Texas Film Commission which was created in 1971. Mayor Jensen accepted the award.

PRESENTED

CONSENT AGENDA

Mayor Pro Tem Lopez moved, seconded by Council Member Humphreys, to approve items six through thirty-seven. The motion carried unanimously.

6. Minutes of the October 10, 2023, City Council Meeting

Approved on Consent Agenda

7. High Hawk PID Contract with SPSD, Inc. for Landscape Maintenance for \$145,060.12 in High Hawk PID (City Council Districts 4 and 6) for a 12-month term Reviewed and approved by the High Hawk PID Board on 08/26/2022 (continuation)

Approved on Consent Agenda

8. Peninsula PID Contract with Lake Management Services, LP for pond management services in the amount of \$168,200 (Council Districts 4 and 6) (Reviewed by the Peninsula PID Advisory Board on 08/16/2023)

Approved on Consent Agenda

9. Amendment of Forum Estates PID Contract with Flock Safety for License Plate Cameras to Extend the Term of the Agreement for Two Years for an Additional Amount of \$50,000 (Council District 2)

Approved on Consent Agenda

10. Annual contract for website forms, application, and content management system from Granicus up to \$43,350.00 annually through a Master Cooperative Agreement with the Department of Information Resources (DIR) and Interlocal with the City of Fort Worth. This agreement will be for one year with the option to renew for four additional one-year services totaling \$216,750.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 10/03/2023)

Approved on Consent Agenda

11. Annual Contract for Tent and Event Rentals and Setup from Serving Him dba Rental Stop up to \$150,000.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling \$750,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 10/03/2023)

Approved on Consent Agenda

12. Purchase one (1) new Werk-Brau tilt bucket attachment (\$28,000) and one (1) new Werk-Brau skeleton rock bucket attachment (\$27,900) for Transportation and Mobility Services from Kirby-Smith Machinery for a combined total of \$55,900 through a Cooperative Agreement with BuyBoard
13. Purchase one (1) new Vermeer RTX450 trencher with accessories for Parks, Arts, and Recreation from Vermeer Texas-Louisiana for a total of \$132,293.14 through a Cooperative Agreement with BuyBoard

Approved on Consent Agenda

14. Purchase one (1) new Caterpillar 730 articulated dump truck (\$658,412) and one (1) new Caterpillar 305 mini-excavator (\$95,267) for Solid Waste- Landfill from Holt Caterpillar for a combined total of \$753,679 through a Cooperative Agreement with Sourcewell

Approved on Consent Agenda

15. Purchase of the certified rebuild of the complete powertrain and hydraulic systems on a 2018 Caterpillar 836K compactor to Holt Caterpillar in the amount of \$795,800 for Solid Waste-Landfill through a Cooperative Agreement with BuyBoard

Approved on Consent Agenda

16. Purchase three (3) new Chevrolet Tahoe Police Pursuit Vehicles (PPVs) (\$55,865 each) and eight (8) new Chevrolet Blazer mid-size SUVs (\$45,410 each) for Police from Caldwell Country Chevrolet for a combined total of \$530,875 through a Cooperative Agreement with BuyBoard

Harold Willis, 538 Lindly, asked to clarify items sixteen through eighteen. General Services Director Jayson Ramirez explained the volume of sales and needs, and noted due to Covid availability has been hard but they will be going back to bid in the near future once the allocation problem improves.

Approved on Consent Agenda

17. Purchase four (4) new Ford F150 Police Responders (\$49,113.25 each) for Police from Silsbee Ford for a combined total of \$196,453 through a Cooperative Agreement with The Interlocal Purchasing System (TIPS)

Approved on Consent Agenda

18. Purchase one (1) new Ford F250 Super Cab 4x2 pickup with Animal Services Body for Police from Rockdale Country Ford for a total of \$109,275 through a Cooperative Agreement with BuyBoard

Approved on Consent Agenda

19. Contract for roof replacement from Garland/DBS, Inc. in the amount of \$1,369,831.00 for City Hall West plus a 10% contingency of \$136,983.10 for a total project cost of \$1,506,814.10 through a Master Cooperative Agreement with Omnia Partners (Reviewed by the Finance and Government Committee on 10/03/2023)

Approved on Consent Agenda

20. Contract for roof replacement from Garland/DBS, Inc. in the amount of \$699,876.00 for Dalworth Rec Center plus a 10% contingency of \$69,987.60 for a total project cost of \$769,863.60 through a Master Cooperative Agreement with Omnia Partners (Reviewed by the Finance and Government Committee on 10/03/2023)

Approved on Consent Agenda

21. Commercial Hangar Lease with OptiSky, LLC., for Hangar 6 South F for a term of one year to begin October 1, 2023, and ending September 31, 2024, with an annual rent of \$2,784.00 and authorize City Manager to execute renewal options under the same term

Approved on Consent Agenda

22. Approval of an Access Agreement to install two ground water monitoring wells in the existing right-of-way along the 1400 block of the north portion Turner Parkway and east of SE 14th Street, Dallas County

Approved on Consent Agenda

23. Authorize and confirm the purchase of a temporary construction easement with O'Reilly Auto Enterprises, LLC, for \$85,279.59 plus anticipated closing costs of up to \$10,000 for a total cost of \$95,279.59. The construction of the Dry Branch Channel Slope Reconstruction Project requires this construction easement (Reviewed by the City Council Development Committee on 10/10/2023)

Approved on Consent Agenda

24. Approval of a 10-year Access Agreement with Whitehead E.S., LLC to install up to five ground water monitoring wells for a total of \$2,500.00 (\$500.00 per well) in the existing right-of-way along the east side of 1800 block of 109th Street. The proposed locations are in the right-of-way of the east street section of 109th Street and north of Avenue N, Tarrant County

Approved on Consent Agenda

25. Grand Prairie Hotel Development Corporation Board of Director Removal/Appointment

Approved on Consent Agenda

26. Contract for Children's Library Programming from Linda Laib in the amount of \$15,000.00. This contract will be for one year with the option to renew for four additional one-year periods totaling \$75,000.00 amount if all extensions are exercised (Reviewed by the Public Safety, Health, and Environment Committee on 10/09/2023)

Approved on Consent Agenda

27. Contract for Spanish Language GED Programming from Alejandro Padilla in the amount of \$15,000.00. This contract will be for one year with the option to renew for four additional one-year periods totaling \$75,000.00 amount if all extensions are exercised (Reviewed by the Public Safety, Health, and Environment Committee on 10/09/2023)

Approved on Consent Agenda

28. Annual Contract for Cellebrite mobile device forensics licenses from Carahsoft through a cooperative agreement with the Department of Information Resources (DIR). This agreement will be for one year at a cost of \$50,900, with the option to renew for one additional one-year period at a cost of \$52,477.50, totaling \$103,377.50 (Reviewed by the Public Safety, Health, & Environment Committee on 10/09/2023)

Approved on Consent Agenda

29. Authorize the City Manager to Execute Five Annual Renewal Options of the Memorandum of Understanding with the United States Marshals Service (USMS) Northern District of Texas which Provides USMS Use and Access to Various Services Located at the Public Safety Building and other Police Department Facilities for \$137,500 Per Year (Reviewed by the Public Safety, Health, & Environment Committee on 10/09/2023)

Approved on Consent Agenda

30. Change order #2 for Police equipment, uniforms, and alterations services, with Impact Promotion Services, LLC dba Got You Covered Work Wear and Uniforms, increase the amount by \$75,000 for the remainder of the current contract term, and \$100,000 annually for the four remaining one-year renewal terms, totaling \$1,470,000 if all extensions are executed (Reviewed by the Public Safety, Health & Environment Committee on 10/09/2023)

Approved on Consent Agenda

31. Annual contract for animal microchips, associated products, and a registry service from American Kennel Club Companion Animal Recovery Corp., dba “AKC Reunite” in the amount of \$54,750.12. This agreement will be for one year with the option to renew for four additional one-year periods totaling \$273,750.30 (Reviewed by the Public Safety, Health, & Environment Committee on 10/09/2023)

Approved on Consent Agenda

32. Resolution declaring expectation to reimburse expenditures with proceeds from the issuance of future debt for the purchase of a Bearcat armored vehicle from Lenco, in the amount of \$307,986, through a national cooperative purchasing agreement with the Government Services Administration (GSA), as outlined in the adopted FY 2024 CIP (Reviewed by the Public Safety, Health, & Environment Committee on 10/09/2023)

Mr. Willis asked how the debt would be financed. Chief Financial Officer Cathy Patrick said they will be Certificates of Obligation and no American Rescue Plan Act (ARPA) funds would be used as those funds have been allocated. Police Chief Daniel Scesney noted this is designed differently from other vehicles officers use, and if approved by council, it would take about a year to build it, noting this is the best that they could buy.

ADOPTED

RES 5376-2023

33. Resolution supporting the creation of a Municipal Setting Designation for a site located at 630 106th Street, Arlington, Texas (Reviewed by the Public Safety, Health, & Environment Committee on 10/09/2023)

ADOPTED

RES 5377-2023

34. Ordinance Repealing Section 17.45 “Curfew Regulations for Minors” of the Grand Prairie Code of Ordinances (Reviewed by the Public Safety, Health and Environment Committee on 10/09/2023)

ADOPTED

ORD 11457-2023

35. To authorize the City Manager to enter a contract with the Grand Prairie Arts Council for the promotion and facilitation of arts in the community in exchange for \$75,000 from the 2023-2024 Hotel Motel fund as approved in the budget (Reviewed by the Finance and Government Committee on 11/07/2023)

Ms. Debbie Dobbs, 5323 Lake Garden Drive, said she represents the Grand Prairie Arts Council and discussed their history of having to find locations to perform before they had the Uptown Theater.

Matt Betz, 529 Woodacre Drive said fourteen hundred people came through to see the juried art show and approximately seven thousand people per year come to downtown to see their productions. He discussed their support of Main Street Fest and their 2024 season reveal.

Approved on Consent Agenda

36. Ordinance Amending 11422-2023 in the amount of \$1,020,800 for Tenant Finishout; Restaurant Lease with Radici GP, LLC for a 7-year term with a one 5 year Option to Renew for a rent of \$60,000 base rent annually and percentage rent escalating from 6% to 8% of Adjusted Gross Sales

Mr. Willis asked to clarify how it would be funded. Ms. Mahan advised it would be funded by the Epic Central Fund. Deputy City Manager Cheryl De Leon noted it is an account used to fund the other restaurants there and it will cash flow itself. Ms. Mahan noted it would be a family style Italian restaurant and there is one also opening in Farmers Branch.

ADOPTED

ORD 11458-2023

37. Authorize the City Manager to accept a Routine Airport Maintenance Program (RAMP) Grant from Texas Department of Transportation Aviation Division (TxDOT-Aviation) which provides matching funds of 90% state and 10% of City expenditures for airport maintenance up to \$111,111.11 (Reviewed by the Public, Health, and Environment Committee on 11/06/2023)

Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

38. Action Items Resulting from Staff Presentations:

Mr. Willis asked for clarification of both sponsorship items and details of the loss to the city with closure of the marina restaurant. Mayor Jensen advised he did not have details of what exactly would be remodeled at the Marina and noted they do the least amount of business in the winter. He advised about four to five percent is what will be lost but all desire for it to be remodeled. Council Member Del Bosque noted council has asked for details of the remodel work.

Mayor Jensen explained the current process for requesting city sponsorship and advised he may request to table it to discuss further. Council Member Adams provided an overview of who the organization is, advised they are in Grand Prairie, noted they are a 501c3 organization which provides scholarships to students.

City Sponsorship Requests: Sisters of Sarai - \$5,000.00 for banquet sponsorship

Marina Restaurant Closure for Winter

Motion to table sponsorship item and reconsider it once the City Manager has updated the process and instituted the new procedure for sponsorship requests made by Mayor Pro Tem Lopez, Seconded by Council Member District 6 Johnson.

*Voting Yea: Mayor Jensen, Mayor Pro Tem Lopez, Council Member District 2 Headen, Council Member District 3 Del Bosque, Council Member District 6 Johnson, Council Member At Large Place 7 Adams, Council Member At Large Place 8 Ezeonu
Voting Nay: Council Member District 5 Humphreys. Motion carried.*

Motion made by Mayor Pro Tem Lopez to approve the request for the closure of the marina restaurant for renovations, Seconded by Council Member District 6 Johnson.

Voting Yea: Mayor Jensen, Mayor Pro Tem Lopez, Council Member District 2 Headen, Council Member District 3 Del Bosque, Council Member District 5 Humphreys, Council Member District 6 Johnson, Council Member At Large Place 7 Adams, Council Member At Large Place 8 Ezeonu. Motion carried.

39. Public Hearing and Ordinance for street name change request to change Esplanade Drive, from Warrior Trail north to the current street end which is approximately 1000 feet, to Selena Gomez Boulevard, and to build a monument for photograph opportunities (Reviewed by the City Council Development Committee on 08/15/2023)

Transportation Caryl Devries presented the street name change request, noting it is a public hearing. She said there would be a request for bids for the art work monument. Council Member Humphreys asked to clarify the origin of the current name. Staff had no input. Mayor Jensen called for speakers and there were none. Council Member Del Bosque thanked staff, including Transportation Coordinator Jordan Bowens. He advised the City Council Development Committee reviewed and supports this item. Mayor Pro Tem Lopez said this opportunity helps to promote our city, he then moved, seconded by Council Member Headen, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11459-2023

PLANNING AND ZONING ITEMS TO BE TABLED

None.

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

None.

PUBLIC HEARING CONSENT AGENDA

None.

PUBLIC HEARING ZONING APPLICATIONS

40. ZON-23-08-0030 - Zoning Change - 901 and 905 Hill Street (City Council District 5). Zoning Change from Office (O) to Single-Family Six (SF-6) on 0.38 acres. Lots 1 & 2, Block 213, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned Office (O) District, and addressed as 901 and 905 Hill Street (On October 9, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Chief City Planner Savannah Ware reviewed the zoning change request to rezone the property to allow for the sale of these two lots as single family zoned lots. The property is currently zoned Office District, which does not allow single-family. Ms. Ware reviewed an image of the location and noted the existing lot is surrounded by residentially zoned properties on three of four sides. She said there were no requested variances, and both the Planning and Zoning Commission (P&Z) and Development Review Committee (DRC) recommended approval. Mayor Jensen advised there were no speakers present. Council Member Humphreys said he likes houses being built in these neighborhoods but shared concerned with traffic flow. There was discussion regarding elevation issues and retaining walls. Planning Director Rashad Jackson noted civil engineering would review. Mayor Jensen asked who would be responsible to fix it, and Mr. Jackson responded if it is on private property, it would be their responsibility. Council Member Humphreys moved, seconded by Council Member Johnson, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11460-2023

41. CPA-23-09-0018 - Comprehensive Plan Amendment - Lakesong (City Council District 6 and Grand Prairie ETJ). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential, Open Space, and Commercial Retail Office on 1,201 acres to Open Space, Mixed Use, High Density Residential, Medium Density Residential, and Low Density Residential. Four parcels located within the City of Grand Prairie Extra-Territorial Jurisdiction, generally located south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas identified by Ellis County Property IDs of 294666, 294715, 190594, and 297164, with approximate addresses of 5191 Hwy 287, Midlothian, Texas and 5101 HWY 287, Midlothian, Texas (On October 09, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Mr. Jackson reviewed the Comp Plan Amendment request to align with the (Future Land Use Map) FLUM with the development agreement. Council Member Johnson moved, seconded by Council Member Del Bosque, to close the public hearing. Deputy City Manager / City Attorney Megan Mahan advised Nate Witzel, 8200 Douglas Avenue, supports this item and is available to speak. The motion carried unanimously.

ADOPTED**ORD 11461-2023**

42. CPA-23-07-0014 - Comprehensive Plan Amendment - Zeal at Lakeview (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential to Medium Density Residential on 26.476 acres. Being a tract out of the J. Lawrence Survey, Abstract No. 161, City of Grand Prairie, Ellis County, Texas, zoned Agriculture (A), generally located on west side of FM 661, approximately 1500 feet south of Lakeview Drive (On October 9, 2023, the Planning and Zoning Commission recommended denial by a vote of 6-1)

Council Member Johnson moved, seconded by Council Member Headen, to table items forty-two and forty-three to the December City Council meeting. The motion carried unanimously.

Tabled to December 12th City Council Meeting

43. ZON-23-07-0028 - Zoning Change/Concept Plan - Zeal at Lakeview (City Council District 6). Zoning Change from Agriculture (A) to a Planned Development with a base zoning district of Single-Family Townhome and a Concept Plan for a Hybrid Housing (Build-to-Rent) Development with 205 units on 26.476 acres. Being a tract out of the J. Lawrence Survey Abstract No. 161, City of Grand Prairie, Ellis County, Texas, zoned Agriculture (A), generally located on west side of FM 661, approximately 1,500 feet south of Lakeview Drive (On October 9, 2023, the Planning and Zoning Commission recommended denial by a vote of 6-1)

Tabled to December 12th City Council Meeting

44. ZON-23-09-0032 - Zoning Change/Concept Plan - Mira Lagos PD Amendment (City Council District 6). PD Amendment to allow front entry garages at Mira Lagos Subdivision consisting of 98 residential lots on 42.7 acres. Lots 1X-40, Block A, Lots 1X-25X Block 2, Lots 1X-22X, Block 3, and Lots 1X-22X, Block 4, Mira Lagos Addition, City of Grand Prairie, Dallas & Tarrant County, Texas, zoned PD-384, within the Lake Ridge Overlay District, and generally located to the south of Hanger Lowe Rd and to the east of Costal Blvd (On October 23, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware reviewed PD Amendment request to allow front entry garages at Mira Lagos Subdivision consisting of ninety-eight residential lots. She reviewed photos of a representative product. Ms. Ware advised with the amendment the development could allow for more lots to feature front facing garages. She said the applicant requested a variance for the single-family detached portion of the development for garage type, to allow front-entry garages for sixty-five percent of residential lots within the subdivision. Ms. Ware advised the P&Z and DRC both recommended approval. There were no speakers. Council Member Johnson moved, seconded by Council Member Del Bosque, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11462-2023**CITIZEN COMMENTS**

Robert Johnson, 752 Havenwood, Dallas, said he is a cancer survivor, spoke in support of mental health assistance provided by the Community Step In program noting his personal experience of how the program assisted him, and asked that the city provide financial assistance for their scholarship program to help others.

Barbara Davis, 2307 Oak Lane, is also a cancer survivor and spoke in support of the Community Step In program for mental health and wellness.

Carol Harrison, 1920 Seagoville, discussed the first job she held at the city, spoke in support of the certification training program offered through Community Step In, discussed their partnerships and desire to be recognized for their work, and requested financial assistance.

Ruby Morris, 2421 S. Carrier Parkway, spoke in support of Community Step In and said she attended their class where she received adult and child mental health certificates which helped her with the school district.

Harold Willis, 538 Lindly, discussed importance of mental health, border issues and a project at Bardin Road near Payne involving a high pressured gas pipeline with no identifying signage.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 7:31 p.m.



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Minutes Special City Council Meeting

Monday, October 16, 2023

5:00 PM

City Hall - Briefing Room

CALL TO ORDER

Mayor Jensen called the meeting to order a 5:06 p.m.

PRESENT

Mayor Ron Jensen

Mayor Pro Tem John Lopez

Deputy Mayor Pro Tem Jorja Clemson

Council Member District 2 Jacquin Headen

Council Member District 3 Mike Del Bosque

Council Member District 5 Cole Humphreys

Council Member District 6 Kurt Johnson

Council Member At Large Place 7 Bessye Adams

Council Member At Large Place 8 Junior Ezeonu

STAFF PRESENTATIONS

1. Council Vision and Priorities

City Manger Bill Hills noted this would be an interactive session to find out what council wants staff to achieve in the near future. He reviewed goals and vision information Council submitted. Project Facilitator Amy Sprinkles discussed management and staff driven goals. She discussed categories under which Council would like their goals. Council then placed their goal objectives under each category listed on the wall. Ms. Sprinkles reviewed each category individually and priorities listed. There was discussion on separation and combination of various objectives. Economic development, housing opportunities, infrastructure, quality of life, arts and culture, recreation parks, environment & sustainability were topics strongly supported by council.

Mr. Hills discussed city services, council's desires for improvement and staff plans to execute priorities set by council. There was discussion on combining categories of priorities, affordable and attainable housing, grocery stores, a masterplan for entertainment district, business support, procurement to include diverse employees and city contractors, communication and public safety efforts. Mayor and Council reviewed the items and ordered them by ten most desired: Revitalize Downtown, Infrastructure Master Plan, More Unique Retail/Small Business Stores, Multi-Culture Center, Increase Diversity in City Contracts and Plan Projects, Pickleball Complex, Funding for Turner Park Phases, More Quality Grocery Stores with addition in District 6, Attainable Housing, Stronger Green Energy Initiatives. Mr. Hills said staff would prepare a resolution listing goals for council to review and approve.

PRESENTED

EXECUTIVE SESSION

There was no Executive Session.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 6:40 p.m.

The foregoing minutes were approved at the November 21, 2023, City Council meeting.

Mona Lisa Galicia, City Secretary



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Minutes

Postponed to 08/17/2023 City Council - Budget Retreat

Wednesday, August 16, 2023

8:00 AM

Ruthe Jackson Center, 3113 S.
Carrier Pkwy., Grand Prairie,
TX

CALL TO ORDER

Meeting was postponed to August 17, 2023.

Mayor Jensen called the meeting to order at 9:00.

PRESENT

Mayor Ron Jensen

Mayor Pro Tem John Lopez

Deputy Mayor Pro Tem Jorja Clemson

Council Member District 2 Jacquin Headen

Council Member District 3 Mike Del Bosque

Council Member District 5 Cole Humphreys

Council Member District 6 Kurt Johnson

Council Member At Large Place 7 Bessye Adams

Council Member At Large Place 8 Junior Ezeonu

STAFF PRESENTATIONS

1. Presentation & Discussion on FY 2023/2024 Proposed Budget, including:
 - Budget Calendar
 - Assumptions
 - Economic Summary
 - Property and Sales Taxes
 - Overview of the budget for all operating funds
 - Overview of the General Fund budget
 - New Budgetary Requests
 - Department Highlights, including:
 - Utility Services Rates and Budget
 - Solid Waste Rates and Budget
 - Fire Department
 - Police Department
 - Parks, Arts, and Recreation Department
 - Capital Improvement Projects (CIP) Overview
 - City Council Priorities and Community Projects
 - Strategic Planning

- City Council Travel Policy

(Operating Budgets reviewed by the Finance and Government Committee on 07/17/2023, 07/31,2023, and 08/09/2023)

Chairman Humphreys said the Finance and Government Committee reviewed the proposed budget with staff for three days and the committee recommends this budget for approval.

Mayor Jensen introduced City Manager Bill Hills and noted he is the first black city manager in Grand Prairie. Mr. Hills thanked Council, said the city staff is the best in the country and noted he has been here for thirty-six years.

Mr. Hills discussed a salary savings and robust sales tax collections, challenges in staff shortages, institution of a living wage and compression adjustments which resulted in current competitive salaries. Mr. Hills thanked the Finance and Government Committee, staff and Audit and Budget Director Thao Vo for going through the arduous task of reviewing. Mr. Hills reviewed the operating fund, Capital Improvement Project budgets, homestead exemptions and sales tax policy efforts. He said this is a conservative budget, discussed staffing for public safety personnel and additional funding for cyber security. Mr. Hills said there would be a public hearing on September 5th with adoption of the budget to occur on September 19th. Mr. Vo provided an overview of topics to be discussed the timeline/budget calendar. He reviewed the assumptions for the budget including the following: maintaining a similar level of service for citizens, market salary adjustments and living wage, a three percent merit increase for civil service employees and a five percent merit increase for non-civil service employees. Mr. Vo noted a fourteen percent increase in electric expenses and inflationary adjustments on a case by case basis. He provided an economic summary and development update, noting home prices are leveling off, pre-owned homes average prices are trending downward, and the Consumer Price Index is trending down.

Mr. Vo explained how the funds work, noted total fund expenditures are five hundred twenty-eight million dollars and provided a summary of city revenues and expenditures by fund.

Mr. Vo provided a property and sales tax overview. He said property tax is the single largest source of revenue for the city and totals one hundred forty-four million dollars. He discussed property values, noting Dallas, Tarrant and Ellis Appraisal Districts are required to certify values by July 25th. Mr. Vo discussed the tax rate, noting it is split between the General Fund and Debt Service Fund. He discussed the state requirement and the city's current tax rate and FY 23/24 proposed rate of 66.00cents. Mr. Vo explained the proposed rate exceeds the no-new-revenue rate; therefore, state law requires action on August 15th to specify the tax rate, take a record vote and schedule a public hearing. He reviewed total expenditures. There was discussion on Tax Increment Financing (TIF), why revenue is less than expenditures by fund, how it is not abnormal to go into fund balances, required fund balances and collections. There was discussion on maintenance and operations versus debt ratio, bond sales and other enterprise funds.

Mr. Vo reviewed property tax values and rates for last three years, average tax payment and Dallas County estimated tax rates. He noted the city receives 29%, GPISD 48 %, Dallas County 9%, Community College 5% and Hospital District 9%. There was discussion on use of surrounding hospitals.

Mr. Vo discussed homestead exemption which is now at fifteen percent and can be increased up to twenty percent. He discussed additional property tax exemptions including homestead exemption for under 65, over 65, disability and senior freeze. Mr. Vo discussed property tax reductions for homeowners and the sales tax allocation of total 8.2 percent. He reviewed the sales tax financial management policy.

Mr. Vo discussed the 2023 projected and 2024 proposed sales tax with financial policy update. He reviewed General Fund revenues and expenditures. There was discussion regarding employee benefits. Ms. DeLeon reviewed employee benefits for fulltime employees. Mr. Vo reviewed General Fund highlights by Department.

Engineering and Utilities Services Director Noreen Housewright provided an overview of the Water/Wastewater fund and rate proposal/modifications. Mr. Hills discussed a five tier rate system including a rate for apartments, noting bonding agencies look closely at water/wastewater rates to set bond rates. Council Member Ezeonu said the Finance and Government Committee is good with keeping it at the \$4.50 proposed rate and Council Member Humphreys said it encourages water conservation. There was discussion on the consultant used to study rates and on volume rates. Mr. Vo noted nonresidential is charged a flat rate. Ms. Housewright and Mr. Hills discussed the multi-family rate and noted major contributing factors – TRA wastewater treatment rate increase, increasing wholesale water rates, maintaining AAA Bond Rating, aging infrastructure. Mr. Hills said this would allow a gradual increase and less of a dramatic impact of increase. Mr. Hills said it costs \$6.83 to produce one thousand gallons. Mr. Vo said the consultant advised this is necessary to continue to provide the level of service we currently provide. There was discussion on keeping the current rate and perhaps having the city subsize it for a short while. Mr. Vo noted it would only increase revenue by fifty thousand dollars.

Solid Waste Director Dr. Patricia Redfearn provided a Solid Waste fund account overview which accounts for landfill and garbage/recycling collection service, brush and litter collection, street sweeping, illegal dumping cleanup, Keep Grand Prairie Beautiful and auto related business programs. She discussed key changes including landfill land acquisition and discussed 2023/24 projects and the cost of residential services with a rate increase. Dr. Redfearn discussed a coming change in collection days.

Fire Chief Robert Fite discussed impact of quality of life in the community, reviewed actions and enhancements and discussed specialty teams. He discussed Fire Station 6 and advised the Emergency Operation Center and Fire Station 11 are in the design phase. He reviewed their training enhancements, and noted the ISO rating will be reviewed on August 21. He discussed special events/EMS/Fire Prevention. Chief Fite and Mayor Jensen discussed having to transport patients to closest, most appropriate hospital. Chief Fite discussed Capital Improvement Projects (CIP), advance medical screenings, officer development and succession planning. He discussed a proposed meeting room on the south side of city at Highway 360 and Highway 287 on Davis Road. There was discussion on deployment equipment, recruitment efforts for minorities / women, and the requirement to be a paramedic to be hired with the city. Chief Fite said they have more than doubled minority and women recruitment since he has been chief, noting there are currently seven women firefighters.

Police Chief Daniel Scesney discussed their fiscal year 2022/23 accomplishments, crime rankings compared to Texas cities with populations over one hundred thousand. He reviewed

their budget submission which keeps pace with growth. Chief Scesney noted the Crime Control and Prevention District tax will fund five sworn officers, discussed proposed plan for replacing chairs at the Public Safety Building (PSB). He said from the General Fund they will fund four civilian positions, and at request of Council it will include two senior code officers, two abatement crew members, Prairie Paws security and landscape enhancements. There was discussion on hiring a licensed clinician. Chief Scesney reviewed CIP to include a ballistic vehicle and gun range replacement trailer/building. He discussed challenges including increase of thefts at self-checkouts, disparity in crime-fighting strategies in neighboring cities and elevated inflation impacting retail theft. He discussed their recruiting efforts for minority and women candidates.

Deputy City Manager Megan Mahan advised Ray Cerda had a death in his family, and Assistant Parks Director Chris Michalski would present. Mr. Michalski provided an overview of Park Venue history and discussed the citizen approved quarter cent Park Venue Sales Tax which supports new venues and programs. He reviewed Parks Arts and Recreation philosophy which includes investment and discounted pricing for citizens where and when applicable. He reviewed fiscal policy and reviewed and expenditures. He discussed other Park Fund appropriations including Cemetery, Golf, Prairie Lights and Lake Parks. There was discussion on the bid for a Prairie Lakes food vendor. Deputy City Manager Cheryl De Leon provided an overview of funding sources. Mr. Michalski discussed Epic/Epic Waters fund, Epic operational costs and Epic Waters management agreement with American Resort Management.

Mayor Pro Tem Lopez called a recess for lunch at 11:22 a.m.

Mayor Jensen called the meeting back to order at 12:30 p.m.

Mr. Vo provided a CIP overview and noted highlights in Water, Parks, Fire, Streets, Municipal Facilities, Wastewater, Storm and Other CIP.

Mr. Michalski discussed Parks CIP Community projects including Fish Creek Linear Park, National Fitness Campaign, Veteran's Star and four locations for proposed multipurpose fields. There was discussion on drainage improvements at Friendship Park and others Mayor Pro Tem Lopez asked for the budget on initiatives. Ms. Mahan reviewed community projects slide and discussed Other Parks CIP including Park Infrastructure/Renovations/Repairs, Park Facilities Renovations, Park Equipment / Replacement, Landscape improvements / Gateway Enhancement. There was discussion on a District 6 recreation center and recommended locations for the National Fitness Centers and funding provided by grant money. Mr. Michalski reviewed Cemetery, Golf, Lake Parks, Epic, Epic Central and Municipal Facilities CIP. Ms. Mahan confirmed this is the bucket of money which can be adjusted.

Chief Information Officer Keshnel Penny discussed Information Technology (I.T.) CIP Projects including a radio replacement program. He noted I.T. purchases/maintains Police/Fire radios which are over twelve hundred. He discussed the radio management system and the PSB Detention Center cameras upgrades. He noted other I.T. CIP including computer and equipment refresh, physical security and access control upgrade, switch and wireless upgrades, Police Toughbook repair and spares, Avaya phone system upgrade, radio repair and accessories, ArcGIS Insights implementation, Auto Pound Outdoor Wireless Connectivity. Mayor Jensen said he wants to make sure we are protected as we can be through spyware. Ms. De Leon said they would be adding a staff person who will be dedicated to cyber security. There was discussion on the process of data center backups and cloud backups.

Library Director Peter Sime reviewed Main Library lobby and entrance remodel phase two, noting estimated completion date May 2024. He discussed a proposed Mobile Library Vehicle for all council districts, proposed CIP and personnel costs. There was discussion on funding for and availability for a second mobile library, applying for and obtaining broadband funds and providing services to low income families.

Airport Director Mark Divita discussed reconstruction / widening of south service road at the Municipal Airport, and the RAMP grant, noting he was awaiting a grant package from TxDOT Aviation. He said the annual maintenance grant is done every year.

Chief Fite discussed Fire CIP Projects including the proposed Emergency Operation Center, noting it is a two year project and construction is to begin January 2024 with estimated completion date in March 2025. Chief Fite discussed request for \$1.5M to complete next phase to improve the facility. There was discussion on Airbus at the Airport and their fire service.

Chief Scesney discussed Police CIP projects including the SWAT Bearcat estimated at \$330,806 and proposed gun range building at \$500,000 with a completion date of September 2024.

General Services Director Jayson Ramirez presented the Municipal Facilities CIP projects including a Public Safety Storage Building Generator of \$1,330,000; City Hall East Generator; Connections, Monitoring of \$1,200,000; PSB HVAC Replacement at \$900,000; Summit Roof Replacement at \$800,000, and other Municipal Facilities CIP. There was discussion on auctioning the old generator and savings on replacement of lighting with LED lighting.

Ms. Housewright discussed Engineering CIP including Tarrant Road at Arbor Creek, noting meetings with community will be held, design completion in November 2023 and construction beginning Summer 2024. She discussed Briarhill erosion permanent solution and Cottonwood Creek and Henry Branch Channel improvements and floodplain mitigation and Henry Branch Improvements. She provided stormwater modeling annual update which occurs every two years to update StormCAD model with updated storm drains infrastructure information. Ms. Housewright discussed the Flood Warning System Modeling and Implementation Phase 5 funding of multiphase work. She discussed Indian Hills Neighborhood south stormwater project to update storm drainage system and the Walingford PID retaining wall construction beginning FY 23-24. Ms. Housewright reviewed Carrier Parkway Improvements (Roy Orr to SH 360) and Davis Road new alignment with three phases. She discussed the Epic Pedestrian Tunnel design. There was discussion of use of tunnel and possible tie in for use of Dubiski High School and discussion of adding public art. Additional projects discussed were Rock Island Road Bridge at Bear Creek, Duncan Perry Bridge at Johnson Creek – discussion on tree mitigation, and participation of Day Miar Road from England / Broad and South. Transportation and Mobility Director Walter Shumac discussed traffic flow near the school. Ms. Housewright discussed the 24" SH 360 Waterline extension to allow for enough pressure during peak times and the 2.0 MG elevated storage tank. She spoke discussed purchasing additional water from Dallas Water Utilities and infrastructure improvements. She reviewed stormwater/streets CIP and other Water/Wastewater CIP.

Mr. Shumac discussed the Street CIP. He discussed FY 24 improvements including Belt Line Road at Skyline Road and Belt Line Road at Marshall Drive. There was discussion on requesting assistance from TxDOT. Mr. Shumac discussed FY 24 Traffic signal/engineering including Bardin Road at Sgt Greg L. Hunter Lane, England Parkway at Arlington Webb Britton Road. He discussed engineering design on three. He discussed Jefferson Street, Great

Southwest Pkwy at SW 23rd Street and the creation of six lanes. Mr. Shumac discussed a citywide bike master plan and currently applying for grant funding. There was discussion on temporarily striping the bike lanes and safety concerns.

Dr. Redfearn discussed Solid Waste CIP projects, including new property permit preparation, major permit modification subsurface characterization with completion March 2026. Mayor Jensen asked how much life was left at Landfill. Dr. Redfearn confirmed twenty-five years. There was discussion on continuing to extend life of the Landfill. She presented information on concrete recycling, added convenience center area fencing and added pneumatic tubes for the Landfill scale house.

Discussion on pickleball court options, Shady Grove aging infrastructure improvements. Deputy Mayor Pro Tem Clemson said she would like to see it on a master plan to address annually. There was discussion on providing box fans to those in need in the community and Community Development Block Grant program funds that assists with air conditioning repairs or replacement of window units for low to moderate income families.

Planning Director Rashad Jackson provided an update on Capital Reserve CIP. He discussed the Future Land Use Map update phases two and three. Phase one completed August 2021, phase two starting midyear 2024 and phase three starting FY 2025/26.

Construction and Design Director Andy Henning presented information on the Public Health and Environmental Quality office remodel with construction to begin December 2023 with estimated completion in July 2024.

Mr. Vo discussed 207 W Main to be developed for Downtown Development group to use as office space. He said there are plans to install a restaurant incubator, retail incubator and departmental office in each of three suites. He said demolition begins October, remodel begins January and should be finished by summer. There was discussion on whether the city will be the landlord or if there will be an operator. Ms. De Leon confirmed they would be short term leases to get small businesses up and going with reduced rent to then move them along to another space on Main Street. The goal is to have up to an eighteen month lease. Council Member Humphreys said he is passionate about helping small businesses get going then moving forward.

There was discussion on the Council travel budget and proposed travel policy with a decision to discuss more in depth at a later time.

EXECUTIVE SESSION

The City Council may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

- (1) Section 551.071 "Consultation with Attorney"*
- (2) Section 551.072 "Deliberation Regarding Real Property"*
- (3) Section 551.074 "Personnel Matters"*
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations."*

City Council also reserves the right to discuss any agenda item in closed session when authorized by the above referenced provisions. Any final action will be taken during open session.

EXECUTIVE SESSION

There was no Executive Session.

RECONVENE MEETING - DAY 2 - AUGUST 17, 2023 8:00 A.M.

The meeting will resume and Presentations not covered on Day 1 will be discussed on Day 2.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 2:54 p.m.

The foregoing minutes were approved at the November 21, 2023, City Council meeting.

Mona Lisa Galicia, City Secretary



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

PRESENTER: Mona Lisa Galicia, City Secretary

TITLE: Board Appointment - Nomination of Dr. R.J. DiLena for appointment to the Public Health Advisory Committee

REVIEWING COMMITTEE:

SUMMARY:

Council Member Del Bosque is nominating Dr. R.J. DiLena for appointment to the Public Health Advisory Committee.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

PRESENTER: Mark J. Divita, C.M. Airport Director

TITLE: Commercial Hangar Lease with Aviator Air Flight School, LLC, for Hangar 13 South G for a term of ten years to begin November 1, 2023 and ending May 31, 2033, with an annual rent of \$2,952.00

REVIEWING COMMITTEE:

SUMMARY:

Aviator Air Flight School, LLC seeks to enter into a commercial lease agreement of airport hangar 13 South G. The hangar is approximately 948 square feet. The term of the lease is for ten (10) years. The lease will begin on November 1, 2023, and end on May 31, 2033. Aviator Air Flight School, LLC is the Airport's Fixed Base Operator (FBO) and in good standing, currently leasing terminal building and suites 101 and 103 with several other hangars.

FINANCIAL CONSIDERATION:

Revenues received under this commercial lease agreement will be in accordance with the FY2024 Airport Fee Schedule. The monthly rental amount will be \$246.00, for a total annual revenue amount of \$2,952.00.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

PRESENTER: Keshnel Penny, CIO – Information Technology

TITLE: Annual Contract for computer equipment and accessories from Dell Inc. in the amount of \$450,000.00 through a Master Cooperative Agreement with the Department of Information Resources (DIR). This contract will be for one year with the option to renew for four additional one-year periods, allowing an increase not to exceed 15% annually with an estimated total of \$3,034,071.56 if all extensions are exercised

REVIEWING COMMITTEE: (Reviewed by the Finance and Government Committee 11/07/2023)

SUMMARY:

<u>Vendor Name</u>	<u>Estimated Annual Cost</u>	<u>Total Cost</u>
Dell Inc.	\$450,000.00	\$3,034,071.56
(1 st Renewal)	\$517,500.00	
(2 nd Renewal)	\$595,125.00	
(3 rd Renewal)	\$684,393.75	
(4 th Renewal)	\$787,052.81	

PURPOSE OF REQUEST:

Annual contract for computer equipment, accessories, software, and related services from Dell Inc. in the amount of \$450,000.00 through a Master Cooperative Agreement with the Department of Information Resources (DIR). This contract will be for one year with the option to renew for four additional one-year periods, allowing an increase not to exceed 15% annually with an estimated total of \$3,034,071.56 if all extensions are exercised.

Chapter 271.102 of the Local Government Code authorizes local governments to participate in a cooperative purchasing program with another local government or local cooperative organization. In lieu of competitive bidding, items, and services may be purchased through such agreements as the agreements have already been bid by the sponsoring entity or agency. The City of Grand Prairie has master inter-local cooperative agreements with various entities, including DIR contract DIR-TSO-3763.

FUNDING HISTORY (2 to 3 yrs info):

	<u>Amount</u>	<u>Approval Date</u>	<u>Reason</u>
<i>Original Contract:</i>	\$283,936.02 \$379,314.95 \$276,547.78 \$423,398.46 \$668,949.42	08/0//2018	\$283,936.02(2018-2019) \$379,314.95 (2019-2020) \$276,547.78 (2020-2021) \$423,398.46(2021-2022) \$668,949.42(2022-2023) Software Maintenance
<i>Change Order #</i>			
<u>TOTAL:</u>	\$2,032,146.63		

PROCUREMENT DETAILS:Procurement Method: ☒ Cooperative - DIR**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name: General Fund	Account Unit & Line:
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CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

PRESENTER: Ryan Simpson, Assistant Director of Police

TITLE: Annual Contract for GPS tracker and bait car equipment from CovertTrack Group, Inc., through a national cooperative agreement with Government Services Administration Advantage (GSA Advantage), in the amount of \$11,986.34 for the first year, with an option to renew for four additional one-year periods up to the amount of \$20,000 each, totaling \$91,986.34, if all extensions are exercised

REVIEWING COMMITTEE: (Reviewed by the Public Safety, Health, and Environment Committee on 11/06/2023)

SUMMARY:

<i><u>Vendor Name</u></i>	<i><u>Annual Cost</u></i>	<i><u>Total Cost</u></i>
CovertTrack Group, Inc.	\$11,986.34 for the first year; with the option to renew for four additional one-year periods (up to \$20,000 each)	\$91,986.34

PURPOSE OF REQUEST:

CovertTrack Group, Inc. provides the current tracking service, airtime, and equipment for the Police Department's GPS bait car tracking units. The Police Department has utilized these products and services for several years. The current contract is expiring, and the Department is seeking a new contract to continue to operate is bait car program.

Chapter 271.102 of the Local Government Code authorizes local governments to participate in a cooperative purchasing program with another local government or local cooperative organization. In lieu of competitive bidding, items and services may be purchased through such agreements as the agreements have already been bid by the sponsoring entity or agency.

FUNDING HISTORY:

	<i><u>Amount</u></i>	<i><u>Approval Date</u></i>	<i><u>Reason</u></i>
<i><u>Original Contract:</u></i>	\$39,538.36	1/23/2018	Annual Contract
<i><u>Renewal # 1</u></i>	\$24,500.00	N/A	Term: 2/1/2019-1/31/2020

<u>Renewal # 2</u>	\$22,614.95	N/A	Term: 2/1/2020-1/31/2021
<u>Renewal # 3</u>	\$14,040.00	N/A	Term: 2/1/2021-1/31/2022
<u>Renewal # 4</u>	\$12,420.00	N/A	Term: 2/1/2022-1/31/2023
<u>TOTAL:</u>	\$113,113.31		

PROCUREMENT DETAILS:

Procurement Method: Cooperative – GSA Advantage

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	General Fund
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CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

PRESENTER: Ryan Simpson, Assistant Director of Police

TITLE: Annual Contract for Facial Recognition Software from Clearview AI. This agreement will be for \$37,119 for the first year, with the option to renew for four additional one-year periods at \$36,619 annually thereafter; totaling \$183,595

REVIEWING COMMITTEE: (Reviewed by the Public Safety, Health & Environment Committee on 11/06/2023)

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Clearview AI	\$37,119 (year one); \$36,619 (years two through five)	\$183,595

PURPOSE OF REQUEST:

Since 2018, the Police Department has utilized NEC Corporation of America's Facial Recognition software. As the contract expired, the Police Department solicited bids for an advanced product that provided a broader scope of accurate facial recognition from videos and photos. The Department also sought a product that provided more advanced algorithms to search social media platforms, mugshots, new sites and more.

The Police Department's Criminal Investigations Division personnel utilize this technology to assist with the development of leads and to further investigations on active criminal cases, with Class B Misdemeanor or higher offenses (e.g., murder, robbery, assault).

FUNDING HISTORY:

The Police Department previously utilized NEC's facial recognition product, at an annual cost of \$50,000 per year.

PROCUREMENT DETAILS:

Procurement Method: ☒ RFB Number of Responses: One RFB #: 23172
 Selection Details: ☒ Low Bid ☐ Best Value

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Community Policing Fund
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ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Bid Summary


Facial Recognition Software

RFB #23172

TABULATION

		Bid Tabulation		Cleaview AI
		Facial Recognition		
		RFP #23172		
				New York NY
Item	Description	QTY	UOM	Unit Price
1	Initial Cost of Software	1	EA	\$ 36,619.00
2	Initial Labor Cost	1	EA	\$ -
3	Initial Training Costs	1	EA	\$ 500.00
4	Other Initial Cost	1	EA	
5	Maintenance & License - YR 2	1	EA	\$ 36,619.00
6	Maintenance & License - YR 3	1	EA	\$ 36,619.00
7	Maintenance & License - YR 4	1	EA	\$ 36,619.00
8	Maintenance & License - YR 5	1	EA	\$ 36,619.00
9	Other Costs	1	EA	
TOTAL				183,595.00

SCORECARD

	Evaluation Score Card		Cleaview AI New York NY
	Facial Recognition		
	RFP #23172		
Evaluation Criteria	Maximum Score	Score	
Price	45.00	45.00	
The extent to which the goods or services meet the municipality's needs	15.00	14.00	
Number of public image databases	15.00	15.00	
References	25.00	25.00	
Total	100.00	99.00	



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

PRESENTER: Caryl DeVries, P.E., PTOE, Director of Transportation and Mobility

TITLE: Construction funding for Great Southwest Parkway from north of the warehouse located at 2001 Ave K East to Fountain Parkway in the amount of \$2,946,500

REVIEWING COMMITTEE:

PURPOSE OF REQUEST:

This project involves the phase 1 construction of Great Southwest Parkway from north of the warehouse located at 2001 Ave K East to Fountain Parkway. This segment of Great Southwest Parkway will be approximately 2,300 linear feet in length. Construction will include paving, signing, pavement markings, and traffic control.

Construction of phase 1 will take place in-house using existing city-contracted construction crews. Phase 2 (the future northbound lanes) will begin construction in Fall 2024.

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Street Capital Project Fund
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Funding for this project is budgeted in the Street Capital Project Fund at \$2,446,500. The City will be receiving additional funding of \$500,000 from Tarrant County for a total funding of \$2,946,500.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

PRESENTER: Jayson Ramirez, General Services Director, Fleet and Facility Services

TITLE: Annual Contract for Service and Repair of Marine Vessels from Boaters World of Grand Prairie (up to \$50,000.00 annually). This contract will be for one year with the option to renew for four (4) additional one-year periods totaling \$250,000.00 if all extensions are exercised

REVIEWING COMMITTEE: (Reviewed by Finance and Government Committee on 11/07/2023)

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Boater's World of Grand Prairie	\$50,000.00	\$250,000.00

PURPOSE OF REQUEST:

The annual contract will be used by the Fleet Services Division for maintenance and repairs on City-owned marine vessels on an as-needed basis. A contract has not been in place in the past because we had a team member that was able to provide general maintenance on the vessels. He has since retired and we no longer have a team member with that experience and will rely on outside vendors as these vessels age and require additional maintenance.

PROCUREMENT DETAILS:

Procurement Method: ☒ RFB

☒ Local Vendor

Number of Responses: One

RFB #: 24001

Selection Details: ☒ Low Bid

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Fleet Services Fund
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ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Bid Summary

Service and Repair of Marine Vessels

RFB #24001

BID PRICING

Item	Description	UOM	Unit Cost
1.	Discount-Off Parts on Manufacturer's Catalog	%	5%
2.	Shop Labor Rate	Hourly	152.00\$
3.	Service Call	Per Call	152.00\$
4.	Flat Fee for Pick Up and Delivery	Round Trip	152.00\$
5.	Other Fees (please specify) *		

(* - any fees not specified in your bid response will not be paid)

Sample Bid Pricing #1

Description of the job: 2016 APEX MARINE QWEST EDGE 820 PONTOON BOAT W/ YAMAHA ENGINE-20' -- Service Lower Unit			
Item	Description	UOM	Unit Cost
1.	Manufacturer's Catalog Price	Ea	2.0 hours
2.	Discounted Price (using your response in Bid Pricing above) – Enter a negative amount	Ea	304.00\$ Labor 10% disc. 134.88\$ Parts 5% disc.
3.	Shop Labor Rate	Hourly	152.00\$
4.	Service Call	Per Call	152.00\$
6	Flat Fee for Pick Up and Delivery	Round Trip	152.00\$
7.	Other Fees (please specify) * Shop Supplies freight		34.20\$ 19.00\$
TOTAL			644.08\$ Mobile 492.08\$ if delivered

Sample Pricing #2

Description of the job: 2020 SAFE BOATS INTL 27 WAC BOAT 27 WITH 2 MOTORS – Repair Port Throttle Linkage			
Item	Description	UOM	Unit Cost
1.	Manufacturer's Catalog Price	Ea	1 hour diagnosis, not enough information
2.	Discounted Price (using your response in Bid Pricing above) – Enter a negative amount	Ea	152.00\$ flat rate diagnosis fee
3.	Shop Labor Rate	Hourly	152.00\$
4.	Service Call	Per Call	152.00\$
6	Flat Fee for Pick Up and Delivery	Round Trip	152.00\$
7.	Other Fees (please specify) *		
TOTAL			152.00\$ for diagnosis, parts and labor estimate provided after diag,

Print/Type Name: Koby Smith

Title: Service Manager

Date: 10-18-2023



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

PRESENTER: Cathy Patrick, Chief Financial Officer

TITLE: Contract for auctioneering services with Rene Bates Auctioneers, through a national interlocal agreement with BuyBoard, and authorize the vendor to charge a 10% Buyer's Premium on all City property auctioned off (anticipated between \$100,000 - \$150,000 annually) for one year with the option to renew for two additional one-year periods and authorize the City Manager to execute the renewal options

REVIEWING COMMITTEE: (Reviewed by the Finance and Government Committee on 11/07/2023)

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Rene Bates Auctioneers	\$150,000.00	\$450,000.00

PURPOSE OF REQUEST:

Rene Bates Auctioneers has been utilized by the City since 2004 for auctioning city-wide surplus property, seized and abandoned property, and retired fleet vehicles and equipment through their cooperative contract. Auctions are conducted through the internet and live auctions. This contract would allow Rene Bates Auctioneers to charge a 10% Buyer's Premium that is passed off onto the successful buyer resulting in zero cost to the City. Anticipated gross profits off commission for Rene Bates average about \$1,110,000-\$1,460,000 annually, depending on the quantity of surplus being auctioned each year.

Chapter 271.102 of the Local Government Code authorizes local governments to participate in a cooperative purchasing program with another local government or local cooperative organizations for the performance of governmental functions or services including administrative functions normally associated with the operations of governments. The competitive bid process is conducted by the sponsoring entity or agency such as the State of Texas, BuyBoard entities, etc. and save money by pooling the impressive purchasing power number of their members (school districts, municipalities, counties, other local governments, and non-profits across Texas).

BuyBoard contract 708-23 was effective 09/01/2023 and set to expire 08/31/2024 with two possible one-year renewals.

FUNDING HISTORY (2 to 3 yrs info):

	<u>Amount</u>	<u>Approval Date</u>	<u>Reason</u>
Renewal 2	\$137,732.50 (Revenue Sales \$1,377,325)	9/15/20	
Renewal 1	\$146,264.60 (Revenue Sales \$1,462,646)	9/15/20	
Initial Term	\$111,342.30 (Revenue Sales \$1,113,423)	9/15/20	
<u>TOTAL:</u>	\$395,339.40 (Total Revenue \$3,953,394)		

PROCUREMENT DETAILS:Procurement Method: ☒ Cooperative - Buyboard**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	General Fund
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CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

PRESENTER: Lee Harriss, Special District Administrator, Finance

TITLE: Westchester PID contract with Vision Communities Management, Inc. for Wall Repairs for \$50,000 in Westchester PID (Council Districts 2 and 6)

SUMMARY:

<i>Vendor Name</i>	<i>Annual Cost</i>	<i>Total Cost</i>
Vision Communities Management, Inc.	\$50,000	\$50,000

PURPOSE OF REQUEST:

The PID Board recommended that Vision Communities Management, Inc. be awarded a contract for wall repair services. The term extends from October 1, 2023 through December 31, 2024. Vision Communities Management, Inc. had the contract last year and performed satisfactorily.

Texas Local Government Code, Chapter 252.022 (a) (9) exempts public improvement districts from competitive bidding requirements. Per that statute, the PID Advisory Board is empowered to enter into contracts such as the ones with Vision Communities Management, Inc. following approval by the City Council.

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Westchester PID
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* Provide Accounting Unit for Operating funds. Provide the Activity for CIP and Grant projects.

ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Budget

Exhibit A-1
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 1
Westchester
Five Year Service Plan 2024 - 2028 BUDGET

Income based on Assessment Rate of \$0.09 per \$100 of appraised value.

The FY 2023 rate was \$0.09 per \$100 of appraised value

Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$1,410,725,470	\$ 0.09	\$ 1,269,653		
Description	Account	2024	2025	2026	2027	2028
Beginning Balance (Projected)		\$ 809,000	\$ 595,910	\$ 583,371	\$ 707,759	\$ 1,156,653
P.I.D. Assessment	42620	\$ 1,269,653	\$ 1,396,618	\$ 1,536,280	\$ 1,689,908	\$ 1,858,899
City Contribution	49780	58,256	58,256	58,256	58,256	58,256
TOTAL INCOME		\$ 1,327,909	\$ 1,454,874	\$ 1,594,536	\$ 1,748,164	\$ 1,917,155
Amount Available		\$ 2,136,909	\$ 2,050,785	\$ 2,177,907	\$ 2,455,923	\$ 3,073,808
EXPENSES:						
Description		2024	2025	2026	2027	2028
Office Supplies	60020	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
Decorations	60132	40,000	40,000	40,000	40,000	40,000
Beautification	60490	200,000	200,000	200,000	200,000	200,000
Wall Maintenance	60776	75,000	75,000	50,000	50,000	50,000
Professional Engineering Services	61041	12,000	12,000	12,000	12,000	12,000
Mowing Contractor	61225	307,789	323,178	339,337	356,304	374,119
Tree Services	61226	80,000	80,000	80,000	80,000	80,000
Collection Service (\$2.90/Acct)	61380	9,860	9,860	9,860	9,860	9,860
Misc.	61485	1,000	1,000	1,000	1,000	1,000
Admin./Management	61510	29,700	31,185	32,744	34,381	36,101
Postage	61520	50	50	50	50	50
Electric Power	62030	6,300	6,615	6,946	7,293	7,658
Water Utility	62035	175,000	183,750	192,938	202,584	212,714
Irrigation System Maint.	63065	75,000	75,000	75,000	75,000	75,000
Decorative Lighting Maintenance	63146	18,000	18,000	18,000	18,000	18,000
Property Insurance Premium	64080	6,000	6,300	6,615	6,946	7,293
Liability Insurance Premium	64090	3,500	3,675	3,859	4,052	4,254
Fencing*	68061	500,000	400,000	400,000	200,000	200,000
Construction	68540	-	-	-	-	-
TOTAL EXPENSES		\$ 1,540,999	\$ 1,467,413	\$ 1,470,148	\$ 1,299,270	\$ 1,329,848
Ending Balance*		\$ 595,910	\$ 583,371	\$ 707,759	\$ 1,156,653	\$ 1,743,959

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$90	Avg. Property Value:	\$ 414,919
\$200,000	\$180	Avg. Property Assessment:	\$ 373
\$300,000	\$270	No. of Properties:	3,400
\$400,000	\$360		
\$500,000	\$450		
\$600,000	\$540		

*Future wall replacements



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

PRESENTER: Cathy Patrick, CFO - Finance

TITLE: Annual Contract for Electrical, Lighting, Data Communications, and Security Products and Related Products, Services, and Solutions from Graybar Electric Company in the amount of \$280,000.00 through a Master Cooperative Agreement with Omnia Partners. This contract will be for one year with the option to renew for three additional one-year periods totaling \$1,120,000.00 if all extensions are exercised

REVIEWING COMMITTEE: (Reviewed by the Finance & Government Committee on 11/07/2023)

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Graybar Electric Company	\$280,000.00	\$1,120,000.00

PURPOSE OF REQUEST:

The contract is for Electrical, Lighting, Data Communications, and Security Products and Related Products, Services, and Solutions to be shared by various departments.

Chapter 271.102 of the Local Government Code authorizes local governments to participate in a cooperative purchasing program with another local government or local cooperative organization. In lieu of competitive bidding, items and services may be purchased through such agreements as the agreements have already been bid by the sponsoring entity or agency. The City of Grand Prairie has master inter-local cooperative agreements with various entities, including Omnia Partners contract EV2370.

FUNDING HISTORY (2 to 3 yrs. info): New Contract

	<u>Amount</u>	<u>Approval Date</u>	<u>Reason</u>
FY2021	\$127,042.08		
FY2022	\$161,985.25		
FY2023	\$ 73,854.26		

PROCUREMENT DETAILS:Procurement Method: ☒ Cooperative – Omnia Partners**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Various Operating Funds
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CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

PRESENTER: Cathy Patrick, CFO - Finance

TITLE: Annual Contract for embroidery and screen-printing services from Frontend Solutions, (up to \$66,666.66 annually) Texas Sportswear & Specialties dba Toro Branded Apparel & Merchandise, (up to \$66,666.66 annually), and Promotional Designs Inc. (up to \$66,666.66 annually). This contract will be for one year with the option to renew for four additional one-year periods in an amount not to exceed \$999,999.90 if all extensions are exercised

REVIEWING COMMITTEE: (Reviewed by the Finance & Government Committee on 11/07/2023)

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Frontend Solutions	\$66,666.66	\$333,333.30

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Toro Branded Apparel	\$66,666.66	\$333,333.30

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Promotional Designs Inc.	\$66,666.66	\$333,333.30

PURPOSE OF REQUEST:

Every year, departments purchase shirts, caps, and accessories for their employees to wear to represent the city. This contract will be used to embroider the City's logo on these items as well as to purchase said items at a discount. Some departments also purchase these items for special events, such as 5k walks, summer programs, recycling awareness, WOW programs, and many others.

Staff recommends awarding Frontend Solutions, Texas Sportswear & Specialties dba Toro Branded Apparel & Merchandise, and Promotional Designs Inc. Orders will be placed as needed by individual users. Multiple awards allow for departments to have options when choosing their supplier. If one supplier may not be able to accommodate the department's needs, then they would be able to go to one of the other two suppliers. In the past, the award was given to two vendors, this year we are offering a third option.

FUNDING HISTORY (2 to 3 yrs info):

	<u>Amount</u>	<u>Approval Date</u>	<u>Reason</u>
FY18-19	\$119,634.85	7/17/18	Embroidery & Screen Printing
FY19-20	\$100,225.96	7/17/18	Embroidery & Screen Printing
FY20-21	\$ 99,064.84	7/17/18	Embroidery & Screen Printing
FY21-22	\$179,982.56	7/17/18	Embroidery & Screen Printing
FY22-22	\$193,911.77	7/17/18	Embroidery & Screen Printing
<u>TOTAL:</u>	<u>\$692,819.98</u>		

PROCUREMENT DETAILS:Procurement Method: ☒ RFB☒ Local Vendor ☒ HUB Vendor

Number of Responses: Six

RFB #: 23184

Selection Details: ☒ Low Bid**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Various Operating Funds
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ATTACHMENTS / SUPPORTING DOCUMENTS:


1- Bid Summary

Embroidery & Screen-Printing Services

RFB# 23184


TABULATION

Item 15.

				Woman Owned	Black Owned	HUB - Black Owned	HUB - Hispanic
				Promotional Designs Inc.	Already Gear Inc.	Big Hit Creative Group	Frontend Solutions
				Dallas, TX	Dallas, TX	Dallas, TX	Grand Prairie, TX
Item	Description	QTY	UOM	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE
1	Embroidery Service - Base price	1	Each	3.50	5.95	\$6.00	\$0.00
2	Screen Printing Service - Base price	1	Each	2.50	3.00	\$8.00	\$0.00
Other Fees		QTY	UOM				
3	Embroidery Set Up Fee per design	1	Each	15.00	15.00	0.00	\$0.00
4	Screen Print Set Up Fee per design	1	Each	15.00	22.00	0.00	\$0.00
5	Design/Artwork Fee	1	Each	15.00	32.00	0.00	\$0.00
6	Minimum Order Fee - less than 15 shirts	1	Each	5.00	25.00	12.00	\$0.00
7	Special Inks, ie metallic, glitter	1	Each	add \$.75	30.00	10.00	\$0.00
8	Heat Transfer 1 color Name, Rank, Certification	1	Each	2.50	15.00	7.00	\$5.00
9	Rush Order Fee	1	Each	0.00	50.00	50.00	\$50.00
10	Shipping/Delivery Fee	1	Each	7.50	0.00	QUR	\$0.00
Clothing & Accessories		QTY	UOM				
11	Percentage Discount for All Maintenance Uniforms Listed in your Catalog	1	%	25%	10%	15%	15%
12	Percentage Discount for All Career Apparel Listed in your Catalog or	1	%	25%	10%	15%	15%
13	Percentage Discount for All Other Work Related Items Listed in your	1	%	25%	10%	15%	15%
14	Quality T-Shirts e.g. Port & Co., Gildan and Sports Tek	1	%	25%	10%	15%	15%
Scenario Pricing							
SCENARIO 1 - Screen Printing				SCENARIO 1 - Screen Printing			
SCENARIO 1 - Screen Printing				SCENARIO 1 - Screen Printing			
DESCRIPTION	Size/Service	#	UOM	UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED
15	Port & Co 50/50 Cotton/Poly Kelly	350	Each	10.00	\$ 3,500.00	13.34	\$ 4,669.00
	Green long sleeve 2 color front &	50	Each	11.25	\$ 562.50	13.34	\$ 667.00
	back; Artwork provided by City;	10	Each	12.25	\$ 122.50	16.00	\$ 160.00
	RUSH NEED IN TWO (2) DAYS						
							NO FEES
							\$0.00
Total					\$ 4,185.00		\$ 5,089.40
Scenario Pricing							
SCENARIO 2 - Screen Printing				SCENARIO 2 - Screen Printing			
SCENARIO 2 - Screen Printing				SCENARIO 2 - Screen Printing			
DESCRIPTION	Sizes/Service	#	UOM	UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED
16	Gildan Dry Fit Performance Tee-Black	200	Each	9.25	\$ 1,850.00	\$ 11.08	\$ 2,216.00
	1 color front & back with GLITTER	15	Each	11.70	\$ 175.50	\$ 11.08	\$ 166.20
	INK; Artwork provided	5	Each	13.00	\$ 65.00	\$ 14.90	\$ 74.50
						No Bid	
							\$ 14.37
							\$ 71.85
FEES (if applicable)				Please list below			
Total					\$ 2,090.50		\$ 2,516.40
Scenario Pricing							
SCENARIO 3 - Embroidery				SCENARIO 3 - Embroidery			
SCENARIO 3 - Embroidery				SCENARIO 3 - Embroidery			
DESCRIPTION	Size/Service	#	UOM	UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED
17	Embroider City logo on Customer	10	Each	\$ 3.50	\$ 35.00	\$ 10.00	\$ 100.00
	provided cotton/poly shirt					\$ 8.00	\$ 80.00
							\$ 7.50
							\$ 75.00
FEES (if applicable)				Please list below			
Total					\$ 35.00		\$ 100.00
Scenario Pricing							
SCENARIO 4 - Clothing Purchase w/Embroidery				SCENARIO 4 - Clothing Purchase w/Embroidery			
SCENARIO 4 - Clothing Purchase w/Embroidery				SCENARIO 4 - Clothing Purchase w/Embroidery			
DESCRIPTION	Size/Service	#	UOM	UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED
18	Small black Polo; City logo	4	Each	\$ 8.99	\$ 35.96	\$ 28.00	\$ 112.00
	embroidered on left shoulder	4	Each	\$ 3.50	\$ 14.00	\$ 5.95	\$ 23.80
						\$ 8.80	\$ 35.20
							\$ 8.00
							\$ 32.00
FEES (if applicable)				Please list below			
Total					\$ 49.96		\$ 100.00
Overall Totals					\$ 6,360.46		\$ 7,780.80

Embroidery & Screen-Printing Services
RFB# 23184
TABULATION

Item 15.

		Bid Tabulation Embroidery & Screen-Printing RFP #23184		Non Responsive		HUB - Woman Owned	
				LG Graphic		Texas Sportswear & Specialties dba Toro Branded Apparel & Merchandise	
				Garland, TX		Ft. Worth, TX	
Item	Description	QTY	UOM	UNIT PRICE		UNIT PRICE	
1	Embroidery Service - Base price	1	Each			\$3.00	
2	Screen Printing Service - Base price	1	Each			\$2.85	
Other Fees		QTY	UOM				
3	Embroidery Set Up Fee per design	1	Each			\$0.00	
4	Screen Pring Set Up Fee per design	1	Each			\$10 per color	
5	Design/Artwork Fee	1	Each			\$0.00	
6	Minimum Order Fee - less than 15 shirts	1	Each			\$0.00	
7	Special Inks, ie metallic, glitter	1	Each			.25 upcharge	
8	Heat Transfer 1 color Name, Rank, Certification	1	Each			\$5.00	
9	Rush Order Fee	1	Each			\$0.00	
10	Shipping/Delivery Fee	1	Each			\$35 flat delivery	
Clothing & Accessories		QTY	UOM				
11	Percentage Discount for All Maintenance Uniforms Listed in your Catalog	1	%			30%	
12	Percentage Discount for All Career Apparel Listed in your Catalog or	1	%			30%	
13	Percentage Discount for All Other Work Related Items Listed in your	1	%			30%	
14	Quality T-Shirts e.g. Port & Co., Gildan and Sports Tek	1	%			30%	

Scenario Pricing						
SCENARIO 1 - Screen Printing				SCENARIO 1 - Screen Printi		
DESCRIPTION	Size/Service	#	UOM	UNIT PRICE EXTENDED	UNIT PRICE	EXTENDED
15	Port & Co 50/50 Cotton/Poly Kelly	350	Each		\$ 8.35	\$ 2,922.50
	Green long sleeve 2 color front &	50	Each		\$ 8.35	\$ 417.50
	back; Artwork provided by City;	10	Each		\$ 12.35	\$ 123.50
	RUSH NEED IN TWO (2) DAYS				Setup Fee for 4	\$ 40.00
Total				\$ -		\$ 3,503.50

Scenario Pricing						
SCENARIO 2 - Screen Printing				SCENARIO 2 - Screen Printing		
DESCRIPTION	Sizes/Service	#	UOM	UNIT PRICE EXTENDED	UNIT PRICE	EXTENDED
16	Gildan Dry Fit Performance Tee-Black	200	Each		\$ 6.63	\$ 1,326.00
	1 color front & back with GLITTER	15	Each		\$ 6.63	\$ 99.45
	INK; Artwork provided	5	Each		\$ 10.63	\$ 53.15
FEES (if applicable)		Please list below				
					Setup Fee for 2	\$ 20.00
Total				\$ -		\$ 1,498.60

Scenario Pricing						
SCENARIO 3 - Embroidery				SCENARIO 3 - Embroidery		
DESCRIPTION	Size/Service	#	UOM	UNIT PRICE EXTENDED	UNIT PRICE	EXTENDED
17	Embroider City logo on Customer	10	Each		\$ 3.00	\$ 30.00
	provided cotton/poly shirt					
FEES (if applicable)		Please list below				
Total				\$ -		\$ 30.00

Scenario Pricing						
SCENARIO 4 - Clothing Purchase w/Embroidery				SCENARIO 4 - Clothing Purchase w/Embroidery		
DESCRIPTION	Size/Service	#	UOM	UNIT PRICE EXTENDED	UNIT PRICE	EXTENDED
18	Small black Polo; City logo	4	Each	\$ -	\$ 9.23	\$ 36.92
	embroidered on left shoulder	4	Each	\$ -	\$ 3.00	\$ 12.00
FEES (if applicable)		Please list below				
Total				\$ -		\$ 48.92
Overall Totals				\$ -		\$ 5,081.02



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

PRESENTER: Ray Cerda, Parks, Arts and Recreation Director

TITLE: Agreement with the Dallas Area Agency on Aging (DAAA) for a total budget of \$192,880 (Less program reimbursements of \$163,021) for the Congregate Meals and Transportation program located at the Summit

REVIEWING COMMITTEE: (Reviewed by the Finance and Government Committee on 11/07/2023)

PURPOSE OF REQUEST:

Parks, Arts, and Recreation has worked with Dallas County and the Dallas Area Agency on Aging for the past 36 years, offering funding for a senior meal program and for senior transportation to the nutrition site. During the past years, staff has been working with the agency to enhance and expand the program for our citizens, 60 years of age and older.

On August 22, 2023, the City of Grand Prairie received a "Notification of Intent to Contract" from DAAA to declare its intent to contract for services provided pursuant to the requirements of the Older American Act, as amended, with the City of Grand Prairie. The proposed contract shall be effective for the period of October 1, 2023, through September 30, 2024.

The program receives a partial reimbursement of costs from the Dallas Area Agency on Aging. The total cost for the senior meal program is \$192,880 with a budgeted reimbursement of \$163,021. The remaining unreimbursed cost of \$29,859 is funded by a cash requirement from the City (\$16,347), estimated program income (\$9,996), and in-kind staff services (\$3,516). The total cost for the transportation program is \$38,280 with a budgeted reimbursement of \$28,700. The remaining cost of \$9,580 is funded by in-kind staff services.

The city is responsible for product, labor, operation, and transportation costs upfront. Staff estimates serving 24,080 meals and providing 6,000 trips during FY 2023/2024. Reimbursement will be processed through the Congregate Meals Grant Fund (FY24 Grant) and the Special Program for the Aging (FY24 Grant).

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Grant Fund Rec & Leisure
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CHIEF EXECUTIVE OFFICER
Sharla Myers

August 22, 2023

Eduvina Cruz
The Summit
2975 Esplanade
Grand Prairie, Texas 75052

Dear Ms. Cruz,

NOTIFICATION OF INTENT TO CONTRACT

The Dallas Area Agency on Aging, hereinafter referred to as DAAA, a program of Community Council of Greater Dallas, is issuing this Notification of Intent to Contract, hereafter referred to as NOTICE, to declare its intent to contract for services provided pursuant to the requirements of the Older Americans Act, as amended, with the **City of Grand Prairie**, herein after referred to as SUBRECIPIENT. The proposed contract shall be effective for the period October 1, 2023, through September 30, 2024. This NOTICE authorizes the provision of Congregate Meals and Transportation Services Programs, as described in the request for proposal. These services must be provided in compliance with the following requirements:

- Older Americans Act, as amended, and its regulations.
- HHS regulations on Administration of Grants: Title 45 CFR, Part 74; Title 45 CFR, Part 92.
- Title 45 CFR, Part 1321, et seq.
- Title 45 CFR, Part 91.
- The Uniform Grant Management Standards (UGMS), related chapters of Title 26 Part 1, Texas Administrative Code; Standard Assurances, Certifications, and all pertinent federal, state, and local laws.

The Amount of funds authorized to the SUBRECIPIENT under the NOTICE is contingent on the receipt of funds from the Texas Department of Health and Human Services.

This NOTICE shall expire 60 days from the date it was sent, or upon DAAA receiving a fully executed Contract from the SUBRECIPIENT covering the above referenced budgeted service and contract period, whichever event occurs first. The above-mentioned time may be extended upon mutual agreement of the parties.

Sharla Myers, Chief Executive Officer

8/22/2023
Date

Doris Soler, Director
Dallas Area Agency on Aging

8/22/2023



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

PRESENTER: Clark A. Davis Jr., Assistant Director of Transportation & Mobility

TITLE: Change Order #1 with Capko Concrete Structures, LLC in the amount of \$94,713.00 for additional concrete paving work on the Lake Ridge Parkway Guardrail Replacement Project

REVIEWING COMMITTEE: (Reviewed by City Council Development Committee on 11/21/2023)

SUMMARY:

<u>Vendor Name</u>	<u>Total Cost</u>
Capko Concrete Structures, LLC	\$713,382.00

PURPOSE OF REQUEST:

On August 15, 2023, the City Council approved the award of construction contract to Capko Concrete Structures, LLC for the Lake Ridge Parkway Guardrail Replacement Project in the amount not to exceed \$618,669.00 under the recommendation of Cobb Fendley & Associates of which the city has a contract for professional engineering consulting services.

Change Order/Addendum No. 1 for \$94,713.00 is recommended by Cobb Fendley & Associates because additional slab movement has occurred since the original site investigation causing the need for additional concrete slab replacement. Description of these additional services and item costs are listed on the attached supporting documentation. Due to the additional concrete paving work, the original contract completion date of December 8, 2023, is recommended to be revised to January 7, 2024.

FUNDING HISTORY:

	<u>Amount</u>	<u>Approval Date</u>	<u>Reason</u>
<i>Original Contract:</i>	\$618,669.00	08/15/2023	Original contract for Lake Ridge Parkway Guardrail Replacement
<i>Change Order #01</i>	\$94,713.00	11/21/2023	Additional Concrete Paving Work
<u>TOTAL:</u>	\$713,382.00		

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Street CIP Fund
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If Capital Improvement:					
Total Project Budget	\$713,382.00	Proposed New Funding:	\$0	Remaining Funding:	\$455,287.00

ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Change Order Details

CONSTRUCTION CONTRACT CHANGE ORDER #1

October 24, 2023

City of Grand Prairie, Texas
1821 S. State Highway 161
Grand Prairie, TX. 75051
Attn: Leland Miller

Change Order: 1
Owner: City of Grand Prairie
Project: Lake Ridge Parkway Guardrail Replacement
Bid No: 23158
Executed: 8/16/2023
Contractor: Capko Concrete Structures, LLC
Attachments: Change Order #1 Cost Proposal from Capko

A. CHANGES AND ADDITIONS IN SCOPE / QUANTITIES

The following items have been amended in the contract:

Item LR.13 SAWCUT AND REMOVE REINFORCED CONCRETE SLOPE

Remove an additional amount of concrete slope protection, from the edge of the area shown on the plans to a line parallel to and even with the bridge deck. Since the original site investigation prior to design, additional slab movement has occurred requiring this area to be replaced. This additional area will require increases in quantity to Items LR.14 COMPACTED FILL and LR.15 6" THICK REINFORCED CONCRETE SLOPE (see below).

Additional Quantity: 120 SY

Item LR.14 COMPACTED FILL

Additional backfill on slope required for the replacement of the concrete slope protection described above (approx. 12" thick).

Additional Quantity: 40 CY

Item LR.15 INSTALL 6" THICK REINFORCED CONCRETE SLOPE

Additional concrete slope protection installation as described above.

Additional Quantity: 120 SY

New Item LR.17 REMOVE 13" THICK REINFORCED CONCRETE BRIDGE APPROACH SLAB

Sawcut full depth and remove existing bridge approach concrete pavement the full depth of the pavement and dispose of removed concrete, in accordance with NCTCOG Item 402. The subgrade support for this pavement has deteriorated causing a portion of the slab – and the adjacent paving slabs – to sink and has created a hazardous driving condition. The area is approximately 21.5 feet

long X 24.5 feet wide adjacent to the bridge deck. The approach slab shall be installed using TxDOT Standard Detail MS-BAS-C-23 Bridge Approach Slab - Concrete Pavement.

Added Quantity: 58 SY

New Item LR.18 UNCLASSIFIED STREET EXCAVATION

Unclassified street excavation shall include removing all material necessary (approximately 26 CY, average 8" thickness), in accordance with NCTCOG Item 203.2, to construct the finished subgrade for the concrete BRIDGE APPROACH SLAB (Item LR.20) and the CONCRETE STREET PAVEMENT (Item LR.23).

Added Quantity: 26 CY

New Item LR.19 FLOWABLE BACKFILL, 12.4" THICK, UNDER CONCRETE APPROACH SLAB

Install up to 12.4" thick layer of flowable backfill under Concrete Approach Slab (Item LR.20) per TxDOT Item 400.3.3.5. Prevent the flowable backfill from displacing any component of the bridge structure during placement, and prevent the flowable backfill from being deposited in the lake. Flowable backfill mix design shall conform with TxDOT Item 401 Flowable Backfill, Table 2 "Excavatable". The Contractor shall furnish all labor, equipment, tools, containers and molds required for making, transporting, curing, installation and finishing of flowable backfill.

Added Quantity: 20 CY

New Item LR.20 INSTALL 13" THICK REINFORCED CONCRETE BRIDGE APPROACH SLAB (WITH ARMOR JOINT)

The reinforced concrete bridge approach slab shall be constructed using TxDOT Standard Detail MS-BAS-C-23 Bridge Approach Slab - Concrete Pavement. The area is approximately 21.5 feet long X 24.5 feet wide adjacent to the bridge deck. Armor joint (approx. 25 LF) shall be installed on new APPROACH SLAB. The existing armor joint on the bridge deck slab shall remain. Any damage to the existing armor joint caused by the Contractor's removal of the APPROACH SLAB and installation of the new APPROACH SLAB and ARMOR JOINT shall be repaired by the Contractor at his expense. Armor joint shall be constructed in adherence with TxDOT detail MS-AJ-19 Armor Joint Details.

Added Quantity: 58 SY

New Item LR.21 REMOVE REINFORCED CONCRETE STREET PAVEMENT

Sawcut full depth and remove street concrete pavement the full depth of the pavement, including reinforcing steel and curb and gutter. Dispose of removed concrete and reinforcing steel in accordance with NCTCOG Item 402, all thicknesses.

Added Quantity: 57 SY

New Item LR.22 FLEXIBLE BASE, 8" THICK, UNDER CONCRETE STREET PAVEMENT

Install 8" thick compacted layer of flexible base under CONCRETE STREET PAVEMENT (Item LR.24) per NCTCOG Item 301.5 Flexible Subbase or Base. Flexible base shall be compacted to 95% Standard Proctor density at a moisture content of +/- 2% of Optimum Moisture.

Added Quantity: 57 SY

New Item LR.23 INSTALL 8" THICK REINFORCED CONCRETE STREET PAVEMENT

Install approximately 57 SY of new 8 inch thick reinforced concrete pavement with integral curb and gutter in accordance with NCTCOG Item 303 and City of Grand Prairie Standard Details. Concrete shall have a minimum 4000 PSI, 6-sack of cement per cubic yard. Concrete pavement shall be reinforced with #4 steel bars on 24-inch centers, each way. The Contractor may substitute cement with up to 20 percent Class "C" fly ash in accordance with applicable NCTCOG Specifications. Desired slump for the concrete mix shall be 3-inches with a maximum of 5-inches allowed. All work shall be completed in accordance with NCTCOG Specification Item 303 (Portland Cement Concrete Pavement). Crushed stone aggregate shall be used in the mix. The Contractor shall pay particular attention to NCTCOG Specification Item 303.5.4.3 (Contraction Joints). All saw cutting of concrete pavement "shall be completed within 5 to 12 hours after the concrete slab is poured". Failure to comply will subject the slab to rejection. All joints shall be sawcut to line up with joints in the existing adjacent pavement. Joints shall be sealed according to NCTCOG Specification Item 303.5.4.7 (Joint Sealing) and the plans and details, prior to opening to traffic. The cost of all expansion and construction joints shall be subsidiary to this Item. Please refer to the "Concrete Paving Standard Details" detail sheet. All tie-ins between proposed and existing pavement shall be subsidiary to these bid items. Tolerance limits: Please refer to section 303.5.6.1.1 of the NCTCOG Specifications: While the concrete is still workable, it shall be tested for irregularities with a 10-ft. (3m) straight edge placed parallel to the centerline of the pavement so as to bridge depressions and to touch all high spots. Ordinates measured from the face of the straightedge to the surface of the pavement shall at no place exceed 1/16 inch-per-foot (1-mm-per-20-cm) from the nearest point of contact. In no case shall the maximum ordinate to a 10-ft. (3m) straightedge be greater than 1/8-in. (3mm). Any surface not within the tolerance limits shall be reworked and refinished. Edging: please refer to item 303.5.6.1.2 of the NCTCOG Specifications. The edges of slabs and all joints requiring edging shall be carefully tooled with an edger of the radius required by the plans at the time the concrete begins to take its "set" and becomes non-workable. All such work shall be left smooth and true to lines. Hand finish: Please refer to section 303.5.6.2 of the NCTCOG Specifications. When the hand method of striking off and consolidating is permitted, the concrete, as soon as placed, shall be approximately leveled and then struck off and screeded to such elevation above grade that, when consolidated and finished, the surface of the pavement shall be match the grade of the adjacent pavement. The entire surface shall then be tamped and the concrete consolidated so as to insure maximum compaction and minimum air voids. For the strike off and consolidation, both a strike template and tamping template shall be provided on the work. In operation the strike template shall be moved forward with a combined longitudinal and transverse motion and so manipulated that neither end of the template is raised from the forms during the striking-off process. A slight excess of material shall be kept in front of the cutting edge at all times. The straightedge and joint finishing shall be as hereinabove prescribed. Forms: please refer to item 303.4.4 of the NCTCOG Specifications; Also, when forms settle over 1/8 inch under finishing operations, paving operations shall be stopped, the

forms reset to line and grade and the pavement then brought to the required section and thickness. Prior to pouring pavement, Contractor shall verify form grades and shall provide certification by licensed Surveyor for compliance with lines and grades as specified on the plans. Machine and hand poured classes of concrete shall be consolidated with approved mechanical vibrators designed to vibrate and consolidate the concrete internally.

Added Quantity: 57 SY

New Item LR.24 COMPACTED FILL UNDER MOW STRIP

Provide additional backfill where existing asphalt mow strip removal is in excess of 12". Some portions of the asphalt mow strip have been repaved over the years, adding to the thickness of the material excavated and the depth of subgrade required under the new concrete mow strip.

Added Quantity: 200 CY

LAKE RIDGE PARKWAY GUARDRAIL REPLACEMENT					
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
LR.13	Sawcut and Remove Reinforced Concrete Slope	120	SY	\$ 45.00	\$ 5,400.00
LR.14	Compacted Fill	40	CY	\$ 170.00	\$ 6,800.00
LR.15	Install 6" Thick Reinforced Concrete Slope	120	SY	\$ 200.00	\$ 24,000.00
LR.17	Remove 13" Thick Bridge Approach Slab	58	SY	\$ 73.00	\$ 4,234.00
LR.18	Unclassified Street Excavation	26	CY	\$ 61.50	\$ 1,599.00
LR.19	Flowable Backfill, 12.4" Thick, Under Concrete Approach Slab	20	CY	\$ 500.00	\$ 10,000.00
LR.20	Install 13" Thick Bridge Approach Slab (with Armor Joint)	58	SY	\$ 358.00	\$ 20,764.00
LR.21	Remove Reinforced Concrete Street Pavement	57	SY	\$ 57.00	\$ 3,249.00
LR.22	Flexible Base, 8" Thick, Under Concrete Street Pavement	57	SY	\$ 35.00	\$ 1,995.00
LR.23	Install 8" Thick Reinforced Concrete Street Pavement	57	SY	\$ 196.00	\$ 11,172.00
LR.24	Compacted Fill Under Mow Strip	200	CY	\$ 27.50	\$ 5,500.00
Total Change Order Amount				TOTAL	\$ 94,713.00

B. CHANGE IN COMPENSATION

Original Contract Amount: \$ 618,669.00

Change Order #1: \$ 94,713.00

Revised Contract Amount: \$ 713,382.00

Percent change in contract value: 15.31%

C. CHANGE IN SCHEDULE

Due to the addition of concrete paving work, which requires 14 to 28 days to reach the design strength, the City proposes to add 30 calendar days to the schedule.

Amended Project Schedule:

Notice to Proceed: October 9, 2023

Project Duration: 60 days after NTP for Final Completion

Original Completion Date: December 8, 2023

Proposed Extension CO #1: 30 days

Revised Duration: 90 days

Revised Completion Date: January 7, 2024

D. TERMS AND CONDITIONS

This change order does not change the remaining scope as stated in the original contract. All terms and conditions of the original contract remain in effect.

E. AUTHORITY TO SIGN

The undersigned officers and/or agents of the parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the parties hereto.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the day and year set forth in this Agreement.

OWNER

CITY OF GRAND PRAIRIE, TEXAS

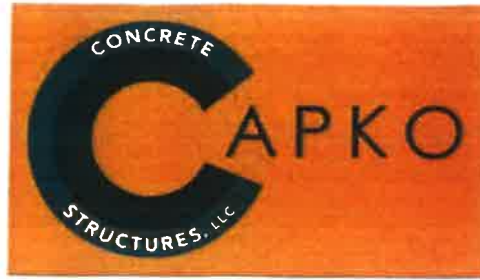
Signature: _____

Date: _____

Name: _____

Title: _____

**CONTRACTOR****CAPKO CONCRETE STRUCTURES, LLC**Signature: John J. Capko IV Date: OCTOBER 25TH 2023Name: JOHN J. CAPKO IV Title: PRESIDENT/OWNER**ENGINEER****COBB, FENDLEY & ASSOCIATES, INC.**Signature: Michael Duval Date: 10/26/2023Name: Michael Duval, P.E.
Project Manager



October 24, 2023

Change Order #1

City of Grand Prairie
300 W. Main Street
Grand Prairie, TX 75050

Att:

Ref. Project: Lake Ridge Parkway Guardrail Replacement (Grand Prairie, TX)

Item #	Description	Quantity	Unit	Unit Price	Total Price
1	Demo 13" Thick Reinforced Concrete Bridge Approach Slab	58	SY	\$73.00	\$4,234.00
2	Demo 8" Thick Reinforced Concrete Pavement.	57	SY	\$57.00	\$3,249.00
3	Excavate and Haul Off the Upper 8" of Subgrade for the Installation of 8" Flex Base	26	CY	\$61.50	\$1,599.00
4	Install 8" of Flex Base Material for Subgrade under Paving	57	SY	\$35.00	\$1,995.00
5	Install 4,000 PSI 13" Thick Reinforced Concrete Bridge Approach Slab	58	SY	\$358.00	\$20,764.00
6	Install Flowable Fill In Lieu of Support Slab Under 13" Pavement If Required	20	CY	\$500.00	\$10,000.00
7	Install 8" Thick Reinforced Concrete Street Paving w/ #4 Rebar @ 24" OC	57	SY	\$196.00	\$11,172.00
Added Work for Original Contract					
8	Import Select Fill for Areas That Had Thick Existing Mow Strip	200	CY	\$27.50	\$5,500.00
LR13	Saw Cut and Remove Additional Reinforced Concrete Slope	120	SY	\$45.00	\$5,400.00
LR14	Additional Compacted Fill to be used as Necessary for Slope	40	CY	\$170.00	\$6,800.00
LR15	Install Additional 6" Thick Reinforced Concrete Slope	120	SY	\$200.00	\$24,000.00
Total Amount Bid					\$94,713.00

NOTE: Per TxDot Details Bridge Approach Slab BAS-C and Abutments ADSB-24

Thanks for the Opportunity


Heath McDowell
Chief Estimator



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

PRESENTER: Noreen Housewright, Director of Engineering and Utility Services

TITLE: Professional Engineering Contract with Freese and Nichols, Inc. for State Highway 360 Phase 3 water line extension and Fire Station No. 11 water/wastewater line design in the amount of \$576,122.00

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 11/21/2023)

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Freese and Nichols, Inc.		\$576,122.00

PURPOSE OF REQUEST:

This contract provides for engineering and design services for the extension of a 24-inch water line from the Phase 2 connection point at approximately 5,500 linear feet and a parallel 18-inch water line at approximately 6,500 linear feet along Davis Drive to Prairie Ridge Boulevard, identified as Project 1S in the ongoing Water Master Plan.

This project also includes design services for approximately 1,660 linear feet of a 12-inch water line and 1,400 linear feet of an 8-inch wastewater line to Fire Station 11. Freese and Nichols, Inc. will also provide a geotechnical and environmental investigation, a design survey, bid support, general construction support, and resident project representation (RPR).

Phase 3 of the waterline extension at SH 360 was approved for funding as a part of the Water Capital Projects Fund for FY24 during the yearly budget process.

Design services will be scheduled to begin in December 2023 and completed in February 2025; design services for water and wastewater extensions to Fire Station #11 will be completed in Summer 2024.

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Water CIP Fund
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If Capital Improvement:					
Total Project Budget	\$1,465,916	Proposed New Funding:	\$0	Remaining Funding:	\$889,794

ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Final Proposal



Innovative approaches
Practical results
Outstanding service

801 Cherry Street, Suite 2800 + Fort Worth, Texas 76102 + 817-735-7300 + FAX 817-735-7491

www.freese.com

November 2, 2023

Ms. Noreen Housewright
Director of Engineering Services
City of Grand Prairie
300 West Main Street
Grand Prairie, Texas 75050

Re: Proposal for SH360 Phase 3 Water Line Extension and Fire Station No. 11 Services

Dear Ms. Housewright,

Freese and Nichols, Inc. (FNI) is pleased to provide this proposal for professional design services for the SH360 Phase 3 Water Line Extension project. The fee includes design management, design services for the Phase 3 24-inch water line and parallel Phase 3 18-inch water line, geotechnical and environmental investigation (including archaeological survey), design survey, bid support, general construction support, and resident project representation (RPR). The proposal also includes design and a separate bid package for 1,660 LF of 12" water line and 1,400 LF of temporary 8" sewer line to Fire Station 11.

Fee Summary

Task	Amount
Design Management	\$3,433
Design (24-in, parallel 18-in, and Fire Station 11 services)	\$113,729
Environmental Investigation	\$30,966
Geotechnical Investigation	\$32,299
Survey and SUE	\$78,217
Easements	\$17,623
Bid Phase & General Representation (two packages)	\$56,126
Resident Project Representation (RPR) Phase II/III	\$243,729
Total Contract	\$576,122

Contract Time of Completion

As shown on the attached schedule.

Freese and Nichols appreciates the opportunity to partner with you on this project and would like to meet with you at your earliest convenience to discuss the project proposal.

Thank you,

A handwritten signature in black ink that reads 'Amanda Johnson'.

Amanda Johnson, P.E.
Project Manager

L:\Client\OLCR\G\Grand Prairie\Phase 3 Water Line

Exhibit "A"**Scope of Services - City of Grand Prairie****24-in SH 360 Phase 3 Water Line Extension and Fire Station No. 11 Water and Sewer**General Overview:

The project includes approximately 5,510 LF of 24" water from the Phase 2 connection point along Davis Drive to Prairie Ridge Boulevard, identified as Project 1S in the ongoing Water Master Plan. The project also includes 6,500 LF of 18" water line parallel to the Phase 2 18" water line, and 1,660 LF of 12" water line and 1,400 LF of temporary 8" sewer line to Fire Station 11.

Assumptions:

- A. The proposed alignment will follow the original Phase 3 95% design for approximately 800 LF through Parcel 17 USACE property.
- B. Plans will include plan and profile at 1:40 scale.
- C. The construction package will include the Phase II future 18" parallel water line (approximately 6,500 LF). The 18" water line will be installed in the existing easement. No survey will be acquired for this parallel line design.
- D. Design, facilitation of bid and award, and general construction representation are included.
- E. FNI will prepare the TxDOT permit for the City to submit.
- F. Two Subsurface Utility Engineering (SUE) QL-A potholes are included for the two gas line crossings.
- G. The City will prepare and obtain temporary right of entry (TROE).
- H. A Letter Request for Utility Crossing of Flowage Easements submittal to the USACE Joe Pool Lake Manager will be required.
- I. Impacts to waters of the U.S. will be avoided, and a Clean Water Act Section 404 permit will not be required. No EA or other NEPA documents are anticipated.
- J. Texas Historical Commission (THC) will require a Cultural Resource Survey.
- K. The water and sewer service to Fire Station 11 will be designed and advertised as a separate bid package. No geotechnical or environmental investigations will be included for these alignments. Six easement documents are anticipated for these connections.

Task 1: Design Management:

- A. Attend an in-person kick-off meeting to review the project scope and schedule.
- B. Conduct in-person progress meetings after each deliverable (up to 2) to discuss the design process and review City comments.
- C. Provide monthly status reports, including an updated project schedule.
- D. Attend quarterly Franchise Utility Coordination meetings (up to four).

Task 2: Design Phase:

- A. Prepare drawings, specifications, and construction Contract Documents. Submittals will be provided at 60%, 90%, and 100%. Improvements will include:
 - 1. Approximately 5,510 LF of 24" and 6,500 LF of 18" water line parallel to Phase 2, as shown in attachment A.1. The 18" alignment will follow the "future" horizontal and vertical alignment as shown on the sealed Phase 2 plans.

2. Approximately 1,660 LF of 12" water line and a temporary 8" sewer line to Fire Station 11 as shown in attachment A.2.
 3. Water line appurtenances, including blow-off valves, air release valves, in-line valves, and valve vaults.
 4. Boring/tunneling requirements.
 5. Connections to existing water lines.
 6. Street pavement repair, if required.
- B. Coordinate with EJES and TxDOT on the proposed design and planned roadway expansions.
 - C. Coordinate with EJES and Gresham Smith on the proposed 18" sewer line location. The sewer line will be placed in the proposed easement but will be designed by EJES and bid as a separate construction package.
 - D. Coordinate with TRWD on the temporary sewer line crossing of their existing lines.
 - E. Furnish such information necessary to utility companies whose facilities may be affected, or services may be required for the Project.
 - F. Furnish 1 PDF copy of the project documents at 60% and 90%. Submittal reviews will be hosted in Bluebeam Studio.
 - G. Submit drawings, specifications, and Construction Contract Documents to the applicable federal and state agency(s) for approval, where required.
 - H. Upon final approval by City, prepare final contract documents.

Task 3 Environmental

- A. Gather and Review Existing Information - Compile readily available information and prepare maps of the proposed approximately one-mile, 24-inch diameter South Sector Phase III Water Line project alignment. The types of information that will be gathered will include U.S. Geological Survey (USGS) 7.5-minute topographic maps, U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) maps, Natural Resources Conservation Service (NRCS) soil maps, as well as recent and historical aerial photographs of the site.
- B. Conduct Pedestrian Survey - FNI scientists will conduct a pedestrian survey along the proposed water line alignment within a proposed 50-foot-wide permanent easement and a 30-foot temporary easement to make observations of existing environmental conditions and identify types and locations of potential waters of the U.S. FNI scientists will also make observations regarding potential federally listed threatened and endangered species habitats if present. During the field survey, if FNI scientists observe other conditions that would constrain the development of the proposed alignment, they will consult with the City and the engineering design team regarding these constraints.
- C. Conduct Cultural Resource/Archaeology Survey - Projects sponsored by public entities that affect a cumulative area greater than five acres or that disturb more than 5,000 cubic yards require advance consultation with the Texas Historical Commission (THC) according to Section 191.0525 (d) of the Antiquities Code of Texas. Because the proposed project is likely to exceed one or both thresholds and most of the proposed alignment will cross undeveloped land, a cultural resources/archaeological survey is expected to be required. FNI will employ the services of a professional archeological firm to survey within the proposed 50-foot-wide permanent easement and a 30-foot-wide temporary easement. Ten shovel tests and four backhoe trenches are anticipated within the project area.
- D. Prepare Technical Memorandum - Based on our understanding of the proposed project, the water line could be constructed without requiring notification or authorization from the USACE Regulatory

Division. Information gathered during the pedestrian survey and consultation with the THC will be used to prepare a draft technical memorandum. The memorandum will include discussions of methodologies used, the hydrologic characterization and locations of potential waters of the U.S., and an opinion on their jurisdictional status, if present. The memorandum will also include discussions regarding federally listed threatened and endangered species habitats within the proposed project area. The draft technical memorandum will be submitted to the City for review and comment. After incorporating the City's comments into the document, FNI will submit a final technical memorandum to the City.

- E. Joe Pool Lake Management Coordination - FNI will prepare a draft Letter Request for Utility Crossing of Flowage Easements for the crossing of existing Soap Creek and Mountain Creek USACE flowage easements that are crossed by the proposed water line alignment. The request letter will also discuss the proposed water line alignment crossing of the existing Joe Pool Lake easement. The draft letter request will be submitted to the City for review, and the City's comments will be incorporated into the document. The final letter request will be formatted on City letterhead to be signed by the City's project representative for submittal to the USACE.

Task 4: GEOTECHNICAL

The proposed geotechnical scope of work for the project will consist of field exploration, laboratory testing, engineering analysis, and reporting, as presented below.

A. Field Exploration

1. Select and mark six boring locations and notify Texas 811 and the appropriate City department(s) to request the location and marking of existing underground utilities prior to the field exploration.
2. Coordinate with TxDOT to obtain ROW permits for drilling adjacent to Davis Road and US 287.
3. Provide traffic control if the selected boring locations require drilling within roadways along the route. This cost estimate includes traffic control costs for one day.
4. Subcontract with a geotechnical drilling contractor to drill a total of:
 - a. Four (4) borings to a depth of 20 to 30 feet at roadway and creek crossings (depending upon the depth of creek channels) that will probably require lateral bores beneath the road and creeks.
 - b. Two (2) borings, one to 20 feet and one to 30 feet based on the anticipated pipe depth, are planned in addition to the roadway and creek crossings.
5. Visual observation and coordination with City personnel will select the boring locations depending on site access, permission to access the property, utility clearance, and traffic.
6. Samples will be collected intermittently using continuous flight augers and split-spoon or tube samplers. Rock and rock-like materials will be tested in situ using a TxDOT Cone Penetration Test, as appropriate for the material. At completion, the boreholes will be backfilled with auger cuttings. If borings are drilled through existing pavement, the pavement surface will be patched.
7. Provide an Engineer or Geologist experienced in logging geotechnical bores to direct the drilling, log the borings, and handle and transport the samples. Visual classification of the subsurface stratigraphy shall be provided per the Unified Soil Classification System (USCS).

B. Laboratory Testing

1. Testing shall be performed on samples obtained from the borings to determine the subsurface materials' soil classification and pertinent engineering properties. A geotechnical engineer will select samples for laboratory testing, assign tests, and review the results. A geotechnical testing subcontractor will perform the testing.

2. Laboratory tests will be assigned based on the specific subsurface materials encountered during exploration. Test type and quantity may vary but are expected to include:
 - a. Classification tests (liquid and plastic limits and percent passing the no. 200 sieve or gradation)
 - b. Moisture content
 - c. Dry unit weight
 - d. Unconfined compressive strength

C. Engineering Analysis

1. Prepare a technical memorandum summary report of the geotechnical investigation to include:
 - a. Appendix with the boring locations, boring logs, laboratory test results, and a key to the symbols used.
 - b. Discussion of subsurface conditions and soil properties indicated by the field and laboratory work and the implications for design.
 - c. General discussion of expected construction-related issues.
 - d. Earthwork-related recommendations for use during the plans and specifications development, if needed.

Task 5: SURVEY, SUE, AND EASEMENTS

- A. Perform a design survey of the approved waterline alignments and sewer service to Fire Station 11, including 1-foot contours, surface features, property lines, manholes, vaults, valves, flow lines, overhead electrical lines, streets, driveways, drainage facilities, fences, utility flagging and marking provided by DIG-TESS, and any potholing performed by the City or utility owner.
 1. Contact the State One-Call Utility Locate service (DIG TESS) to initiate franchise utilities to locate their infrastructure near the proposed project. Perform field surveys to tie the horizontal location of these facilities.
 2. Provide survey control along the pipeline route in a coordinate system and vertical datum as approved by the City and compatible with other pipeline projects.
 3. Provide a topographic survey for an 80-foot width along the full pipeline route. A 50-foot topographic survey will be obtained for Fire Station 11 services. The topographic survey will include all property monuments, apparent easements, property lines, right-of-way lines, fences, pavement, signs, and utility markers, indicate all trees six (6) inches in diameter or larger and the limits of landscaping within the 80-foot-wide strip along the proposed pipeline route. The topographic survey will not include individual tree surveys
 4. Provide survey ties to major utility lines located by the City's utility.
- B. Perform two QL-A pot holes for the two Phase III Water Line gas crossings.
- C. Prepare permanent and temporary easement documents (up to sixteen)
 1. Prepare each private tract's metes and bounds easement descriptions (eight estimated). A separate description will be prepared for both permanent and temporary easements.
 2. Payment for parcel descriptions will be on a per-document basis. Easement documents above sixteen are considered an additional service.

Task 6: BID AND CONSTRUCTION PHASE:

Upon completion of the design services and approval of "Final" drawings and specifications by the City, PROFESSIONAL will proceed with the performance of services as described below. PROFESSIONAL will endeavor to protect the City in providing these services. However, it is understood that PROFESSIONAL does not guarantee the Contractor's performance, nor is PROFESSIONAL responsible for supervising the Contractor's operation and employees. PROFESSIONAL is not responsible for the means, methods, techniques, sequences, or procedures of construction selected by the Contractor or any safety precautions and programs relating in any way to the condition of the premises, the work of the Contractor, or any Subcontractor. PROFESSIONAL will not be responsible for the acts or omissions of any person (except its employees or agents) at the Project site or otherwise performing any of the work of the Project.

If General Conditions other than FNI's standard are used, the Client agrees to include provisions in the General Conditions that require Contractor to include FNI: (1) as an additional insured and in any waiver of subrogation rights with respect to such liability insurance purchased and maintained by Contractor for the Project (except workers' compensation and professional liability policies); and (2) as an indemnified party in the Contractor's indemnification provisions where the Client is named as an indemnified party.

- A. The following items will be completed for two bid packages (Fire Station 11 Services, and the Phase II and III Water line)
- B. Assist the City in securing bids. Issue a Notice to Bidders to prospective contractors and vendors listed in PROFESSIONAL's database of prospective bidders and to selected plan rooms. Provide a copy of the notice to bidders for the City to notify construction news publications and publish the appropriate legal notice. The City will pay the cost of publications.
- C. Distribute to selected plan rooms and prospective bidders responding to the Notice to Bidders.
- D. Maintain information on entities that have been issued bid documents. Distribute information on plan holders to interested contractors and vendors on request.
- E. Assist City by responding to questions and interpreting bid documents. Prepare and issue addenda to the bid documents to plan holders if necessary.
- F. At the City's request, PROFESSIONAL will assist the City in opening, tabulating, and analyzing the bids received. Review the apparent low bidder's qualification information to determine if they appear qualified to construct the project. Recommend award of contracts or other actions as appropriate to be taken by the City. Pre-qualification of all prospective bidders and issuing a list of eligible bidders before the bid opening is an additional service.
- G. Assist the City in the preparation of Construction Contract Documents for construction contracts. Provide six (6) sets of conformed Construction Contract Documents. Three (3) copies of these documents to the contractor with a notice of award that includes directions for the execution of these documents by the construction contractor. Provide the City with the remaining three (3) copies of these documents for use during construction. Additional sets of documents can be provided as an additional service.
- H. Furnish contractor two half-size drawings and one bid book.
- I. Assist City in conducting one pre-construction conference with the Contractor and review construction schedules prepared by the Contractor under the requirements of the construction contract.
- J. Establish communication procedures with the City and contractor.
- K. Review contractor's submittals, including requests for information (up to 4), shop drawings (up to 20), schedule, and other submittals by the requirements of the construction contract documents for the projects.

- L. Based on the Professional's observations as an experienced and qualified design professional and review of the Payment Application requests and supporting documentation submitted by the Contractor, determine the amount that the PROFESSIONAL recommends the Contractor be paid on monthly and final estimates under the General Conditions of the Construction Contract.
- M. Make one (1) visit to the site every month (as distinguished from the continuous services of a Resident Project Representative), with a maximum of nine (9) site visits, to observe the progress and the quality of work and to attempt to determine in general if the work is proceeding by the Construction Contract Documents. In this effort, PROFESSIONAL will endeavor to protect the City against defects and deficiencies in the work of Contractors and report any observed deficiencies to the CITY. Visits to the site over the specified number are an additional service. Two site visits have been included for the Fire Station 11 services package.
- N. Interpret the drawings and specifications for City and Contractor(s).
- O. Establish procedures for administering constructive changes to the construction contracts. Process contract modifications and negotiate with the contractor on behalf of the CITY to determine the cost and time impacts of any proposed changes. Prepare change order documentation for approved changes for execution by the CITY. Documentation of field orders, where the cost to CITY is not impacted, will also be prepared.
- P. Conduct, in company with City's representative, a final review of the Project for conformance with the design concept of the Project and general compliance with the Construction Contract Documents. Prepare a list of deficiencies to be corrected by the contractor before the recommendation of final payment.
- Q. Revise the construction drawings by the information furnished by the Contractor(s) reflecting changes in the Project made during construction. A PDF copy of the "Record Drawings" will be provided to the City.

ADDITIONAL SERVICES: Additional Services to be performed by PROFESSIONAL, if authorized by City, for an additional fee at the rates indicated in Exhibit B, and which are not included in the above-described basic services, are described as follows:

- A. GIS mapping services or assistance with these services.
- B. Providing services to investigate existing conditions or facilities, make measured drawings or verify the accuracy of drawings or other information furnished by the City.
- C. Providing renderings, models, and mock-ups requested by the City.
- D. Revising drawings, reports, or other documents when such revisions are 1) consistent with approvals or instructions previously given by City or 2) due to other causes not solely within the control of PROFESSIONAL.
- E. Investigations involving consideration of operation, maintenance, and overhead expenses and preparing rate schedules, earnings and expense statements, feasibility studies, appraisals, evaluations, assessment schedules, and material audits or inventories required for certification of force account construction performed by City.
- F. Preparing applications and supporting documents for government grants, loans, or planning advances and providing data for detailed applications.
- G. Preparing data and reports to assist City in preparation for hearings before regulatory agencies, courts, arbitration panels, or any mediator, giving testimony, personally or by deposition, and preparations before any regulatory agency, court, arbitration panel, or mediator.
- H. Any services required because of the contractor(s) default or the failure, for any reason, of the contractor(s) to complete the work within the contract time.

- I. Providing basic or additional services on an accelerated schedule. This service's scope includes the overtime wages of employees and consultants, inefficiencies in work sequence, and plotting or reproduction costs directly attributable to an accelerated schedule directed by the City.
- J. Providing services made necessary because of unforeseen, concealed, or differing site conditions or due to the presence of hazardous substances in any form.
- K. Provide follow-up professional services during the Contractor's warranty period.
- L. Meetings in excess of the six coordination meetings outlined in the scope.
- M. Redesign of the 18" water line horizontal or vertical alignment.
- N. Environmental services not outlined in this scope, including:
 - 1. Preparation of an Environmental Assessment (EA) or other NEPA document for submittal to the USACE
 - 2. Prepare a Nationwide Permit (NWP) Pre-Construction Notification (PCN) or individual permit application for submittal to the USACE or prepare a Preliminary Jurisdictional Determination report.
 - 3. Conducting a functional or condition assessment (e.g., TXRAM) on waters of the U.S. potentially impacted by the proposed project.
 - 4. Presence/absence surveys for federally listed threatened/endangered species.
 - 5. Consultation with the U.S. Fish and Wildlife Service under Section 7 of the Endangered Species Act.
 - 6. Phase I or Phase II Environmental Site Assessment.

TIME OF COMPLETION: PROFESSIONAL is authorized to commence work on the Project upon execution of this CONTRACT and agrees to complete the services in accordance with the following schedule:

See attached schedule

PROFESSIONAL reserves the right to extend the completion schedule due to the City's delays. PROFESSIONAL may request additional compensation if the project is unduly prolonged due to delays beyond the control of PROFESSIONAL.

RESPONSIBILITIES OF CITY: City will perform the following promptly so as not to delay the services of PROFESSIONAL:

- A. Designate in writing a person to act as the City's representative concerning the services to be rendered under this AGREEMENT. Such a person will have contract authority to transmit instructions, receive information, interpret, and define the City's policies and decisions concerning PROFESSIONAL's services for the Project.
- B. Provide all criteria and full information as to City's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations; and furnish copies of all design and construction standards which City will require to be included in the drawings and specifications.
- C. Assist PROFESSIONAL by placing at PROFESSIONAL's disposal all available information pertinent to the Project, including previous reports and any other data relative to the design or construction of the Project.
- D. Provide information on existing utilities as requested by PROFESSIONAL and agreed to by the City.
- E. Arrange for access to and make all provisions for PROFESSIONAL to enter upon public and private property as required for PROFESSIONAL to perform services under this AGREEMENT.

- F. Examine all studies, reports, sketches, drawings, specifications, proposals, and other documents presented by PROFESSIONAL, obtain the advice of an attorney, insurance counselor, and other consultants as City deems appropriate for such examination, and render in writing decisions pertaining to it within a reasonable time so as not to delay the services of PROFESSIONAL. Notwithstanding anything in this Agreement to the contrary, the City's comment on, review of, or approval of any design drawings and specifications or other work provided by PROFESSIONAL under this AGREEMENT does not relieve PROFESSIONAL of its obligation to provide services in a good and skillful fashion and conform to the accepted standards and practices of the engineering profession.
- G. Give prompt written notice to PROFESSIONAL whenever City observes or becomes aware of any development affecting the scope or timing of PROFESSIONAL's services.
- H. Furnish, or direct PROFESSIONAL, to provide Additional Services as stipulated in Exhibit A, Article III of this AGREEMENT or other services as required.
- I. Bear all costs incident to compliance with the requirements of this Responsibilities of City.

Exhibit "A-1"
Resident Project Representative Services
 24-in SH 360 Phase 3 Water Line Extension

The Engineer will have a Resident Project Representative (RPR) on the Site. The duties, responsibilities, and limitations of authority of the RPR and designated assistants are as follows for the Phase II/III Water Line. No RPR will be included for the Fire Station 11 service lines.

- A. RPR is the Engineer's agent at the site, will act as directed by and under the supervision of the Engineer, and will confer with the Engineer regarding the RPR's actions. The RPR's dealings in matters pertaining to the on-site Work shall be with the Engineer and Contractor, keeping the Owner advised, as necessary. The RPR's dealings with Subcontractors shall only be through or with full knowledge and approval of the Contractor. The RPR shall generally communicate with the Owner with the knowledge of and under the direction of the Engineer.
- B. RPR's schedule on-site:
 - 1. Highway Tunnel: 8 hrs/day for 36 days (288 hours)
 - 2. WL Installation
 - a) Ramp Up Weeks: 4 hrs/day for 12 days (48 hours)
 - b) Production Weeks: 9 hrs/day for 75 days (675 hours)
 - c) Ramp Down Weeks: 4 hrs/day for 12 days (48 hours)

Total hours = 1059 hours
(6 days/week production assumed)
- C. Duties and Responsibilities of Resident Project Representative:
 - 1. Schedules: Review the progress schedule and schedules of values prepared by the Contractor and consult with the Engineer concerning acceptability.
 - 2. Conferences and Meetings: Attend meetings with the Contractor, such as preconstruction conferences, progress meetings, job conferences, and other project-related meetings, and prepare and circulate copies of minutes thereof.
- D. Liaison:
 - 1. Serve as Engineer's liaison with Contractor, working principally through Contractor's superintendent and assist in understanding the intent of Contract Documents; and assist Engineer in serving as Owner's liaison with Contractor when Contractor's operations affect Owner's on-site operations.
 - 2. Assist in obtaining additional details or information from Owner, when required for proper execution of the Work.
- E. Shop Drawings and Samples:
 - 1. Advise the Engineer and Contractor of the commencement of any Work requiring a Shop Drawing or Sample if the submittal has not been approved by the Engineer.
- F. Review of Work, Rejection of Defective Work, Inspections and Tests:
 - 1. Conduct on-site observations of the Work in progress to determine if the Work is in general proceeding in accordance with the Contract Documents.
 - 2. Report to Engineer whenever Resident Project Representative believes that any Work will not produce a completed Project that conforms generally to the Contract Documents or will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in

the Contract Documents, or has been damaged, or does not meet the requirements of any inspection, test or approval required to be made; and advise Engineer of Work the Resident Project Representative believes should be corrected or rejected or should be uncovered for observation, or requires special testing, inspection or approval.

3. Verify that tests, equipment, and systems start-up and operating and maintenance training are conducted in the presence of appropriate personnel, and the Contractor maintains adequate records thereof; and observe record and report to the Engineer appropriate details relative to the test procedures and start-ups.
 4. Accompany visiting inspectors representing the public or other agencies having jurisdiction over the Project, record the results of these inspections, and report to the Engineer.
- G. Interpretation of Contract Documents: Report to Engineer when clarifications and interpretations of the Contract Documents are needed and transmit to Contractor clarifications and interpretations as issued by Engineer.
- H. Request for Revisions: Consider and evaluate the Contractor's suggestions for revisions to Drawings or Specifications and report with RPR's recommendations to the Engineer. Transmit to Contractor in writing decisions as issued by Engineer.
- I. Reports:
1. Furnish to Engineer periodic reports as required of the progress of the work and of the Contractor's compliance with the progress schedule and schedule of Shop Drawings and Sample submittals.
 2. Consult with the Engineer in advance of scheduled major tests, inspections, or start of important phases of the Work.
 3. Report immediately to the Engineer and Owner the occurrence of any accident.
- J. Payment Requests: Review Applications for Payment with the Contractor for compliance with the established procedure for their submission and forward with recommendations to the Owner, noting particularly the relationship of the payment request to the schedule of values, Work completed, and materials and equipment at the Site but not incorporated in the Work.
- K. Certificates, Maintenance and Operation Manuals: During the course of the Work, verify that certificates, maintenance and operation manuals, and other data required to be assembled and furnished by the Contractor are applicable to the items installed and in accordance with the Contract Documents, and have this material delivered to Engineer for review and forwarding to Owner prior to final payment for the Work.
- L. Completion:
1. Before the Engineer issues a Certificate of Substantial Completion, submit to the Contractor a list of observed items requiring completion or correction.
 2. Observe whether the Contractor has performed inspections required by laws or regulations, ordinances, codes, or order applicable to the Work, including those to be performed by public agencies having jurisdiction over the Work.
 3. Conduct a final inspection in the company of Engineer, Owner and Contractor and prepare a final list of items to be completed or corrected.
 4. Observe whether all items on the final list have been completed or corrected and make recommendations to the Engineer concerning acceptance.
- M. Limitations of Authority of Resident Project Representative:
1. Shall not authorize any deviation from the Contract Documents or substitution of materials or equipment (including "or-equal" items), unless authorized by Engineer.

2. Shall not exceed limitations of Engineer's authority as set forth in Agreement or the Contract Documents.
3. Shall not undertake any of the responsibilities of Contractor, Subcontractor, Suppliers, or Contractor's superintendent.
4. Shall not advise on, issue directions relative to or assume control over any aspect of the means, methods, techniques, sequences, or procedures of construction unless such advice or directions are specifically required by the Contract Documents.
5. Shall not advise on, issue directions regarding or assume control over safety precautions and programs in connection with the Work or any activities or operations of Owner or Contractor.
6. Shall not accept shop drawing or sample submittals from anyone other than the Contractor.
7. Shall not participate in specialized field or laboratory tests or inspections conducted by others, except as specifically authorized by Engineer.

DRAFT ATTACHMENT A.1 Item 18.

CITY OF GRAND PRAIRIE

SOUTH SECTOR

PHASE III

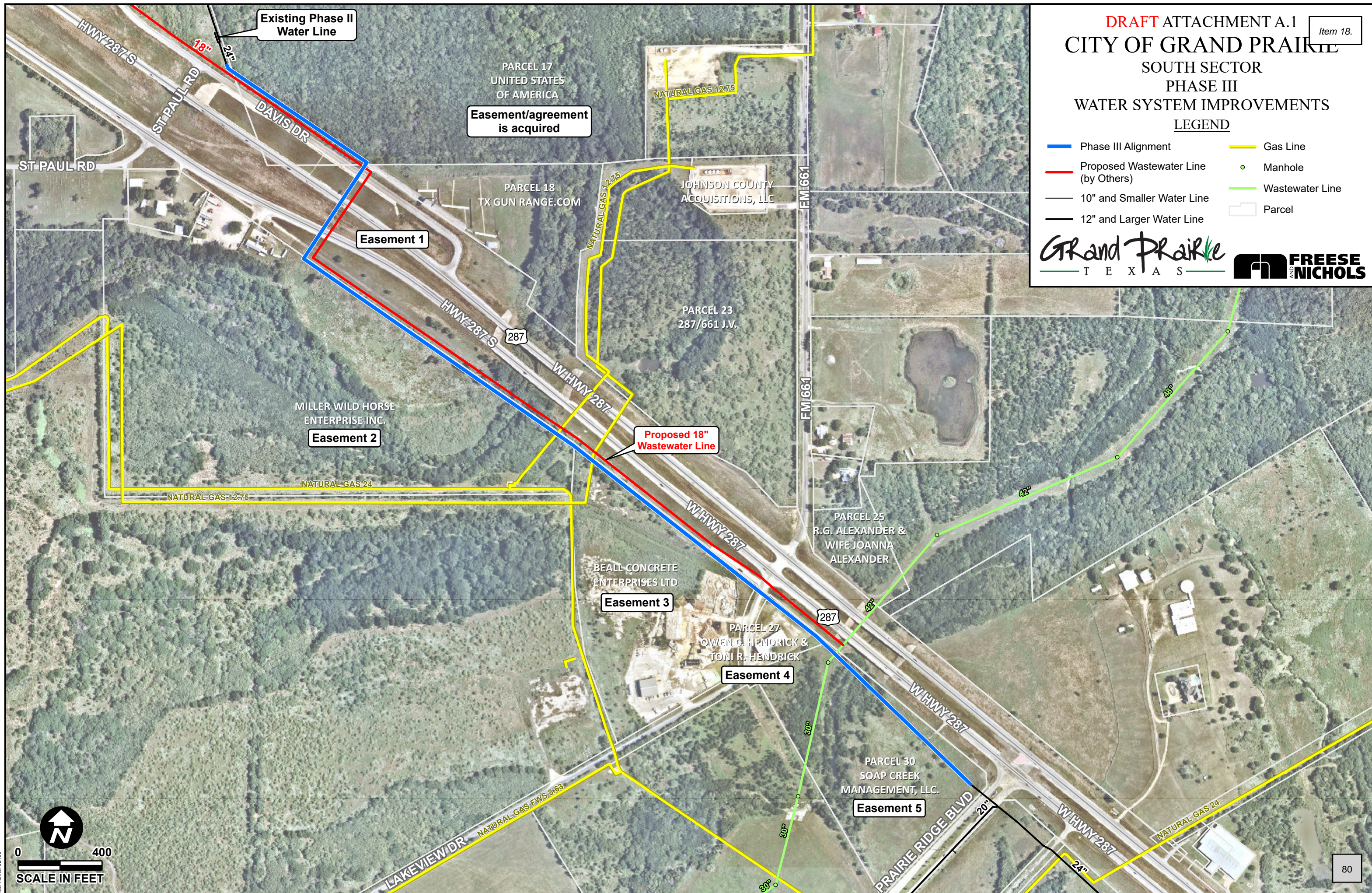
WATER SYSTEM IMPROVEMENTS

LEGEND

- | | |
|---|--|
| — Phase III Alignment | — Gas Line |
| — Proposed Wastewater Line (by Others) | ● Manhole |
| — 10" and Smaller Water Line | — Wastewater Line |
| — 12" and Larger Water Line | Parcel |

Grand Prairie
TEXAS

**FREESE
AND
NICHOLS**



DRAFT ATTACHMENT A.2

CITY OF GRAND PRAIRIE

SOUTH SECTOR

FIRE HOUSE 11

WATER SYSTEM IMPROVEMENTS

Item 18.

LEGEND

- Under Design/Construction Water Line

Proposed Water Line

Proposed Temporary Wastewater Line

Fire House 11

Future Development
- TRWD Water Line

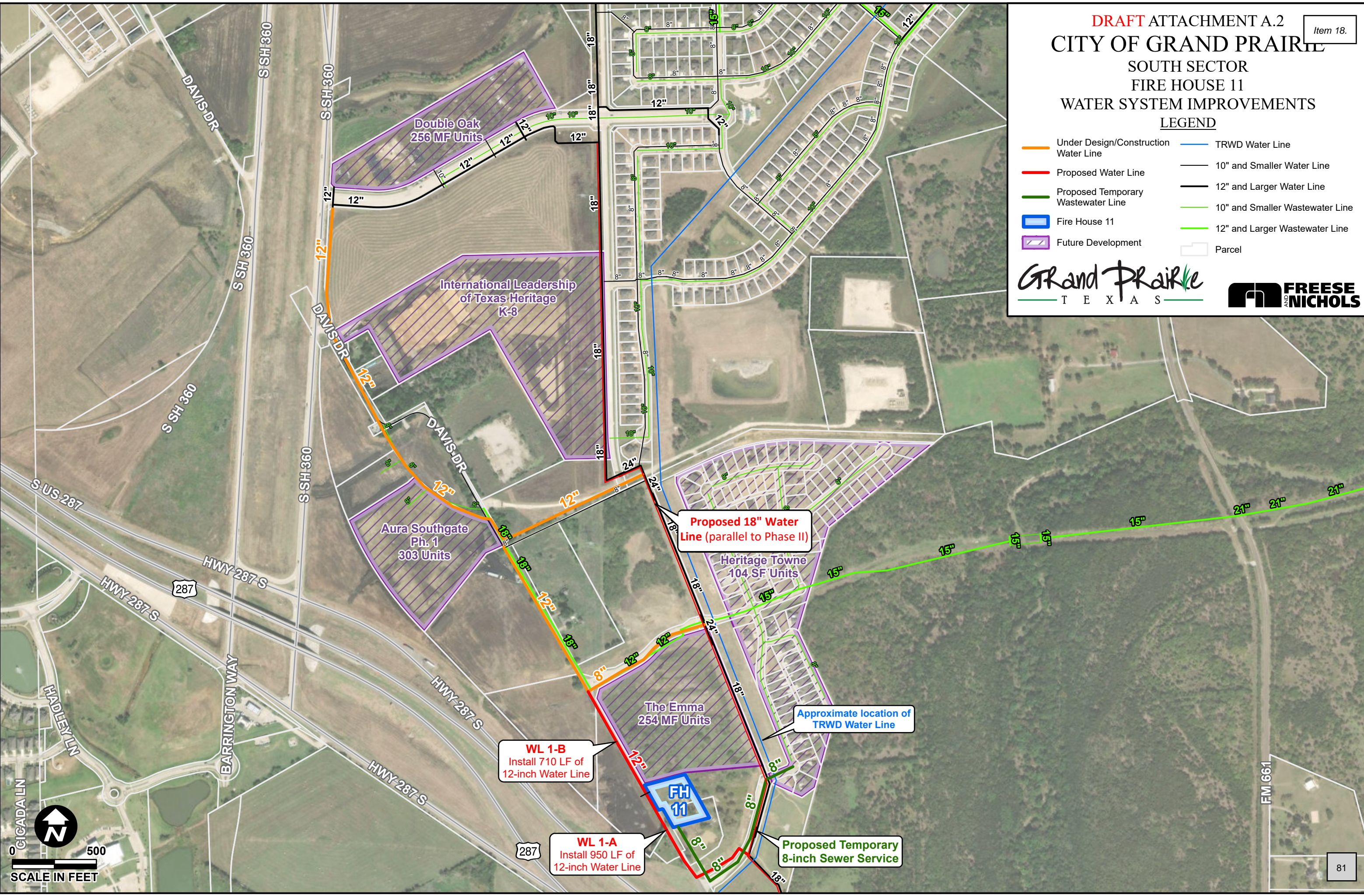
10" and Smaller Water Line

12" and Larger Water Line

10" and Smaller Wastewater Line

12" and Larger Wastewater Line

Parcel



Created by Freeze and Nichols, Inc.
Job No.: GRP22251 PLANNING01_DELIVERABLES12_Fire_House_11South_Sector_WW.aprx
Updated: Tuesday, November 2, 2023 12:28 PM
User Name: 02499

COMPENSATION

ATTACHMENT

Item 18.

Compensation to FNI for Basic Services in Attachment SC shall be the lump sum of Five Hundred Seventy Six Thousand One Hundred Twenty Two Dollars (\$576,122).

If FNI sees the Scope of Services changing so that Additional Services are needed, including but not limited to those services described as Additional Services in Attachment SC, FNI will notify OWNER for OWNER's approval before proceeding. Additional Services shall be computed based on the following Schedule of Charges.

Position	Hourly Rate	
	Min	Max
Professional 1	101	177
Professional 2	130	202
Professional 3	144	317
Professional 4	166	364
Professional 5	234	407
Professional 6	256	479
Construction Manager 1	119	162
Construction Manager 2	126	202
Construction Manager 3	152	206
Construction Manager 4	180	256
Construction Manager 5	216	303
Construction Manager 6	288	357
Construction Representative 1	83	90
Construction Representative 2	105	119
Construction Representative 3	134	191
Construction Representative 4	134	191
CAD Technician/Designer 1	90	123
CAD Technician/Designer 2	108	198
CAD Technician/Designer 3	155	252
Corporate Project Support 1	76	159
Corporate Project Support 2	87	224
Corporate Project Support 3	108	328
Intern / Coop	58	98

Rates for In-House Services and Equipment

Mileage	Bulk Printing and Reproduction		Equipment	
Standard IRS Rates		<u>B&W</u>	<u>Color</u>	Valve Crew Vehicle (hour) \$75
	Small Format (per copy)	\$0.10	\$0.25	Pressure Data Logger (each) \$200
	Large Format (per sq. ft.)			Water Quality Meter (per day) \$100
Technology Charge	Bond	\$0.25	\$0.75	Microscope (each) \$150
\$8.50 per hour	Glossy / Mylar	\$0.75	\$1.25	Pressure Recorder (per day) \$100
	Vinyl / Adhesive	\$1.50	\$2.00	Ultrasonic Thickness Guage (per day) \$275
				Coating Inspection Kit (per day) \$275
	Mounting (per sq. ft.)	\$2.00		Flushing / Cfactor (each) \$500
	Binding (per binding)	\$0.25		Backpack Electrofisher (each) \$1,000
				<u>Survey Grade</u> <u>Standard</u>
				Drone (per day) \$200 \$100
				GPS (per day) \$150 \$50

OTHER DIRECT EXPENSES:

Other direct expenses are reimbursed at actual cost times a multiplier of 1.10. They include outside printing and reproduction expense, communication expense, travel, transportation and subsistence away from the FNI office. For other miscellaneous expenses directly related to the work, including costs of laboratory analysis, test, and other work required to be done by independent persons other than staff members, these services will be billed at a cost times a multiplier of 1.10. For Resident Representative services performed by non-FNI employees and CAD services performed In-house by non-FNI employees where FNI provides workspace and equipment to perform such services, these services will be billed at cost times a multiplier of 2.0. This markup approximates the cost to FNI if an FNI employee was performing the same or similar services.

These ranges and/or rates will be adjusted annually in February. Last updated 2023.

ID	Task Name	Duration	Start	Finish	Predecessors	2024														2025														2026												Item 1
						D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J										
1	Phase 3 Water Line	672 days	Mon 12/4/23	Mon 6/29/26																																										
2	Notice to Proceed	1 day	Tue 12/12/23	Tue 12/12/23																																										
3	Kick-Off Meeting	1 day	Fri 12/22/23	Fri 12/22/23	2FS+7 days																																									
4	Design Survey	13 wks	Mon 12/25/23	Fri 3/22/24	3																																									
5	Environmental	3 wks	Mon 3/25/24	Fri 4/12/24	4																																									
6	60% Design	66 days	Mon 3/25/24	Mon 6/24/24																																										
7	60% Design	66 days	Mon 3/25/24	Mon 6/24/24	3																																									
12	Submit 60% Design to City	1 day	Tue 6/25/24	Tue 6/25/24	11																																									
13	City Review of 60% Design	3 wks	Wed 6/26/24	Tue 7/16/24	12																																									
14	60% Design Review Workshop	1 day	Wed 7/17/24	Wed 7/17/24	13																																									
15	ROW Acquisition	9 mons	Thu 7/18/24	Tue 3/25/25	14																																									
16	95% Design	154 days	Thu 7/18/24	Tue 2/18/25																																										
17	95% Design	62 days	Thu 7/18/24	Fri 10/11/24																																										
22	Submit 95% Design to City	1 day	Mon 10/14/24	Mon 10/14/24	21																																									
23	City Review of 95% Design	3 wks	Tue 10/15/24	Mon 11/4/24	22																																									
24	95% Design Review Workshop	1 day	Tue 11/5/24	Tue 11/5/24	23																																									
25	Submit Signed and Sealed Contract Documents to TCEQ	1 day	Tue 10/15/24	Tue 10/15/24	22																																									
26	TCEQ Review/Approval	60 days	Wed 10/16/24	Tue 1/7/25	25																																									
27	100% Plans	30 days	Wed 1/8/25	Tue 2/18/25	26																																									
28	Advertise and Award	91 days	Thu 1/30/25	Wed 6/4/25																																										
29	Send City Request for Proposal Information for Advertisement	1 day	Wed 2/19/25	Wed 2/19/25	27																																									
30	Advertisement	2.5 wks	Wed 3/26/25	Fri 4/11/25	29,15																																									
31	Bid Opening	1 day	Mon 4/14/25	Tue 4/15/25	30FS+1 day																																									
32	Review Bids	21 days	Tue 4/15/25	Wed 5/14/25	31																																									
33	Send City Recommendation Letter	2 days	Wed 5/14/25	Fri 5/16/25	32																																									
34	Council Meeting	0 days	Tue 5/20/25	Tue 5/20/25	33FS+2 days																																									
35	Award and Execute Contract	3 wks	Tue 5/20/25	Tue 6/10/25	34																																									
36	Construction	13 mons	Tue 6/10/25	Tue 6/9/26	35																																									
37	Record Drawings	3 wks	Tue 6/9/26	Tue 6/30/26	36																																									
38	Fire Station No. 11 Water and Sewer	245.5 days	Tue 12/12/23	Tue 11/19/24																																										
39	Notice to Proceed	1 day	Tue 12/12/23	Tue 12/12/23																																										
40	Design Survey	6 wks	Wed 12/13/23	Tue 1/23/24	39																																									
41	60% Design	29 days	Wed 1/24/24	Mon 3/4/24																																										
42	60% Design	29 days	Wed 1/24/24	Mon 3/4/24																																										
47	Submit 60% Design to City	1 day	Tue 3/5/24	Tue 3/5/24	46																																									
48	City Review of 60% Design	2 wks	Wed 3/6/24	Tue 3/19/24	47																																									
49	60% Design Review Workshop	1 day	Wed 3/20/24	Wed 3/20/24	48																																									
50	ROW Acquisition	2 mons	Thu 3/21/24	Wed 5/15/24	49																																									
51	95% Design	41 days	Thu 3/21/24	Thu 5/16/24																																										
52	95% Design	29 days	Thu 3/21/24	Tue 4/30/24																																										
57	Submit 95% Design to City	1 day	Wed 5/1/24	Wed 5/1/24	56																																									
58	City Review of 95% Design	2 wks	Thu 5/2/24	Wed 5/15/24	57																																									
59	95% Design Review Workshop	1 day	Thu 5/16/24	Thu 5/16/24	58																																									
60	100% Plans	12 days	Fri 5/17/24	Mon 6/3/24	59																																									
61	Advertise and Award	45.5 days	Tue 6/4/24	Tue 8/6/24																																										
62	Send City Request for Proposal Information for Advertisement	1 day	Tue 6/4/24	Tue 6/4/24	60																																									
63	Advertisement	2.5 wks	Sun 6/9/24	Tue 6/25/24	50,62																																									
64	Bid Opening	0 days	Wed 6/26/24	Wed 6/26/24	63FS+1 day																																									
65	Review Bids	7 days	Wed 6/26/24	Fri 7/5/24	64																																									
66	Send City Recommendation Letter	1 day	Fri 7/5/24	Mon 7/8/24	65																																									
67	Council Meeting	0 days	Tue 7/16/24	Tue 7/16/24	66FS+6 days																																									
68	Award and Execute Contract	3 wks	Tue 7/16/24	Tue 8/6/24	67																																									
69	Construction	3 mons	Tue 8/6/24	Tue 10/29/24	68																																									
70	Record Drawings	3 wks	Tue 10/29/24	Tue 11/19/24	69																																									



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

PRESENTER: Megan Mahan, Deputy City Manager

TITLE: Authorize Staff to Take All Actions Necessary to Opt Out of the Settlement Class in Relation to the Dupont and 3M Settlement Agreements

REVIEWING COMMITTEE: None

PURPOSE:

The purpose of this item is to authorize staff to take all actions necessary to opt out of the settlement class in relation to the DuPont and 3M settlement agreements currently under consideration in City of Camden, et al., v. 3M Company ("3M"), case Number 2:23-cv-03147-RMG, and City of Camden, et al., v. E.I. DuPont de Nemours and Company, et al. ("DuPont"), case Number 2:23-cv-03230-RMG (Lawsuit).

DISCUSSION:

A class action lawsuit was filed alleging that operations by 3M and DuPont have contaminated water with certain compounds, typically referred to as PFAS, PFOA, and PFOS. Removal of these compounds during the water treatment process will require water treatment facility upgrades. Defendants have proposed a settlement agreement to help off-set the cost of these upgrades, but the true cost of upgrades isn't yet known.

The City is considered to be part of the settlement class and will be bound by the settlement agreement unless the City opts out. As written, it is unlikely the City will receive compensation under the settlement agreement. However, the City may be impacted by future federal regulations which are expected to be issued. In order to preserve its right to pursue its own claim against 3M and DuPont, the City must opt out of the class settlement agreements prior to the next City Council meeting.

Additionally, Dallas and Fort Worth, from whom the City purchases the majority of the City's treated water, are opting out and Fort Worth has specifically requested that all of its wholesale water purchasers opt out of the settlement class. They expressed concern there is not enough information available at this time and the settlement does not adequately address the significant costs which are expected to be incurred due to evolving regulations concerning these compounds. The City has not received information from the other cities we purchase water from in relation to these lawsuits.



CITY OF GRAND PRAIRIE RESOLUTION

MEETING DATE: 11/21/2023

PRESENTER: Cathy Patrick, Chief Financial Officer

TITLE: Resolution declaring expectation to reimburse expenditures with proceeds from the issuance of future debt for fire-fighting facilities and equipment, goods and services for information technology projects, library facilities and equipment, new construction and renovations to municipal facilities, public safety equipment, and street improvements, including related costs of rights-of-way and costs incidental to street improvements as outlined in the adopted FY2023/2024 CIP

REVIEWING COMMITTEE: (Reviewed by the Finance and Government Committee on 11/07/2023)

This resolution provides the mechanism to issue bonds in FY2023-2024 to reimburse expenditures incurred in the current fiscal year to expend items related to the adopted Capital Improvement Program.

BODY

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT

WHEREAS, the City of Grand Prairie, Texas (the "Issuer") intends to issue debt for (i) acquiring, constructing, improving and equipping fire-fighting facilities and library facilities, (ii) constructing, improving and equipping existing municipal facilities and (iii) constructing street improvements, including drainage, landscaping, curbs, gutters, sidewalks, entryways, pedestrian pathways, signage, traffic signalization and street noise abatement incidental thereto and the acquisition of land and rights-of-way therefor (collectively, the "Project") and further intends to make certain capital expenditures with respect to the Project and currently desires and expects to reimburse the capital expenditures with proceeds of such debt; and

WHEREAS, under Treas. Reg. § 1.150-2 (the "Regulation"), to fund such reimbursement with proceeds of tax-exempt obligations, the Issuer must declare its expectation to make such reimbursement; and

WHEREAS, the Issuer desires to preserve its ability to reimburse the capital expenditures with proceeds of tax-exempt obligations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. That the Issuer reasonably expects to reimburse capital expenditures with respect to the Project with proceeds of debt hereafter to be incurred by the Issuer.

SECTION 2. That this resolution shall constitute a declaration of official intent under the Regulation. The maximum principal amount of obligations expected to be issued for the Project is \$60,000,000.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 21st DAY OF NOVEMBER 2023.



CITY OF GRAND PRAIRIE RESOLUTION

MEETING DATE: 11/21/2023

PRESENTER: Jayson Ramirez, Director of General Services

TITLE: A resolution of the City of Grand Prairie, Texas, providing authorization to submit grant applications to the Texas Commission on Environmental Quality's (TCEQ) Light-Duty Motor Vehicle Purchase or Lease Incentive Program (LDPLIP) to obtain a rebate up to \$2,500 per purchase of eligible vehicle and designating the City Manager to act as the City's authorized official throughout the grant cycle

REVIEWING COMMITTEE: (Briefed by the Finance and Government Committee on 11/07/2023)

SUMMARY:

<u>Grantor</u>	<u>Grant Amount</u>	<u>Match Required</u>
Texas Commission on Environmental Quality	\$2,500.00	none

PURPOSE OF REQUEST:

The City of Grand Prairie General Services Division is requesting approval of a resolution to authorize submission of grant applications to the Texas Commission on Environmental Quality's (TCEQ) Light-Duty Motor Vehicle Purchase or Lease Incentive Program (LDPLIP) to obtain a rebate up to \$2,500 rebate per purchase of eligible vehicle and designating the City Manager to act as the authorized official throughout the grant cycle.

The LDPLIP is intended to incentivize the use of vehicles powered by electricity or an alternative fuel. The increased use of electricity or alternative fuels for transportation is intended to improve air quality.

TCEQ requires applicants to have approval of their governing body for accepting grant awards. TCEQ also requires the designation of an authorized official to represent the City throughout the grant lifecycle.

FINANCIAL CONSIDERATION:

These grant applications have a 0% cost share. The grant period begins October 23, 2023 and ends March 22, 2024. Awards are made by TCEQ on a rolling/first come basis. Acceptance of applications may be suspended through an addendum in the Electronic State Business Daily (ESBD) when the statutory limit for each fuel type has been reached. The grant does not require a cash or in-kind match.

BODY

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, PROVIDING AUTHORIZATION TO SUBMIT GRANT APPLICATIONS TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) LIGHT-DUTY MOTOR VEHICLE PURCHASE OR LEASE INCENTIVE PROGRAM (LDPLIP) TO OBTAIN A REBATE UP TO \$2500 PER PURCHASE OF ELIGIBLE VEHICLE AND DESIGNATING THE CITY MANAGER TO ACT AS THE CITY'S AUTHORIZED OFFICIAL THROUGHOUT THE GRANT CYCLE

WHEREAS, the City Council of the City of Grand Prairie, Texas ("Council") finds it in the best interest of the citizens of Grand Prairie, Texas to incentivize the use of vehicles powered by electricity or an alternative fuel; and

WHEREAS The General Services Division is requesting approval to authorize submission of grant applications to the Texas Commission on Environmental Quality's (TCEQ) Light-Duty Motor Vehicle Purchase or Lease Incentive Program (LDPLIP) to obtain a rebate up to \$2,500 rebate per purchase of eligible vehicle and designating the City Manager to act as the authorized official throughout the grant cycle.; and

WHEREAS, the applications require no cost share; and

WHEREAS, the applications require the authorization of the City Council of the City of Grand Prairie, Texas in order to accept an award; and

WHEREAS, in the event of loss or misuse of the grant funds, the Council assures that the Award funds will be returned to TCEQ.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THAT:

SECTION 1. The Council hereby authorizes the City Manager to submit, on behalf of the City, applications to the LDPLIP.

SECTION 2. The Council authorizes the City Manager to take all actions necessary and proper to accept, reject, alter, or terminate LDPLIP awards.

SECTION 3. This resolution shall be in full force and effect from and after its passage and approval in accordance with the Charter of the City of Grand Prairie and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 21st DAY OF NOVEMBER 2023.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

PRESENTER: Bill Hills, City Manager

TITLE: Action Items Resulting from Staff Presentations:

Direct Staff to Research City Council Questions Regarding a Charter Amendment Election and Provide a Report at the Next City Council Meeting

City Funding Policy for Sponsorships

REVIEWING COMMITTEE:

PURPOSE OF REQUEST:

This is an action item from Staff Presentations.



**CITY OF GRAND PRAIRIE
RESOLUTION**

MEETING DATE: 11/21/2023

PRESENTER: Bill Hills, City Manager

TITLE: Resolution Approving City Council Goals for 2023-2024

**REVIEWING
COMMITTEE:**

PURPOSE OF REQUEST:

To pass a resolution approving the City Council goals for 2023-2024

BODY

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,
APPROVING CITY COUNCIL GOALS FOR 2023-2024**

WHEREAS, the City of Grand Prairie is at an important moment in the city's history; and

WHEREAS, the City Council desires to maximize on the city's momentum and create clear vision for the future; and

WHEREAS, the City Council recognizes that the best way to be effective and productive is to prioritize and memorialize goals; and

WHEREAS, the City Council individually submitted their top goals to the City Manager in September 2023; and

WHEREAS, the City Council requested that staff assemble, collate and organize that information for a City Council workshop in October 2023; and

WHEREAS, the City Council met in October 2023 to review all input during said workshop; and

WHEREAS, the City Council worked together to categorize, combine and clarify the many ideas; narrowed the list down into groups and priorities; and decided collectively upon the ten most important goals through a process of multi-voting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE THAT:

SECTION 1. The City Council formally approves and adopts the following ten goals for 2023-2024:

1. Continue the revitalization of the City's Downtown corridor.
2. Develop an Infrastructure Master Plan to help obtain Bipartisan Infrastructure Law grants.
3. Provide incentives as needed to attract independent unique retail stores throughout Grand Prairie.
4. Fund and build a multi-cultural center.
5. Increase diversity in city contracts and planning projects.
6. Fund and build a pickleball complex.
7. Fund and build future phases of the Turner Park renovation.
8. Work to attract more grocery stores, particularly in "food desert" areas.
9. Pursue attainable housing opportunities.
10. Support green energy initiatives and maintain green space during development.

SECTION 2. The City Manager will work to accomplish these goals through the actions of its departments and budget.

SECTION 3. The City Council will convene quarterly to review the goals, receive project updates and reprioritize as the City Council deems necessary.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 21ST DAY OF NOVEMBER 2023.



CITY OF GRAND PRAIRIE RESOLUTION

MEETING DATE: 11/21/2023

PRESENTER: Cathy Patrick, Chief Financial Officer

TITLE: Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue Certificates of Obligation, Series 2024, in an amount not to exceed \$60,800,000 including the adoption of a resolution pertaining thereto.

REVIEWING COMMITTEE: (Reviewed by the Finance and Government Committee on 11/07/2023)

PURPOSE OF REQUEST:

Staff recommends issuing Certificates of Obligation (COs) in an amount not to exceed \$60,800,000 to fund the 2023-2024 Capital Improvement Program (CIP). The first notice of the CIP projects to be financed must be published in a local newspaper more than 30 days before the City Council vote to issue COs to allow the public to make comments. The funded CIP projects are for the City of Grand Prairie, Texas (the "Issuer") intends to issue debt for (i) renovating, improving and equipping existing municipal buildings and facilities, to-wit: HVAC system repairs and replacements, roof repairs and replacements, electrical and power generator improvements and repairs, fire safety, security, lighting, landscaping, irrigation and other improvements to the City Public Safety Building, City library facilities, the City Hall municipal complex, parks and recreation department administrative offices, and animal services facilities, (ii) designing, constructing, improving and equipping fire stations, fire department facilities, emergency operations center, and police facilities, including administrative offices related thereto, (iii) acquiring and purchasing materials, equipment, and vehicles for the police, parks, arts and recreation departments and City libraries, (iv) designing, constructing, improving and equipping parks and recreation facilities that are generally accessible to the public and are part of the City park system, (v) designing, acquiring, constructing, improving and maintaining City streets, thoroughfares, intersections, bridges, sidewalks, and pathways, including related traffic signalization and signage, lighting, ADA accessibility, beautification, traffic management equipment, and utility relocations, (vi) acquiring and installing telecommunications, wireless communications, and information technology systems, hardware, software, and equipment for various City departments, and (vii) professional services rendered in connection therewith; such certificates to be payable from ad valorem taxes and a limited pledge of the net revenues of the City's Water and Wastewater System.

ATTACHMENTS/SUPPORTING DOCUMENTS:

Notice of Intent Resolution
Plan of Finance

RESOLUTION NO. ____-2023

**A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS
APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF
INTENTION TO ISSUE COMBINATION TAX AND REVENUE
CERTIFICATES OF OBLIGATION, SERIES 2024.**

WHEREAS, the City Council of the City of Grand Prairie, Texas (the “City”), has determined that certificates of obligation should be issued under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended (the “Act”), for the purpose of paying contractual obligations to be incurred for (i) the construction of public works; (ii) the purchase of materials, supplies, equipment, machinery, land, and rights-of-way for authorized needs and purposes; and (iii) for professional services, all as specified below; and

WHEREAS, prior to the issuance of such certificates, the City Council is required to publish notice of its intention to issue the same in accordance with the provisions of the Act and as set forth herein;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1: That the City Secretary is hereby authorized and directed to cause notice to be published of the City Council’s intention to issue certificates of obligation, in one or more series, in the principal amount not to exceed SIXTY MILLION EIGHT HUNDRED THOUSAND DOLLARS (\$60,800,000) for the purpose of paying contractual obligations to be incurred for (i) renovating, improving and equipping existing municipal buildings and facilities, to-wit: HVAC system repairs and replacements, roof repairs and replacements, electrical and power generator improvements and repairs, fire safety, security, lighting, landscaping, irrigation and other improvements to the City Public Safety Building, City library facilities, the City Hall municipal complex, parks and recreation department administrative offices, and animal services facilities, (ii) designing, constructing, improving and equipping fire stations, fire department facilities, emergency operations center, and police facilities, including administrative offices related thereto, (iii) acquiring and purchasing materials, equipment, and vehicles for the police, parks, arts and recreation departments and City libraries, (iv) designing, constructing, improving and equipping parks and recreation facilities that are generally accessible to the public and are part of the City park system, (v) designing, acquiring, constructing, improving and maintaining City streets, thoroughfares, intersections, bridges, sidewalks, and pathways, including related traffic signalization and signage, lighting, ADA accessibility, beautification, traffic management equipment, and utility relocations, (vi) acquiring and installing telecommunications, wireless communications, and information technology systems, hardware, software, and equipment for various City departments, and (vii) professional services rendered in connection therewith; such certificates to be payable from ad valorem taxes and a limited pledge of the net revenues of the City’s Water and Wastewater System. The notice hereby approved and authorized to be published shall read substantially in the form and content of Exhibit A hereto attached and incorporated herein by reference as a part of this resolution for all purposes.

SECTION 2: That the City Secretary shall cause the aforesaid notice to be (i) published in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date of the first publication to be at least forty-six (46) days prior to the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation and (ii) posted

continuously on the City's website for at least forty-five (45) days before the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation.

SECTION 3: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Texas Government Code, Chapter 551, as amended.

SECTION 4: This Resolution shall be in force and effect from and after its passage on the date shown below.

[The remainder of this page intentionally left blank.]

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 21st DAY OF NOVEMBER, 2023.

APPROVED:

Ron Jensen, Mayor

ATTEST:

APPROVED AS TO FORM:

City Secretary

City Attorney

EXHIBIT A

NOTICE OF INTENTION TO ISSUE
CITY OF GRAND PRAIRIE, TEXAS
COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION

TAKE NOTICE that the City Council of the City of Grand Prairie, Texas, shall convene at 6:30 p.m. on January 16, 2024, at the City Council chambers located at 300 W. Main Street, Grand Prairie, Texas, and, during such meeting, the City Council will consider the passage of an ordinance authorizing the issuance of certificates of obligation, in one or more series, in an amount not to exceed SIXTY MILLION EIGHT HUNDRED THOUSAND DOLLARS (\$60,800,000) for the purpose of paying contractual obligations to be incurred for (i) renovating, improving and equipping existing municipal buildings and facilities, to-wit: HVAC system repairs and replacements, roof repairs and replacements, electrical and power generator improvements and repairs, fire safety, security, lighting, landscaping, irrigation and other improvements to the City Public Safety Building, City library facilities, the City Hall municipal complex, parks and recreation department administrative offices, and animal services facilities, (ii) designing, constructing, improving and equipping fire stations, fire department facilities, emergency operations center, and police facilities, including administrative offices related thereto, (iii) acquiring and purchasing materials, equipment, and vehicles for the police, parks, arts and recreation departments and City libraries, (iv) designing, constructing, improving and equipping parks and recreation facilities that are generally accessible to the public and are part of the City park system, (v) designing, acquiring, constructing, improving and maintaining City streets, thoroughfares, intersections, bridges, sidewalks, and pathways, including related traffic signalization and signage, lighting, ADA accessibility, beautification, traffic management equipment, and utility relocations, (vi) acquiring and installing telecommunications, wireless communications, and information technology systems, hardware, software, and equipment for various City departments, and (vii) professional services rendered in connection therewith, such certificates to be payable from ad valorem taxes and a limited pledge of the net revenues of the City's Water and Wastewater System. In accordance with Texas Local Government Code Section 271.049, (i) the current principal amount of all of the City's outstanding public securities secured by and payable from ad valorem taxes is \$474,759,000; (ii) the current combined principal and interest required to pay all of the City's outstanding public securities secured by and payable from ad valorem taxes on time and in full is \$603,065,596; (iii) the estimated combined principal and interest required to pay the certificates of obligation to be authorized on time and in full is \$88,098,278; (iv) the maximum interest rate for the certificates may not exceed the maximum legal interest rate; and (v) the maximum maturity date of the certificates to be authorized is February 15, 2043. The certificates are to be issued, and this notice is given, under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended.

Mona Lisa Galicia, City Secretary
City of Grand Prairie, Texas

Jim Sabonis

Managing Director

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Dallas, TX 75201

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Fax: 214.953.4050

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City of Grand Prairie

Plan of Finance for Fall 2023 Debt Issuance

And

Conversion of General Obligation Bonds, Series 2022B from Taxable to Tax-exempt Interest Rates

November 7, 2023

Summary – Proposed Fall 2023 Debt Issuance

Fall 2023 Debt Issuance

- Debt Obligation = Certificates of Obligation, Series 2024
- Par Amount = \$60,745,000
- Project Fund = \$60,000,000
- Credit Pledge = I&S Ad Valorem Tax and Net Revenues of the Utility System
- Amortization = 20 Years
- Call Feature = 10-year par call
- Bond Rating = Confirmation of current “AAA” by Standard & Poor’s Rating
- Tax Status = Tax-exempt

Projected Transaction Statistics

- All-in-interest Cost = 4.70% (Rates as of 10/25/2023 + 0.25%. *Subject to change*)
- Total Principal and Interest = \$89,538,936
- Avg. Annual Principal and Interest = \$4,263,759
- Impact on I&S Tax Rate of \$0.2312 = None

Key Dates

- November 7, 2023 - Plan of Finance Presentation to F&G Committee
- November 21, 2023 - Notice of Intent Resolution
- January 16, 2024 - Parameters Ordinance Approving Issuance
- January 17, 2024 - Pricing
- February 8, 2024 - Closing and Delivery of Funds to the City

Projected Impact of Fall Debt Issuance

Fiscal Year Ending 9/30	Estimated Growth Factor ⁽¹⁾	Taxable Assessed Valuation ⁽¹⁾	NET Tax-Supported General Obligation Debt Service	Fall, 2023 CIP Program AIC = 4.70% ⁽²⁾ Total D/S	NET NEW Tax-Supported General Obligation Debt Service	Equivalent Debt Service (I&S) Tax Rate ⁽³⁾	<u>Estimated Uses of Funds</u> Par Amount of Bonds \$60,745,000 Costs of Issuance (\$198,295) <u>Underwriter's Discount (\$546,705)</u> Project Fund Deposit \$60,000,000	
2024	12.20%	\$ 23,533,559,816	\$ 44,407,314	\$ 9,191,414	\$ 53,598,728	\$0.2312		
2025	3.00%	24,239,566,610	33,712,743	4,015,030	37,727,773	0.1580		
2026	3.00%	24,966,753,609	32,947,041	4,019,435	36,966,476	0.1503		
2027	3.00%	25,715,756,217	33,034,630	4,017,130	37,051,760	0.1463		
2028	3.00%	26,487,228,904	30,062,237	4,017,839	34,080,075	0.1306		
2029	3.00%	27,281,845,771	30,055,653	4,015,716	34,071,369	0.1268		
2030	3.00%	28,100,301,144	28,732,081	4,019,767	32,751,848	0.1183		
2031	3.00%	28,943,310,178	28,541,652	4,014,834	32,556,486	0.1142		
2032	3.00%	29,811,609,483	27,848,609	4,015,649	31,864,258	0.1085		
2033	3.00%	30,705,957,768	28,037,905	4,017,078	32,054,983	0.1060		
2034	3.00%	31,627,136,501	27,422,879	4,018,732	31,441,611	0.1009		
2035	3.00%	32,575,950,596	25,703,122	4,019,191	29,722,313	0.0926		
2036	3.00%	33,553,229,114	24,024,985	4,016,498	28,041,483	0.0848		
2037	3.00%	34,559,825,987	21,906,317	4,019,378	25,925,695	0.0762		
2038	3.00%	35,596,620,767	12,233,959	4,018,017	16,251,976	0.0464		
2039	3.00%	36,664,519,390	12,230,670	4,017,946	16,248,616	0.0450		
2040	3.00%	37,764,454,972	7,252,963	4,019,249	11,272,212	0.0303		
2041	3.00%	38,897,388,621	7,249,285	4,016,721	11,266,006	0.0294		
2042	3.00%	40,064,310,279	5,702,201	4,014,846	9,717,048	0.0246		
2043	3.00%	41,266,239,588	4,110,780	4,018,233	8,129,013	0.0200		
2044	3.00%	42,504,226,775	-	4,016,236	4,016,236	0.0096		
			\$ 465,217,025	\$ 89,538,936	\$ 554,755,961			

(1) Fiscal Year 2024 TAV is actual. 3% Growth as provided by City Staff thereafter.

(2) Assumes "AA+/AAA" tax-exempt interest rates plus 0.25% buffer annually as of October 25, 2023. **Subject to change at any time.**

(3) FY 2023 is actual. Subsequent Debt Service (I&S) Tax Rates calculated assuming 98.5% collections.

Proposed Schedule of Events for Fall 2023 Debt Issuance

Date	Event
Tuesday, 11/7/23	<u>Regular Scheduled City Council Finance & Government (F&G) Committee Meeting</u> 1) Presentation of Plan of Finance to Finance & Government (F&G) Committee 2) Considers and Approves Plan of Finance and recommends approval by City Council
Friday, 11/10/23	Deadline to submit Agenda Language and Agenda Items for November 21, 2023 Council Meeting Agenda
Monday, 11/13/23	1st draft of POS sent out for comments. Send to Rating Agency
Monday, 11/20/23	Deadline to provide comments to 1st draft of POS
Tuesday, 11/21/23	<u>Regular Scheduled City Council Meeting</u> 1) Presentation of Plan of Finance to City Council 2) Considers and Approves Plan of Finance 3) City Council considers and approves a resolution authorizing publication of a notice of intent to issue Certificates of Obligation, Series 2024
Tuesday, 11/21/23	2nd draft of POS sent out for comments.
Saturday, 11/25/23	First Publication of Notice of Intent to issue the Certificates of Obligation, Series 2024
Saturday, 12/2/23	Second Publication of Notice of Intent to issue the Certificates of Obligation, Series 2024
Monday, 12/4/23	Deadline to provide comments to 2nd draft of POS
Wednesday, 12/6/23	3rd draft of POS sent out for comments.
Week of 12/11/2023	Credit rating conference call with Rating Agency
Wednesday, 12/13/23	Deadline to provide comments to 3rd draft of POS
Week of 1/8/2024	Rating due from Rating Agency
Wednesday, 01/10/24	Publish Preliminary Official Statement on I-Deal
<u>Friday, 01/5/24</u>	<u>Deadline to submit Agenda Language and Agenda Items for January 16, 2024 Council Meeting Agenda</u>
Tuesday, 01/16/24	<u>Regular Scheduled City Council Meeting</u> 1) City Council considers and approves parameters ordinance for the issuance of the Certificates of Obligation, Series 2024
1/17/24 - 1/18/24	<u>Pricing of Certificates of Obligation, Series 2024</u> 1) Presentation of Pricing and Final Transaction Numbers to Pricing Officer(s) 2) Pricing Officer(s) review and approve Pricing and Transaction Numbers and Execute(s) Pricing Certificate
<i>Prior to Closing</i>	<i>Attorney General Approves Bond Sale</i>
2/8/24 - 2/9/24	Closing and delivery of funds to the City

Conversion of General Obligation Refunding Bonds, Series 2022B From Taxable to Tax-exempt Interest Rates

- On January 18, 2022, the City implemented a hybrid refinancing process that allowed the City to refinance the Series 2013 General Obligation Bond and Certificates of Obligation, the 2014 Certificates of Obligation and the 2015 General Obligation Bonds and Certificates of Obligation with taxable interest rates until each Series current call date and then to covert the taxable interest rates to tax-exempt rates.
- The total refinancing resulted in total debt service savings of \$3,973,855 or 9.5% of the par amount of the refunded transactions.
- The 2014 Certificates of Obligation had interest rates ranging from 3.0% to 3.375% and was currently callable on February 15, 2024.
- The 2014 Certificates of Obligation were refunded by the General Obligation Bonds, Series 2022B with have an initial taxable rate 2.02% which can be converted to a a tax-exempt rate of 1.60% at the current call by action of the City Council.

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Fiscal	Current	Additional	Total
Year	@ 2.02%	@ 1.60%	Savings
	Taxable Rates	Tax-Exempt Rate	After Rate Conversion
2024	\$55,466	\$25,441	\$80,907
2025	\$55,588	\$32,670	\$88,258
2026	\$55,214	\$29,707	\$84,921
2027	\$79	\$26,569	\$26,648
2028	\$157	\$23,247	\$23,404
2029	\$908	\$19,868	\$20,776
2030	\$778	\$16,414	\$17,192
2031	\$443	\$12,886	\$13,328
2032	\$165	\$9,299	\$9,464
2033	\$154	\$5,636	\$5,791
2034	\$3	\$1,892	\$1,895
	\$168,954	\$203,628	\$372,582

Series Refunded..... COs Series 2014
 Par Amount of Bonds Refunded..... \$7,790,000
 Current Call Date..... 2/15/2024
 Date Eligible to Convert..... 11/17/2023

Questions and Discussion



Appendix A

Municipal Market Update

October 27, 2023

Weekly Benchmark Interest Rates

Benchmark Interest Rates – 1/1/2012 to 10/27/2023



Rates Analysis – 1/1/2012 to 10/27/2023

	10-Year AAA MMD	30-Year AAA MMD	Bond Buyer 20 GO Bond Index	Bond Buyer Revenue Bond Index	10-Year U.S. Treasury	30-Year U.S. Treasury	SIFMA	1-Month SOFR ⁽¹⁾
Current	3.59	4.57	4.19	4.47	4.84	5.03	4.09	5.33
Maximum	3.59	4.57	5.03	5.40	4.93	5.09	5.20	5.34
Minimum	0.58	1.27	2.02	1.97	0.55	1.17	0.01	0.01
Average	1.94	2.80	3.46	3.91	2.24	2.85	0.76	1.09
% Time Lower	99.7%	99.8%	86.9%	76.2%	99.7%	99.7%	98.7%	99.4%

Source: Refinitiv Municipal Market Data, U.S. Treasury and Bloomberg

⁽¹⁾ SOFR 1 Month is blended with LIBOR 1 Month rates prior to 2019

Change in 20-Year MMD

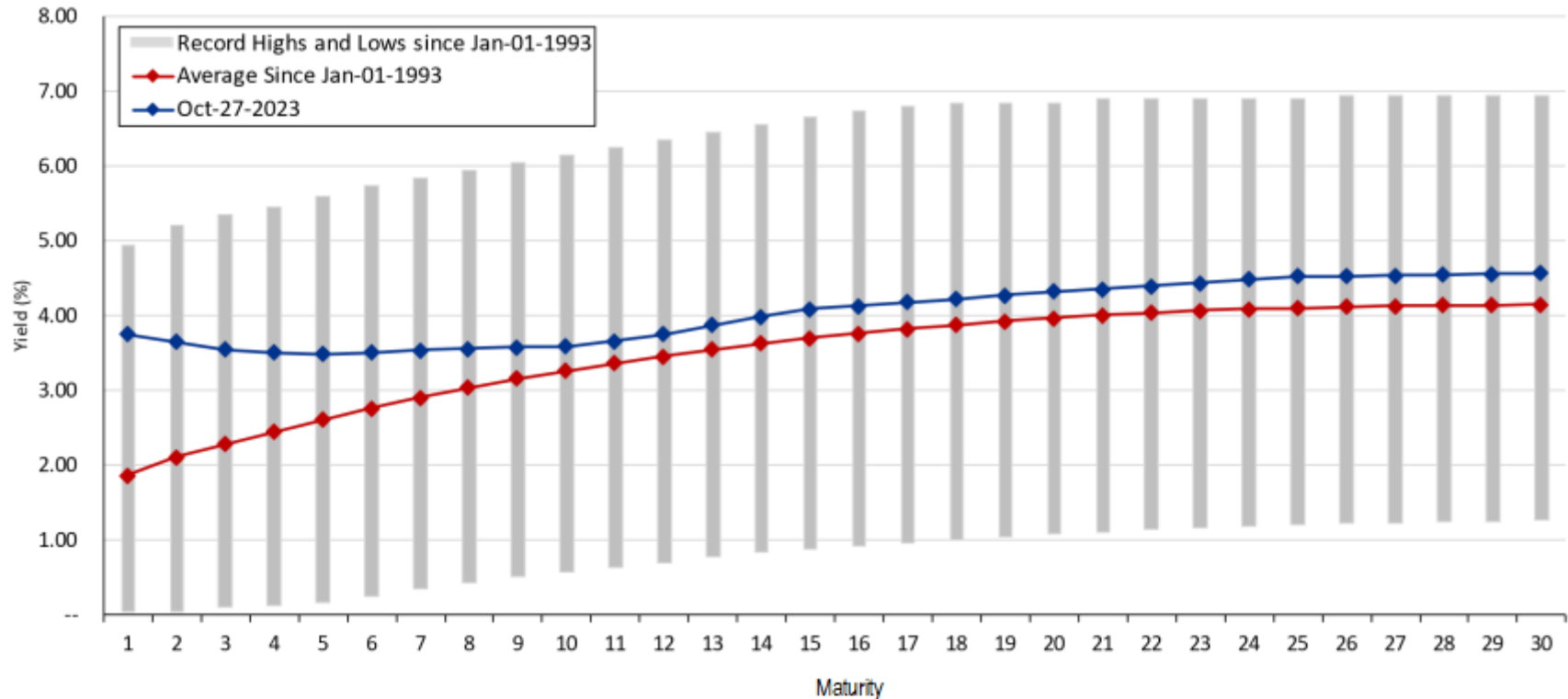
Change in 20-Year MMD with Market Commentary – 1/1/21 to 10/27/2023



Source: Refinitiv Municipal Market Data and HilltopSecurities

Historical AAA MMD Rates

- The graph below illustrates the range between the record highs and lows of AAA MMD at each maturity since 1993, along with the current rates and average rates over this time frame

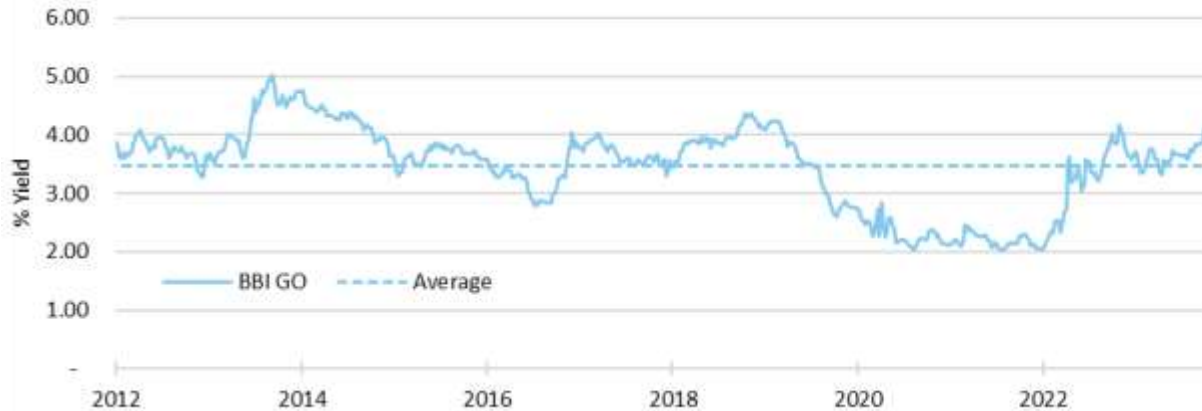


	Maturity						
	1	5	10	15	20	25	30
Record Low Since 1993	0.05	0.16	0.58	0.88	1.08	1.22	1.27
Record High Since 1993	4.95	5.60	6.15	6.65	6.85	6.90	6.95
Average Since 1993	1.87	2.61	3.26	3.70	3.97	4.11	4.15
Current (Oct-27-2023)	3.76	3.49	3.59	4.09	4.33	4.53	4.57

Source: Refinitiv Municipal Market Data

Tax-Exempt Market Overview | The Bond Buyer

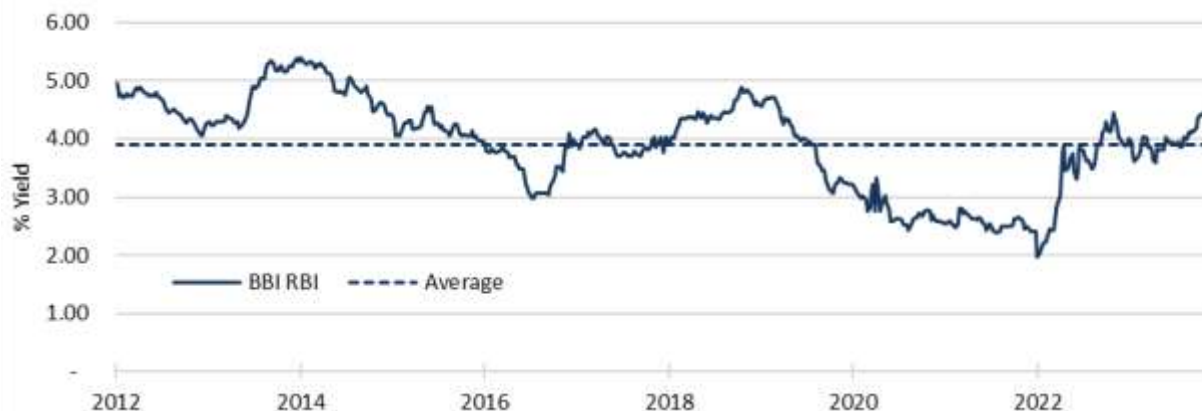
The Bond Buyer 20-Bond General Obligation Index – 1/1/12 to 10/27/2023



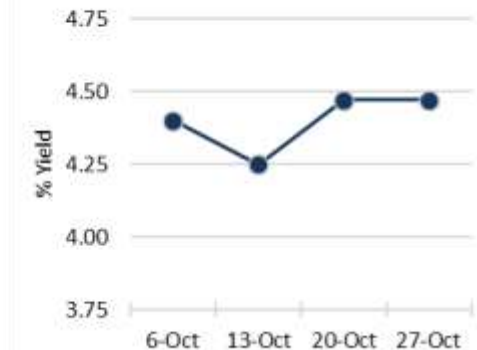
4-Week Snapshot



The Bond Buyer Revenue Bond Index – 1/1/12 to 10/27/2023



4-Week Snapshot



Source: The Bond Buyer



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/23

PRESENTER: Megan Mahan, City Attorney

TITLE: Consider and Take Action on the Petition from Cheri Ann Sutherland Related to the Property Located at 13601 CR 506, Venus, Texas, Pursuant to Legislative Authority as Authorized by Texas Local Government Code Section 42.023

REVIEWING COMMITTEE:

SUMMARY:

Robert Lee Bell owns 32.171 acres of land located at 13601 CR 506, Venus, Texas which is located within the City of Grand Prairie's Extra-Territorial Jurisdiction ("ETJ"). She has filed a petition requesting the property located at 13601 CR 506, Venus, Texas be removed from Grand Prairie's ETJ.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/23

PRESENTER: Megan Mahan, City Attorney

TITLE: Consider and Take Action on the Petition from Joseph and Katy Barrett Related to the Property Located at 14156 County Road 511, Venus, Texas Pursuant to Legislative Authority as Authorized by Texas Local Government Code Section 42.023

REVIEWING COMMITTEE:

SUMMARY:

Joseph and Katy Barrett own 51.75 acres of land located at 14156 County Road 511, Venus, Texas which is located within the City of Grand Prairie's Extra-Territorial Jurisdiction ("ETJ"). They have filed a petition requesting the property located at 14156 County Road 511 Venus, Texas be removed from Grand Prairie's ETJ.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/23

PRESENTER: Megan Mahan, City Attorney

TITLE: Consider and Take Action on the Petition from Robert Lee Bell Related to the Property Located at 1950 and 1980 Cypress Road, Midlothian, Texas Pursuant to Legislative Authority as Authorized by Texas Local Government Code Section 42.023

REVIEWING COMMITTEE:

SUMMARY:

Robert Lee Bell, Ryan Bell, and Kassadi Bell co-own 3.146 acres of land located at 1950 and 1980 Cypress Road, Midlothian, Texas which is located within the City of Grand Prairie's Extra-Territorial Jurisdiction ("ETJ"). Robert Bell has filed a petition requesting the property located at 1950 and 1980 Cypress Road, Midlothian, Texas be removed from Grand Prairie's ETJ. The petition is signed solely by Robert Bell and does not include the signature of the co-owners. According to a Texas Secretary of State web based search, Mr. Bell is not registered to vote in that area.

Since no registered voters have signed the petition, to be considered complete, a petition must be signed by a "majority in value" of the holders of title. Our research indicates Mr. Bell has an undivided 1/3 ownership interest in 100% of the land which is the subject of the petition. It is unclear as to whether Mr. Bell would be considered a "majority in value" holder since he holds title to 100% of the land but shares that title with others.

S.B. 2038 is vague and does not provide cities with guidance on how to interpret the "majority in value" provisions when multiple parties jointly own land and only one of them has petitioned for ETJ release. Moreover, even if S.B. 2038 were valid, it is the petitioner's responsibility to submit a statutorily compliant petition. Because this petition provides the City with no way to determine whether it is statutorily sufficient, the more conservative approach is to treat it as statutorily sufficient and deny it. As the law does not provide complete certainty as to whether the petition is statutorily insufficient, staff is recommending council deny the petition.



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 11/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Rashad Jackson, AICP, CPM, Planning & Development Director

TITLE: CPA-23-10-0021 - Comprehensive Plan Amendment - Single Family Development (City Council District 5). A Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial, Retail, Office to Low Density Residential on 2.47 acres. Tract 43 of the McKinney & WMS Survey, Abstract 1045, City of Grand Prairie, Dallas County, Texas, and addressed as 658 SW 3rd Street (On October 23, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

APPLICANT: City of Grand Prairie

RECOMMENDED ACTION: Approve

SUMMARY:

A Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial, Retail, Office to Low Density Residential on 2.47 acres. Tract 43 of the McKinney & WMS Survey, Abstract 1045, City of Grand Prairie, Dallas County, Texas, and addressed as 658 SW 3rd Street.

PURPOSE OF REQUEST:

The purpose of the request is to change the Future Land Use Map from Commercial, Retail, Office to Low Density Residential to allow for the development of 10 single family detached units (for sale units). The project is a joint effort between the City of Grand Prairie and Dallas County. This request is accompanied by a zone change request for the project (Case Number ZON-23-10-0037).

ADJACENT LAND USES:

Table 1 summarizes the zoning designation and existing uses for the surrounding properties.

Table 1. Adjacent Land Uses and Zoning

Direction	Zoning	Existing Use
North	2F	SF-Attached Residential
South	GR	Commercial
West	SF-4	GISD Elementary School

East	SF-4	SF-Detached Residential
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HISTORY:

Records dating back to 1997 indicate the existing location operated as a 150-bed acute, skilled care and rehabilitation facility. The property has sat vacant for over a year.

- December 13, 2022: Case withdrawn at City Council. Zoning Change from General Retail (GR) to a Planned Development District for General Retail and Registered Group Home Uses (Case Number ZON-22-08-0023).
- January 2023: Property was sold to Dallas County to develop a single family infill neighborhood.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

Reclassifying the property to Low Density Residential will allow for the development of a single family subdivision. The proposed attainable housing development is a joint effort between the City of Grand Prairie and Dallas County. The subject property and existing rehabilitation facility has been purchased by Dallas County. Plans call for the City of Grand Prairie to demolish the existing dilapidated rehab facility after which the city will construct the infrastructure for the 10 unit single family subdivision. The City of Grand Prairie Housing Department will assist with the sale of the lots to home builders. The home builders will be required to build in accordance with this proposed planned development ordinance, the Unified Development Code and city building codes.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this area as Commercial/Retail/Office. The base General Retail (GR) zoning designation is consistent with the FLUM designation. Single Family development is not allowed in General Retail (GR) zoning districts, hence the request to rezone the property. The request is not in line with the FLUM but the development itself is consistent with the surrounding neighborhood. The existing dilapidated building is vacant and has been underutilized for quite some time.

The 2018 Comprehensive Plan promotes targeted revitalization efforts in aging neighborhoods; including expanded housing options. The proposal is consistent with these elements of the Comprehensive Plan.

ANALYSIS:

The proximity to an elementary school (Bowie Elementary) will be a great location for future families. The use of infill property in an older portion of the city makes this a great neighborhood revitalization opportunity as well. The development will provide opportunities for home ownership at a reasonable cost. The current zoning, FLUM, and existing building are not considered appropriate for the subject property due to the mid-block location and proximity to existing residential.

The 2018 Comprehensive Plan recommends opportunities to meet demand for infill housing while simultaneously rehabilitating existing, older neighborhoods. The proposed project accomplishes this goal.

RECOMMENDATION:

- On October 23, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- The Development Review Committee (DRC) recommends approval.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE 2021 FUTURE LAND USE MAP, A COMPONENT OF THE 2018 COMPREHENSIVE PLAN, TO CHANGE THE CLASSIFICATION OF 2.47 ACRES BEING TRACT 43 OF THE MCKINNEY & WMS SURVEY, ABSTRACT NO. 1045, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM COMMERCIAL, RETAIL, OFFICE TO LOW DENSITY RESIDENTIAL; AND MAKING THIS ORDINANCE CUMULATIVE; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan; and

WHEREAS, Notice was given of a public hearing on proposed amendments to the Comprehensive Plan Amendment to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on October 23, 2023, such Notice of the time and place of such hearing having been given at least ten (10) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, after consideration of said amendment, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend approval to the City Council of Grand Prairie, Texas, that said Comprehensive Plan Amendment should be approved since its provisions are in the public interest and will promote the health, safety, and welfare of the community; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on November 21, 2023, to consider the advisability of amending the Comprehensive Plan, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. The Future Land Use Map of the 2018 Comprehensive Plan for the City of Grand Prairie be amended, revised, and described as follows:

- A. Change the Future Land Use classification from Commercial, Retail, Office to Low Density Residential on 2.47 acres, being Tract 43 of the McKinney & WMS Survey, Abstract No. 1045, City of Grand Prairie, Dallas County, Texas; as depicted in Exhibit A – Location Map.

SECTION 2. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 3. The Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 4. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 5. This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 21ST DAY OF NOVEMBER 2023.

ORDINANCE NO. X-2023

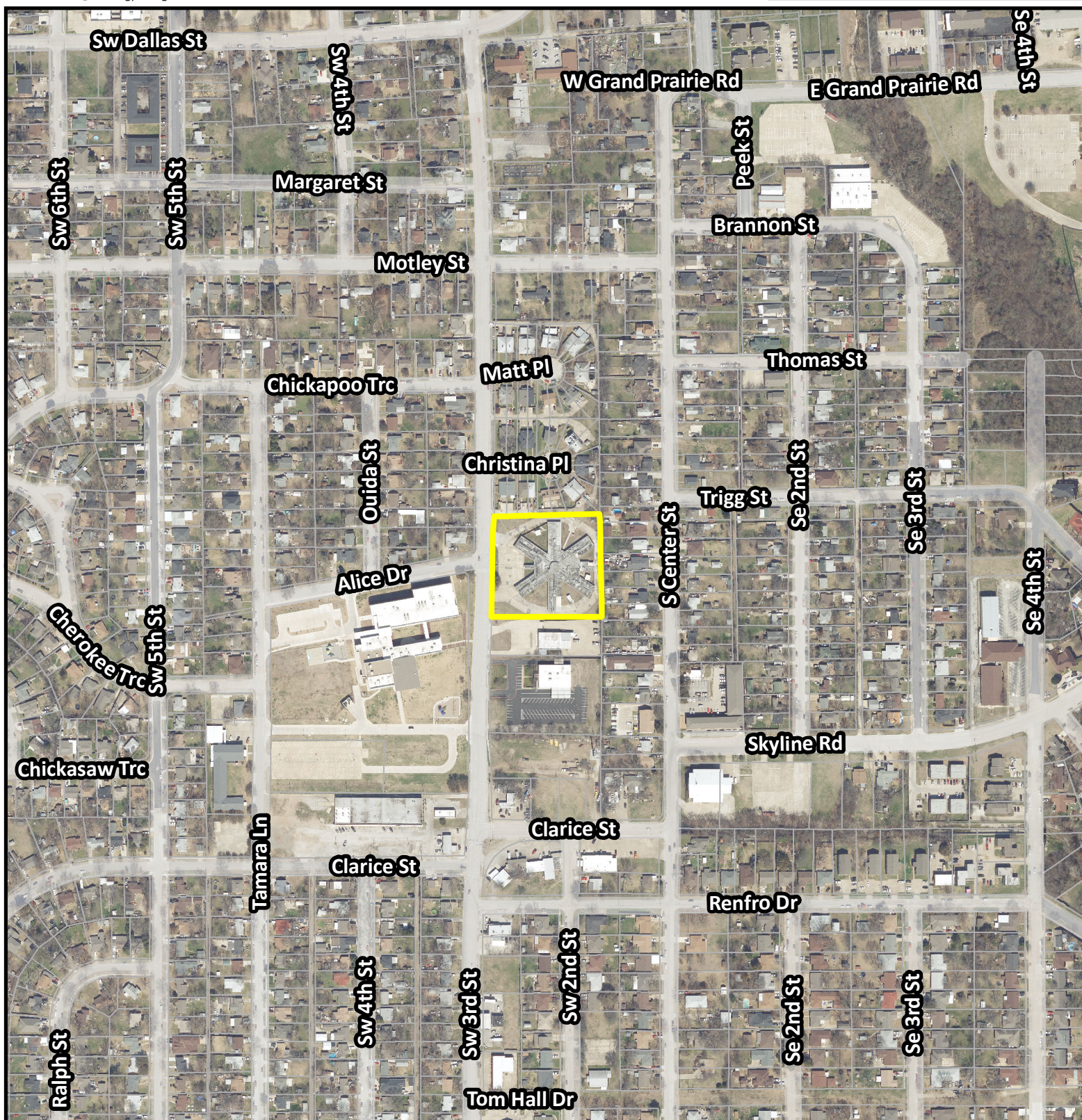
CASE NO. CPA-23-10-0021




Exhibit A- Location Map

Page 1 of 1

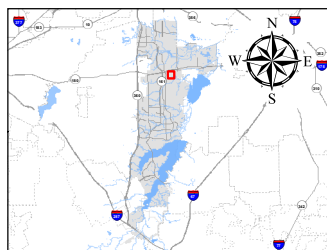
CASE LOCATION MAP
CPA-23-10-0021
658 SW 3RD STREET

Item 28.



-  Location
-  Parcels
-  City Limits

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 0.09 Miles
Grand Prairie
TEXAS
PLANNING
Date: 10/6/2021
115



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 11/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Rashad Jackson, AICP, CPM, Planning & Development Director

TITLE: ZON-23-10-0037 - Zoning Change/Concept Plan - Single Family Development (City Council District 5). Zoning Change from General Retail to a Planned Development District for Single Family Uses and a Concept Plan depicting 10 detached single-family units on 2.47 acres. Tract 43 of the McKinney & WMS Survey, Abstract No. 1045, City of Grand Prairie, Dallas County, Texas, and addressed as 658 SW 3rd St (On October 23, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

APPLICANT: City of Grand Prairie

RECOMMENDED ACTION: Approve

SUMMARY:

Zoning Change from General Retail to a Planned Development District for Single Family Uses and a Concept Plan depicting 10 detached single-family units on 2.47 acres. Tract 43 of the McKinney & WMS Survey, Abstract No. 1045, City of Grand Prairie, Dallas County, Texas, and addressed as 658 SW 3rd St.

PURPOSE OF REQUEST:

The purpose of the request is to rezone 2.47 acres from a General Retail (GR) district to Planned Development District for Single Family to allow for the development of 10 single family detached units (for sale units). The project is a joint effort between the City of Grand Prairie and Dallas County.

ADJACENT LAND USES:

Table 1 summarizes the zoning designation and existing uses for the surrounding properties.

Table 1. Adjacent Land Uses and Zoning

Direction	Zoning	Existing Use
North	2F	SF-Attached Residential
South	GR	Commercial
West	SF-4	GISD Elementary School

East	SF-4	SF-Detached Residential
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HISTORY:

Records dating back to 1997 indicate the existing location operated as a 150-bed acute, skilled care and rehabilitation facility. The property has sat vacant for over a year.

- December 13, 2022: Case withdrawn at City Council. Zoning Change from General Retail (GR) to a Planned Development District for General Retail and Registered Group Home Uses (Case Number ZON-22-08-0023).
- January 2023: Property was sold to Dallas County to develop a single family infill neighborhood.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

Rezoning the property to a Planned Development district will allow for the development of a single family subdivision. The proposed attainable housing development is a joint effort between the City of Grand Prairie and Dallas County. The subject property and existing rehabilitation facility has been purchased by Dallas County. Plans call for the City of Grand Prairie to demolish the existing dilapidated rehab facility after which the city will construct the infrastructure for the 10 unit single family subdivision. The City of Grand Prairie Housing Department will assist with the sale of the lots to home builders. The home builders will be required to build in accordance with this proposed planned development ordinance, the Unified Development Code and city building codes.

Due to the limited acreage, the subdivision will be designed with a cul-de-sac to maximize access and the number of lots. The cul-de-sac will have direct access to SW 3rd Street as shown on the planned development concept plan. The proposed lots will be designed to adhere to the Unified Development Code and Appendix W minus a few variations due to the lot depth / width limitations of the cul-de-sac orientation. Requested variances will be needed to allow for home size / orientation flexibility.

A wrought iron perimeter fence exists along the west, north and south of the property. The wrought iron fence will be removed and replaced with a 6-ft fence along SW 3rd Street. A minimum 6-ft. fence will be shared between the new home sites and the abutting single-family residences to the north, east and south. Existing fences may be used along the north, east and south boundaries.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this area as Commercial/Retail/Office. The base General Retail (GR) zoning designation is consistent with the FLUM designation. Single Family development is not allowed in General Retail (GR) zoning districts, hence the request to rezone the property. The request is not in line with the FLUM but the development itself is consistent with the surrounding neighborhood. The existing dilapidated building is vacant and has been under utilized for quite some time.

The 2018 Comprehensive Plan promotes targeted revitalization efforts in aging neighborhoods; including expanded housing options. The proposal is consistent with these elements of the Comprehensive Plan.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The project will use the SF-6 zoning district as its underlying base zoning district with variations. The following table provides a comparison between the Single Family-Six (SF-6) Residential District, Appendix W and the proposed density and dimensional requirements.

Table 2. Single-Family Density and Dimensional Requirements

Standard	SF-6	Appendix W	Proposed	Complies
Maximum Density (DU/AC)	8.7	N/A	4.04	Yes
Min. Lot Area (Sq. Ft.)	5,000	7,800-8,999 (70%) 9,000 (30%)	7,500	Variance
Min. Lot Width (Ft.)	50	65	50 ¹	Variance
Min. Lot Depth (Ft.)	100	N/A	100 ²	Variance
Min. Front Yard on Street	25	N/A	25	Yes
Min. Side Yard (Ft.)	5	N/A	5	Yes
Min. Side Yard on Street	15	N/A	10	Variance
Min. Rear Yard (Ft.)	10	N/A	10	Yes
Maximum Height (Ft.)	25	N/A	30	Variance
Minimum Living Area	1,400	N/A	1,000	Variance
Maximum Lot Coverage	50%	60%	60%	Yes
Fence along Forum Street	Masonry Screening Wall	Masonry Screening Wall	Wood Screening Wall	Variance

¹ Residential lots within the cul-de-sac may have a minimum lot width of 30 ft.

² Residential lots within the cul-de-sac may have a minimum lot depth of 70 ft.

ANALYSIS:

The proximity to an elementary school (Bowie Elementary) will be a great location for future families. The use of infill property in an older portion of the city makes this a great neighborhood revitalization opportunity as well. The development will provide opportunities for home ownership at a reasonable cost. The current zoning and existing building are not considered appropriate for the subject property due to the mid-block location and proximity to existing residential.

The 2018 Comprehensive Plan recommends opportunities to meet demand for infill housing while simultaneously rehabilitating existing, older neighborhoods. The proposed project accomplishes this goal.

VARIANCES:

1. Minimum Lot Area – Requesting a variance to the Appendix W minimum lot area of 7,800 sq. ft. – 8,999 sq. ft. for a maximum of 70% of the total lots and a minimum of 9,000 sq. ft. for at least 30% of the total lots to allow a minimum lot area of 7,500 sq. ft. for all lots.

2. Minimum Lot Width & Depth – Request to vary from the standard SF-6 lot width & depth for lots along the cul-de-sac area only.
3. Garage Type – Requesting a variance to the garage requirements in Appendix W to allow front-entry garages. Garage door enhancements are proposed as a compensatory measure. The front entry garage will assist with minimizing cost for the attainable housing development.
4. Maximum Height – Requesting a variance to the height requirement of 25’ for SF-6 to allow for a max height of 30’ for single family homes in the PD. This will allow for greater vertical articulation if needed.
5. Entry Screening Wall – Requesting a variance from the masonry entry wall requirement. Staff finds that the addition of a masonry wall along SW 3rd would not look consistent with the abutting subdivisions.

RECOMMENDATION:

- On October 23, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- The Development Review Committee (DRC) recommends approval.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 2.47 ACRES, BEING TRACT 43 OF THE MCKINNEY & WMS SURVEY, ABSTRACT NNO. 1045, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND ADDRESSED AS 658 SW 3RD ST, FROM GENERAL RETAIL TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY USES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 7779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to change the zoning designation of said property from General Retail to a Planned Development District for Single Family Detached Residential Uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 23, 2023, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from General Retail to a Planned Development District for Single Family Detached Residential Uses; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on November 12, 2023, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance, changing the zoning from its classification of General Retail to a Planned Development District for Single Family Detached Residential Uses and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

“THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone the following described area from General Retail to a Planned Development District for Single Family Detached Residential Uses.

Description of Land:

2.47 ACRES OF LAND, BEING TRACT 43 OF THE MCKINNEY & WMS SURVEY, ABSTRACT NO. 1045, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND AS DEPICTED IN EXHIBIT B – LOCATION MAP, INCORPORATED HEREIN BY REFERENCE.

SECTION 2. The purpose and intent of this zoning ordinance is to create a development framework that encourages and supports higher standards usually found in a master planned community. Standards on infrastructure, landscaping, and construction are intended to provide for high quality residential development.

SECTION 3. The following development standards shall apply to development within this Planned Development District.

- A. The development shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit A – PD Standards, Exhibit C – Concept Plan, and Exhibit D – Garage Enhancements, incorporated herein by reference. The Concept Plan is intended to be a graphic depiction of the likely lot and block configuration, street layout and amenity plan of the development. It is not intended to constitute a final design or approval, implied or otherwise, of the development. The ultimate development design will be based on the development standards herein contained and/or site limitations at the time of final platting.
- B. All utilities shall be placed below ground, except for major high voltage transmission lines.
- C. Any zoning, land use requirements and restrictions not contained within this Planned Development Ordinance shall conform to those requirements for Single Family-Six (SF-6) in the Unified Development Code (UDC), as amended.
- D. A Preliminary Plat and Final Plat shall be reviewed and approved by the City of Grand Prairie Planning and Zoning Commission prior to the issuance of any building permits.

SECTION 4. All appeals to the density, dimensional, architectural, and land use requirements of this Ordinance, as well as appeals to other applicable requirements of the Unified Development Code relating to this Ordinance, shall require an amendment to this Ordinance. Such amendment shall be considered by the Planning and Zoning Commission and the City Council at a public hearing.

SECTION 5. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 6. It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 7. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 8. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 21ST DAY OF NOVEMBER 2023.

ORDINANCE NO. X-2023

PLANNED DEVELOPMENT NO. X

ZONING CASE NO. ZON-23-10-0037

Exhibit A – PD Standards

658 SW 3rd Single Family Housing Planned Development

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SECTION 1 – General Provisions

A. Title

1. *Official Title.* This document is known, and may be cited as, the “658 SW 3rd Single Family Housing Planned Development”.
2. *Short Title.* References to the “Single Family Housing PD,” “this PD,” or “PD-XXX” are interpreted as references to this 658 SW 3rd Single Family Housing Planned District.

B. Enactment, Effective Date, and Repeal

1. *Enactment.* Adopting ordinance number XXXXX-2023 enacts this PD.
2. *Effective Date.* The effective date of this PD is November 21, 2023.
3. *Repeal.* Except for those provisions of the City of Grand Prairie’s UDC explicitly repealed upon the adoption of this PD, if any, this PD is not intended to repeal or replace any existing public or private laws, easements, covenants, or deed restrictions.

C. Applicability

All development on land located within the boundaries of this PD shall adhere to the rules and regulations set forth in these PD standards. Any zoning, land use requirements, and restrictions not contained within this Planned Development Ordinance shall conform to those requirements for Single Family – 6 Zoning District in the Unified Development Code (UDC) and Appendix W, as amended.

D. Conflicting Provisions

1. *Public Restrictions.* The following provisions apply to laws adopted by a federal, state, or local legislative body:
 - a. Where this PD conflicts with another local, state, or federal law, whichever provision the Planning and Development Director or designee finds imposes the more stringent restrictions controls.
 - b. Where the text of this PD conflicts with tables or illustrative material, whether within this PD, in the UDC, or in Exhibit C, *Concept Plan and Conceptual Images*, the text controls.
 - c. Where a table of this PD conflicts with illustrative material, whether within this PD, in the UDC, or in Exhibit C, *Concept Plan and Conceptual Images*, the table controls.

2. *Private Restrictions.* The City does not interpret or enforce private restrictions, including, but not limited to, deed restrictions, covenants, or easements, unless it is a party to them. If the City is a party to private restrictions, and such restrictions conflict with this PD, then the more stringent restrictions control.

E. Severability

1. *Generally.* If a court of competent jurisdiction holds any provision of this PD to be illegal or invalid, the remainder of this PD shall remain in full force without being affected by the judgment.
2. *As-Applied.* If a court of competent jurisdiction holds any application of a provision of this PD to a particular structure, land, or water to be illegal or invalid "as-applied", such judgment shall not be applicable to any other structure, land, or water not specifically included in the judgment.

F. References to External Documents. A reference to external documents such as the Unified Development Code (UDC) or the City's Code of Ordinances shall be interpreted to be a reference to the most recent version of that document, as amended, unless stated otherwise.

G. References to Director. A reference to the Planning and Development Director shall be interpreted to be a reference to the Director or to his or her duly authorized representatives.

H. Concept Plan Required.

1. *Generally.* A Concept Plan complying with Article 17 of the UDC, shall be submitted for all development of sites that meet the applicability standards of Section 17.2.2 of the UDC . Consideration of such concept plan is a legislative act.

SECTION 2 – District Establishment

A. Purpose

The purpose the 658 SW 3rd Single Family Housing PD is to create standards and conditions for the development of Single Family single family residential units and accessory uses which may accompany them while protecting the public health, safety, and general welfare of the neighborhood.

B. Boundaries

1. *Entire PD.* The boundaries of this PD are reflected on Exhibit B, *District Boundary Map*.

C. Concept Plan

A Conceptual Area Plan has been included as Exhibit C, *Concept Plan and Conceptual Images*, of this PD to delineate the potential development for the subject property.

SECTION 3 – Base Zoning District and Land Uses

A. Base Zoning Districts

1. *Base District.* The Single Family – 6 (SF-6) zoning district shall be the base district for this PD. All standards related to the district shall apply to the property that is subject to this PD unless this PD indicates otherwise.

B. Land Uses

1. *Permitted Uses.* The following uses are permitted within this PD: all uses permitted in Single Family -6 (SF-6) zoning district are permitted to the same extent permitted within the UDC.

SECTION 4 – Dimensional Requirements

A. Density and Dimensional Requirements.

1. All development in this PD shall be in accordance with Table 4-1, *Dimensional Requirements*, below. All development shall adhere to the SF-6 density and dimensional requirements in Article 6, Table 6A of the UDC and Appendix W of the UDC if not noted otherwise in Table 4-1 below . ***A building permit applicant may propose lot dimensions or setbacks that differ from the dimensional requirements of Table 4-1 and the UDC if there is an easement or utility obstruction preventing adherence to the dimensional requirements.***

ZONING DISTRICTS		SF – 6 BASE DISTRICT	APPENDIX W	AMENDMENT BY THIS PD
DESIGNATION		SF-6	--	--
MAXIMUM DENSITY (DWELLING UNITS PER ACRE)		8.7	--	--
MINIMUM LIVING AREA (SQ. FT.)		1,400	--	1,000
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	5,000	7,800-8,999 (70%) 9,000 (30%)	7,500 ⁷
	WIDTH	50	65	50 ^{1,3}
	DEPTH	100	--	100 ²
MINIMUM YARD SETBACKS (FEET)	FRONT	25	--	--
	REAR	10	--	--
	REAR ALLEY	10	--	--
	REAR ARTERIAL	20	--	--
	INTERIOR SIDE	5	--	--
	SIDE ON STREET	15	--	10
	DRIVEWAY LENGTH	--	--	20 ⁴
	BETWEEN BUILDINGS	6	--	5 ⁵
MAXIMUM HEIGHT (SEE ARTICLE 30 IN UDC FOR DEFINITION)		25	--	30

MAXIMUM LOT COVERAGE (IN %)	50%	60%	60%
ENTRY FENCE ALONG SW 3RD	MASONRY SCREENING WALL	MASONRY SCREENING WALL	NO SCREENING WALL (RESIDENT FENCES WILL RUN ALONG SW 3 RD)
	NOTES:		
	<p>1 Residential lots within the cul-de-sac may have a minimum lot width of 30’.</p> <p>2 Residential lots within the cul-de-sac may have a minimum lot depth of 70’.</p> <p>3 Lot width shall not be required to be increased by five (5) feet for corner lots (Section 6.4.1.E of the UDC) and by ten (10) feet for key lots (Section 6.4.1.F of the UDC).</p> <p>4 This requirement refers to the setback or distance requirement for front entry garage doors and minimum drive way lengths. Both shall be a minimum of 20’. Garage doors and driveways along a cul-de-sac may have a min 18’ setback or driveway length.</p> <p>5 Defined as the setback distance from the shared property line between buildings.</p> <p>6 Lots developed under Appendix W are not required to measure a minimum of 65 feet at the building line for each unit proposed.</p> <p>7 Appendix W, Section 2, II.C shall not apply. Any lot may have a front entry garage doors.</p> <p>8 Minimum lot size percentages per Appendix W, Section 2, II.A.1 shall not apply.</p>		

SECTION 5 – Building Design and Materials

A. Building Design.

The standards related to building orientation, design and materials shall be in substantial conformance with the UDC and Appendix W unless otherwise amended by this PD.

1. Building Materials and Garage Design.

- a. Building materials should conform with the Appendix W of the UDC. The applicant may propose other building materials but must demonstrate by specifications that the material has comparable durability, impact resistance, and aesthetic quality as the approved materials. Exceptions may be requested during building permit review with Planning Director or designee discretion on approval. All materials must meet Building Code requirements.

- b. Building elevations / home types shall be in general conformance with the attached Exhibit B.
- c. Masonry / Stone requirement for exterior elevations shall be a minimum of 80%. Cementitious fiber board may be used to meet this requirement.
- d. *Anti-Repetition.*
 - i. Repeat color of brick, stone, siding or other non-accent fascia material should not be used within four consecutive residential units.
- e. *Garages (Front Entry).*
 - i. Front entry garage doors shall be clad with stained cedar (preferred). If not available, garage doors may provide one of the garage door enhancements noted below. See Exhibit C, Garage Door Enhancements for examples.
 - A. Wood look with brackets
 - B. Top light
 - C. Side light

B. Mechanical Equipment and Utilities.

- 1. *Mechanical Equipment.* Rooftop mechanical or other equipment more than three feet in height shall be screened from public view utilizing screening techniques that either blend with the building or complement its design. Screening materials shall be architecturally compatible with materials used elsewhere on the structure.
- 2. *Utilities (Cul-de-sac).* With the exception of fire hydrants, utilities shall run underground, and above-ground projections of utilities shall be placed in or along rights-of-way of the cul-de-sac, wherever practicable.
- 3. *Solar.* Rooftop solar shall be screened from the right-of-way where possible. It shall not be installed to create glare on an abutting property owner lot.

SECTION 6 - Parking

A. General Parking Requirements

The minimum parking ratios listed in the UDC shall apply unless amended below.

- 1. *Garages.* A minimum of two enclosed garage spaces shall be provided. Enclosed spaces may be stacked.

2. *Off-street parking.* A minimum of 2 off-street parking spaces shall be provided.

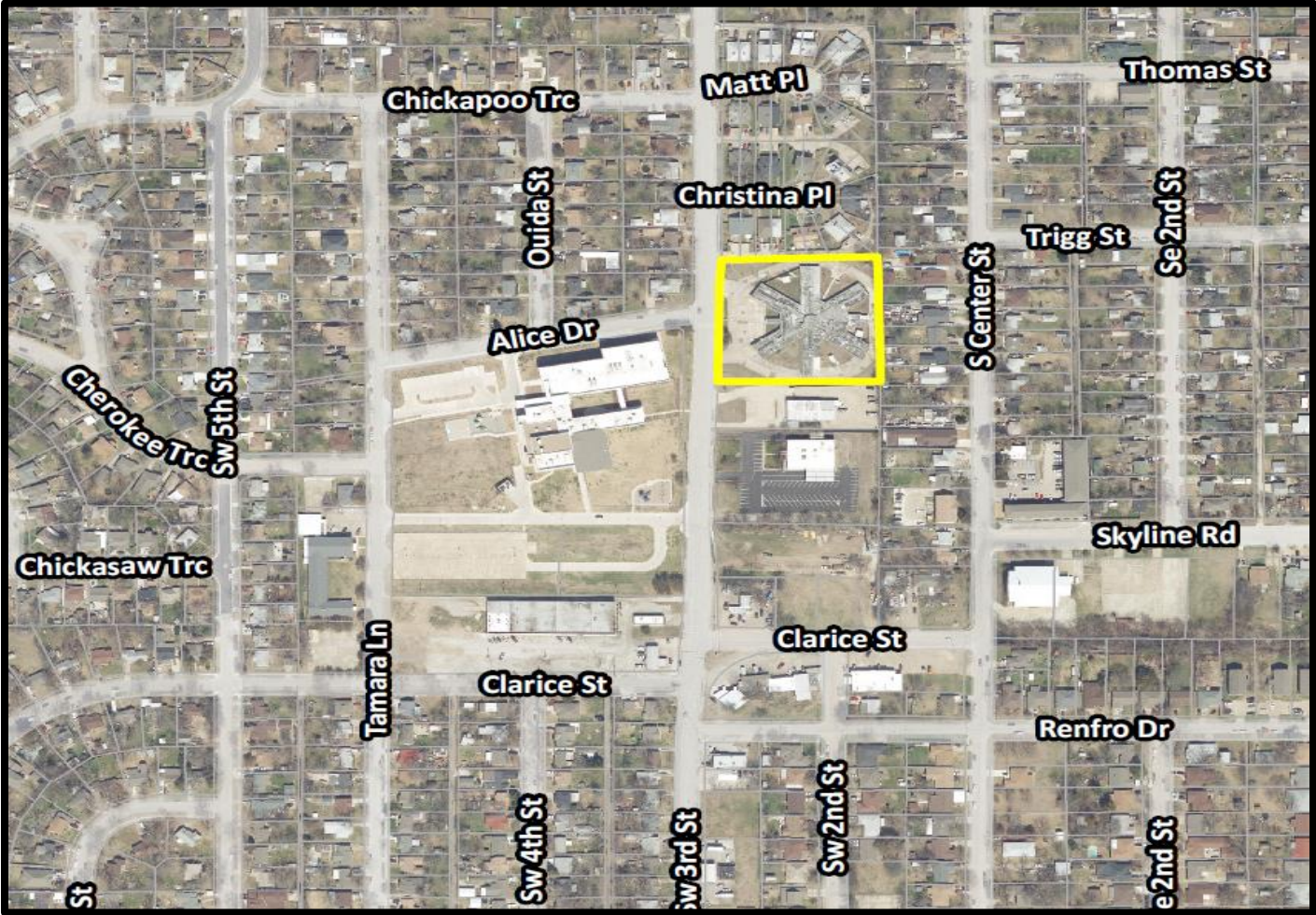
SECTION 7 – Landscaping

A. General Standards

The development shall conform to the landscape standards noted in Article 8 of the UDC unless amendment below.

1. For lots greater than 5,000 square feet in area: One three inch caliper tree shall be planted in front of each residence. Tree species shall be in accordance with the City of Grand Prairie approved tree list.
2. Front yard shrubs shall be provided for each residence in any size increment totaling a minimum of 30-gallons per residential lot. Shrub species to be in accordance with the City of Grand Prairie approved shrub list.
3. There is no max percentage for landscape area in groundcover.
4. All new trees required to meet the landscaping requirement shall be a minimum three-inch caliper measured at a height of 6 inches above the ground.
5. Tree may not be planted beneath utility lines.

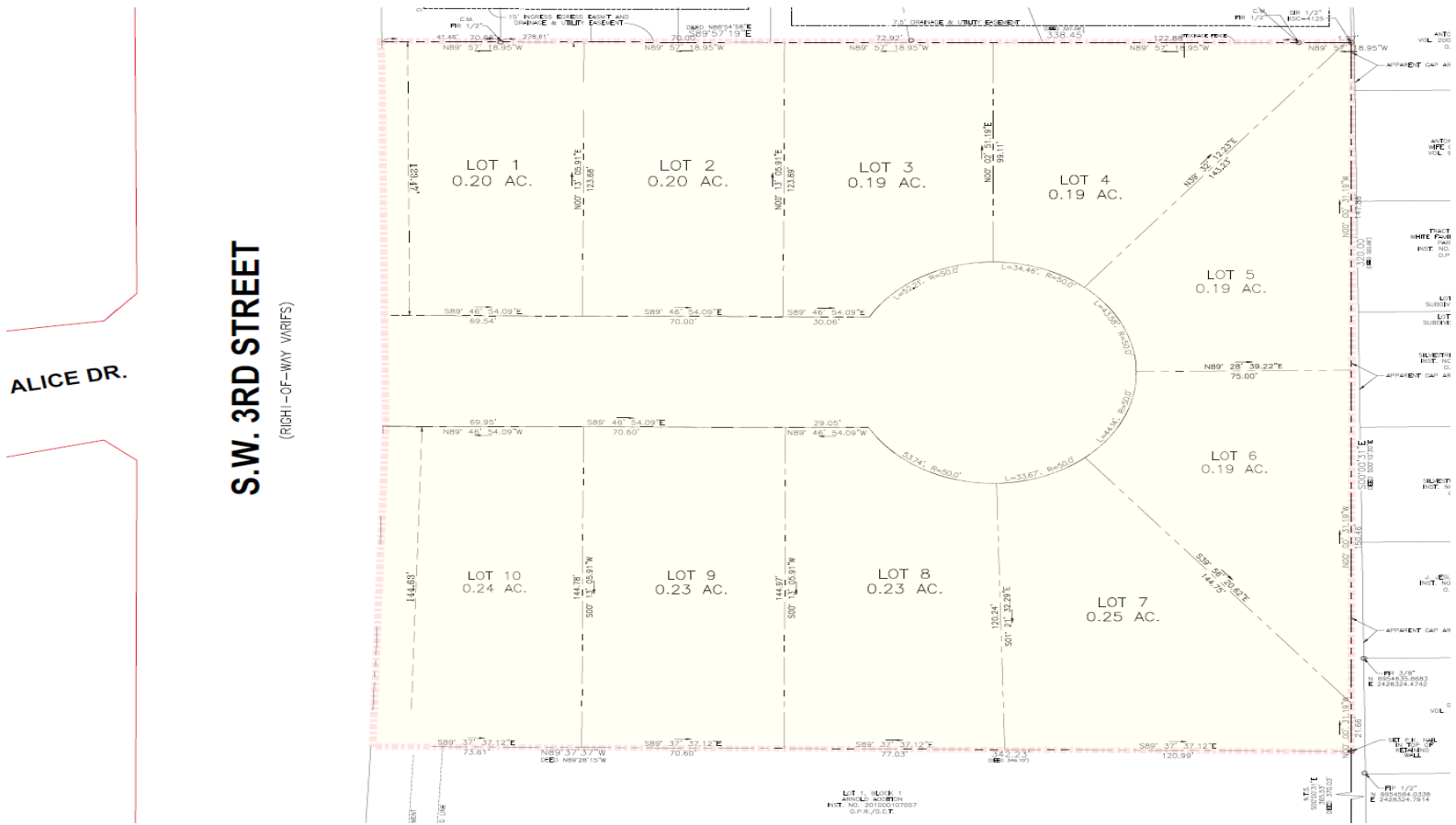
Exhibit B, District Boundary Map



Grand Prairie, TX
658 SW 3rd Single Family Housing Planned Development

Exhibit C, Concept Plan

The Concept Plan is intended to be a graphic depiction of the likely lot and block configuration, street layout of the development. It is not intended to constitute a final design of the development. The ultimate development design will be based on the development standards herein contained and/ or site limitations at the time of final platting.

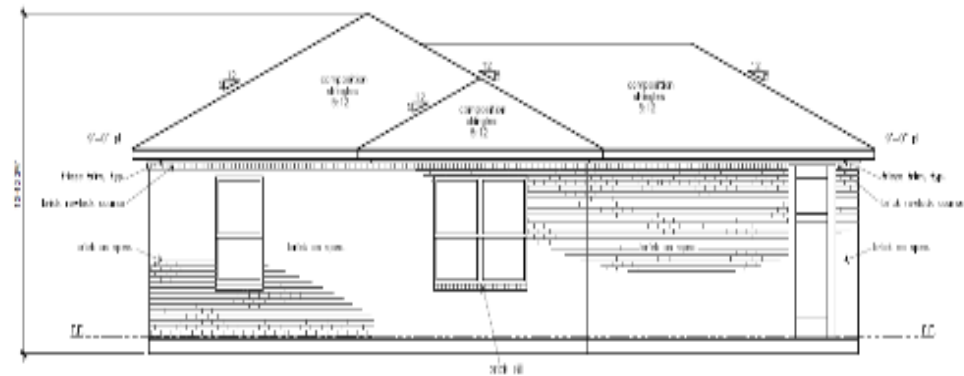


Grand Prairie, TX
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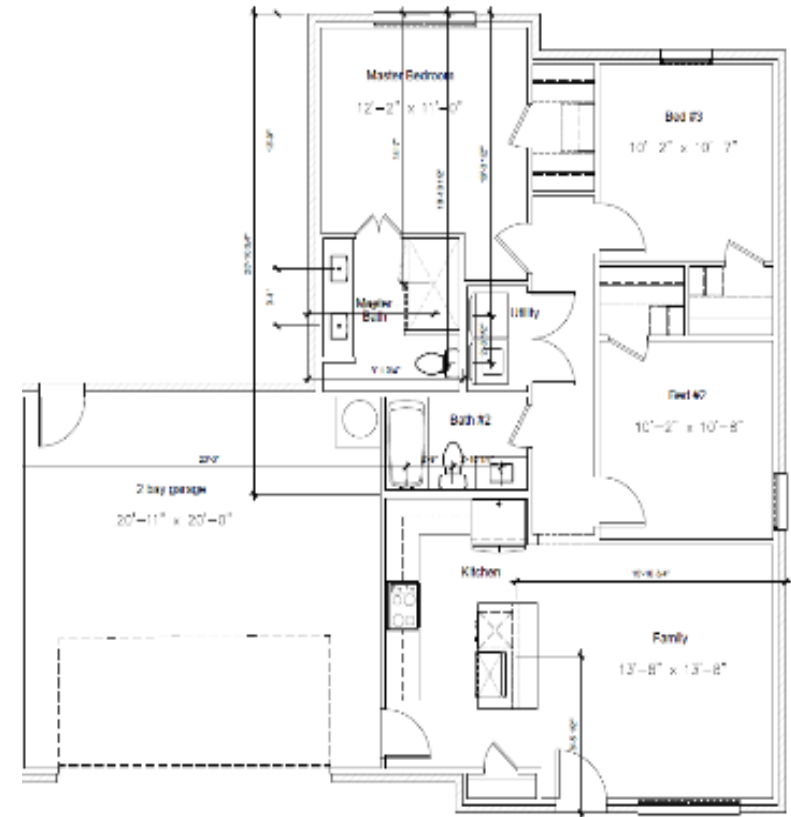
Typical Home Type / Conceptual



1 | Front Elevation 'A'



2 | Rear Elevation 'A'



Grand Prairie, TX
658 SW 3rd Single Family Housing Planned Development

Exhibit D, Garage Enhancements



CEDAR STAINED (METAL DOOR CLADDED WITH STAINED WOOD)



SIDE LIGHT

Grand Prairie, TX
658 SW 3rd Single Family Housing Planned Development



TOP LIGHT



WOOD LOOK WITH BRACKETS

Grand Prairie, TX
658 SW 3rd Single Family Housing Planned Development

12



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 11/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: SUP-23-09-0038 - Specific Use Permit - Convenience Store at 809 & 811 W Jefferson (City Council District 5). Specific Use Permit for a Convenience Store without Gasoline Sales on 0.18 acres. Lots 5 & 6, Block A, Indian Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), and addressed as 809 & 811 W Jefferson Rd (On October 23, 2023, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

APPLICANT: Kaushal Rana

RECOMMENDED ACTION: Approve with conditions

SUMMARY:

Specific Use Permit for a Convenience Store without Gasoline Sales on 0.18 acres. Lots 5 & 6, Block A, Indian Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), and addressed as 809 & 811 W Jefferson Rd.

PURPOSE OF REQUEST:

The applicant intends to operate a convenience store without gas sales from an existing building on 0.18 acres, located at 809 & 811 W Jefferson Rd. A convenience store without gas sales requires a Specific Use Permit.

The purpose of the Specific Use Permit process is to identify those uses that might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact on surrounding properties; and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative consequences.

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	C/GR	Jefferson Street/Restaurant
South	SF-4	Single-Family Residential
West	Commercial (C)	Office/Retail
East	Commercial (C)	Vacant

HISTORY:

- September 1985: The City's 1985 zoning map shows the property zoned as General Retail.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to operate an approximately 1,800 sq. ft. convenience store from a suite of an existing building. The other suites are occupied by a beauty salon and an insurance office. According to the applicant's operational plan, the business will operate every day from 8:00 AM to 12:00 PM. The business will provide food, snacks, cigarettes, and alcoholic beverages, including beer, and wine for off-site consumption.

ZONING REQUIREMENTS:*Density and Dimensional Requirements*

This site is subject to the density and dimensional requirements in Article 6 of the UDC for the General Retail District. The following table summarizes these requirements. The proposal meets the density and dimensional requirements.

Table 2. Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	5,000	6,500	Yes
Min. Lot Width (Ft.)	50	50	Yes
Min. Lot Depth (Ft.)	100	130	Yes
Front Setback (Ft.)	25	25	Yes

Parking Requirements

According to the UDC, the minimum parking requirement for retail is calculated as one space per 275 sq. ft. of floor area. The site currently provides four angled parking spaces. These parking spaces are shared by all three tenants. The proposed convenience store will occupy approximately 1,800 sq. ft. The other tenants include approximately 800 sq. ft. of beauty/barber shop and 800 sq. ft. of office. The site is limited and the applicant cannot add any additional parking spaces at the front of the building. The applicant is requesting a variance to allow all tenants of the building to share the existing parking spaces. Table 3 summarizes the parking requirements.

Table 3. Parking Summary

Standard	Required	Provided	Meets
Retail (1 per 275 SF)	7	4	Variance
Office (1 per 325 SF)	3	0	Variance

Beauty/Barber Shop (1 per employee, + 2)	3	0	Variance
---	---	---	----------

VARIANCES:

The applicant is requesting the following variances.

1. Parking Reduction: The applicant is requesting a reduction of parking spaces to allow four existing spaces to be shared by all tenants at the existing building.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 24 surrounding properties meeting the distance requirements in the Unified Development Code. As of the writing of this staff memo, the following letters have been received:

In Support: None

In Opposition: None

RECOMMENDATION:

- On October 23, 2023, the Planning and Zoning Commission recommended approval with the following conditions by a vote of 8-0.
 1. The applicant shall comply with all state regulations and local ordinances for food services establishment.
 2. Smoking is prohibited inside the establishment.
 3. Eight-liner gaming machines shall be prohibited.
 4. The applicant shall file a shared parking agreement with adjacent property owners; or shall provide a minimum of two paved employee parking spaces behind the building. These spaces shall be served by a paved driveway per the Unified Development Code (UDC).
- The Development Review Committee (DRC) recommends approval with the following conditions:
 1. The applicant shall comply with all state regulations and local ordinances for food services establishment.
 2. Smoking is prohibited inside the establishment.
 3. Eight-liner gaming machines shall be prohibited.
 4. The applicant shall file a shared parking agreement with adjacent property owners; or shall provide a minimum of two paved employee parking spaces behind the building. These spaces shall be served by a paved driveway per the Unified Development Code (UDC).

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP BY SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR A CONVENIENCE STORE WITHOUT GASOLINE SALES: BEING LOTS 5 AND 6, BLOCK A, INDIAN HILLS ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN

CONFLICT HERewith; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AFTER PUBLICATION

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to amend the zoning designation of said site to include a Specific Use Permit for a Convenience Store without Gasoline Sales; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 23, 2023, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the creation of a Specific Use Permit for a Convenience Store without Gasoline Sales is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a Specific Use Permit for a Convenience Store without Gasoline Sales; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on November 21, 2023, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for Convenience Store without Gasoline Sales on Lots 5 and 6, Block A, Indian Hills Addition, City of Grand Prairie, Dallas County, Texas, as depicted in Exhibit A - Boundary Description, attached hereto.

SECTION 2. The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

SECTION 3. For development and operations of a Convenience Store without Gasoline Sales, the following standards and conditions are hereby established as part of this ordinance:

1. The development shall adhere to the City Council approved Exhibit B – Site Plan, and Exhibit C – Operation Plan which is herein incorporated by reference.
2. The applicant shall comply with all state regulations and local ordinances for food services establishment.
3. Smoking is prohibited inside the establishment.
4. Eight-liner gaming machines shall be prohibited.
5. The applicant shall file a shared parking agreement with adjacent property owners; or shall provide a minimum of two paved employee parking spaces behind the building. These spaces shall be served by a paved driveway per the Unified Development Code (UDC).

SECTION 4. The operations of a Convenience Store without Gasoline Sales shall comply with the following:

1. By this Ordinance, this Specific Use Permit shall automatically terminate in accordance with Section 5.4.1 of the Unified Development Code if a Certificate of Occupancy is not issued for said use within one (1) year after City Council adoption of this Ordinance, or upon cessation of said use for a period of six (6) months or more.
2. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.

3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.
5. The operation of the facility shall be in strict compliance with all applicable laws and requirements of the Public Health and Environmental Quality Department, Building Inspections, Police Department and Fire Administration.
6. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.

SECTION 5. A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 6. That the Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

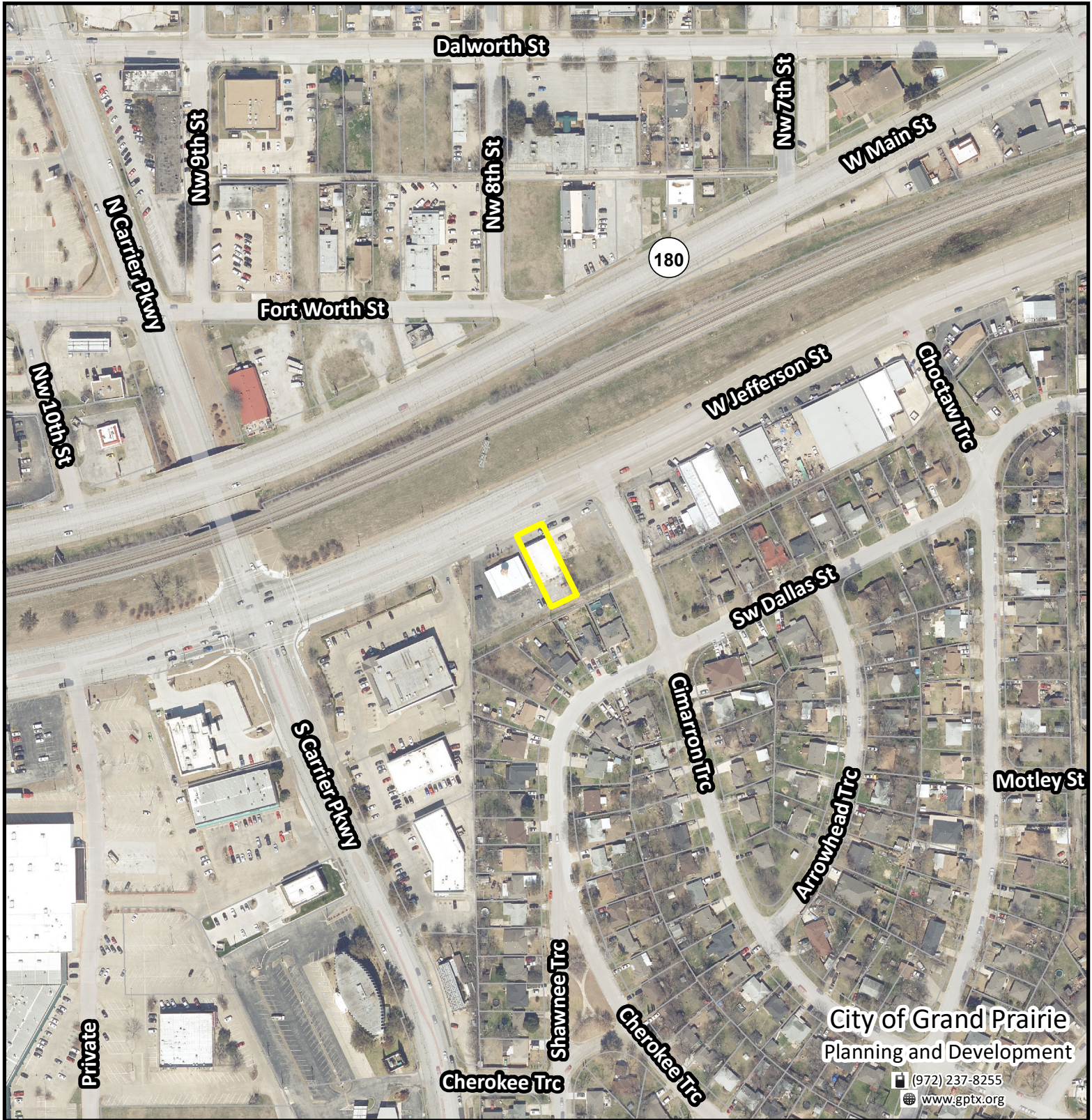
SECTION 7. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 8. All ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 9. This ordinance shall be in full force and effect from and after its passage, approval, and publication.

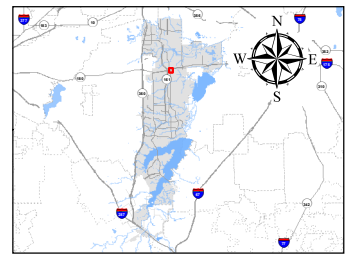
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 21ST OF NOVEMBER 2023.

SPECIFIC USE PERMIT NO. #
CASE NO. SUP-23-09-0038



-  Location
-  Parcels
-  City Limits

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 0.05 Miles

Grand Prairie
TEXAS
PLANNING
Date: 9/19/2022

141

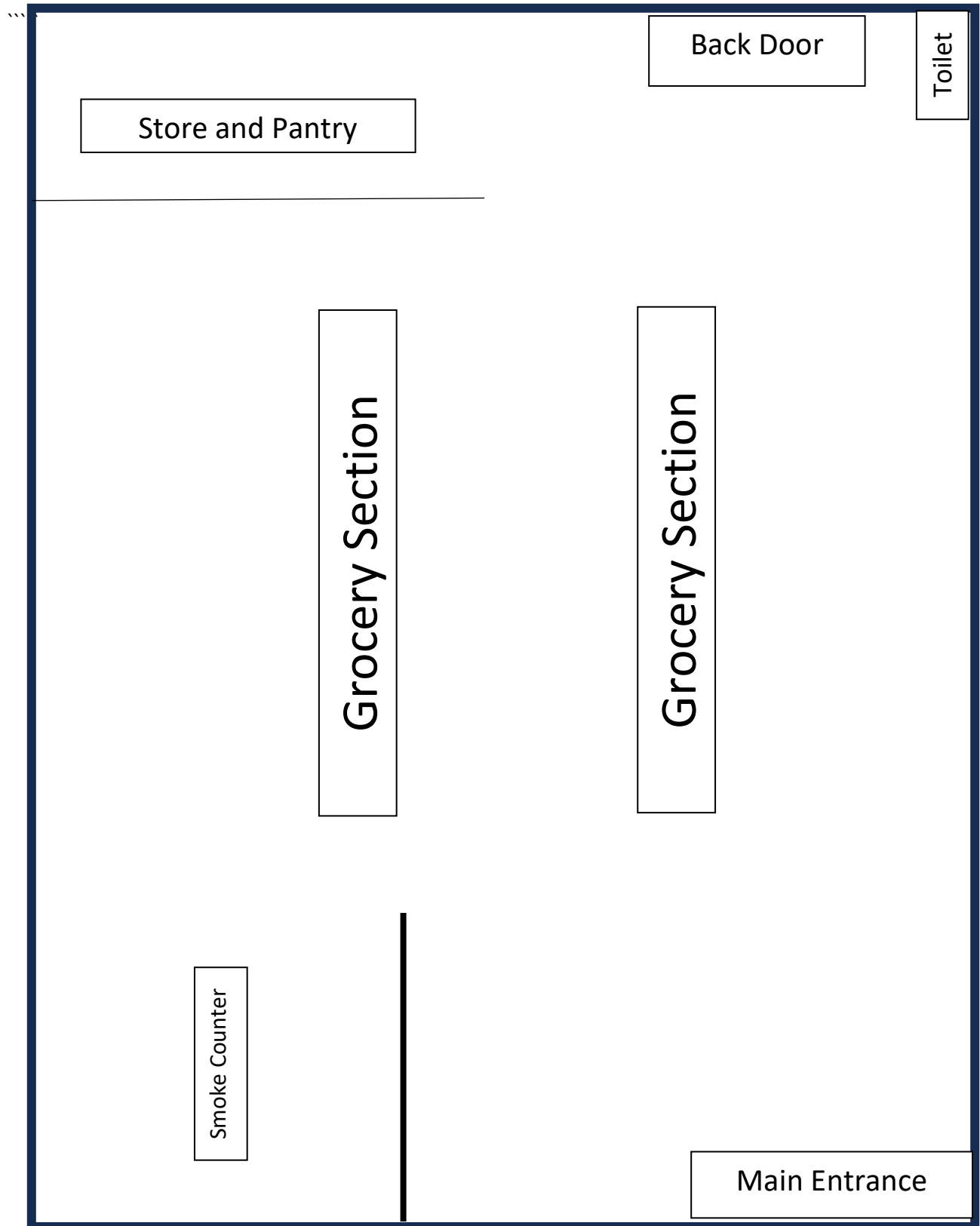
Property Description

Lots 5&6, Block A, Indian Hills Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 7, Page 368, of the Map Records, Dallas County, Texas. Property address 809 W. Jefferson Street, Grand Prairie, Texas

Deed of Record: 200600403129

Gp Smoke Shop and Grocery

809 West Jefferson St, Suite A, Grand Prairie Tx, 75051



Parking Area

Saurya B Inc.

DB name: GP Smoke Shop and Groceries

PROJECT NARRATIVE/OPERATIONAL PLAN INSTRUCTIONS

809 w Jefferson St,
Grand Prairie, TX, 75051

Project Description:

Smoke shop selling smoke items for the community who have a habit of smoking and the grocery store for the community to get the required grocery in the easy commute and in the best price.

Our mission is to provide the best quality service to community in one stop where they can find all the required items for their daily use in a convenient way.

HOURS OF OPERATIONS

- Sunday – Saturday 8 AM to 12 AM

NUMBER OF EMPLOYEES

- 1 Employee will be available in store opening hours.

CONDITIONS: (Things that we will provide)

- One stop shop for Smoke and Grocery
- Spacious area for the customer
- Daily Grocery items
- Clean Area for Grocery
- Best price products
- No expiry dated product.
- Safe and sound environment
- Smoke Items will be provided to the person above 21 years of age.
- Parking Provided

CAPACITY:

15 people at the time.

Other Note.

Our objective is to provide the one stop service with the smoke and Grocery to the community at the best price. We are there for service to the community. We have a camera inside and outside to help with security and to monitor people to people who come to the store.

Contact Information: Kaushal Rana

[REDACTED]

[REDACTED]

October 17, 2023

Saurya B Inc

(DB Name: GP Smoke Shop and Grocery)

- Legal Description: 809 W Jefferson St, Grand Prairie, Texas, 75051
- Owner: Kaushal Rana, 434 Moonlight Way, Irving, TX 75063

Date; 10/16/2023

Business Operations:

- This business will sell Smoke Related Items like E-Cigarettes, Cigars and other smoke-able related items for those in the community who smoke.
- This business will also sell snacks and grocery items. Sodas, water, candys, chewing gums, gummies and all other grocery items are necessary for the community.
- This business will contain a certificate of occupancy for the smoke shop and for the small grocery which we are going to establish for the community to provide the best quality service.
- This business will work with customers under rules and regulations as per the city of Grand Prairie, so customers can expect the best quality during operational hours.

Number of Employees:

This business will contain at least one employee in opening hour who will be able to handle and up-keep of the store and deal with customers as described in conditions below. This business will start with 2 employees for now and may grow as per the economic condition and with the requirements.

Building Size (Square Feet);

1850 Sq. Ft

Hours of Operations:

The business will operate from 8 AM to 12 AM daily. The business will close on some major holidays on an ad-hoc basis, or during inclement weather, especially around heavy snow. However, the business will attempt to remain open when possible if conditions allow. The business will hopefully also be open during the holidays, but again, that is on an ad-hoc basis. This will provide the nearby community with a means to get necessary items even when other places may be closed (though again this is on an ad-hoc basis).

Nature of Work:

The work revolves around creating a great environment for the residents to get quick grocery items at affordable prices. snacks, sodas and water which they do not have to commute long distance. The business will attempt to be a place to get goods whenever possible, staying open late, and also during times when other business may close like as in major holidays that our business stays open.

Smoke shop: we will be selling E-cigarettes, Cigar and other smoke related items for the community who smokes

Grocery Items: Candy, Chewing Gums, canned foods, Milk, Sodas (from typical companies like Coca-Cola, Pepsi and similar will be found in the store premises.

Conditions:

This business will be working under safe conditions. The building will be maintained and inspected as required. There will be safety signs in place whenever required such as the wet floor sign or cautionary signs of issues on premise as they are in the process of being fixed. Their premises will always have an updated fire extinguisher.

- All customers who walk in will experience an up-kept store to the best of the employees and owners' ability, especially during normal business hours when heavy work (deliveries/re-stocking/cleaning) is not being done. Even during heavy work, the employees will do their best to give the customers a streamlined experience. The customers will find friendly staff and well-kept and organized goods and items that are easy to navigate.

Security Accommodations

- The employees will have surveillance cameras to assist in their day-to-day operations, and to catch any emergency status around the building. The employees will work to maintain the quality of the interior so that it is safe for themselves and for customers and be vigilant at all times. They will be trained to deal with situations that may arise at the location.



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 11/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: SUP-23-05-0016 - Specific Use Permit - Kroger Fuel Addition (City Council District 3). Specific Use Permit/Site Plan for adding Gas Sales to an existing Kroger on 8.18 Acres. A portion of Lot 1, Plaza 303 Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail, with an approximate address of 303 E Pioneer Pkwy (On October 23, 2023, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

APPLICANT: Angel Solis, CEI Engineering

RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Specific Use Permit/Site Plan for adding Gas Sales to an existing Kroger on 8.18 Acres. A portion of Lot 1, Plaza 303 Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail, with an approximate address of 303 E Pioneer Pkwy.

PURPOSE OF REQUEST:

The purpose of the request is approval for a Specific Use Permit/Site Plan for Kroger to add a fuel canopy to an existing 53,800 sq. ft. store on the same lot. The proposal includes a fuel canopy, four fuel stations, and a 178 sq. ft. kiosk along E Pioneer Pkwy. The Unified Development Code requires a Specific Use Permit for Large Retail with Gas Sales.

The purpose of the Specific Use Permit process is to identify those uses that might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact on surrounding properties; and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative consequences.

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-93	Retail (Auto Zone, ALDI)
South	SF-3	Single Family (Lake Park Village)
West	MF-2	Sun Ridge Apartments
East	GR	Retail/Self Storage

HISTORY:

- September 1985: The City's 1985 zoning map shows the property zoned as General Retail.
- February 8, 1988: The Planning and Zoning Commission approved a Final Plat of Plaza 303 Shopping Center Addition.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant seeks approval to construct a canopy with four fueling stations and one kiosk underneath. The Site Plan proposes the removal of 58 parking stalls to allow for vehicular maneuvering around the fueling stations. The site will still have 481 parking spaces available for the existing restaurant and retail uses. The proposal also includes two trees to be planted at existing driveways and three new tree islands on the existing parking lot.

ZONING REQUIREMENTS:*Density and Dimensional Requirements*

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

Table 2. Site Data Summary

Standard	Required	Provided	Complies
Min. Lot Area (Sq. Ft.)	5,000	363,400	Yes
Min. Lot Width (Ft.)	50	769	Yes
Min. Lot Depth (Ft.)	100	520	Yes
Front Setback (Ft.)	25	25	Yes

Parking Requirements

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

Table 3. Parking Summary

Standard	Required	Proposed	Complies
Retail (1 per 275 Sq. Ft.)	352	350	Variance
Restaurant (1 per 100 Sq. Ft.)	131	131	Yes
Fuel Station (1 per 275 Sq. Ft.)	1	8*	Variance

*A total of eight spaces are available at fueling stations to accommodate the new use.

Building Design

The new fuel canopy will be supported by columns wrapped in brick. The new kiosk will be wrapped in brick veneer. The predominant building materials within the shopping plaza consist of brick veneer and stucco. New bricks will match the color of the brick on the existing Koger building.

VARIANCES:

The following variance is requested:

1. Parking Reduction - The applicant is requesting to allow the parking spaces at fuel stations to count toward required parking.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 59 surrounding properties meeting the distance requirements in the Unified Development Code. As of the writing of this staff memo, the following letters have been received:

In Support: 10

In Opposition: 1

RECOMMENDATION:

- On October 23, 2023, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0.
- The Development Review Committee (DRC) recommends approval with the following condition:
 1. The applicant shall obtain permits from TxDOT before any modification of the existing driveway per Transportation Department requirements.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP BY SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR LARGE RETAIL WITH GAS SALES ON 8.18 ACRES. BEING A PORTION OF LOT 1, PLAZA 303 SHOPPING CENTER ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AFTER PUBLICATION

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to amend the zoning designation of said site to include a Specific Use Permit for Large Retail with Gas Sales; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 23, 2023, after written notice of such public hearing before the Planning and Zoning

Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the addition of gas sales to an existing grocery store is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a Specific Use Permit for adding Gas Sales to an existing grocery store; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on November 21, 2023, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for a Large Retail with Gas Sales on a portion of Lot 1, Plaza 303 Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, as depicted in Exhibit A – Boundary Description, attached hereto.

SECTION 2. The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

SECTION 3. For development and operations of Large Retail with Gas Sales, the following standards and conditions are hereby established as part of this ordinance:

1. The development shall adhere to the City Council approved Exhibit B – Site Plan, Exhibit C – Landscape Plan, and Exhibit D – Building Elevations which is herein incorporated by reference.
2. As part of this request, city Council has granted the following variance:
 - a. Variance to allow the parking spaces at fuel stations to count toward required parking.

SECTION 4. That the operations of a Large Retail with Gas Sales shall comply with the following:

1. By this Ordinance, this Specific Use Permit shall automatically terminate in accordance with Section 5.4.1 of the Unified Development Code if a Certificate of Occupancy is not issued for said use within one (1) year after City Council adoption of this Ordinance, or upon cessation of said use for a period of six (6) months or more.
2. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.
5. The operation of the facility shall be in strict compliance with all requirements of the Environmental Services Department, Building Inspections, Police Department and Fire Administration.
6. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.

SECTION 5. The Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 6. A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 7. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 8. All ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 9. This Ordinance shall be in full force and effect from and after its passage, approval, and publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS 21ST DAY OF NOVEMBER 2023.

SPECIFIC USE PERMIT NO. #
CASE NO. SUP-23-05-0016

Exhibit A - Boundary Description
Page 1 of 2

Item 31.



Item 31.





CEI ENGINEERING ASSOCIATES, INC.
10000 PARKWAY
SUITE 100
DALLAS, TEXAS 75244
PHONE: (214) 447-1111
FAX: (214) 447-1111

KROGER FUEL - 191
313 EAST PIONEER PARKWAY
GRAND PRAIRIE, TEXAS

PRELIMINARY
NOT FOR
CONSTRUCTION

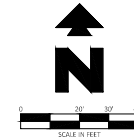
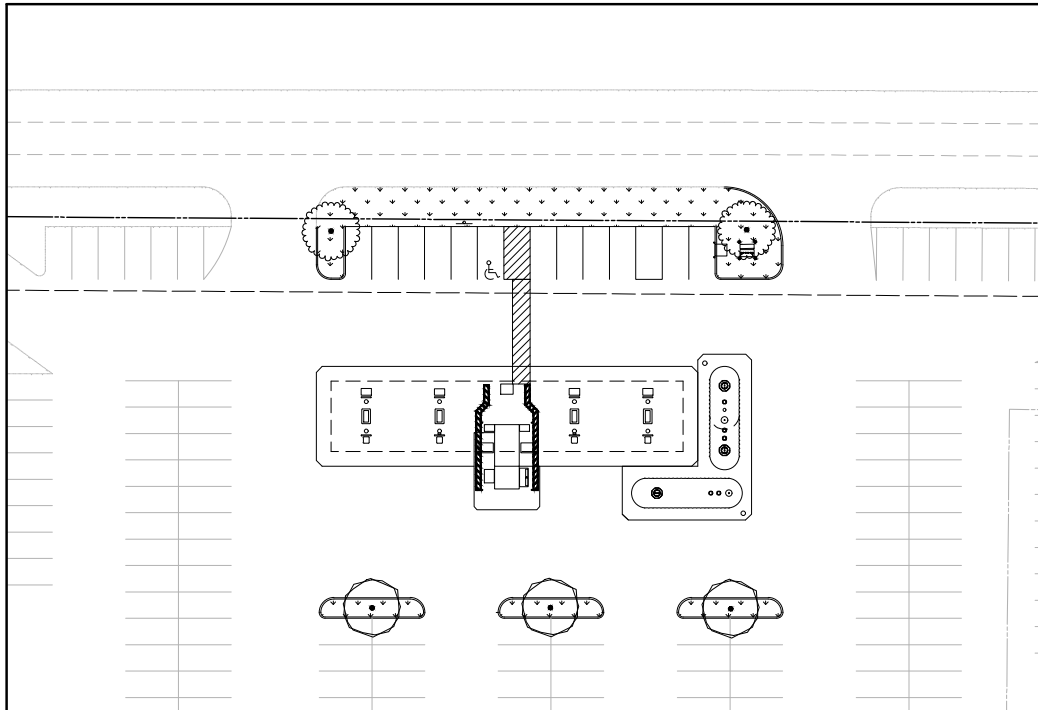
PROFESSIONAL OF RECORD: JAS
PROJECT MANAGER: JAS
DESIGNER: JAS
CD PROJECT NUMBER: 201912
DATE: 6/16/2021

SP-1 (SITE PLAN)

SHEET TITLE

Exhibit C - Landscape Plan
Page 1 of 1

Item 31.





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






CEI ENGINEERING ASSOCIATES, INC.
710 W Pinedale AVE
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129

PROPOSED LEGEND

-  BOUNDARY LINE
 RIGHT OF WAY LINE
 STORM DRAIN
 TYPICAL PLANTING WITH QUANTITY AND KEY
 (SEE PLANT LIST)

PLANT SCHEDULE		
ITEM NO.	DESCRIPTION	QUANTITY
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PLANT SCHEDULE					
ITEMS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	CAL.
	2	OLEIFEREA FRACANTHOS BIRNUS "SHADEMASTER" / SHADEMASTER HOLY LOCUST	888	50A	3.00' CAL.
	2	ULMUS PARVIFLORA 'ALLEE' / ALLEE "JACOBIN" ELM	888	50A	3.00' CAL.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE		
	3.114 SF	CYNODON DACTYLON / BERMUDAGRASS	D3C0		

2023-10-04 13:01

KROGER FUEL - 191
313 EAST PIONEER PARKWAY
GRAIND PRAIRE, TEXAS

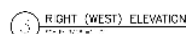
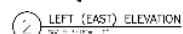
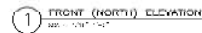
PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	AS
PROJECT MANAGER	JCH
DESIGNER	MMP
CEI PROJECT NUMBER	33113
DATE	5/15/2023

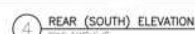
CONCEPT LANDSCAPE
PLAN

SHEET TITLE

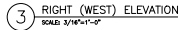
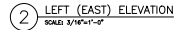
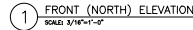
NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS. DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SUNNY, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PAVING RATES AND SPACE AVAILABLE FOR DEVELOPMENT, AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.



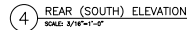
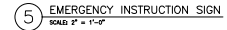
CONTRACTOR SHALL VERIFY COLOR AND LETTERING REQUIREMENTS WITH FIRE DEPARTMENT PRIOR TO ORDERING SIGN AND PROVIDE A RIGID FRAME AND BACKBOARD FOR ANCHORING OF SIGN.



THE FOLLOWING INFORMATION WAS OBTAINED FROM THE RECORDS OF THE
FEDERAL BUREAU OF INVESTIGATION ON JANUARY 10, 1968:
ON JANUARY 10, 1968, THE FOLLOWING INFORMATION WAS OBTAINED
FROM THE RECORDS OF THE FEDERAL BUREAU OF INVESTIGATION:
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CONTRACTOR SHALL VERIFY COLOR AND LETTERING REQUIREMENTS WITH FIRE DEPARTMENT PRIOR TO ORDERING SIGN AND PROVIDE A RIGID FRAME AND BACKBOARD FOR ANCHORING OF SIGN.



NOTE TO CONTRACTOR:
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ AND INTERPRETED WITH ALL APPLICABLE FEDERAL AND STATE CODES, INCLUDING FEDERAL A.D.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR WIND LOADS. THE FAILURE OF THIS ASSUMPTION MAY REQUIRE THE CONTRACTOR TO MAKE CHANGES TO THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE OWNERS/ARCHITECTS OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS SHALL ALSO VISIT THE PROJECT LOCATION PRIOR TO BIDDING AND ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.

PRELIMINARY
NOT FOR
CONSTRUCTION

TEXAS REGISTERED ENGINEERING

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Supermarket Petroleum Group
Denver, CO 80239
Phone: (303) 715-5901
Fax: (303) 715-5905

Kroger Co.

[illegible]

Address: 313 East Pioneer Parkway
Grand Prairie, Texas 75052

EXTERIOR ELEVATIONS

Sheet: A2.0



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 11/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: SUP-23-09-0035 - Specific Use Permit - Omega Auto Sales (City Council District 5). Specific Use Permit for Auto Sales (Wholesale) at 3114 E Main St. Lot 444 and 445, Burbank Gardens Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), and addressed as 3114 E. Main St (On October 23, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

APPLICANT: Mehrdad Fard, Applicant

RECOMMENDED ACTION: Approve

SUMMARY:

Specific Use Permit for Auto Sales (Wholesale) at 3114 E Main St. Lot 444 and 445, Burbank Gardens Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), and addressed as 3114 E. Main Street.

PURPOSE OF REQUEST:

The purpose of the request is to obtain approval of a Specific Use Permit authorizing Auto Sales (Wholesale) land use on the subject property. The Unified Development Code requires approval of a Specific Use Permit for Auto Sales (Wholesale) use when located within a property zoned Commercial (C).

The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties; and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative consequences.

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	C	Undeveloped Lot
South	LI	Industrial Use/Outside Storage
West	C	Auto Related Business
East	C	Auto Related Business

PROPOSED USE CHARACTERISTICS:

The applicant intends to use the space for an office for a wholesale used car dealership. Most of the business will be conducted online, including the buying, and selling of vehicles via auction. No traffic shall be generated from the public sector. There are no walk-in clients. Cars will be parked in the rear of the site and shall not be visible from the ROW. The applicant intends to improve the rear parking lot by surfacing the asphalt portion to concrete. Currently, the applicant is the only employee.

Hours of operation:

Monday-Friday: 8:00 AM to 8:00 PM

Saturday: 8:40 AM to 6:00 PM

Closed Sundays

The proposal meets parking requirements for the proposed Special Event Center. The following table summarizes the parking requirements for the Special Event Center use.

Table 2. Parking Requirements

Parking Calculation	Required	Provided
(Automotive Related Services: Three parking spaces per service bay plus one space per max. number of employees on a shift, with a minimum of six spaces per use)	6	15

VARIANCES:

The applicant is not requesting any variances.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 17 surrounding properties meeting the distance requirements in the Unified Development Code. As of the writing of this staff memo, the following letters have been received:

In Support: None

In Opposition: None

RECOMMENDATION:

- On October 23, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0
- The Development Review Committee (DRC) recommends approval.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP BY SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR AN AUTO SALES (WHOLESALE): LOT 444 and 445, BURBANK GARDENS ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, ZONED COMMERCIAL (C), AND ADDRESSED AS 3114 E MAIN ST. TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AFTER PUBLICATION

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to amend the zoning designation of said site to include a Specific Use Permit for Auto Sales (Wholesale); and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 23, 2023, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the creation of a Specific Use Permit for Auto Sales (Wholesale) is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a Specific Use Permit for Auto Sales (Wholesale); and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on November 21, 2023, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for Auto Sales (Wholesale) at 3114 E Main St. Lot 444 and 445, Burbank Gardens Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), and addressed as 3114 E. Main Street as depicted in Exhibit A – Location Map, attached hereto.

SECTION 2. The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

SECTION 3. For development and operations of Auto Sales (Wholesale), the following standards and conditions are hereby established as part of this ordinance:

1. The development shall adhere to the City Council approved Exhibit B - Site Plan.

SECTION 4. The operation of Auto Sales (Wholesale) shall comply with the following:

1. By this Ordinance, this Specific Use Permit shall automatically terminate in accordance with Section 5.4.1 of the Unified Development Code if a Certificate of Occupancy is not issued for said use within one (1) year after City Council adoption of this Ordinance, or upon cessation of said use for a period of six (6) months or more.
2. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
3. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.
4. The operation of the facility shall be in strict compliance with all requirements of the Public Health and Environmental Quality Department, Building Inspections, Police Department and Fire Administration.
5. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of

the Specific Use Permit by the City Council.

SECTION 5. The Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 6. A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 7. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 8. All ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 9. This ordinance shall be in full force and effect from and after its passage, approval, and publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS 21ST DAY OF NOVEMBER 2023.

ORDINANCE NO. #-2013

SPECIFIC USE PERMIT NO. #

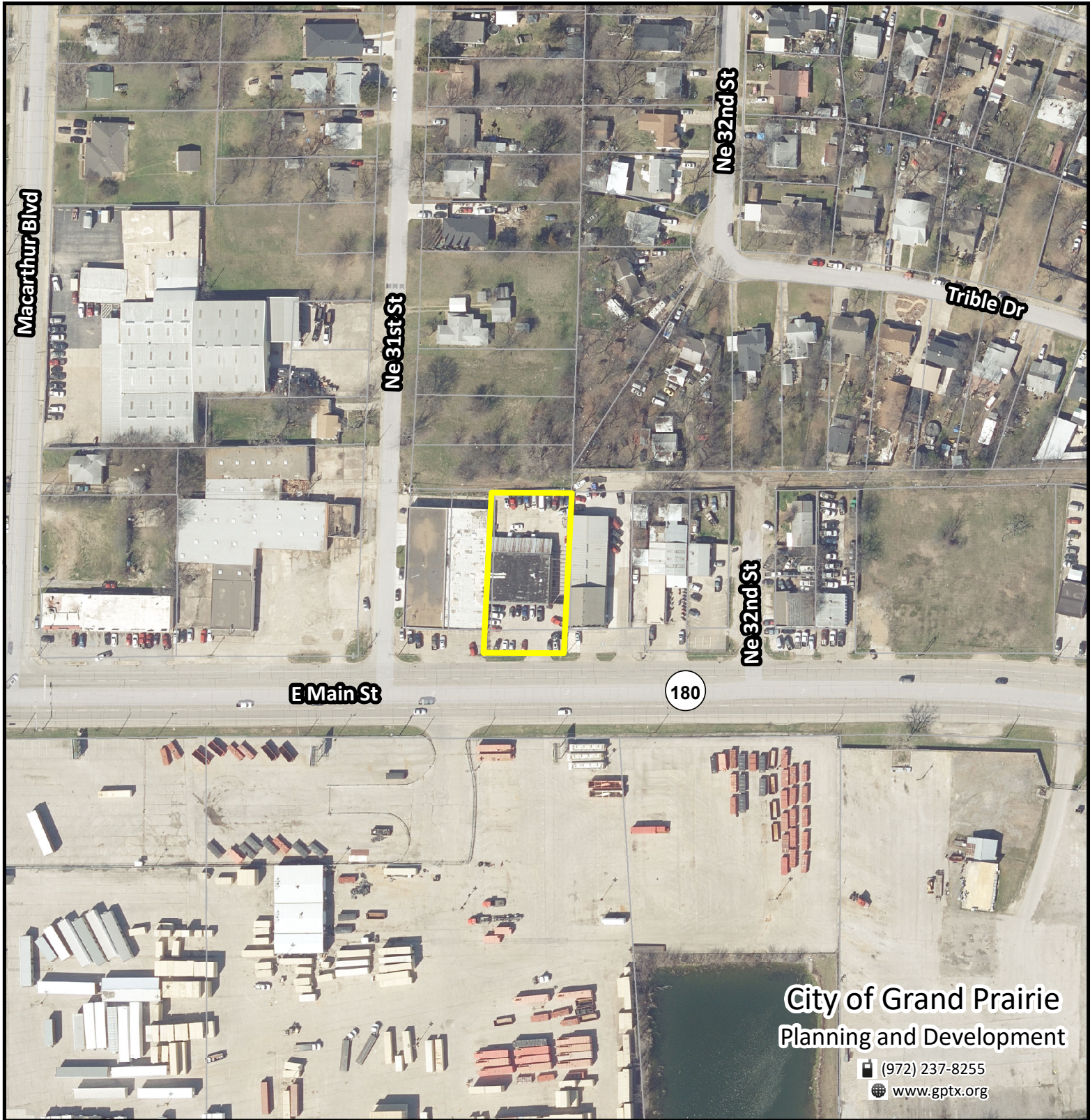
CASE NO. SUP-23-09-0035

Exhibit A- Location Map

Page 1 of 1

CASE LOCATION MAP
SUP-23-09-0035
3114 E MAIN ST


Item 32.



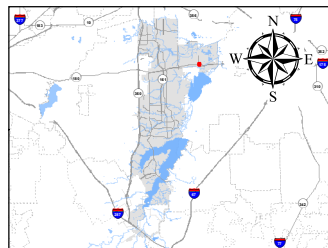
City of Grand Prairie
Planning and Development

(972) 237-8255

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-  Location
-  Parcels
-  City Limits

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.



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Grand
Prairie
TEXAS

PLANNING
Date: 9/18/2022

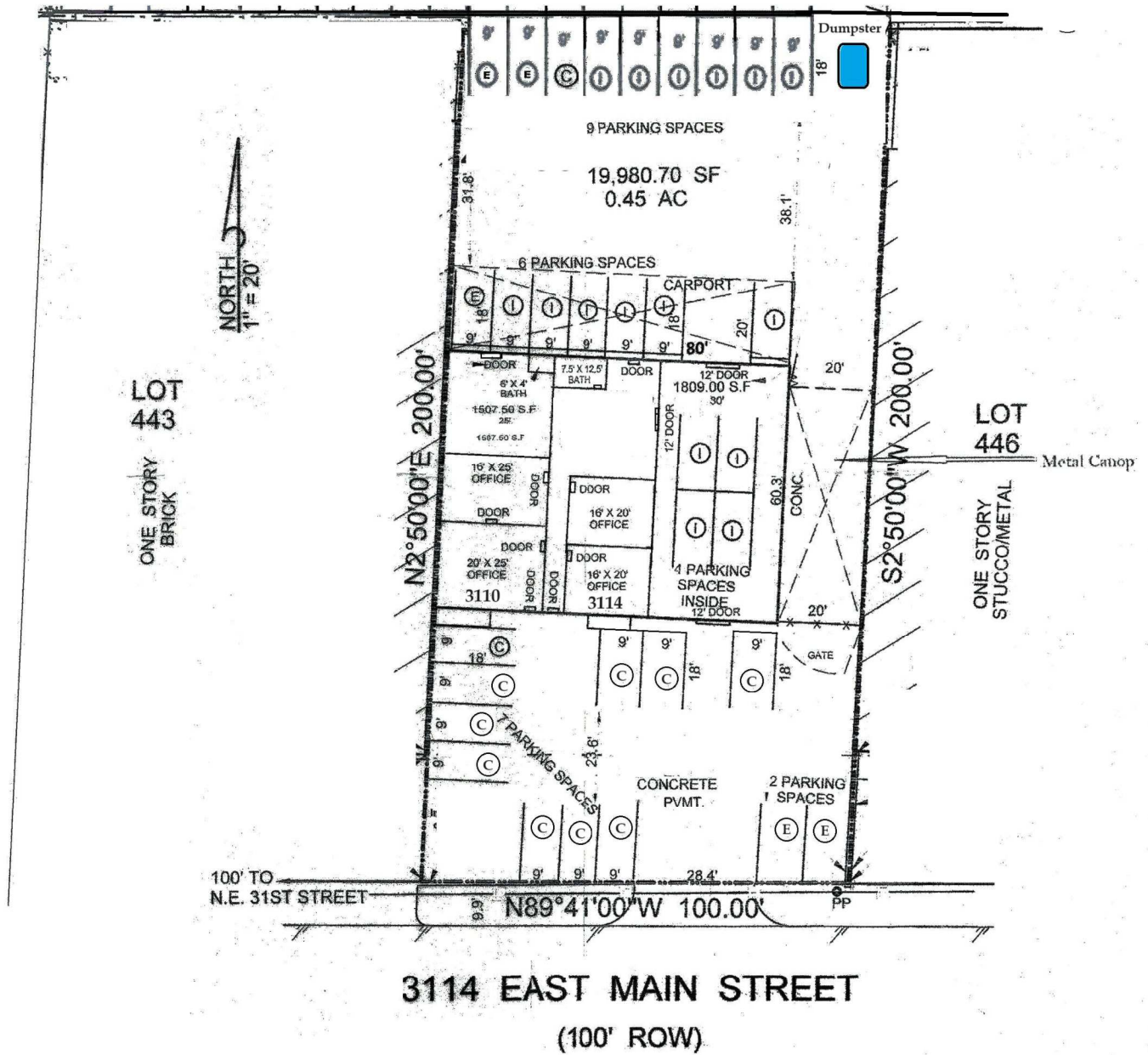
165

Exhibit B - Site Plan

1 of 1

Item 32.

S
UTILITY





CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 11/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: SUP-23-09-0034 - Specific Use Permit - Fiesta Parties and Events (City Council District 6). Specific Use Permit for a Special Event Center at 1700 W Polo Rd. Lot 1, Block A, Trailwood Village, City of Grand Prairie, Dallas County, Texas, zoned as Planned Development (PD-115) and addressed as 1700 W Polo Road (On October 23, 2023, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

APPLICANT: Sonia Resendez, Applicant

RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Specific Use Permit for a Special Event Center at 1700 W Polo Rd. Lot 1, Block A, Trailwood Village, City of Grand Prairie, Dallas County, Texas, zoned as Planned Development (PD-115) and addressed as 1700 W Polo Road.

PURPOSE OF REQUEST:

The applicant intends to operate a special event center in a lease space in an existing commercial building at 1700 W Polo Road. Special Event Centers require a Specific Use Permit according to the Unified Development Code (UDC).

The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties; and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative consequences.

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	A	Church
South	PD-81	Convenience Store with Gas, Undeveloped
West	PD-81, C	Personal Services, Single Family Residential
East	GR, SF-2	Office/Service Use, Single Family Residential

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to operate a 1,991 sq. ft. special event center located at 1700 W Polo Road, Suite 140. Anticipated events include baby showers, bridal showers, birthdays celebrations, graduations, and other social events for up to 99 attendees.

Events will be held at the following times:

Monday-Thursday: 10:00 AM to 9:00 PM

Friday-Saturday: 10:00 AM to 10:00 PM

Showings will be by appointment only. A video surveillance system will be installed to monitor all activity. Catering companies will be allowed to provide food and drink. Guests will also be allowed to provide their own food and beverages, which could include alcohol. An employee will be on premises to help monitor alcohol consumption.

The site is accessible from W Polo Street and Matthew Road. There is an existing dumpster located at the rear of the building.

The proposal meets parking requirements for the proposed Special Event Center. The following table summarizes the parking requirements for the Special Event Center use.

Table 2. Parking Calculation

Calculation	Required	Provided
Required Spaces (Indoor amusement: 1 space per 200 Sq. Ft.)	10	39

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use map (FLUM) of the Comprehensive Plan designated this site for Commercial/Retail/Office designation. The proposal for a Special Event Center Use is consistent with the FLUM of the Comprehensive Plan.

VARIANCES:

The applicant is not requesting any variances.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 32 surrounding properties meeting the distance requirements in the Unified Development Code. As of the writing of this staff memo, the following letters have been received:

In Support: Two

In Opposition: One

RECOMMENDATION:

- On October 23, 2023, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0.
- The Development Review Committee (DRC) recommends approval with the following conditions:
 1. The special event center must close by 10:00 p.m.
 2. Operations shall comply with Section 4.14 of the UDC.

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP BY SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR A SPECIAL EVENT CENTER: BEING A 1,991 SQUARE FOOT LEASE SPACE WITHIN A COMMERCIAL CENTER ADDRESSED AS 1700 W POLO ROAD, SUITE 106, LOT 1, BLOCK A, TRAILWOOD VILLAGE, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; ZONED AS PLANNED DEVELOPMENT (PD-115), SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AFTER PUBLICATION

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to amend the zoning designation of said site to include a Specific Use Permit for a Special Event Center; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 23, 2023, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the creation of a Specific Use Permit for a Special Event Center is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a Specific Use Permit for a Special Event Center; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on November 21, 2023, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for a Special Event Center in a 1,991 square foot lease space within a commercial center addressed 1700 W Polo Road, Suite 106, Lot 1, Block A, Trailwood Village, City of Grand Prairie, Dallas County, Texas, zoned as Planned Development (PD-115) as depicted in Exhibit A – Location Map, attached hereto.

SECTION 2. The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

SECTION 3. For development and operations of a Special Event Center, the following standards and conditions are hereby established as part of this ordinance:

1. The special event center must close by 10:00 p.m.
2. Operations shall comply with Section 4.14 of the Unified Development Code.

SECTION 4. The operations of a Special Event Center shall comply with the following:

1. By this Ordinance, this Specific Use Permit shall automatically terminate in accordance with Section 5.4.1 of the Unified Development Code if a Certificate of Occupancy is not issued for said use within one (1) year after City Council adoption of this Ordinance, or upon cessation of said use for a period of six (6) months or more.

2. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.
5. The operation of the facility shall be in strict compliance with all requirements of the Environmental Services Department, Building Inspections, Police Department and Fire Administration.
6. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.
7. No on-site food preparation is allowed without the Public Health and Environmental Quality Department Food Prep Permit. The applicant's Operational Plan indicates allowance for licensed catering service for food and beverages, no food prepared on-site.
8. For the purpose of this Specific Use Permit the definition of an Event Center can be understood as *(but not limited to)*: An indoor establishment that is regularly rented out, for a limited time period, for special events such as business meetings, seminars, birthday parties, weddings, family events, and small banquet events.
9. The applicant may allow the renter to "bring your own bottle" in accordance with TABC provisions, as defined in the Alcoholic Beverage Code of the State of Texas.
10. For all events where alcohol is served, or where 100 or more guests are present, security must be provided by an individual qualified under Chapter 1702 of the Texas Occupations Code. This individual must be present for the duration of the event and to ensure the orderly departure of the guests until at least one hour after the event is over. An additional individual qualified under Chapter 1702 of the Texas Occupations Code must be present for each additional 100 guests attending the event. The applicant's Operational Plan limits the maximum occupancy to 200 attendees. The applicant's Operational Plan commits to hiring a qualified personal for security purposes during evening events.
11. Design occupant load for Special Event Center use must have compliant fire sprinkler system to exceed an occupancy limit of 99. This shall not be construed as allowing more occupants than authorized by any applicable certificate of occupancy.
12. The Event Center must meet all relevant safety requirements prescribed by the City of Grand Prairie and the State of Texas.

13. No event shall be held beyond 10:00 PM. This requirement does not apply to event cleanup or routine business, or property maintenance carried out by the owner of the event center.

14. The Event Center shall be used for organized group assemblies only and shall not be used for single admission type events involving a cover charge entrance fee for individuals not associated with the organized group assembly. The Event Center may not be associated with a restaurant, bar, or nightclub.

SECTION 5. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 6. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 7. A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 8. That the Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 9. This Ordinance shall be in full force and effect from and after its passage, approval, and publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS 21ST DAY OF NOVEMBER 2023.

ORDINANCE NO. #-2023

SPECIFIC USE PERMIT NO. ###

CASE NO. SUP-23-09-0034

Exhibit A- Location Map

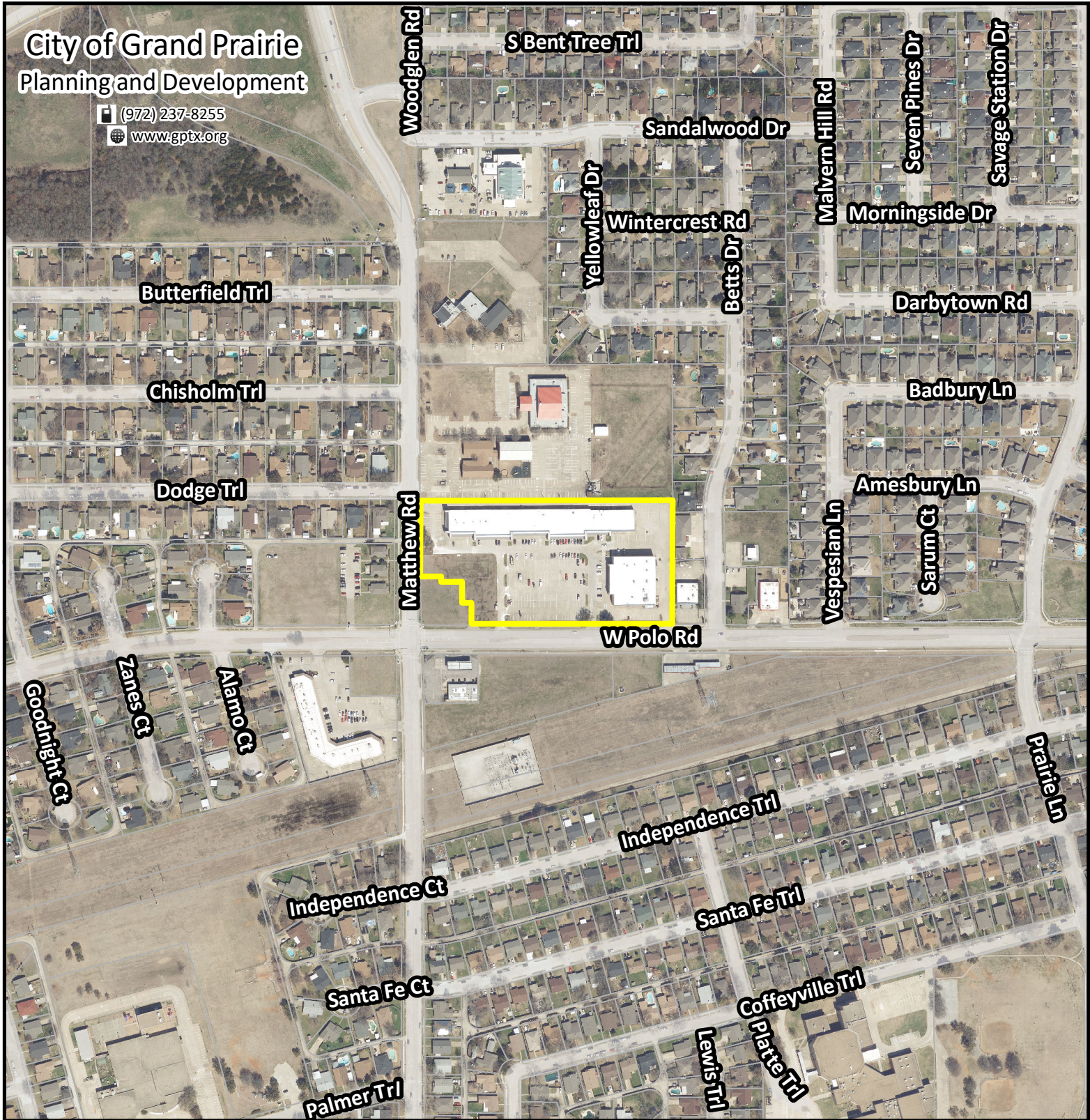
Page 1 of 1




CASE LOCATION MAP
SUP-23-09-0034
1700 W POLO RD

Item 33.

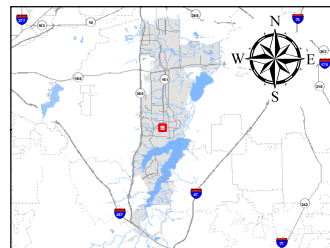
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-  Location
-  Parcels
-  City Limits

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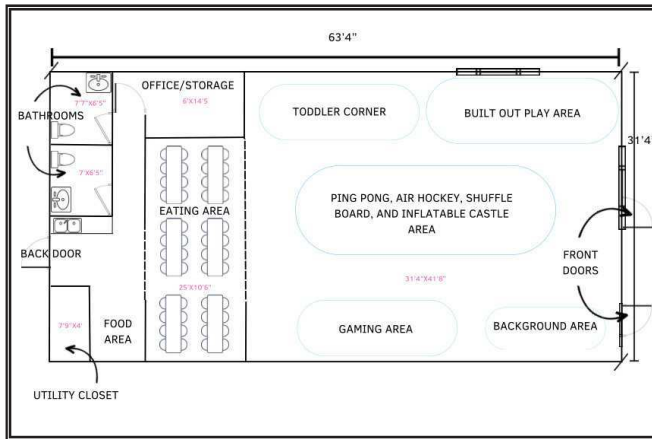
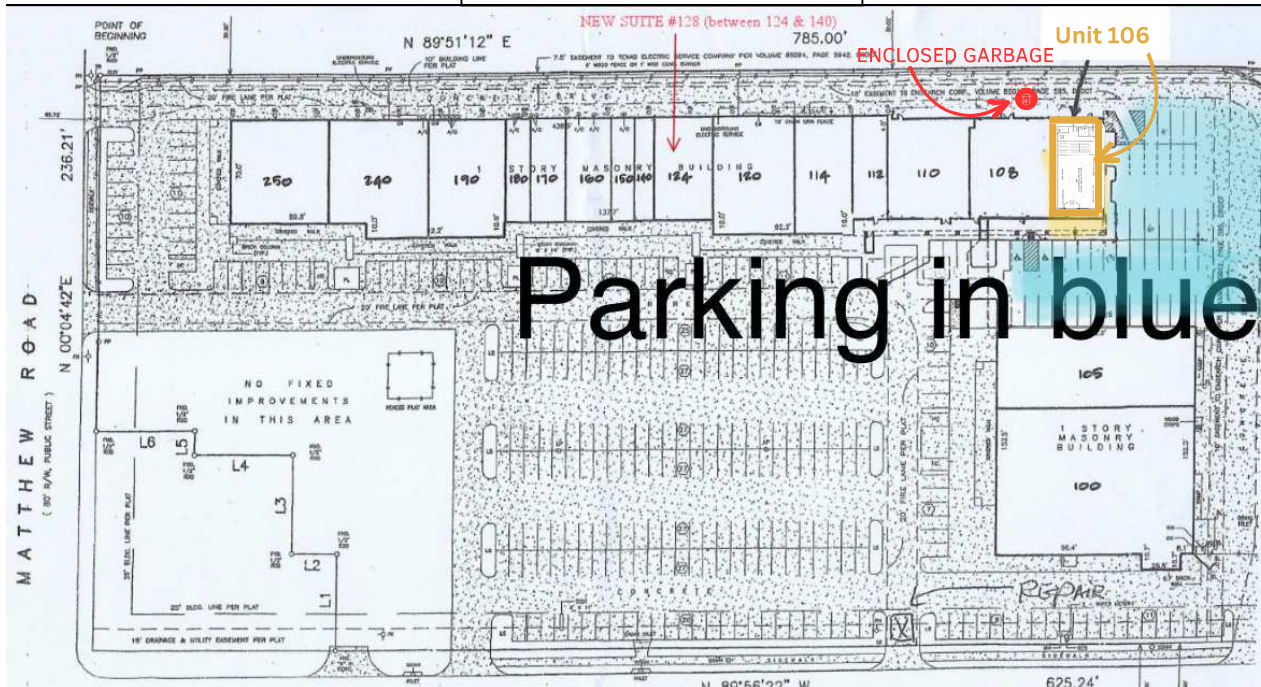
0 0.09 Miles

Grand Prairie
TEXAS
PLANNING

Date: 9/18/202

173

Exhibit B - Site Plan
1 of 1



1700 W POLO RD
UNIT 106
GRAND PRAIRIE,
TX 75052



OWNER INFORMATION

SONIA RESENDEZ
3241 MABERRY CT
GRAND PRAIRIE, TX 75052
(817) 239-2488

LANDLORD INFORMATION

RSU PROPERTY MANAGEMENT
CORP

STEVEN SU
(817) 630-8498

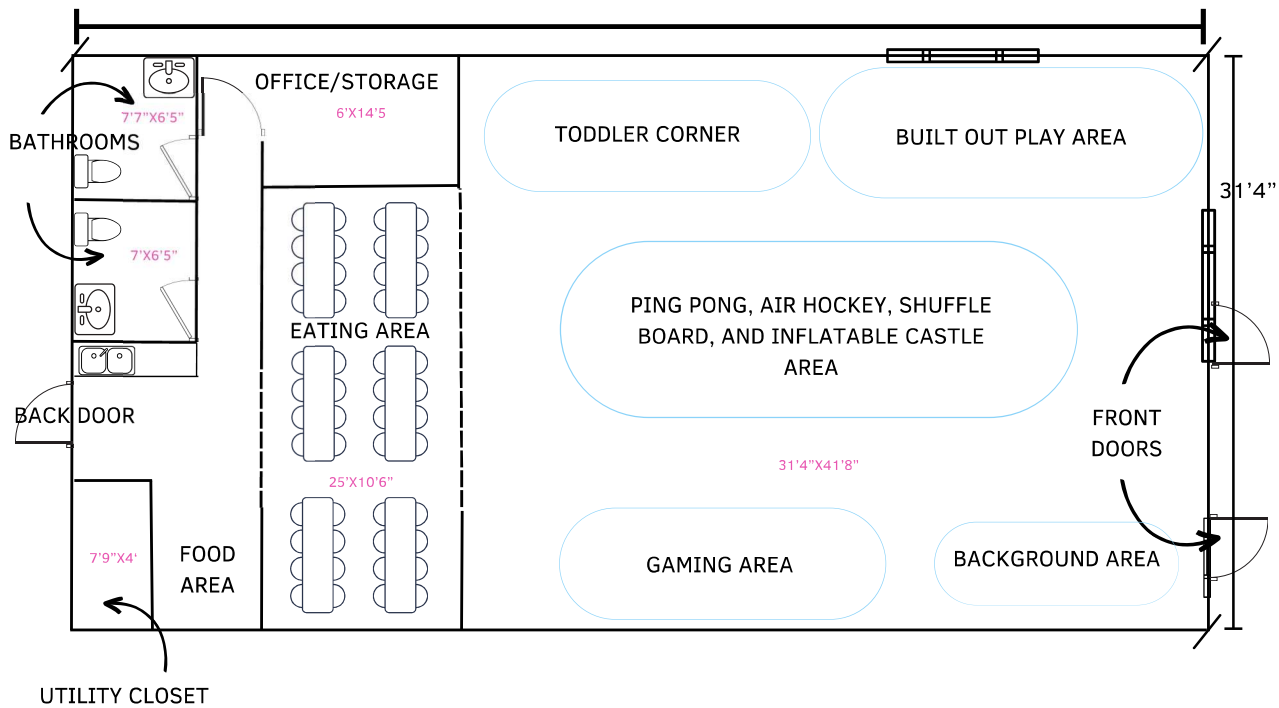
SUBMISSION DATE
SEPTEMBER 12, 2023

SCALE 1" = 10'

NOTES: THERE ARE 39
ASSIGNED PARKING SPACES FOR
OUR UNIT AND 2 HANDICAP
SPACES. THE GARBAGE
ENCLOSURE WILL BE ADDED IN
THE BACK OF THE UNIT.

Exhibit C - Floor Plan Page 1 of 1

63'4"



1700 W POLO RD
UNIT 106
GRAND PRAIRIE,
TX 75052



OWNER INFORMATION

SONIA RESENDEZ
3241 MABERRY CT
GRAND PRAIRIE, TX 75052
(817) 239-2488

LANDLORD INFORMATION

RSU PROPERTY MANAGEMENT
CORP
STEVEN SU
(817) 630-8498

SUBMISSION DATE
SEPTEMBER 12, 2023

SCALE 1" = 10'



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 11/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: SUP-23-09-0039 - Specific Use Permit - Auto Dealer (Internet Only) at 925 W Jefferson (City Council District 1). Specific Use Permit for Auto Dealer (Internet Only), Minor Auto Repair, and Auto Tire/Wheels Sales (Indoor Displays) at an existing Kwik Kar on 0.69 acres. Tract 46, McKinney & Williams Survey, Abstract No. 1045, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), within the SH 161 Corridor Overlay District, and addressed as 925 W Jefferson (On October 23, 2023, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

APPLICANT: Afran Alshawa, Grand Automotive, LLC

RECOMMENDED ACTION: Approve with conditions

SUMMARY:

Specific Use Permit for Auto Dealer (Internet Only), Minor Auto Repair, and Auto Tire/Wheels Sales (Indoor Displays) at an existing Kwik Kar on 0.69 acres. Tract 46, McKinney & Williams Survey, Abstract No. 1045, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), within the SH 161 Corridor Overlay District, and addressed as 925 W Jefferson Street.

PURPOSE OF REQUEST:

The applicant intends to operate internet-only auto sales associated with the existing Kwik Kar on the same lot. Per Article 30 of the Unified Development Code, internet-only auto dealers, other than make-ready, must be approved individually per the use charts. Online auto dealers may sell vehicles primarily over the Internet to individual customers through a virtual storefront. No outdoor display of cars or sale of cars in inventory is permitted.

The purpose of the Specific Use Permit process is to identify those uses that might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact on surrounding properties; and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative consequences.

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 (C)	Jefferson Street/ Vacant
South	Commercial (C)	Retail/Services
West	Commercial (C)	Office
East	Commercial (C)	Urgent Care

PROPOSED USE CHARACTERISTICS:

The applicant intends to use the existing warehouse to create an office space for online-only auto sales. The existing business is also owned and operated by the same applicant. Kwik Kar offers minor auto repair, state inspections, and indoor-only tire/wheel sales under an existing SUP that prohibits vehicle sales.

- Hours of operation: Monday-Saturday: 8:00 AM to 6:00 PM, Closed Sundays

VARIANCES:

The applicant is not requesting any variances.

PUBLIC NOTICE:

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

In Support: None

In Opposition: None

RECOMMENDATION:

- On October 23, 2023, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0.
 - Any outdoor display of cars for sale or car inventory is prohibited.
 - Any vehicle rentals are prohibited, and any vehicle rental operation shall cease immediately upon approval of this SUP.
 - All other operational requirements in the existing SUP-828 shall apply except for the prohibition of auto sales under Section II.2.
 - The business shall obtain a Certificate of Occupancy and Auto Related Business permit.
 - A dumpster enclosure shall be provided per Environmental Services requirements.
- The Development Review Committee (DRC) recommends approval with the following conditions:
 - Any outdoor display of cars for sale or car inventory is prohibited.

2. Any vehicle rentals are prohibited, and any vehicle rental operation shall cease immediately upon approval of this SUP.
3. All other operational requirements in the existing SUP-828 shall apply except for the prohibition of auto sales under Section II.2.
4. The business shall obtain a Certificate of Occupancy and Auto Related Business permit.
5. A dumpster enclosure shall be provided per Environmental Services requirements.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP BY SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR AUTO DEALER (INTERNET ONLY), MINOR AUTO REPAIR, AND AUTO TIRE/WHEELS SALES (INDOOR DISPLAYS) FACILITY: BEING 0.69 ACRES, TRACT 46, MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1045, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AFTER PUBLICATION

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to amend the zoning designation of said site to include a Specific Use Permit for an Auto Dealer (Internet Only), Minor Auto Repair, and Auto Tire/Wheels Sales (Indoor Displays) Facility; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 23, 2023, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the creation of a Specific Use Permit for an Auto Dealer (Internet Only), Minor Auto Repair, and Auto Tire/Wheels Sales (Indoor Displays) Facility is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a Specific Use Permit for an an Auto Dealer (Internet Only), Minor Auto Repair, and Auto Tire/Wheels Sales (Indoor Displays) Facility; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on November 21, 2023, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for an Auto Dealer (Internet Only), Minor Auto Repair, and Auto Tire/Wheels Sales (Indoor Displays) Facility on one lot on 0.69 acres. Tract 46, McKinney & Williams Survey, Abstract No. 1045, City of Grand Prairie, Dallas County, Texas, as depicted in Exhibit A – Boundary Description, attached hereto.

SECTION 2. The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

SECTION 3. For development and operations of an an Auto Dealer (Internet Only), Minor Auto Repair, and Auto Tire/Wheels Sales (Indoor Displays) Facility, the following standards and conditions are hereby established as part of this ordinance:

1. The development shall adhere to the City Council approved Exhibit B – Site Plan, Exhibit C – Building Elevations, and D – Operational Plan which are herein incorporated by reference.
2. Any outdoor display of cars for sale or car inventory is prohibited.
3. Any vehicle rentals are prohibited, and any vehicle rental operation shall cease immediately upon approval of this SUP.
4. All other operational requirements in the existing SUP-828 shall apply except for the prohibition of auto sales under Section II.2.
5. The business shall obtain a Certificate of Occupancy and Auto Related Business permit.
6. A dumpster enclosure shall be provided per Environmental Services requirements.

SECTION 4. The operation of an Facility shall comply with the following:

1. By this Ordinance, this Specific Use Permit shall automatically terminate in accordance with Section 5.4.1 of the Unified Development Code if a Certificate of Occupancy is not issued for said use within one (1) year after City Council adoption of this Ordinance, or upon cessation of said use for a period of six (6) months or more.
2. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.
5. The operation of the facility shall be in strict compliance with all requirements of the Public Health and Environmental Quality Department, Building Inspections, Police Department and Fire Administration.
6. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.

SECTION 5. A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 6. The Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 7. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 8. All ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 9. This ordinance shall be in full force and effect from and after its passage, approval, and publication.




PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS 21ST DAY OF NOVEMBER 2023.

ORDINANCE NO. #-2023
SPECIFIC USE PERMIT NO. #
CASE NO. SUP-23-09-0039

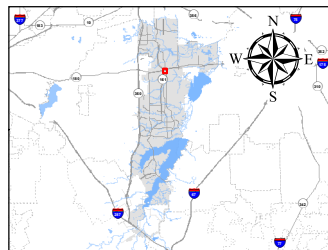


City of Grand Prairie
Planning and Development

(972) 237-8255
www.gptx.org

-  Location
-  Parcels
-  City Limits

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0 0.05 Miles

Grand
Prairie
TEXAS

PLANNING
Date: 9/19/202

181

Being 0.689 acres of land located in the McKinney and Williams Survey, Abstract No. 1045, Dallas County, Texas, being a portion of the tract of land described in the deed to Landmark Plaza, LLC., a Texas limited liability company, recorded in County Clerk's Instrument No. 201900127136, Deed Records, Dallas County, Texas. Said 0.689 acres of land being more fully described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod stamped "Beasley RPLS 6066" set at the northwest corner of said 0.689 acre tract and lying in the north line of said Tract E, from which a 1/2" iron rod found at the most northerly northwest corner of the remainder portion of Tract E bears S80°57'15"W 34.33 feet and from which the northwest corner of Tract E bears S80°57'15"W 66.63 feet;

THENCE N80°57'15"E, along the north line of said Landmark Plaza, LLC tract and the south line of West Jefferson Avenue, a distance of 173.60 feet to a PK nail found;

THENCE easterly, 37.07 feet along a non tangent curve to the left, having a radius of 2,864.79 feet, a central angle of 00°44'29" and a chord bearing N80°10'50"E, 37.07 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set, from which a 1/2" iron rod found at the northeast corner of said Tract E bears N78°19'50"E 147.88 feet;

THENCE S09°02'15"E, a distance of 142.90 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set;

THENCE S80°57'15"W, a distance of 210.65 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set;

THENCE N09°02'45"W, a distance of 142.40 feet to the point of beginning, containing 0.689 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

P. O. BOX 8873
FORT WORTH, TEXAS 76124

LAND SURVEYORS L.P.

• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
FIRM NO. 10094900
METRO 817-429-0194
FAX 817-446-5488
hsbeasley@msn.com

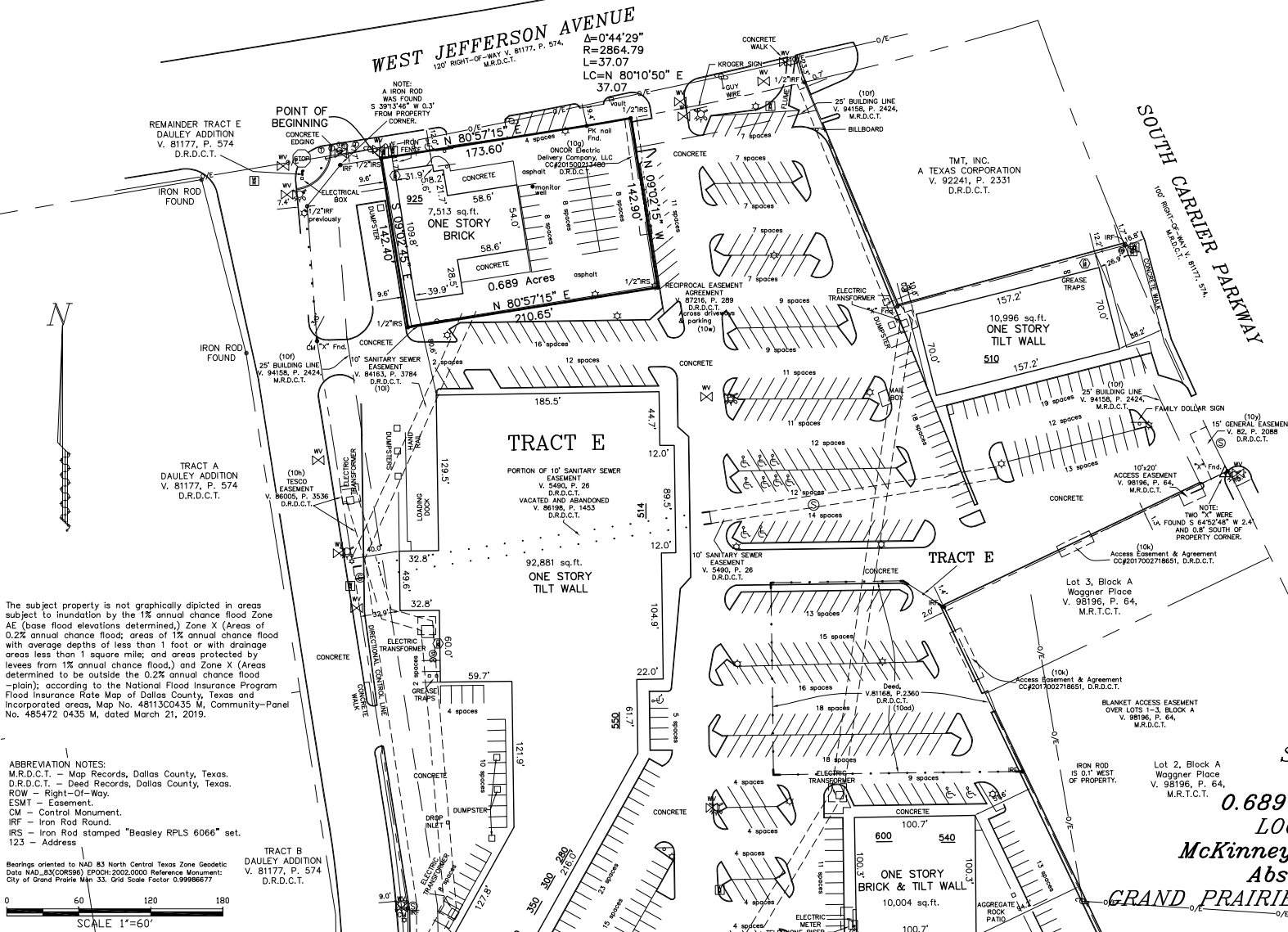
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.



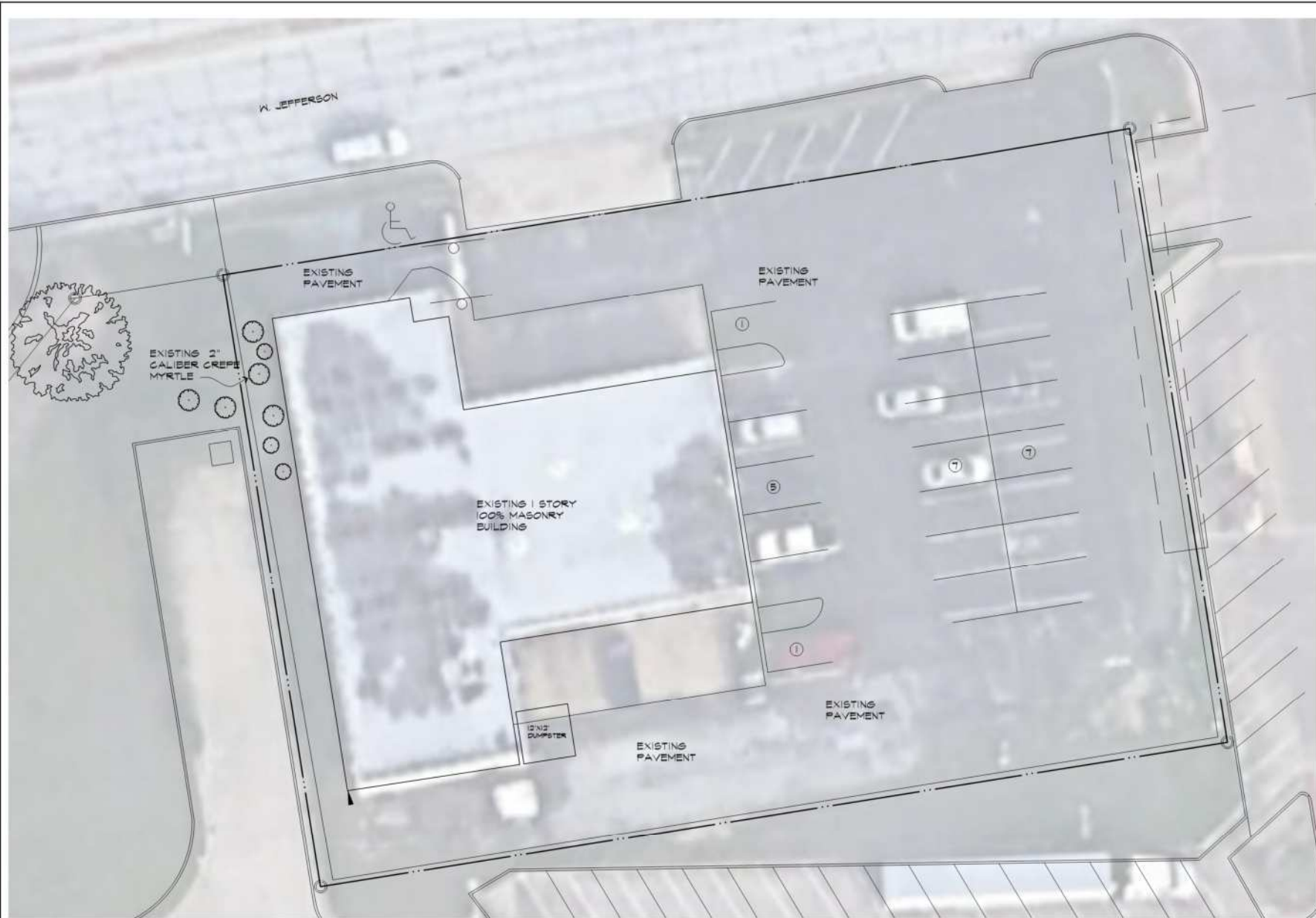
DICK S. JONES
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5524

RESURVEYED ON THE GROUND
7 OCTOBER 2022

REVISED
11 NOVEMBER 2022



~~SURVEY MAP
OF
39 ACRES OF LAND
LOCATED IN THE
Rey & Williams Survey
Abstract No. 1045
TRIE, DALLAS COUNTY, TEXAS~~



↑ 1 LANDSCAPE PLAN
1.0

NOTE: ALL LANDSCAPING EXISTING AND TO REMAIN

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September 12th, 2023

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SPECIFIC USE PERMIT
EXHIBIT

925 W. JEFFERSON,
FOR

KWIK KAR

GRAND PRAIRIE, TX 75051
925 W. JEFFERSON, GRAND PRAIRIE, TX 75051

CADLIB DESIGN / BUILD PROJECT #

30516

DATE ISSUED

September 12th, 2023

REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE

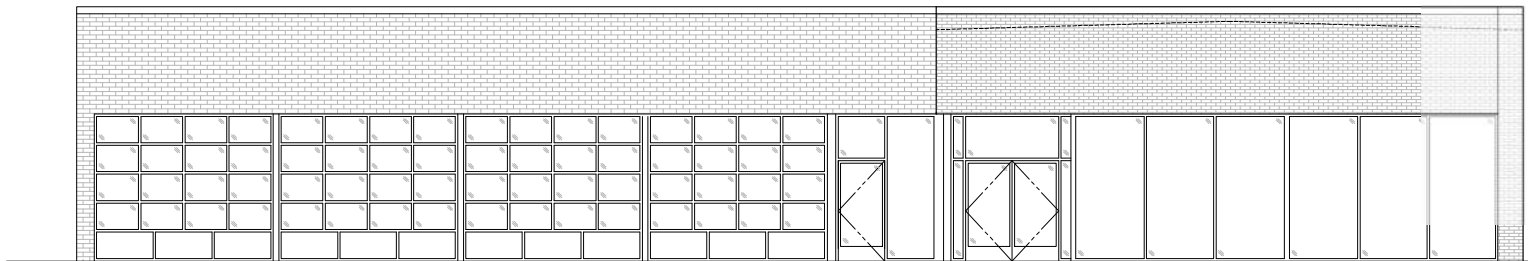
LANDSCAPE
PLAN

SHEET NUMBER

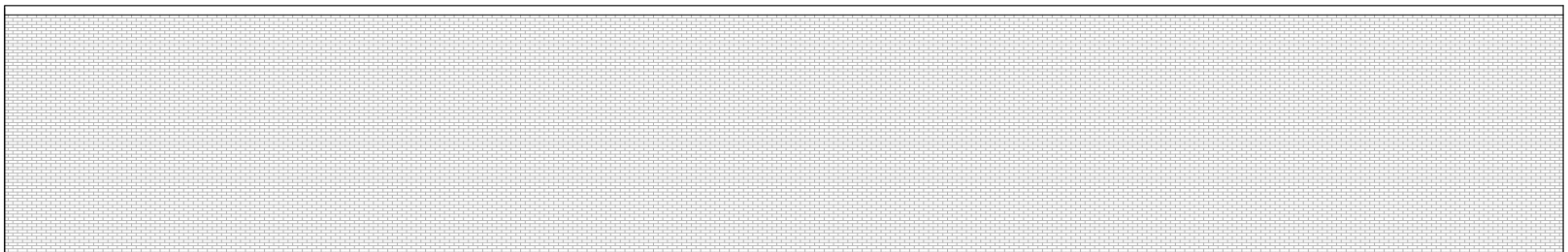
LS101

Exhibit C - Building Elevations
Page 1 of 2

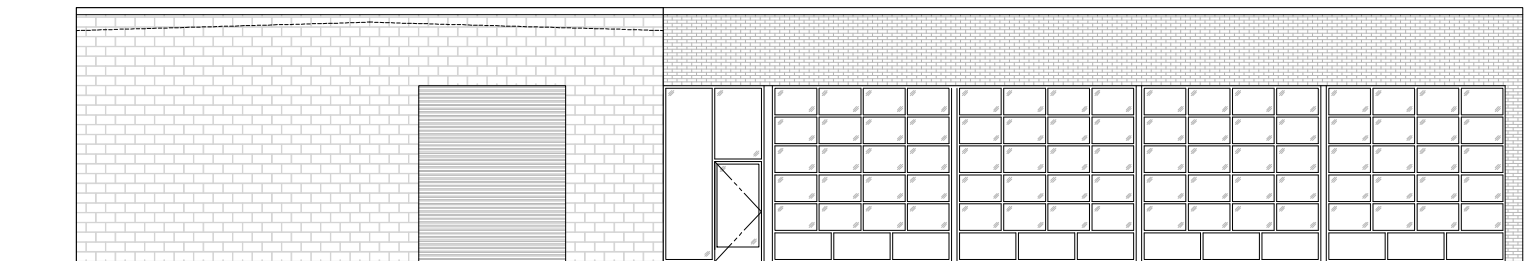
Item 34.



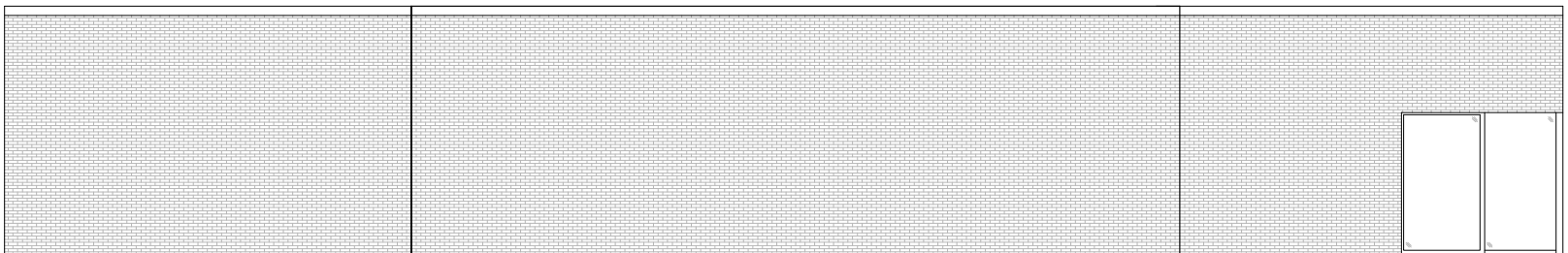
1 FRONT (SOUTH) ELEVATION
(1/4" = 1'-0")



2 SIDE (EAST) ELEVATION
(1/4" = 1'-0")



3 REAR (NORTH) ELEVATION
(1/4" = 1'-0")



4 SIDE (WEST) ELEVATION
(1/4" = 1'-0")



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**SPECIFIC USE PERMIT
EXHIBIT**
925 W. JEFFERSON,
FOR
KWIK KAR
GRAND PRAIRIE, TX 75051
925 W. JEFFERSON, GRAND PRAIRIE, TX 75051

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30516

DATE ISSUED

September 12th, 2023

REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE

ELEVATIONS

SHEET NUMBER

AE301



1 FRONT (SOUTH) ELEVATION
RTS



2 SIDE (WEST) ELEVATION
RTS



3 REAR (NORTH) ELEVATION
RTS



4 SIDE (EAST) ELEVATION
RTS

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SPECIFIC USE PERMIT
EXHIBIT
925 W. JEFFERSON,
FOR
KWIK KAR
GRAND PRAIRIE, TX 75051
925 W. JEFFERSON, GRAND PRAIRIE, TX 75051

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30516

DATE ISSUED
September 12th, 2023

REVISIONS	
No.	DESCRIPTION

SHEET TITLE
ELEVATIONS

SHEET NUMBER

AE302

Sept 6th , 2023

**The City Of Grand Prairie
Planning And Zoning**

Subject: Proposal for Internet Auto Sales Business Approval

I hope this letter finds you in good health and high spirits. Further to our virtual Pre-application meeting that occurred on 5/11/2023 and based on the discussion and recommendations, I am writing to formally propose the establishment of an internet auto sales business within the city limits. I am seeking your approval to operate this business in compliance with all relevant regulations and requirements.

Business Overview:

Our proposed internet auto sales business aims to provide a convenient and secure platform for selling cars exclusively online. The business will operate from 925 W Jefferson st, Grand Prairie TX 75051, and will utilize the space in the back (Ware House) that we recently exuted a permit with the city of Grand Prrairie to Enlarge the over head door to adobt vehicle storage. for auto repair services while maintaining a separate office for online car sales.

Benefits of Internet Auto Sales:

1. **Wider Audience:** Selling cars online allows us to reach a broader market, extending beyond the limitations of a physical location. We can attract customers from various geographic areas, thus contributing to the economic growth of the city.
2. **Lower Overhead Costs:** By operating solely online, we can significantly reduce overhead costs associated with maintaining a traditional brick-and-mortar dealership. This cost savings will enable us to offer competitive pricing to our customers.
3. **Security and Convenience:** Our business model ensures the security and convenience of our operations. Cars will be stored inside our building, which has a garage door, offering protection from theft and damage. This setup allows for easy access to inventory and enables us to properly prepare vehicles for online sale, including maintenance and inspections.
4. **Job Creation:** With the expansion of our business, we anticipate an increase in employment opportunities. As we hire more people to handle sales and support the growth, we will contribute to local job creation and support the local economy.
5. **Family Business Success:** By embracing online car sales and leveraging the benefits it offers, we will be taking a positive step toward the growth and success of our family business. With careful planning and execution, we can create a thriving online presence and establish a reputable brand in the automotive industry, that will sustain our business in the current competitive market.

Compliance with City Regulations:

We are committed to adhering to all applicable city regulations and requirements. We understand the importance of compliance and will obtain any necessary permits and licenses before commencing operations. We will ensure that our business activities are in line with all zoning, safety, and environmental regulations set forth by the city.

Conclusion:

We believe that our proposed internet auto sales business will contribute positively to the economic growth and development of the city of Grand Prairie. We kindly request your support and approval for the establishment of our business. We are open to any discussions or consultations to address any concerns and ensure that we meet all requirements set by the city.

Thank you for considering our proposal. We look forward to your favorable response. Please do not hesitate to contact me if you require any additional information or clarification.

Yours sincerely,

Arfan AL Shawa





CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 11/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: CPA-23-10-0019 - Comprehensive Plan Amendment - Mayfield & Robinson (City Council District 2). A Comprehensive Plan Amendment to change the Future Land Use Map from Commercial, Retail, Office to High Density Residential on 10 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 1015 Ikea Place (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-2)

APPLICANT: Yelena Fiester, GreenbergFarrow

RECOMMENDED ACTION: Staff is unable to support the request because a portion of the proposal is inconsistent with the Future Land Use Map (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.

SUMMARY:

A Comprehensive Plan Amendment to change the Future Land Use Map from Commercial, Retail, Office to High Density Residential on 10 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 1015 Ikea Place.

PURPOSE OF REQUEST:

The applicant wishes to rezone the subject property from PD-294 to a Planned Development District to allow multi-family development on 10 acres. This request is for a change from Commercial, Retail, Office to High Density Residential on the Future Land Use Map (FLUM) to accommodate the proposed multi-family development.

Commercial uses are more intense than retail establishments, yet also provide goods and services for the public. Examples of commercial establishments would include hotels, automotive services, and big box

retailers. Retail land use is intended to provide for a variety of restaurants, shops, grocery stores, and personal service establishments. Office areas provide for low- to medium-rise suburban-scale developments. Generally, permitted uses include corporate, professional, medical and financial offices as well as offices for individual and non-profit organizations.

High Density Residential is reflective of multi-family apartments. Depending on location, densities in high density residential may vary significantly. Garden style apartments have densities between 12 and 20 dwelling units per acre. Newer construction, particularly if a mixed-use configuration, have densities above 20 dwelling units per acre. The following are policies to guide high density residential areas:

- They are appropriate along major collector or arterial roadways.
- They serve as a buffer between commercial or retail uses and lower density residential areas.

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

RECOMMENDATION:

- On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-2.
- 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.*

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE 2021 FUTURE LAND USE MAP, A COMPONENT OF THE 2018 COMPREHENSIVE PLAN, TO CHANGE THE CLASSIFICATION OF 10 ACRES OUT OF TRACT 2.2, WILLIAM REED SURVEY, ABSTRACT NO. 1193, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM COMMERCIAL, RETAIL, OFFICE, TO HIGH DENSITY RESIDENTIAL; AND MAKING THIS ORDINANCE CUMULATIVE; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan; and

WHEREAS, Notice was given of a public hearing on proposed amendments to the Comprehensive Plan Amendment to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on October 23, 2023, such Notice of the time and place of such hearing having been given at least ten (10) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, after consideration of said amendment, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7 to 1 to recommend approval to the City Council of Grand Prairie, Texas, that said Comprehensive Plan Amendment should be approved since its provisions are in the public interest and will promote the health, safety, and welfare of the community; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on November 21, 2023, to consider the advisability of amending the Comprehensive Plan, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. The Future Land Use Map of the 2018 Comprehensive Plan for the City of Grand Prairie be amended, revised, and described as follows:

- A. Change the Future Land Use classification from Commercial, Retail, Office to High Density Residential on 10 acres out of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas; as depicted in Exhibit A – Location Map and as shown as Lot 5, Block 1 on Exhibit B – Boundary Description.

SECTION 2. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 3. The Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 4. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 5. This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 21ST DAY OF NOVEMBER 2023.

ORDINANCE NO. X-2023

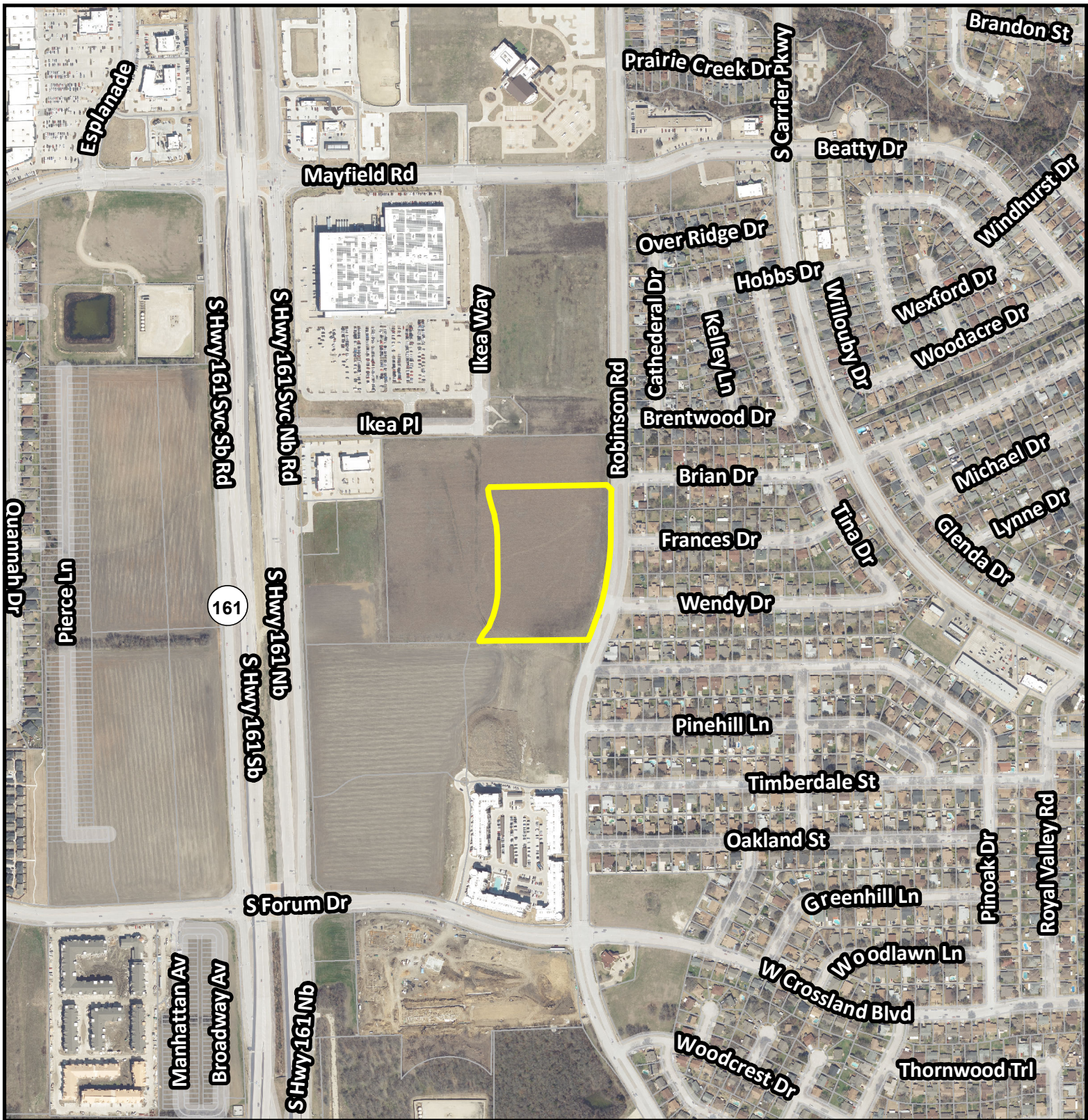
CASE NO. CPA-23-10-0019




Exhibit A- Location Map

Page 1 of 1

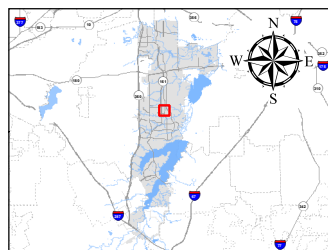
CASE LOCATION MAP
CPA-23-10-0019
IKEA HDR

Item 35.



-  Location
-  Parcels
-  City Limits

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 0.14 Miles
Grand Prairie
TEXAS
PLANNING
Date: 10/30/20

191

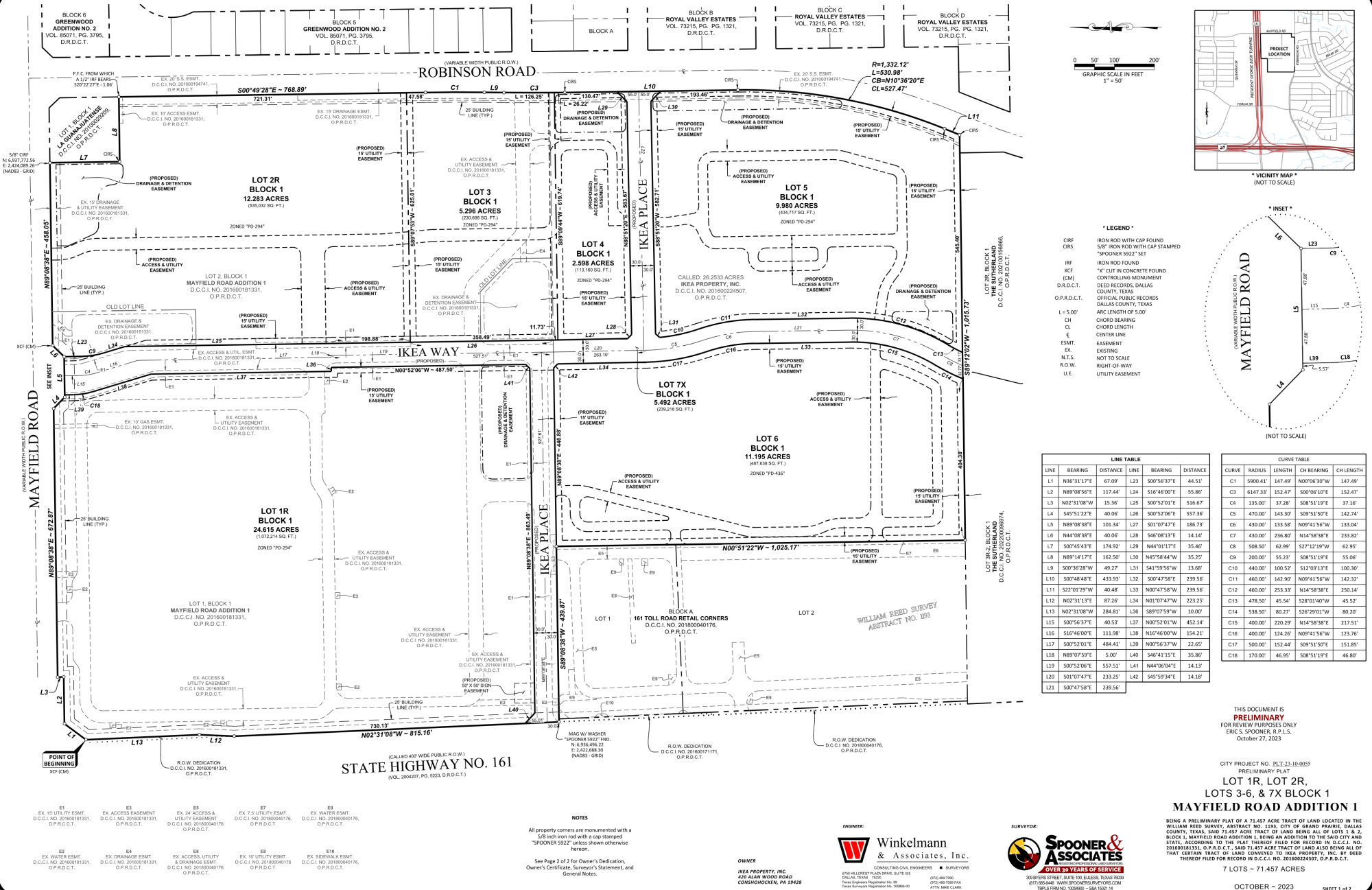


Exhibit B - Boundary Description
Page 2 of 2

Item 35.

* OWNER'S CERTIFICATION *

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, IEKA PROPERTY, INC., is the sole owner of a 71.457 acre tract of land located in the William Reed Survey, Abstract No. 1188, City of Grand Prairie, Dallas County, Texas, said 71.457 acre tract of land being all of **LOTS 1 and 2, BLOCK A MAYFIELD ROAD ADDITION 1**, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 020160024607, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 71.457 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING in an "X" cut in concrete found at the most westerly northwest lot corner of said Lot 1, same being at the southwestern end of a corner (c) located at the intersection of the east right-of-way line of State Highway No. 161 (being a called 400 feet wide public right-of-way, a portion of said right-of-way being conveyed to the State of Texas, by the deed thereof filed for record in Volume 2004027, Page 1223, Deed Records, Dallas County, Texas) with the south right-of-way line of Mayfield Road (being a variable width right-of-way at this point);

THENCE North 36°11'17" East, along a northwest lot line of said Lot 1 and along the said corner clip, a distance of 67.09 feet to a 5/8 inch iron rod with a cap stamped "SPONER 5922" found (hereinafter referred to as an iron rod found) at the northeasterly end of the said corner clip;

THENCE along the northerly lot line of said Lot 1 and along the said right-of-way line of Mayfield Road the following courses and distances:

North 89°08'56" East, a distance of 117.44 feet to an iron rod found;

North 02°31'08" West, a distance of 15.36 feet to an iron rod found;

North 89°08'38" East, a distance of 672.87 feet to an iron rod found;

South 45°51'22" East, a distance of 40.06 feet to an iron rod found;

North 89°08'38" East, a distance of 101.34 feet to an iron rod found;

North 44°08'38" East, a distance of 40.06 feet to an iron rod found;

North 89°08'38" East, at a distance of 84.77 feet passing the most northerly northeast lot corner of said Lot 1, same being the northwest lot corner of said Lot 2, and continuing along a north lot line of said Lot 2 and along the said south right-of-way line, in all a total a distance of 438.05 feet to an iron rod found at the most northerly northeast lot corner of said Lot 2, same being the northwest lot corner of Lot 1, Block 1, La Guanajuatense, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 201800040176, O.P.R.D.C.T.);

THENCE South 00°45'43" East, departing the said south right-of-way line, and along the common lot line of said Lot 2 and Lot 1, La Guanajuatense, a distance of 174.92 feet to a 5/8 inch iron rod with a cap stamped "SPONER 5922" (as hereinafter referred to as an iron rod set);

THENCE North 89°14'17" East, continuing along the said common lot line, a distance of 362.50 feet to a point for corner at the most easterly northeast lot corner of said Lot 2, same being the southeast lot corner of Lot 1, of said La Guanajuatense, and being on the west right-of-way line of Robinson Road (being a variable width public right-of-way at this point), from which a 1/2 inch iron rod found bears South 20°22'27" East, a distance of 1.56 feet;

THENCE along the east lot line of said Lot 2 and along the said west right-of-way line of Robinson Road the following courses and distances:

South 00°49'28" East, a distance of 768.89 feet to an iron rod found at the beginning of a curve to the right having a radius of 5,500.41 feet;

With said curve to the right, an arc length of 147.49 feet, and across a chord which bears South 00°06'30" East, a chord length of 147.49 feet to an iron rod found;

South 00°48'28" West, a distance of 49.27 feet to an iron rod found at the beginning of a curve to the left having a radius of 6,147.33 feet;

With said curve to the left, at an arc length of 114.47 feet passing an iron rod found at the most southerly southeast lot corner of said Lot 2, and being the northeast property corner of a called 26.2533 acre tract of land conveyed to said IEKA Property, Inc. by the said deed thereof filed for record in Dallas County Clerk's Instrument No. 20160024607, O.P.R.D.C.T., and continuing along the easterly property line of the said 26.2533 acre tract and along the said west right-of-way line, in all a total arc length of 152.47 feet, and across a chord which bears South 00°06'10" East, a chord length of 152.47 feet to an iron rod set;

THENCE continuing along the said east property line of the 26.2533 acre tract and along the said west right-of-way line the following courses and distances:

South 00°48'48" East, a distance of 433.93 feet to an iron rod set at the beginning of a curve to the right having a radius of 1,132.12 feet;

With said curve to the right, an arc length of 530.98 feet, and across a chord which bears South 10°58'20" West, a chord length of 527.47 feet to an iron rod set;

South 22°12'29" West, a distance of 40.48 feet to an iron rod set at the most southerly southeast property corner of the said 26.2533 acre tract, same being at an angle point in the said west right-of-way line;

THENCE South 89°12'03" West, along the south property line of the said 26.2533 acre tract, at a distance of 45.31 feet passing the northeast lot corner of Lot 26, Block 1, The Sutherland, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 202100156866, O.P.R.D.C.T., and continuing along the said south property line and the north lot line of said Lot 26, at a distance of 595.48 feet passing the northwest lot corner of said Lot 26, same being the northeast lot corner of Lot 38-2, Block 1, The Sutherland, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 202200060676, O.P.R.D.C.T., and continuing along the said south property line and along the north lot line of said Lot 38-2, in all a total distance of 1,015.73 feet to an iron rod found at the southwest property corner of the said 26.2533 acre tract, same being the southeast block corner of Block A, 161 Toll Road Retail Corners, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 201800040176, O.P.R.D.C.T.);

THENCE North 00°51'22" West, along the west property line of the said 26.2533 acre tract and along the east block line of said Block A, 161 Toll Road Retail Corners, a distance of 1,025.17 feet to an iron rod found at the northwest property corner of the said 26.2533 acre tract, same being the northeast lot corner of Lot 1, Block A, of said 161 Toll Road Retail Corners, and being on the south lot line of the aforesaid Lot 1, Block 1, Mayfield Road Addition 1;

THENCE South 89°08'38" East, along the said south lot line Lot 1, Block 1, and in part along the north lot line of said Lot 1, Block A, a distance of 429.87 feet to a MAG nail with a washer stamped "SPONER 5922" found at the most southerly southwest lot corner of said Lot 1, Block 1, and being on the aforementioned east right-of-way line of State Highway No. 161;

THENCE along the west lot line of said Lot 1, Block 1 and along the said east right-of-way line the following courses and distances:

North 02°31'08" West, a distance of 815.16 feet to an iron rod found;

North 02°31'15" East, a distance of 87.26 feet to an iron rod found;

North 02°31'08" West, a distance of 228.61 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **71.457 acres (3,112,677 square feet)** of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, IEKA PROPERTY, INC., do hereby adopt this plat designating the hereon-above described property as **LOTS 1R, 2R and 3 through 6, BLOCK, MAYFIELD ROAD ADDITION 1**, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water conveyance areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No building or other improvements or growth, 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 Ordinance. 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 easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS MY HAND at _____, _____ County, _____, this _____ day of _____, 2023.

IEKA PROPERTY, INC.

By: _____

Printed Name and Title

STATE OF _____ §

COUNTY OF _____ §

Notary Public, State of _____

BEFORE ME, the undersigned a Notary Public in and for said County and State, on this day personally appeared _____, 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 and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of _____, 2023.

Notary Public, State of _____

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Grand Prairie.

THIS DOCUMENT IS PRELIMINARY FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
October 27, 2023

Eric S. Spooner, R.P.L.S. Date

Texas Registration No. 5922

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned a Notary Public in and for said County and State, on this day personally appeared Eric S. Spooner, 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 and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of _____, 2021.

Notary Public, State of Texas

GENERAL NOTES

- The bearings shown hereon are based on the found monumentation of Mayfield Road Retail Addition 1, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 201600381311, Official Public Records, Dallas County, Texas.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (area determined to be outside the 0.2% annual chance floodplain), as shown on Map No. 48113C04351 and 48113C04451 maps revised July 7, 2014 for Dallas County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- The subject property is not located within the 100 year floodplain per FIRM Panel No. 48113C04351 and 48113C04451, dated July 7, 2014.
- All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPONER 5922" unless shown otherwise hereon.
- 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.
- Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
- The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any detention pond on underground detention facility and associated drainage easement, hereinafter referred to as "improvement", to be developed, constructed or used by the Owner or its successors, assigns or heirs. The Owner's shall indemnify, defend and hold harmless the City of Grand Prairie, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the improvement, including any non-performance of the foregoing. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the improvement. All of the above shall be covenants running with the land. It is expressly contemplated that the Owner shall impose these covenants upon all the lots of this plat abutting, adjacent, or served by the improvement. It is also expressly contemplated that the Owner shall impose these covenants upon any successor, assigns or heirs in interest the full obligation and responsibility of maintaining and operating and improvement. Owner shall require any successors, assigns or heirs in interest to accept full responsibility and liability for the improvement. All of the above shall be covenants running with the land.
- The purpose of this plat is to revise the configuration of Lots 1 and 2, dedicate public right-of-way, to create additional lots from deeded tracts of land, and to create necessary easement viable for commercial development.

CITY PROJECT NO. PLT-23-104055

**LOT 1R, LOT 2R,
LOTS 3-6, & 7X BLOCK 1
MAYFIELD ROAD ADDITION 1**

BEING A PRELIMINARY PLAT OF A 71.457 ACRE TRACT OF LAND LOCATED IN THE WILLIAM REED SURVEY, ABSTRACT NO. 1188, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAID 71.457 ACRE TRACT OF LAND BEING ALL OF LOTS 1 & 2, BLOCK 1, MAYFIELD ROAD ADDITION 1, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN D.C.C.L. NO. 2026018331, O.P.R.D.C.T., SAID 71.457 ACRE TRACT OF LAND ALSO BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO IEKA PROPERTY, INC. BY DEED THEREOF FILED FOR RECORD IN D.C.C.L. NO. 20160024607, O.P.R.D.C.T.

7 LOTS - 71.457 ACRES

OCTOBER - 2023

SHEET 2 OF 2

ENGINEER
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
16210 HILLCREST PLAZA DRIVE, SUITE 320
DALLAS, TEXAS 75243
(972) 460-7080
(972) 460-7081 FAX
Texas Engineer Registration No. 19
Texas Surveyor Registration No. 100889-01

SURVEYOR
SPONER & ASSOCIATES
LAND SURVEYING & ENGINEERING
20818 STREET JUNE RD ELLIS, TEXAS 75040
(817) 884-9448 WWW.SPONERLANDSURVEYORS.COM
TDRS-SP-FRM-NO. 10568-01 SALES 10-14



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 11/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: ZON-23-09-0033 - Zoning Change/Concept Plan - Mayfield & Robinson (City Council District 2). Zoning Change from PD-294 for General Retail to a Planned Development District for General Retail and Multi-Family Three and a Concept Plan depicting a 120,000 sq. ft. membership-only retail store with six fuel pumps, a 64,000 sq. ft. sporting goods store, a three-story hotel with 115 rooms, and a multi-family development with 350 units. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, Lot 2, Block 1, Mayfield Road Retail 1, and a portion of Lot 1, Block 1, Mayfield Road Retail 1, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd and 1015 Ikea Place (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-2)

APPLICANT: Yelena Fiester, GreenbergFarrow

RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Zoning Change from PD-294 for General Retail to a Planned Development District for General Retail and Multi-Family Three and a Concept Plan depicting a 120,000 sq. ft. membership-only retail store with six fuel pumps, a 64,000 sq. ft. sporting goods store, a three-story hotel with 115 rooms, and a multi-family development with 350 units. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, Lot 2, Block 1, Mayfield Road Retail 1, and a portion of Lot 1, Block 1, Mayfield Road Retail 1, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd and 1015 Ikea Place.

PURPOSE OF REQUEST:

The purpose of the request is to rezone the property from PD-294 for General Retail to a Planned Development District for General Retail and Multi-Family uses and adopt a Concept Plan depicting a 30-acre development in the SH 161 Corridor.

ADJACENT LAND USES:

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

Table 1. Adjacent Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-91, PD-294A	Worship Center, Undeveloped
South	PD-436, PD-424	Undeveloped, Multi-Family Residential
West	PD-294, PD-436	IKEA, Undeveloped
East	PD-152, SF-2	Single Family Residential

HISTORY:

- October 7, 2003: City Council approved a Planned Development District for General Retail and Multi-Family uses (Case Number Z030701). The subject property is designated for General Retail use in PD-294.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant wishes to rezone the subject parcels from PD-294 for General Retail use to a Planned Development District for Multi-Family and General Retail uses. The accompanying Concept Plan depicts a 30-acre development with a 120,000 sq. ft. membership-only retail/warehouse store with a six-pump fuel center, a 64,000 sq. ft. sporting goods store, a three-story hotel with 115 rooms, and 350 multi-family residential units.

The proposed development will be accessible from the SH 161 frontage road, Mayfield Rd, and Robinson Rd. The proposed plan includes an extension of Ikea Way and Ikea Place. The retail store and sporting goods store are oriented so that the front entrances face Ikea Way.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Future Land Use Map

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

The Future Land Use Map (FLUM) designates this location as Commercial/Retail/Office. The multi-family portion of the proposal is inconsistent with the FLUM. An accompanying request to amend the FLUM to High Density Residential for a portion of the property is under concurrent review (Case Number CPA-23-10-0019).

ZONING REQUIREMENTS:

The applicant is proposing General Retail as the base zoning district for the non-residential portion of the development and Multi-Family Three for the multi-family portion of the development. The proposed

development standards include some modifications to the requirements in the UDC. These modifications are identified in the following sections.

Land Use

The applicant is proposing that the following uses be allowed by right. These uses are either prohibited in the General Retail zoning district or require City Council approval of a Specific Use Permit (SUP).

- Garden Center
- Large Retail with Gas Sales
- Car Wash
- Amusement Services (Indoor)
- Bowling Center
- Skate Rink
- Tool Rental (Indoor)
- Lodging Facility/Hotel
- Auto Tire and Battery in Conjunction with Retail, Grocery, or Wholesale Store
- Financial Services
- Propane Refill Station in Conjunction with Retail, Grocery, or Wholesale Store

The applicant is also proposing to allow mixed retail & residential in the multi-family portion of the development.

Density and Dimensional Requirements

The tables below compare the standards for found in the Unified Development Code (UDC) to those that are proposed.

Table 2. Density and Dimensional Requirements

Standard	GR Required	Proposed	Compliance
Min. Lot Area (Sq. Ft.)	5,000	>5,000	Yes
Min. Lot Width (Ft.)	50	>50	Yes
Min. Lot Depth (Ft.)	100	>100	Yes
Front Setback (Ft.)	25	25	Yes
Side Setback (Ft.)	10-25	10-20	Variance
Side Setback Adj. Residential (Ft.)	10-40	10-30	Variance
Parking Setback from ROW (Ft.)	30	20	Variance
Max. Floor Area Ratio (FAR)	0.35:1	0.75:1	Variance
Max. Height (Ft.)	25	65	Variance

Table 3. Multi-Family Three Density and Dimensional Requirements

Standard	Required	Proposed	Complies
Max. Density (DU/AC)	26	35	Variance
Min. Lot Area (Sq. Ft.)	12,000	>12,000	Yes

Min. Lot Width (Ft.)	100	>100	Yes
Min. Lot Depth (Ft.)	120	>120	Yes
Min. Front Yard on Street (Ft.)	30 (10 if units front street)	30 (10 if units front street)	Yes
Min. Side Yard (Ft.)	45 + 1 ft. for every ft. over 35 ft. in height	30 + 1 ft. for every ft. over 35 ft. in height	Variance
Min. Side Yard on Street (Ft.)	45 + 1 ft. for every ft. over 35 ft. in height	30 (10 if units front street)	Variance
Maximum Height (Ft.)	60	65	Variance
Minimum Living Area (Sq. Ft.)	600	600	Yes
Maximum % Single Bed Units	60%	65%	Variance
Perimeter Fence	Required	None	Variance

Parking Requirements

The proposed development standards include modifications to the parking calculations for Amusement Services (Indoor) and Restaurant uses, and to the requirements for off-street loading spaces.

Appendix F Requirements

Since the subject property is within the SH 161 Corridor Overlay District, non-residential development is subject to the requirements in Appendix F. The proposed development standards include modifications to the design requirements in Appendix F. The applicant is proposing to allow Concrete Masonry Units (CMU) as an acceptable building material as long as it does not exceed 10% of the facade. The applicant is proposing to require 30% windows for commercial development and 20% windows for multi-family and hospitality uses.

VARIANCES:

The applicant is requesting the following variances:

1. Land Uses Allowed By Right – The applicant is proposing to allow the following uses by right within the district: Garden Center, Large Retail with Gas Sales, Car Wash, Amusement Services (Indoor), Bowling Center, Skate Rink, Tool Rental (Indoor), Lodging Facility/Hotel, Auto Tire and Battery in Conjunction with Retail, Grocery, or Wholesale Store, Financial Services, Propane Refill Station in Conjunction with Retail, Grocery, or Wholesale Store
2. Perimeter Fence – The UDC requires that multi-family development have a gated perimeter fence. The applicant is proposing to construct the project without a perimeter fence and with a gated entry to control vehicular access.
3. Dimensional Requirements for General Retail – The applicant is proposing to reduce building setback requirements and the landscape buffer along Robinson for a distance of 130 ft. The applicant is proposing to increase the maximum allowable height and Floor Area Ratio.

4. Density and Dimensional Requirements for Multi-Family – The applicant is proposing to reduce the building setbacks, increase the maximum allowable height, density, and maximum percentage of one-bedroom units, and allow the construction of the development without a perimeter fence.
5. Alternative Compliance to Appendix F – The applicant is proposing alternative compliance to Appendix F design standards for materials, articulation, and windows.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 64 surrounding properties meeting the distance requirements in the Unified Development Code. As of the writing of this staff memo, the following letters have been received:

In Support: One

In Opposition: 14

RECOMMENDATION:

- On November 13, 2023, the Planning and Zoning Commission recommended approval with the conditions below by a vote of 6-2.
 1. The applicant shall provide cross access easements to the adjacent property as required by the UDC.
 2. The following uses shall require a SUP: Car Wash and Lodging Facility/Hotel.
 3. Multi-Family Development that meets each of the recommended design standards in Appendix W may request an increase in density to 35 dwelling units per acre and an increase in the maximum percentage of one-bedroom units to 65%.
- Staff is unable to support the portion of the request that is inconsistent with the FLUM. Should the Planning and Zoning Commission choose to recommend approval of this request, staff recommends the following conditions:
 1. The applicant shall provide cross access easements to the adjacent property as required by the UDC.
 2. The following uses shall require a SUP: Car Wash and Lodging Facility/Hotel.
 3. Multi-Family Development that meets each of the recommended design standards in Appendix W may request an increase in density to 35 dwelling units per acre and an increase in the maximum percentage of one-bedroom units to 65%.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE A PORTION OF TRACT 2.2, WILLIAM REED SURVEY, ABSTRACT NO. 1193, LOT 2, BLOCK 1, MAYFIELD ROAD RETAIL 1, AND A PORTION OF LOT 1, BLOCK 1, MAYFIELD ROAD RETAIL 1, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM PLANNED DEVELOPMENT NO. 294 TO A PLANNED DEVELOPMENT DISTRICT FOR GENERAL RETAIL AND MULTI-FAMILY USES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 7779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; CONTAINING A SAVINGS CLAUSE; CONTAINING A

SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to change the zoning designation of said property from PD-294 to a Planned Development District for General Retail and Multi-Family Uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on November 13, 2023, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 6 to 2 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from PD-294 to a Planned Development District for General Retail and Multi-Family Uses; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on November 21, 2023, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance, changing the zoning from its classification of PD-294 to a Planned Development District for General Retail and Multi-Family Uses and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

“THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS,
AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF
NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND

ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone the following described area from PD-294 to a Planned Development District for General Retail Uses and Multi-Family Uses.

Description of Land:

A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, Lot 2, Block 1, Mayfield Road Retail 1, and a portion of Lot 1, Block 1, Mayfield Road Retail 1, City of Grand Prairie, Dallas County, Texas, and as Depicted in the attached Exhibit A – Location Map and Exhibit B – Boundary Description.

SECTION 2. The intent of this zoning ordinance is to create a horizontal mixed-use development that substantially conforms to referenced exhibits, Exhibit D – Concept Plan, and Exhibit E – Conceptual Elevations, which are hereby incorporated by reference.

SECTION 3. The following development standards shall apply to all development within this district.

A. APPLICABILITY

1. All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in these Planned Development District Standards.
2. Except as provided, these Planned Development District Standards govern development within this Property. In the event of any conflict or inconsistency between these Planned Development District Standards and the applicable City regulations, the terms and provisions of these Planned Development District Standards shall control. In the event of any conflict between the text of the Planned Development District Standards and the concept plan, the concept plan shall control.

B. GENERAL

1. Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) unless otherwise specified herein.

C. CONCEPT PLAN

1. A Concept Plan has been included, to delineate the building and driveway layout. The Concept Plan is conceptual in nature and intended to be illustrative of the standards herein. Detailed Site Plans will be submitted as required in the UDC, in subsequent applications as parcels are developed.

D. LAND USES AND DEVELOPMENT REQUIREMENTS

1. Base Zoning Districts (Refer to Exhibit C – Zoning Districts for location and designation of districts)
 - a. Multi-Family District: Multi-Family development shall comply with the provisions for Multi-Family Three (MF-3) District and Appendix W in the UDC, as amended, except as amended by Exhibit F – Development Standards.
 - b. General Retail: General Retail development shall comply with the provisions for General Retail District and Appendix F in the UDC, as amended, except for as amended by Exhibit F – Development Standards.
2. Permitted Uses
 - a. Multi-Family District: The uses in the Multi-Family District shall be those uses provided for Multi-Family Three (MF-3) District in the UDC, as amended, except for as amended by Exhibit F – Development Standards.
 - b. General Retail District: The uses in the General Retail District shall be those uses provided for the General Retail District in the UDC, as amended, except as amended by Exhibit F – Development Standards.

SECTION 4. A Site Plan shall be reviewed and approved by the City Council prior to the issuance of any building permits.

SECTION 5. It is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 6. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 7. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 8. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS, THE 21ST DAY OF NOVEMBER, 2023.

Ordinance No. #-2023

Zoning Case No. ZON-23-09-0033

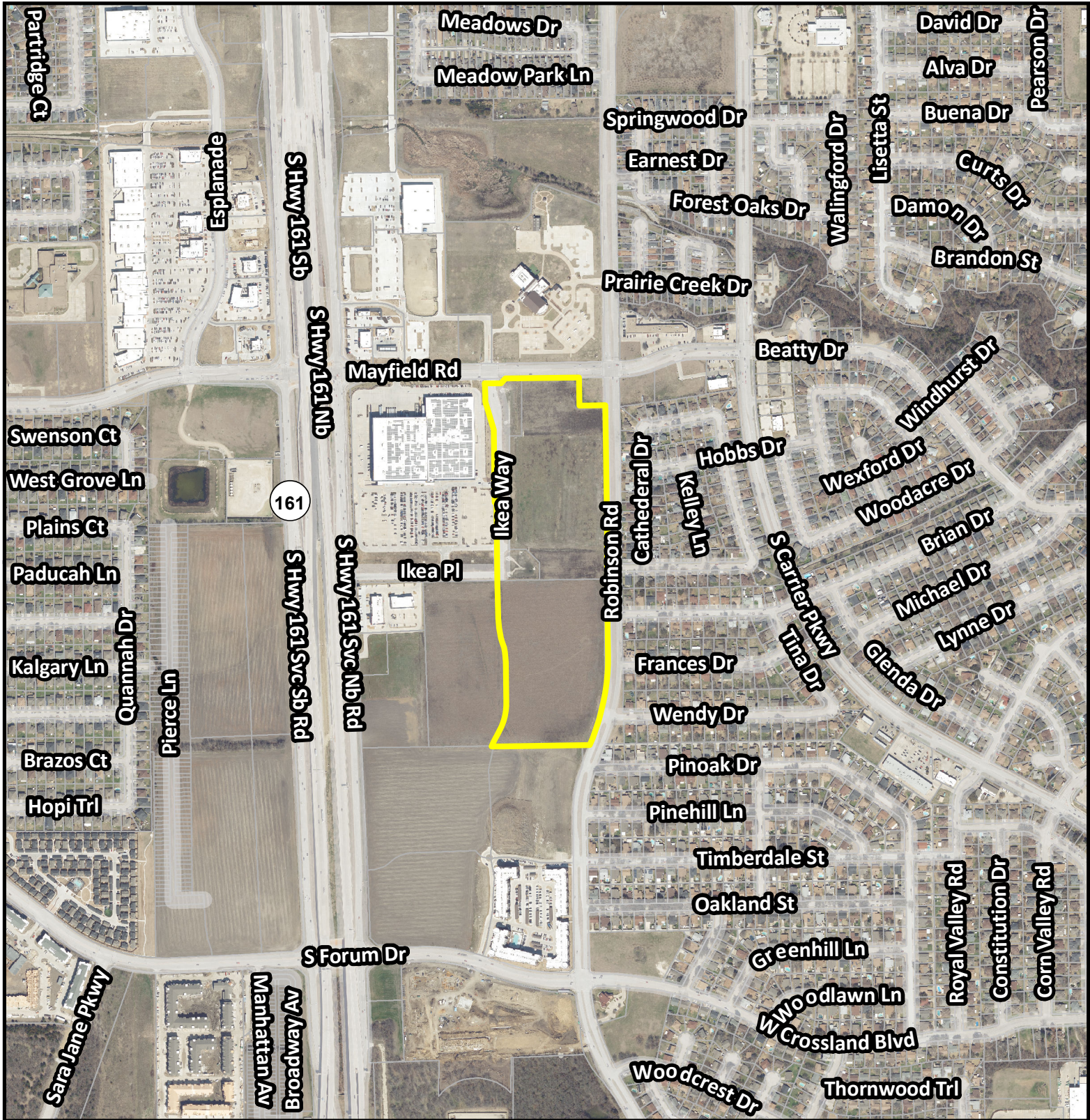
Planned Development No. #

Exhibit A- Location Map

Page 1 of 1

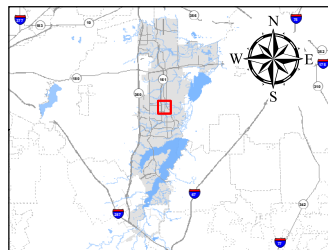
CASE LOCATION MAP
ZON-23-09-0033
965 MAYFIELD RD

Item 36.



- Location
- Parcels
- City Limits

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 0.18 Miles

Grand Prairie
TEXAS
PLANNING
Date: 10/30/20

202



Exhibit B - Boundary Description
Page 2 of 2

Item 36.

* OWNER'S CERTIFICATION *

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, IEKA PROPERTY, INC., is the sole owner of a 71.457 acre tract of land located in the William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, said 71.457 acre tract of land being all of LOTS 1 and 2, BLOCK A, MAYFIELD ROAD ADDITION 1, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. D201600224507, Official Public Records, Dallas County, Texas (O.P.R.D.C.), said 71.457 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found at the most westerly northeast lot corner of said Lot 1, same being at the southwestern end of a corner clip located at the intersection of the east right-of-way line of State Highway No. 161, being a called 400 feet wide public right-of-way, a portion of said right-of-way being conveyed to the State of Texas, by the deed thereof filed for record in Volume 2004207, Page 5233, Deed Records, Dallas County, Texas with the south right-of-way line of Mayfield Road being a variable width public right-of-way at this point);

THENCE North 36°31'17" East, along a northwest lot line of said Lot 1 and along the said corner clip, a distance of 67.89 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found (hereinafter referred to as an iron rod found) at the northeastern end of the said corner clip;

THENCE along the northerly lot lines of said Lot 1 and along the said south right-of-way line of Mayfield Road the following courses and distances:

North 89°08'38" East, a distance of 117.44 feet to an iron rod found;
North 02°31'08" West, a distance of 15.36 feet to an iron rod found;
North 89°08'38" East, a distance of 672.87 feet to an iron rod found;
South 45°51'22" East, a distance of 40.06 feet to an iron rod found;
North 89°08'38" East, a distance of 101.14 feet to an iron rod found;
North 44°08'38" East, a distance of 40.06 feet to an iron rod found;
North 89°08'38" East, at a distance of 84.77 feet passing the most northerly northeast lot corner of said Lot 1, same being the northwest lot corner of said Lot 2, and continuing along a north lot line of said Lot 2 and along the said south right-of-way line, in all a total distance of 438.05 feet to an iron rod found at the most northerly northeast lot corner of said Lot 2, same being the northwest lot corner of Lot 1, Block 1, La Guanajuata, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 20100029209, O.P.R.D.C.;

THENCE South 07°45'43" East, departing the said south right-of-way line, and along the common lot line of said Lot 2 and Lot 1, La Guanajuata, a distance of 174.92 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" (hereinafter referred to as an iron rod set);

THENCE North 89°14'17" East, continuing along the said common lot line, a distance of 162.50 feet to a point for corner at the most easterly northeast lot corner of said Lot 2, same being the southeast lot corner of Lot 1, of said La Guanajuata, and being on the west right-of-way line of Robinson Road (being a variable width public right-of-way at this point), from which a 1/2 inch iron rod found bears South 20°22'27" East, a distance of 1.06 feet;

THENCE along the east lot line of said Lot 2 and along the said west right-of-way line of Robinson Road the following courses and distances:

South 00°49'28" East, a distance of 768.89 feet to an iron rod found at the beginning of a curve to the right having a radius of 5,900.41 feet;

With said curve to the right, an arc length of 147.49 feet, and across a chord which bears South 00°09'30" East, a chord length of 147.49 feet to an iron rod found;

South 00°36'28" West, a distance of 49.27 feet to an iron rod found at the beginning of a curve to the left having a radius of 6,147.35 feet;

With said curve to the left, at an arc length of 114.47 feet passing an iron rod found at the most southerly southeast lot corner of said Lot 2, same being the northeast property corner of a called 26.2533 acre tract of land conveyed to said IEKA Property, Inc., by the said deed thereof filed for record in Dallas County Clerk's Instrument No. 201600224507, O.P.R.D.C., and continuing along the easterly property line of the said 26.2533 acre tract and along the said west right-of-way line, in all a total arc length of 153.47 feet, and across a chord which bears South 00°06'10" East, a chord length of 153.47 feet to an iron rod set;

THENCE continuing along the said east property line of the 26.2533 acre tract and along the said west right-of-way line the following courses and distances:

South 00°48'48" East, a distance of 433.93 feet to an iron rod set at the beginning of a curve to the right having a radius of 1,332.12 feet;

With said curve to the right, an arc length of 530.98 feet, and across a chord which bears South 10°36'20" West, a chord length of 527.47 feet to an iron rod set;

South 22°01'29" West, a distance of 40.48 feet to an iron rod set at the most southerly southeast property corner of the said 26.2533 acre tract, same being at an angle point in the said west right-of-way line;

THENCE South 89°12'02" West, along the south property line of the said 26.2533 acre tract, in a distance of 45.31 feet passing the northeast lot corner of Lot 26, Block 1, The Sutherland, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 202100150686, O.P.R.D.C., and continuing along the said south property line and the north lot line of said Lot 26, at a distance of 995.48 feet passing the northwest lot corner of said Lot 26, same being the northeast lot corner of Lot 36-2, Block 1, The Sutherland, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 202200069974, O.P.R.D.C., and continuing along the said south property line and along the north lot line of said Lot 36-2, in all a total distance of 1,015.73 feet to an iron rod found at the southwest property corner of the said 26.2533 acre tract, same being the southeast lot corner of Block A, 161 Toll Road Retail Corners, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 201800040176, O.P.R.D.C.;

THENCE North 00°51'23" West, along the west property line of the said 26.2533 acre tract and along the east block line of said Block A, 161 Toll Road Retail Corners, a distance of 1,025.17 feet to an iron rod found at the northwest property corner of the said 26.2533 acre tract, same being the northeast lot corner of Lot 1, Block A, of said 161 Toll Road Retail Corners, and being on the south lot line of the aforesaid Lot 1, Block 1, Mayfield Road Addition 1;

THENCE South 89°08'38" West, along the said south lot line of Lot 1, Block 1, and in part along the north lot line of said Lot 1, Block A, a distance of 439.87 feet to a MAG nail with a washer stamped "SPOONER 5922" found at the most southerly southwest lot corner of said Lot 1, Block 1, and being on the aforementioned east right-of-way line of State Highway No. 161;

THENCE along the west lot line of said Lot 1, Block 1 and along the said east right-of-way line the following courses and distances:

North 02°31'08" West, a distance of 815.16 feet to an iron rod found;
North 02°31'13" East, a distance of 87.26 feet to an iron rod found;
North 02°31'08" West, a distance of 284.81 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 71.457 acres (1,112,677 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, IEKA PROPERTY, INC., do hereby adopt this plat designating the hereon-above described property as LOTS 1R, 2R and 3 through 6, BLOCK, MAYFIELD ROAD ADDITION 1, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water conveyance areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No building or other improvements or growth, 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 easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS MY HAND at _____ County, _____, this the _____ day of _____, 2023.

IEKA PROPERTY, INC.

By: _____

Printed Name and Title

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned a Notary Public in and for said County and State, on this day personally appeared _____ 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2023.

Notary Public, State of _____

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Grand Prairie.

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
October 27, 2023

Eric S. Spooner, R.P.L.S. _____ Date
Texas Registration No. 5922

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned a Notary Public in and for said County and State, on this day personally appeared Eric S. Spooner, 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 and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2021.

Notary Public, State of Texas

GENERAL NOTES

- The bearings shown hereon are based on the found monumentation of Mayfield Road Retail Addition 1, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 201600181331, Official Public Records, Dallas County, Texas.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain), as shown on Map No. 481330A35L and 481130A45L maps revised July 7, 2014 for Dallas County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- The subject property is not located within the 100-year floodplain per FIRM Panel No. 481130A35L and 481130A45L, dated July 7, 2014.
- All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
- 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.
- The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any detention pond on underground detention facility and associated drainage easement, hereinafter referred to as "improvement", to be developed, constructed or used by the Owner or its successors, assigns or heirs. The Owner(s) shall indemnify, defend and hold harmless the City of Grand Prairie, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the improvement, including any non-performance of the foregoing. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the improvement. All of the above shall be covenants running with the land. It is expressly contemplated that the Owner shall impose these covenants upon all lots of this plat abutting, adjacent, or served by the improvement. It is also expressly contemplated that the Owner shall impose these covenants upon any successor, assigns or heirs in interest of the full obligation and responsibility of maintaining and operating said improvement. Owner shall require any successors, assigns or heirs in interest to accept full responsibility and liability for the improvement. All of the above shall be covenants running with the land.
- The purpose of this plat is to review the configuration of Lots 1 and 2, dedicate public right-of-way, to create additional lots from deeded tracts of land, and to create necessary easement viable for commercial development.

ENGINEER:

W Winkelmann
& Associates, Inc.

OWNER

IEKA PROPERTY, INC.
420 ALAN WOOD ROAD
CONROCK, TEXAS 75848

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4000 LEE STREET, SUITE 100, DALLAS, TEXAS 75219
DALLAS, TEXAS 75219
Texas Engineer Registration No. 481
Texas Surveyor Registration No. 10086-00
(972) 440-7000
(972) 440-7001 FAX
ATTN: MRC CLARK

SURVEYOR:

SPOONER & ASSOCIATES

OVER 30 YEARS OF SERVICE
300 BERRY STREET, SUITE 100, EL PASO, TEXAS 79901
(971) 684-6440 WWW.SPOONERANDASSOCIATES.COM
TFLS FPM-ND 1005601 - DBA 1021-14

CITY PROJECT NO. PLT-23-10-0055

PRELIMINARY PLAT

LOT 1R, LOT 2R,

LOTS 3-6, & 7X BLOCK 1

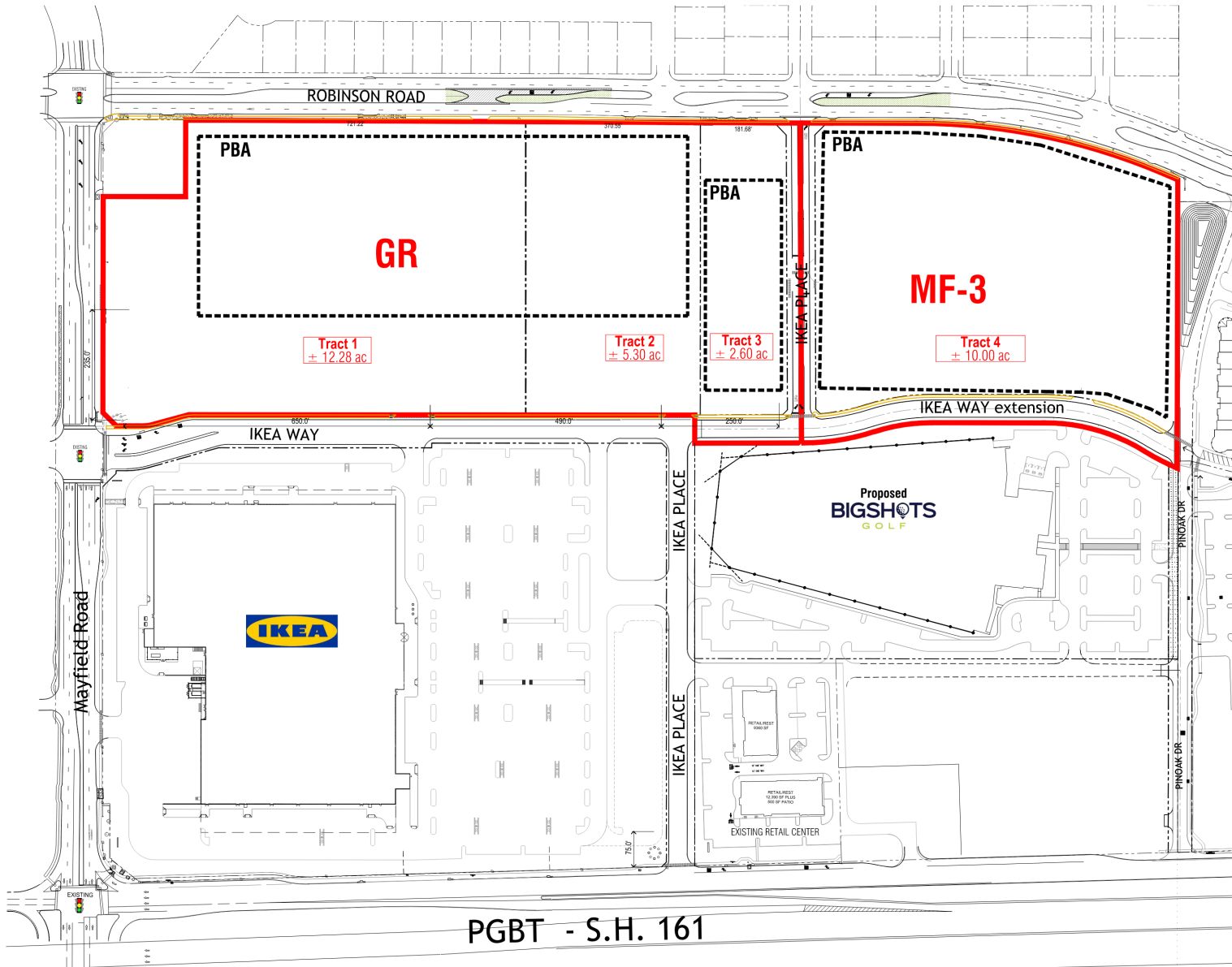
MAYFIELD ROAD ADDITION 1

BEING A PRELIMINARY PLAT OF A 71.457 ACRE TRACT OF LAND LOCATED IN THE WILLIAM REED SURVEY, ABSTRACT NO. 1193, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAID 71.457 ACRE TRACT OF LAND BEING ALL OF LOTS 1 & 2, BLOCK 1, MAYFIELD ROAD ADDITION 1, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN D.C.C.I. NO. D201600181331, O.P.R.D.C., SAID 71.457 ACRE TRACT OF LAND ALSO BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO IEKA PROPERTY, INC. BY DEED THEREOF FILED FOR RECORD IN D.C.C.I. NO. 201600224507, O.P.R.D.C.,

7 LOTS - 71.457 ACRES

OCTOBER - 2023

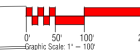
SHEET 2 of 2



PBA - Permissible Building Area

Case Number: **ZON-23-09-0033**

**PD UNDERLYING
ZONING PLAN**



THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED. THE CITY OF GRAND PRAIRIE, TEXAS, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

THE DESIGNER, ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL PERSON, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE CITY OF GRAND PRAIRIE, TEXAS, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

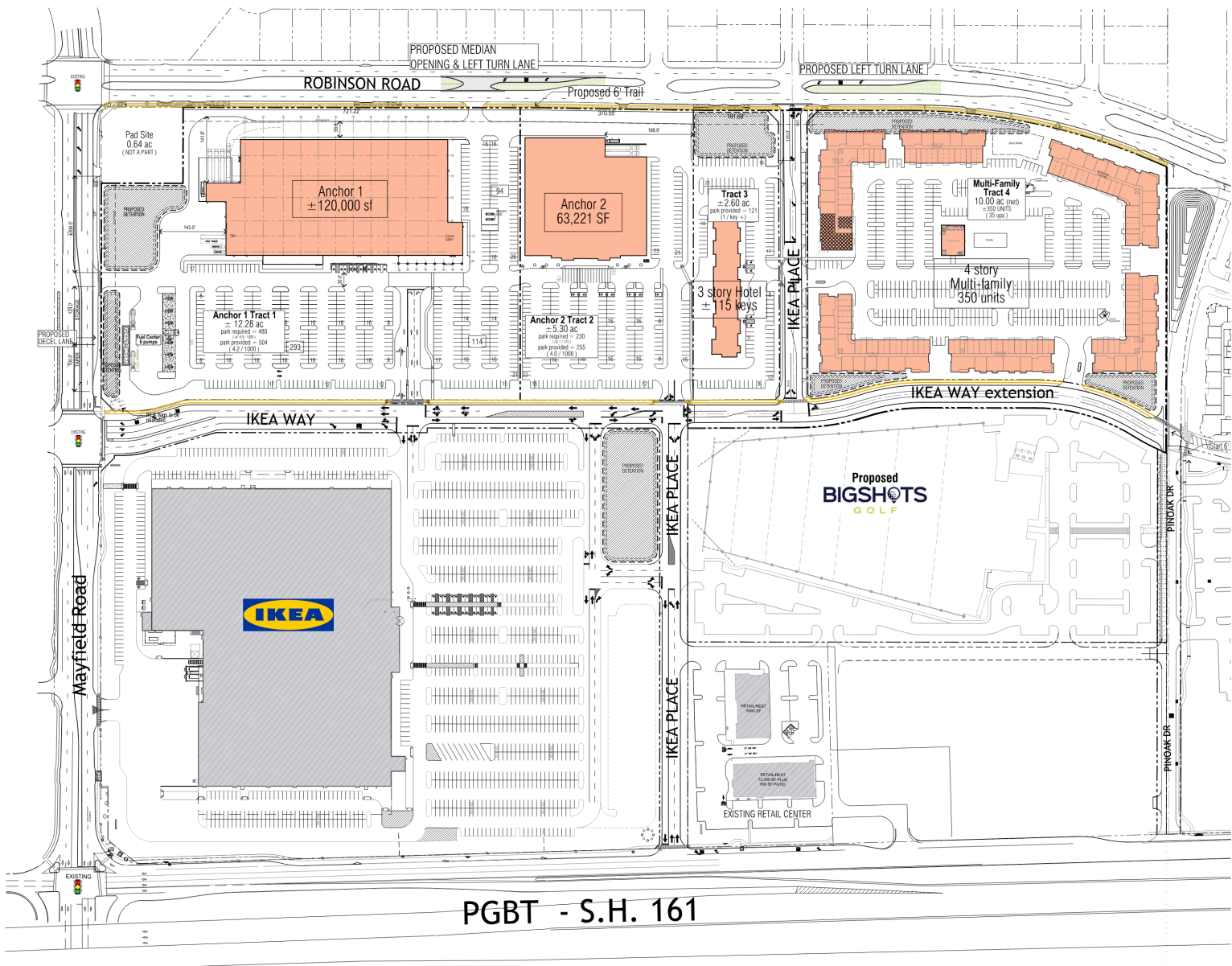
Mayfield-Robinson Development GRAND PRAIRIE, TEXAS



architecture planning
13642 Omega Dallas, Texas 75244-4514
phone 972.387-1000 fax 972.960-1125
www.hodgesusa.com

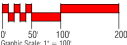
PROJECT NO. 23002-01
DATE 10-27-23
SHEET 10 OF 10

SCHEME
SP-16



Case Number: **ZON-23-09-0033**

CONCEPT PLAN



THIS PLAN IS PROVIDED SUBJECT TO (1) ERRORS AND OMISSIONS IN THE INFORMATION, AND (2) MODIFICATION WITHOUT NOTICE. THE INFORMATION, SPECIFICATIONS, DIMENSIONS AND/OR TOLERANCES SET FORTH IN THIS PLAN HAVE BEEN DERIVED FROM DOCUMENTS BELIEVED TO BE RELIABLE. HOWEVER, THIS PLAN MAY BE INCOMPLETE AND/OR INACCURATE AND NO REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR ADEQUACY REGARDING SUCH INFORMATION IS MADE BY THE OWNER OF THE PROJECT, PROJECT MANAGER, OR ANY OF THEIR RESPECTIVE PARTNERS, DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS.

The information within this plan is for informational purposes only. It is not intended to be used for any other purpose. The information is provided as a guide only and should not be used for any other purpose. The information is provided as a guide only and should not be used for any other purpose. The information is provided as a guide only and should not be used for any other purpose.

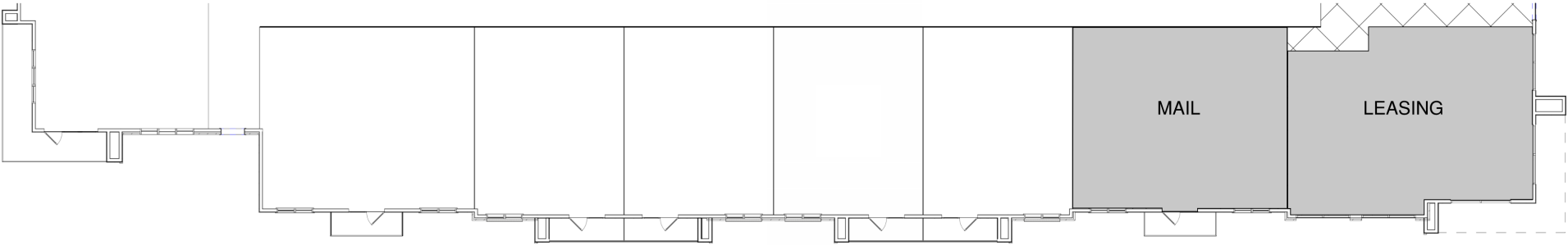
Mayfield-Robinson Development GRAND PRAIRIE, TEXAS



architecture planning
13642 Omega Dallas, Texas 75244-4514
phone 972 387-1000 fax 972 960-1125
www.hodgesusa.com

project no. 23002-01
date 10-27-23
drawn KO

SCHEME
SP-16



ARCHITECTURE **DEMAREST**

2320 Valinda Street, Studio B, Dallas, Texas 75207 • T: 214.748.9655

PROJ. 23022

CONCEPTUAL ELEVATION

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

MAYFIELD-ROBINSON DEVELOPMENT
(Tract 4)

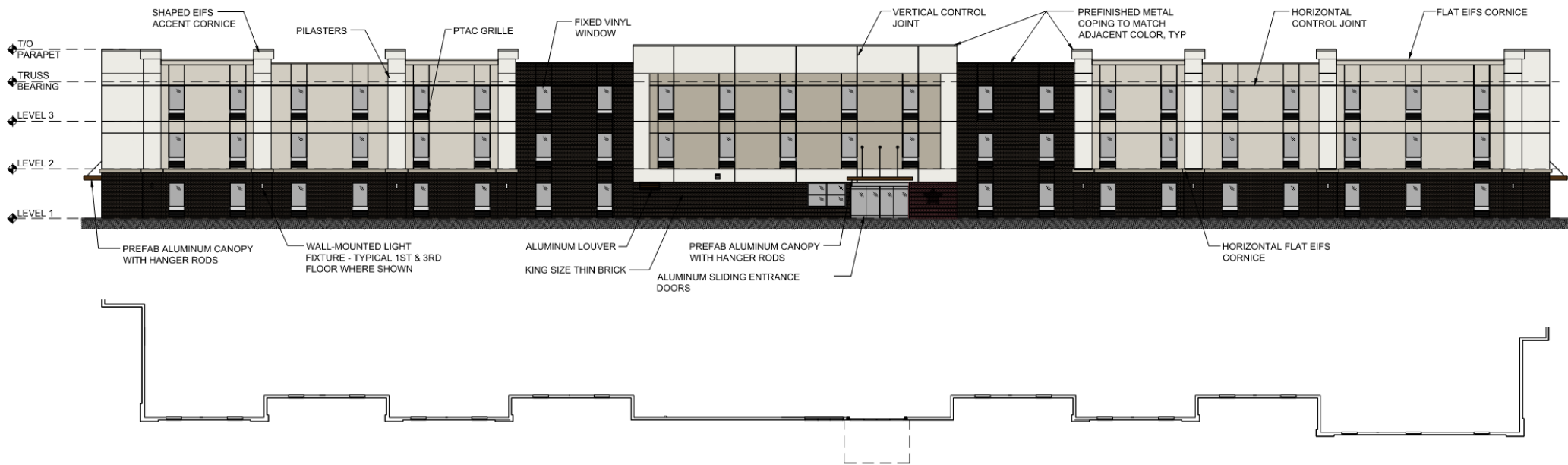
GRAND PRAIRIE

09/11/2023



- PT-5 Sherwin Williams 'Roman Column' SW 7562
- PT-4 Sherwin Williams 'Relaxed Khaki' SW 6149
- PT-10 Sherwin Williams 'Backdrop' SW 7025
- Echelon Midwest 'Ash Charcoal' Ground-Face CMU
- Sherwin Williams 'Jute Brown' SW 6096
- Sherwin Williams 'Dark Brown' SW 7520







ZON-23-09-0033

**Mayfield-Robinson Development
Grand Prairie, TX**

Zoning Updates / Development Standards

Note:

- Wording shown in [brackets] after the item indicates the requirements of the base ordinance or PD that is requested to be modified.
- [OE] – Offset/Extra Quality Standard

This Planned Development Ordinance will encompass proposed 4 lots along Robinson Road only as shown on the legal description provided for approximately 32.4 acres. The Unified Sign Plan will include signage within the designated PD, as well as adjacent properties as shown on the Unified Sign Plan.

EXISTING PD 294

A. Height

1. 4 stories – 65' plus parapet/appurtenances. [Revised]

B. Uses. This list is based upon the Uses allowed in the UDC (not PD 294) and modified below.

1. Uses allowed in GR zoning that will be restricted (not allowed) in the development:
 - a. Cemetery.
 - b. Auto (parking primary use).
 - c. Transfer and Storage Terminal.
2. Uses not allowed in GR zoning, or allowed by SUP, that will be allowed in the development by right (no SUP):
 - a. Garden Center.
 - b. Gas in conjunction with retail, grocery, or wholesale store.
 - c. Car wash.
 - d. Electrical vehicle charging station.
 - e. Amusement indoor.
 - f. Bowling center.
 - g. Skate rink.
 - h. Tool rental.
 - i. Lodging facility / hotel.
 - j. Auto tire and battery in conjunction with retail, grocery, or wholesale store.
 - k. Financial services.
 - l. Alcohol sales as part of retail, grocery, or wholesale store.
 - m. Propane refill station in conjunction with retail, grocery, or wholesale store.
3. Multifamily will be located on Tract 4 as shown on the Concept Plan. Uses not allowed in Multifamily 3 that will be allowed in the development by right on the Tract 4 (no SUP):
 - a. Mixed Use – retail/business/multifamily.

C. Density

1. Multifamily – 35 units per acre.
2. No maximum units per building.

D. Exhibit C – Development Standards

1. Screening Requirements for Multifamily:
 - a. Adjacent to property zoned for single family detached, single family attached, or two-family residential uses: "Type 1" (brick or precast concrete) fence shall be required.
 - b. Adjacent to all other properties exclusive of those listed above: "Type 3" (brick, precast concrete, or wood) fence shall be required adjacent to all common property lines, but not if adjacent to R.O.W.
 - c. Adjacent to all other streets, public or private: A screening fence shall not be required. [Required] If a fence is provided, it will be a Type 2 fence. Type 2 screen – wrought iron or prefinished metal pickets with stone or masonry columns/pilaster at maximum 40' o.c.
2. Amenity and Design Standards: These standards apply to multifamily uses developed and integrated with non-residential uses under a unified design and development scheme. [Revised]
 - a. Flat roof designs shall be allowed provided corner treatments are provided.
 - b. Windows, balconies, or similar openings above the first floor shall not be prohibited from being oriented in such a manner so as to have direct line-of-sight into adjacent units within the project.
 - c. Units above the first story shall not be prohibited from being oriented towards adjacent single-family or two-family zoned land as long as additional landscaping is provided along the common property line. Said landscaping shall consist of Large Trees, planted at a minimum 25' on center.

UNIFIED DEVELOPMENT CODE

A. Article 6

1. A developer that follows the design requirements contained herein may request that City Council grant relief from one of the following development requirements.
 - a. Parking requirements, up to 15% relief
2. Density and Dimensional Requirements:

Zoning District: Multifamily Residential (Designation: MF-3)

Maximum Density	35 DU/AC
Minimum Living Area (sq. ft.)	600 sq. ft.
Maximum Single Bed Units [60]	65%
Minimum Lot Sizes and Dims	
Area	12,000 sq. ft.
Width	100 sq. ft.
Depth	120 sq. ft.
Minimum Yard Setbacks [Revised]	
Front (Robinson Road)	30' (5' if units front street)
Rear or Rear Alley	30'+1' for every foot over 35' in height
Interior Side	30'+1' for every foot over 35' in height
Side on Street (IKEA Place or IKEA Way)	30' (10' if units front street)
Between Buildings	15'
Maximum Height [Revised]	65' plus parapets/appurtenances (4 stories). 50' if building is placed within 100' of one-family and two-family residential zoning line.
Minimum Required Landscaping	15% of site.

Zoning District: General Retail (Designation: GR)

Minimum Lot Sizes and Dims	
Area	5,000 sq. ft.
Width	50 sq. ft.
Depth	100 sq. ft.
Minimum Yard Setbacks [Revised]	
Front (IKEA Way, IKEA Place)	25
Rear	0
Rear Adjacent Residential	20
Side	See Table B
Side Adjacent Residential	See Table A
Between Buildings	0
Maximum Height	65' to roof plus parapet (4 stories)
Maximum Floor Area Ratio [Revised]	.75:1
Minimum Required Landscaping [OE]	10% of site.

Table A - Bldg Height [Revised]	
Setback	Building Height
10 ft.	<15 ft.
20 ft.	<25 ft.
30 ft.	<50 ft.
30 ft.	>50 ft.

Table B - Bldg Height [Revised]	
Setback	Building Height
10 ft.	<25 ft.
15 ft.	<35 ft.
20 ft.	>35 ft.

B. Article 8 – Landscaping

1. 8.3.1 – Non-residential landscaping, minimum 50% in front yard. [75%]
2. 8.7.3 – Additional tree reduction in landscaping can apply.
3. Section 9 – Screening.
 - a. Loading docks – Appendix X for buildings in excess of 100,000 sq. ft. perpendicular to R.O.W. – wing wall at buildings to be 12' high from top of paving and 60' long minimum. Architecturally finished as an integral portion of the building, or provide an opaque living screen. [Revised]
 - b. Outside storage – solid screen required adjacent to MF.
4. Section 10 – Fencing.
 - a. Type 1 screen – masonry or other solid cementitious material or formliner concrete to match building materials with stone or masonry columns / pilasters at maximum 50' o.c.
 - b. Type 2 screen – wrought iron or prefinished metal pickets with stone or masonry columns/pilaster at maximum 40' o.c. on Robinson Road.
5. Minimum required landscaping includes landscape, plantings, pool and deck area, synthetic turf, playground areas, trails, and hardscape, pavers, or decomposed granite, and detention areas. [Revised]
6. Landscaping % for general retail/commercial Tracts 1, 2, and 3 may be calculated on the entirety of these Lots together.

C. Article 9

1. Site Signs:
 - a. Unified Sign Plan will be provided to identify site signage requirements.
2. Wall Sign Requirements: [Revised]
 - a. Commercial walls signs – 15% of wall area is allowed. Multiple wall signs are allowed on multi-tenant buildings.
 - b. Multifamily buildings – wall signs – up to 100 sq. ft. per sign are allowed, up to 2 signs per street front. Signs may be flat wall signs or marque/vertical bracket signs, but are not required to be separated by 500'.
 - c. Site low wall signs – may have letters on backing wall or on top of wall (see attached example).
 - d. Gas canopy – logo/sign allowed on 4 sides of canopy. Electronic fuel pricing sign allowed on 1 side of canopy.

D. Article 10

1. Parking:
 - a. Shared parking allowed – usage and % per Appendix F Table.
 - b. Small car parking is allowed up to 5% - 8'x16' space minimum.
2. Parking Table
 - a. Multifamily
 - 1) 1.5 spaces per efficiency or 1 bedroom unit. 2 spaces per 2 or 3 bedroom unit.
 - 2) Covered parking – includes carports or garages.
 - 3) Guest parking – minimum 5% - maximum 10 spaces. [10%]
 - 4) Carport or garage – minimum 20% of required parking. No tuck under garages required.
 - b. Indoor amusement – 1 per 250 sq. ft. [1:200]
 - c. Restaurant – 1 per 100 sq. ft., with 1 per 200 sq. ft. for outdoor dining. [1:100]

Note: A parking study based upon ULI or similar parking criteria may be presented to show additional reduced parking requirements.
3. Section 9 – Off-Street Loading.

Office, Retail, Commercial, and Industrial Uses [Revised]

Sq. Ft. of Aggregate Gross Floor Area	Require Number of Spaces
10,000 to 40,000	1
40,001 to 100,000	2
100,001 to 160,000	3
160,001 to 240,000	4

Auditorium, Convention or Exhibition Hall, Hotel, Restaurant, Office Building, or Sports Arena [Revised]

Sq. Ft. of Aggregate Gross Floor Area	Require Number of Spaces
10,000 to 40,000	1
40,001 to 150,000	2
150,001 to 300,000	4
300,001 to 600,000	6

E. Article 11

1. Outside sales and display are allowed in parking area and front sidewalk on a temporary basis (maximum 10 days per event, 5 times per year).
2. Miscellaneous – Site
 - a. Cross access between lots will be required between Tracts 1, 2, and 3, but not required at Tract 4 Multifamily lot.
 - b. Site lighting height is maximum 40'. [OE]
3. Performance Standards
 - a. Section 9 – Storage/Display
 - 1) No screen fence required for outdoor display/sale allowed in front sidewalk.
 - 2) Display/Sale are allowed along front sidewalk adjacent to building.

APPENDIX F

A. Base Standards

1. Usable Open Space and Pedestrian Linkages
 - a. OK.
2. Site Design and Building Orientation
 - a. Concrete pedestrian paths shall be installed between certain head-in row of parking to provide usable access between the further rows of parking and the building entrances. The pedestrian paths shall be at least five feet wide and shall be landscaped with a double row of trees spaced every twenty feet. 5' of landscaping is not required to occur on either side of the path. Masonry and texture apply. [All rows, 5' landscape]

3. Building Design
 - a. Define Primary Building Façade as façade facing IKEA Way or IKEA Place street R.O.W. [Clarify]
 - b. Principal masonry requirement – integral color, split-face or burnished face CMU is acceptable as a masonry accent material not to exceed 10% of façade, used at the lower wainscot portion of the wall.
 - c. Masonry and Texture Coat Applique. Item 3.b. The remaining exposed poured-in-place and tilt-wall concrete facades shall have an integrated color or have a colored texture coat or pattern. [Integral color]. Exposed tilt-wall concrete wall surfaces shall include reveals or formliner and prefab texture or punch-outs on at least 10% of each exposed concrete finished wall surface. [Minimum 2" wide]
 - d. Item 4. Prohibited Materials – Aluminum siding or cladding (except that prefinished Arch Panels such as Longboard or Knotwood or Nichiha are acceptable), corrugated galvanized metal, non-engineered wood, plastic siding, un-textured (smooth face) concrete block, exposed aggregate wall textures, and wood roof shingles are prohibited as wall cladding or roofing materials. [Revised]
 - e. Item 6. Buildings shall include horizontal and vertical articulation on all four facades. Horizontal articulation may be achieved by pilasters minimum 16" or awnings/canopies minimum 4' deep. [OE]
 - f. Item 8. Façade windows on Anchor stores not required to be 50%. Other wall treatment is acceptable to provide compliance with the 30% as noted below.
 - g. Item 9. Windows shall account for at least 30% of the area of front facades that face, or are mostly parallel, to streets on multi-tenant commercial. Anchor stores may have less windows if other wall treatment is provided as noted above. [All] Multifamily or hospitality buildings shall have minimum 20% windows. [30%]
 - h. Item 10. Facades shall include covered walkways, awnings, canopies, porticos, or extended cornices along at least 25% of the length of all four facades. [Revised]
 - i. Menu Item D.6. Public Entrance
 - 1) Multi-tenant buildings – OK if entrance features are incorporated into the overall façade design elements. [May not meet specifics of Section]
 - 2) Roof profile entrance roof line may be flat if raised. [Not required to be curvilinear or sloped]
4. Health, Smart, and Sustainable Energy
 - a. OK.
5. Section 10 - Landscape
 - a. Shrub screen offset 2' minimum at perimeter. [6']
 - b. Parking or drive areas located a minimum 30' perimeter at Robinson and Mayfield, 15' adjacent to other public streets. [30'] Encroachment is allowed for specific circulation area, see Concept Plan.
 - c. Landscape/hardscape area of site not covered by buildings
 - Multifamily – 15%
 - Commercial – 10% [OE]
 - d. Will provide parking lot screening along all streets.
6. Section 11, Miscellaneous Requirements – Other Standards
 - a. Item B. Utility Screening – provide landscape screening or screen wall for freestanding utilities. Not required to be screened if utilities are wall mounted on building and are painted to match wall. [Screened]
 - b. Item A. Screening of Utilities – not required unless visible to public. [7' wall or landscape]

B. General

All other pertinent Commercial Design and Building Standards not stated herein shall comply with all applicable provisions of the GR or MF-3 Zoning District in the Grand Prairie Subdivision Regulations and Zoning Ordinance on the date of the PD Ordinance.

C. ECCR or REA: (OE)

1. Prior to approval of the first final plat for the areas of the Property, a mandatory ECCR or REA shall be established with the authority and obligation to operate, maintain, and repair in perpetuity all fencing, open spaces, landscaping within dedicated landscaped easements or lots, ponds, water features, and other common areas, along with any installed or constructed equipment, furnishings, improvements, and amenities which shall have further authority to levy easements and collect funds from owners of lots within the Property to provide funds to pay the costs related to carrying out such obligations.

Register Position

Submitted on	12 November 2023, 8:46AM
Receipt number	732
Related form version	6

First Name	Larry
Last Name	Owings
Your Address Line 1	722 GREENHILL LN
Your Address Line 2	
City	GRAND PRAIRIE
State	Texas
Zip Code	75052-6509
Case Number	ZON-23-09-0033
I am registering my:	Support
Additional Comments	

Register Position

Submitted on	10 November 2023, 12:29PM
Receipt number	699
Related form version	6

First Name	Michele
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Last Name	Franklin
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Your Address Line 1	3317 Cathedral Drive
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Your Address Line 2	
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City	Grand Prairie
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State	Texas
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Zip Code	75052
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Case Number	ZON-23-09-0033 and VCC-23-10-0006
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I am registering my:	Opposition
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Additional Comments	Registering my opposition to Case Number ZON-23-09-0033 and for VCC-23-10-0006.
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Register Position

Submitted on	11 November 2023, 8:58AM
Receipt number	702
Related form version	6

First Name	Stephanie
------------	-----------

Last Name	Torres
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Your Address Line 1	202 Nunez Dr
---------------------	--------------

Your Address Line 2	
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City	Grand Prairie
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State	Texas
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Zip Code	75051
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Case Number	Zn-23-09-0033
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I am registering my:	Opposition
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Additional Comments	The stores are good. Pls no more apartments. I have lived in GP since 1980. Its so hard to navigate through town. The traffic here is worse than Dallas.
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Register Position

Submitted on	11 November 2023, 9:00AM
Receipt number	703
Related form version	6

First Name	Ashlyn
------------	--------

Last Name	Bangert
-----------	---------

Your Address Line 1	3313 Spring Meadow Ln
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Your Address Line 2	
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City	Grand Prairie
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State	Texas
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Zip Code	75052
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Case Number	ZON-23-09-0033
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I am registering my:	Opposition
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Additional Comments	
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Register Position

Submitted on	11 November 2023, 8:37PM
Receipt number	722
Related form version	6

First Name	Kim
Last Name	Carson
Your Address Line 1	1018 Highland Dr
Your Address Line 2	
City	Grand Prairie
State	Texas
Zip Code	75051
Case Number	Zon 23-09-0033
I am registering my:	Opposition
Additional Comments	

Register Position

Submitted on	11 November 2023, 9:58PM
Receipt number	725
Related form version	6

First Name	connie
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Last Name	Graf
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Your Address Line 1	PO Box 540999
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Your Address Line 2	
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City	Grand Prairie
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State	Texas
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Zip Code	75054
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Case Number	ZON-23-09-0033
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I am registering my:	Opposition
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Additional Comments	Please stop with apartments. Let's rest on build, build, build. Please leave us some space. More brings stress, stress brings anger and rage, anger and rage brings crime and overall discontent.
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Register Position

Submitted on	12 November 2023, 9:01AM
Receipt number	734
Related form version	6

First Name	Deborah
------------	---------

Last Name	Johnston
-----------	----------

Your Address Line 1	1651 Ernie Ln
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Your Address Line 2	
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City	GRAND PRAIRIE
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State	Texas
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Zip Code	75052
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Case Number	ZON-23-08-0033
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I am registering my:	Opposition
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Additional Comments	
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Register Position

Submitted on	12 November 2023, 10:47AM
Receipt number	736
Related form version	6

First Name	Jennifer
Last Name	Esquivel
Your Address Line 1	711 rachel st
Your Address Line 2	
City	GRAND PRAIRIE
State	Texas
Zip Code	75052
Case Number	Zon-23-09-0033
I am registering my:	Opposition

Additional Comments

Register Position

Submitted on	12 November 2023, 10:48AM
Receipt number	737
Related form version	6

First Name	Rafael
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Last Name	Esquivel
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Your Address Line 1	711 rachel st
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Your Address Line 2	
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City	GRAND PRAIRIE
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State	Texas
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Zip Code	75052
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Case Number	Zon-23-09-0033
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I am registering my:	Opposition
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Additional Comments	
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Register Position

Submitted on	12 November 2023, 7:46PM
Receipt number	742
Related form version	6

First Name	Gina
------------	------

Last Name	Morrison
-----------	----------

Your Address Line 1	3753 Corn Valley Rd
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Your Address Line 2	
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City	Grand Prairie
------	---------------

State	Texas
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Zip Code	75052
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Case Number	23-09-0033
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I am registering my:	Opposition
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Additional Comments	The traffic on Robinson will become even heavier, with people using roads like Crossland to cut through to Carrier. I'm very concerned about what the traffic on Crossland will be like. We already have people speeding and running the stop signs on a regular basis.
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Register Position

Submitted on	12 November 2023, 10:33PM
Receipt number	744
Related form version	6

First Name	Anthony
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Last Name	Miranda
-----------	---------

Your Address Line 1	7303 Compas
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Your Address Line 2	
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City	Grand Prairie
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State	Texas
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Zip Code	75054
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Case Number	ZON-23-09-0033
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I am registering my:	Opposition
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Additional Comments	Please no more apartments
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Register Position

Submitted on	13 November 2023, 7:28PM
Receipt number	768
Related form version	6

First Name	Donna
------------	-------

Last Name	Gtaham
-----------	--------

Your Address Line 1	4338 Derby Ct
---------------------	---------------

Your Address Line 2	
---------------------	--

City	Gtand Prairie
------	---------------

State	Texas
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Zip Code	75052
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Case Number	ZON-23-09-0033
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I am registering my:	Opposition
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Additional Comments	Apartments already being built up by Walmart went bankrupt and sat for a long time. Finally being finished. Fill those before we destroy more land.
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Register Position

Submitted on	15 November 2023, 11:39AM
Receipt number	813
Related form version	6

First Name	Veronica
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Last Name	Benavidez
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Your Address Line 1	3322 Cathedral Dr
---------------------	-------------------

Your Address Line 2	
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City	Grand Prairie
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State	Texas
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Zip Code	75052
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Case Number	CPA-23-10-0019 ZON-23-09-0033 VCC-23-10-0006
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I am registering my:	Opposition
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Additional Comments	
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Register Position

Submitted on	15 November 2023, 11:54AM
Receipt number	814
Related form version	6

First Name	Michael
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Last Name	Lucas
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Your Address Line 1	3237 cathedral dr
---------------------	-------------------

Your Address Line 2	
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City	Grand Prairie
------	---------------

State	Texas
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Zip Code	75052
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Case Number	CPA-23-10-0019 zon-23-09-0033 bcc 23-10-0006
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I am registering my:	Opposition
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Additional Comments	You want to OPPOSE for: CPA-23-10-0019 and ZON-23-09-0033 and VCC-23-10-0006
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Register Position

Submitted on	15 November 2023, 4:26PM
Receipt number	815
Related form version	6

First Name	Michele
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Last Name	Franklin
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Your Address Line 1	3317 Cathedral Drive
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Your Address Line 2	
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City	Grand Prairie
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State	Texas
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Zip Code	75052
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Case Number	CPA-23-10-0019 ZON-23-09-0033 VCC-23-10-0006
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I am registering my:	Opposition
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Additional Comments	Opposition for the following: CPA-23-10-0019 ZON-23-09-0033 VCC-23-10-0006
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CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: VCC-23-10-0006 - Unified Signage Plan - Robinson and Mayfield (City Council District 2). Unified Signage Plan for a commercial and multi-family development within the SH 161 Corridor. Lots 1 and 2, Block 1, Mayfield Road Retail 1 Addition and Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd, 1000 Ikea Way, and 3600 Robinson Rd (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-1)

APPLICANT: Yelena Fiester, GreenbergFarrow

RECOMMENDED ACTION: Staff is unable to recommend approval of the request because it does not meet UDC requirements. However, staff notes that the plan will provide for coordinated and uniform signage for the 55-acre, multi-phase development.

SUMMARY:

Unified Signage Plan for a commercial and multi-family development within the SH 161 Corridor. Lots 1 and 2, Block 1, Mayfield Road Retail 1 Addition and Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd, 1000 Ikea Way, and 3600 Robinson Rd.

PURPOSE OF REQUEST:

The applicant is proposing signs that require variances to the requirements in the Unified Development Code (UDC). Variances to signage requirements are reviewed and considered by a Unified Signage Plan when the request involves more than one sign or is intended for new development.

The applicant is proposing a Unified Signage Plan that includes three multi-tenant monument signs and five single-tenant monument signs. The signage plan is for a development that is about 55 acres in the SH 161 Corridor. The development includes the existing IKEA site and adjacent land that will be platted into four lots and is intended to be developed for Commercial/Retail, Hotel, and Multi-Family uses.

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-364, PD-91, PD-294A	Commercial/Retail, Church, Undeveloped
East	PD-152, SF-2	Single Family Residential
South	PD-294, PD-436, PD-424	Commercial/Retail, Undeveloped, Multi-Family Residential
West	PD-436, PD-143, PD-397	SH 161, Undeveloped

ZONING REQUIREMENTS:

The following table summarizes the sign requirements in the UDC. The applicant is proposing two multi-tenant signs, both of which require variances.

Table 2. Summary of Multi-Tenant Monument Sign Requirements

Standard	UDC	Proposed	Meets
Max. Area (Sq. Ft.)	M1 – 200	M1 – 250	M1 – Variance
	M2 – 200	M2 – 200	M2 – Yes
	M3 – 100	M3 – 100	M3 – Yes
Max. Height (Ft.)	M1 – 25	M1 – 50	M1 – Variance
	M2 – 25	M2 – 25	M2 – Yes
	M3 – 25	M3 – 15	M3 – Yes
Setback (Ft.)	M1 – 50	M1 – >50	M1 – Yes
	M2 – 25	M2 – <25	M2 – Variance
	M3 – 15	M3 – <15	M3 – Variance

Table 3. Summary of Single-Tenant Monument Sign Requirements

Standard	UDC	Proposed	Meets
Max. Area (Sq. Ft.)	M4 ¹ – 100	M4 ¹ – 100	M4 ¹ – Yes
	M4 ² – 100	M4 ² – 100	M4 ² – Yes
	M4 ³ – 100	M4 ³ – 100	M4 ³ – Yes
	M4 ⁴ – 50	M4 ⁴ – 100	M4 ⁴ – Variance
	M4 ⁵ – 35	M4 ⁵ – 100	M4 ⁵ – Variance
Max. Height (Ft.)	8	10	Variance
EMC Max. Area (Sq. Ft.)	50	100	Variance

VARIANCES:

The applicant is requesting the following variances:

1. Maximum Area for Multi-Tenant Monument Signs – Variance to the maximum area of 200 sq. ft. to allow an area of 250 sq. ft. for sign M1.
2. Maximum Height for Multi-Tenant Monument Signs – Variance to the maximum height of 25 ft. to allow a height of 50 ft. for sign M1.
3. Setback for Multi-Tenant Monument Signs – Variance to the required setback to allow sign M2 and sign M3 to be located within the required setback as shown on the Unified Signage Plan.

4. Maximum Area for Single-Tenant Monument Signs – Variance to the maximum area to allow an area of 100 sq. ft. for sign M4⁴ and sign M4⁵.
5. Maximum Height for Single-Tenant Monument Signs – Variance to the maximum height of eight feet to allow a height of 10 feet.
6. Maximum Area for EMC – Variance to the maximum area for an Electronic Message Center (EMC) on a single-tenant monument sign to allow an area of 100 sq. ft.
7. Masonry Cladding – Variance to the requirement that sign cabinets be clad in masonry to allow sign cabinets to be clad in pre-finished or textured metal.
8. Multiple Signs on Single Frontage – Variance to sign spacing requirements to allow a multi-tenant monument sign and a single-tenant monument sign on a single street frontage.

RECOMMENDATION:

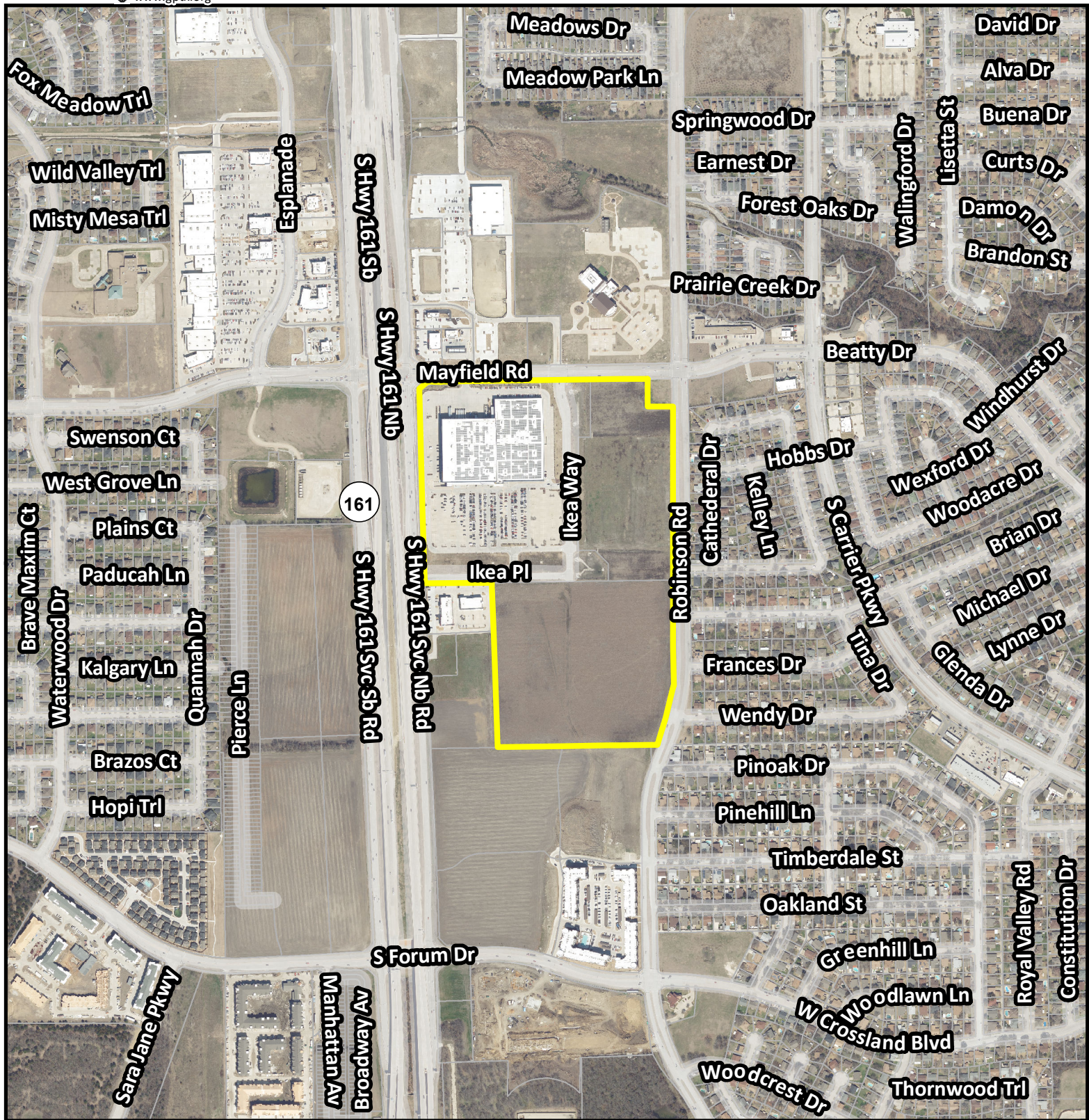
- On November 13, 2023, the Planning and Zoning Commission recommended approval with the condition that the single-tenant monument signs along Robinson Rd shall not exceed eight feet in height.
- Staff is unable to recommend approval of the request because it does not meet UDC requirements. However, staff notes that the plan will provide for coordinated and uniform signage for the 55-acre, multi-phase development.

Exhibit A- Location Map

Page 1 of 1

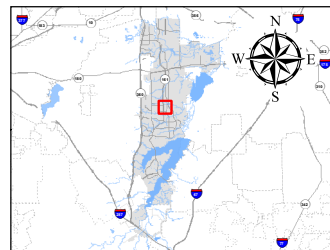
CASE LOCATION MAP
VCC-23-10-0006
965 MAYFIELD RD

Item 37.



- Location
- Parcels
- City Limits

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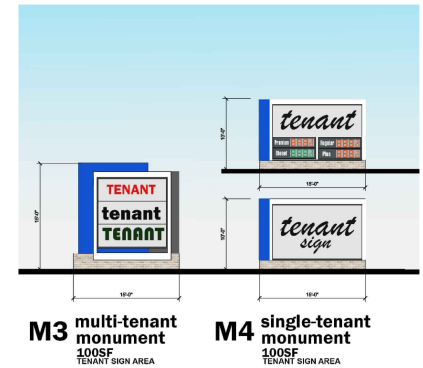
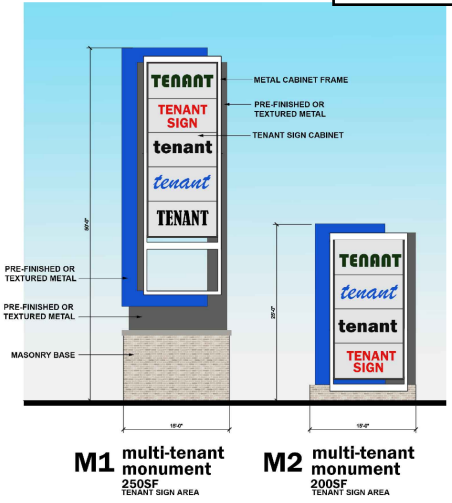
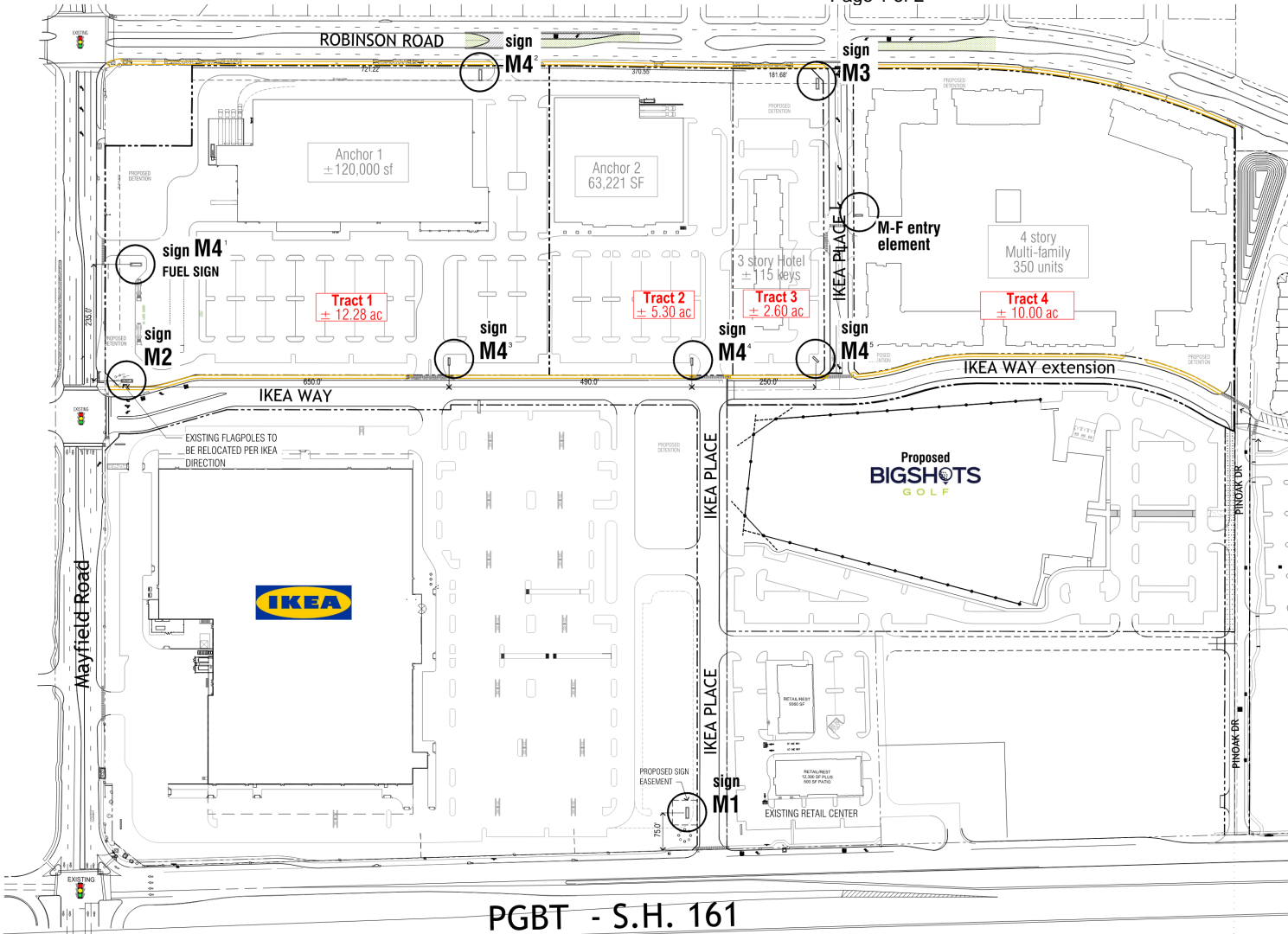


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Grand
Prairie
TEXAS

PLANNING
Date: 10/30/20

234



Case Number: VCC-23-10-0006

Signage Notes

1. This Unified Sign Plan (USP) will provide identity to site signage requirements. Number of signs, separation, areas, and heights will be adjusted, based on the this Unified Sign Plan.
2. Digital Signs are allowed, up to 100 sf.
3. Design requirements may be adjusted for site signs. Columns 4' w x 2' d. Sides 2' wide minimum. Signs may be texture coated metal. Sign design to coordinate with building design.
4. Off-premise signage within the overall development is allowed.

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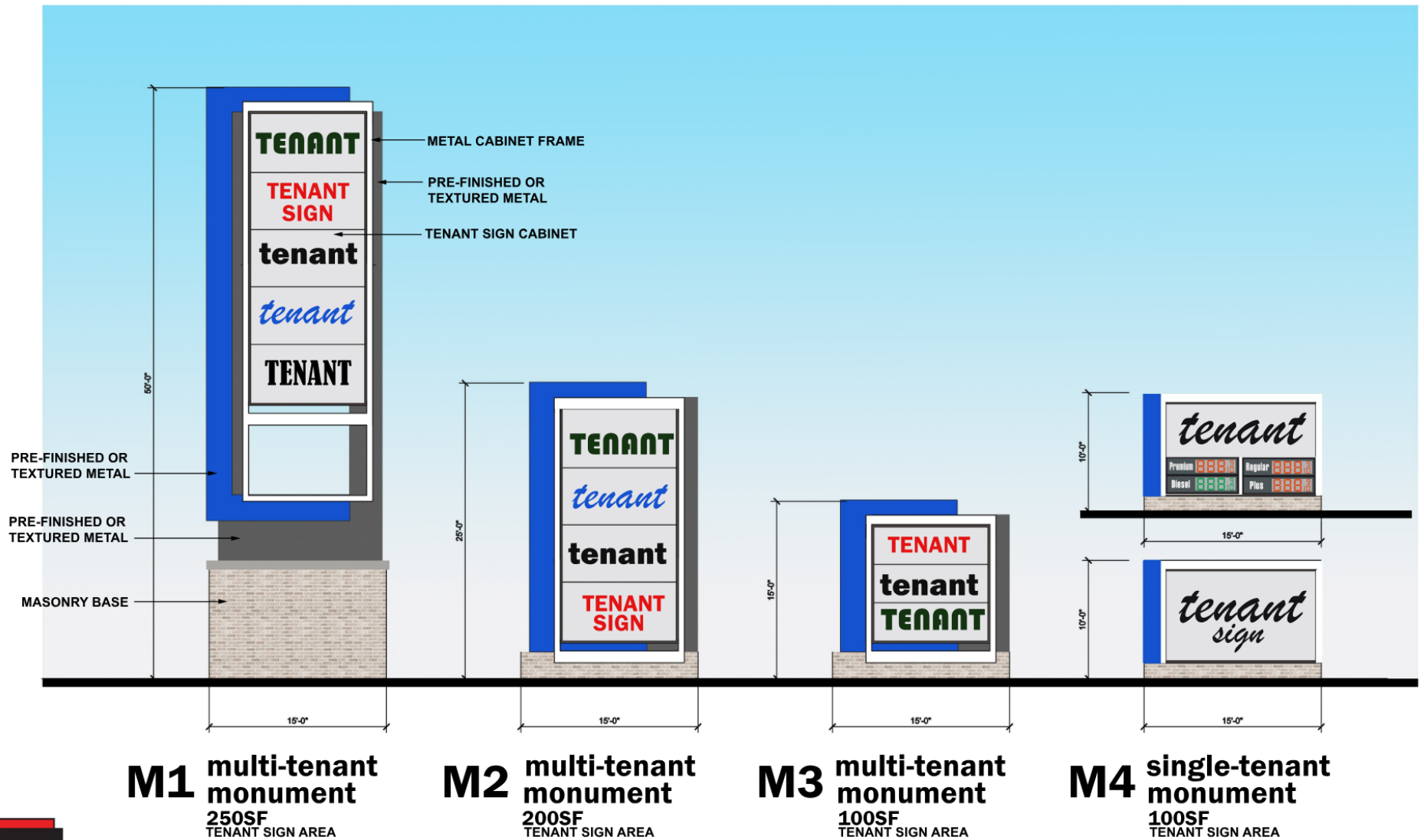
Mayfield-Robinson Development GRAND PRAIRIE, TEXAS



architecture planning
13642 Omega Dallas, Texas 75244-4514
phone: 972.387.1000 fax: 972.865.1125
www.hodgesusa.com

PROJECT NO. 23002-01
SHEET NO. 00
DATE 10-27-23

SCHEME
SP-16



SITE SIGN CONCEPTS

MAYFIELD-ROBINSON DEVELOPMENT
GRAND PRAIRIE, TEXAS



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 11/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: CPA-23-10-0020 - Comprehensive Plan Amendment - River Central (City Council District 1). A Comprehensive Plan Amendment to change the Future Land Use Map designation from Mixed Use and Open Space/Drainage to High Density Residential and Medium Density Residential. Tract 2A, John Childress Survey, Abstract No. 268, Tract 2, W P Crocker Survey, Abstract No. 384, Tracts 2 and 4, Thomas W Crocker Survey, Abstract No. 341, A portion of Tract 3D, Norman Underwood Survey, Abstract No. 1582, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 2602 114th St, 3257 Roy Orr Blvd, and 1449 Post & Paddock Rd (On November 13, 2023, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0)

APPLICANT: Brian Richey, Great Southwest 205

RECOMMENDED ACTION: Staff is unable to support the request because it is inconsistent with the Future Land Use Map (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.

SUMMARY:

A Comprehensive Plan Amendment to change the Future Land Use Map designation from Mixed Use and Open Space/Drainage to High Density Residential and Medium Density Residential. Tract 2A, John Childress Survey, Abstract No. 268, Tract 2, W P Crocker Survey, Abstract No. 384, Tracts 2 and 4, Thomas W Crocker Survey, Abstract No. 341, A portion of Tract 3D, Norman Underwood Survey, Abstract No. 1582, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 2602 114th St, 3257 Roy Orr Blvd, and 1449 Post & Paddock Rd.

PURPOSE OF REQUEST:

The applicant wishes to create a Planned Development District for multi-family, single family townhome, single family detached, commercial, retail, office, and mixed uses. The accompanying

Zoning Change/Concept Plan (Case Number ZON-23-08-0031) proposes four districts within the Planned Development. Two of the districts, Water's Edge Residential District and Single Family Residential District are inconsistent with the current Future Land Use Map (FLUM). This request is to change the FLUM designation from Mixed Use to High Density Residential and Medium Density Residential to align with the proposed development.

Areas designated as mixed use are intended for an appropriately planned mixture of non-residential and residential uses. They are referred to as mixed-use because it is envisioned that these areas would be integrated developments or retail, public, office, and entertainment, with a residential component appropriately blended into larger scale buildings that would otherwise be used to support those uses independently. Mixed use areas are intended to provide flexibility for the City and the development community in order to encourage innovative, unique, and sustainable developments. The following are policies to guide mixed-use areas:

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

High Density Residential is reflective of multi-family apartments. Depending on location, densities in high density residential may vary significantly. Garden style apartments have densities between 12 and 20 dwelling units per acre. Newer construction, particularly if a mixed-use configuration, have densities above 20 dwelling units per acre. The following are policies to guide high density residential areas:

- They are appropriate along major collector or arterial roadways.
- They serve as a buffer between commercial or retail uses and lower density residential areas.

Medium Density Residential represents single-family residential neighborhoods at densities between six and 12 dwelling units per acre. Medium density residential types take the form of townhomes, duplexes, and patio homes. Medium density residential can be used as a transitional use between low density areas and higher intensity uses, such as commercial, retail, and industrial activity. The following are policies to guide medium density areas:

- They can serve as a transitional use between low density residential and high density residential uses.
- Subdivisions should be accessible to collector and arterial streets, but should directly access only local streets.
- They should not be directly accessible to major arterials and freeways without adequate buffering and access management.

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

RECOMMENDATION:

- On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- Staff is unable to support the request because it is inconsistent with the FLUM. However, staff notes that the residential districts are intended to support the mixed-use portion of the project further to the west. *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.*

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE 2021 FUTURE LAND USE MAP, A COMPONENT OF THE 2018 COMPREHENSIVE PLAN, TO CHANGE THE CLASSIFICATION OF TRACT 2A, JOHN CHILDRESS SURVEY, ABSTRACT NO. 268, TRACT 2, W P CROCKER SURVEY, ABSTRACT NO. 384, TRACTS 2 AND 4, THOMAS W CROCKER SURVEY, ABSTRACT NO. 341, A PORTION OF TRACT 3D, NORMAN UNDERWOOD SURVEY, ABSTRACT NO. 1582, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, FROM MIXED USE AND OPEN SPACE/DRAINAGE TO HIGH DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL; AND MAKING THIS ORDINANCE CUMULATIVE; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan; and

WHEREAS, Notice was given of a public hearing on proposed amendments to the Comprehensive Plan Amendment to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on October 23, 2023, such Notice of the time and place of such hearing having been given at least ten (10) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, after consideration of said amendment, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend approval to the City Council of Grand Prairie, Texas, that said Comprehensive Plan Amendment should be approved since its provisions are in the public interest and will promote the health, safety, and welfare of the community; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on November 21, 2023, to consider the advisability of amending the Comprehensive Plan, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. The Future Land Use Map of the 2018 Comprehensive Plan for the City of Grand Prairie be amended, revised, and described as follows:

- A. Change the Future Land Use classification from Mixed Use and Open Space/Drainage to High Density Residential and Medium Density Residential as depicted in Exhibit A – Location Map and Exhibit B – Proposed FLUM.

SECTION 2. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 3. The Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 4. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 5. This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 21ST DAY OF NOVEMBER 2023.

ORDINANCE NO. X-2023

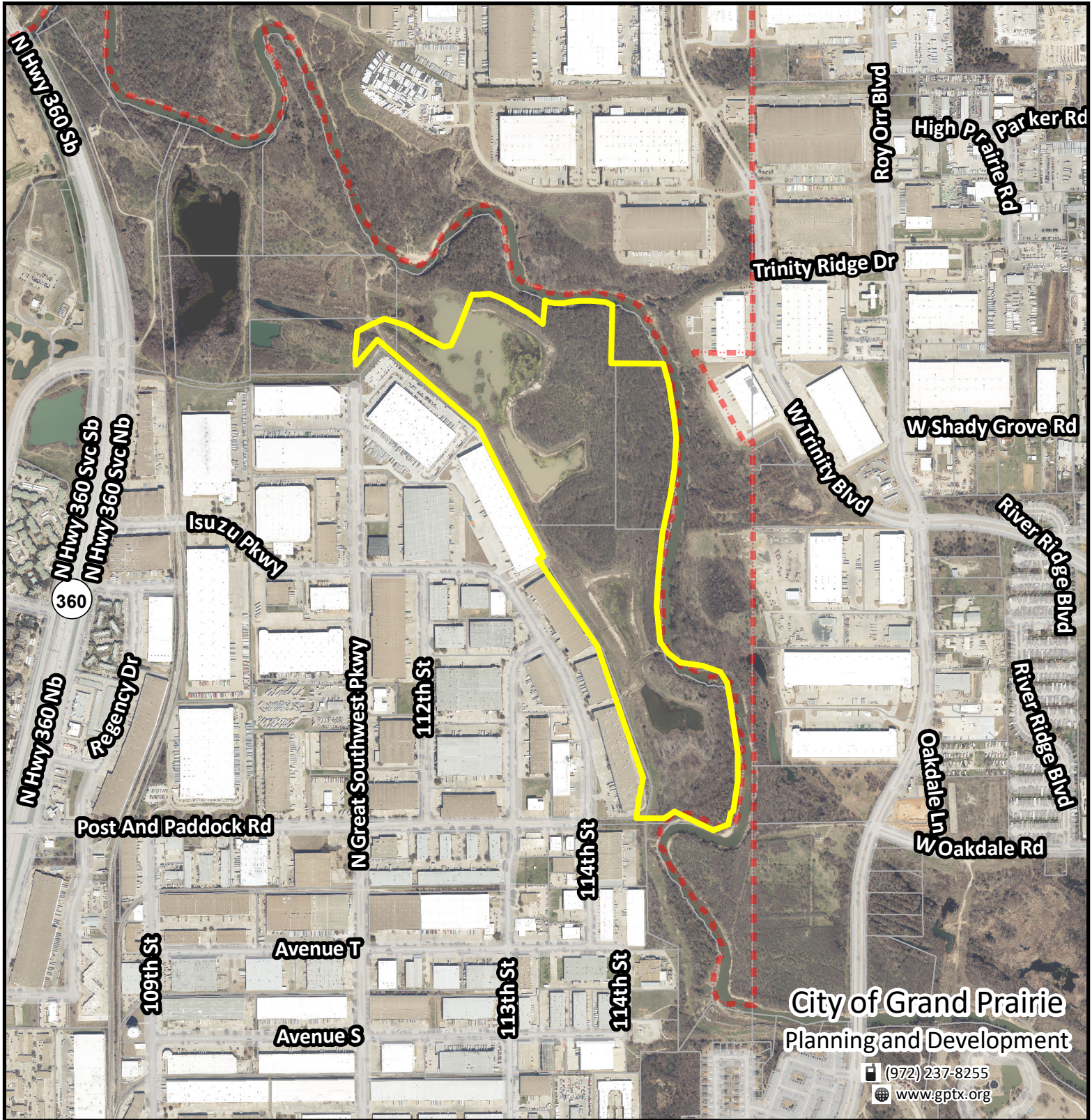
CASE NO. CPA-23-10-0020

Exhibit A- Location Map

Page 1 of 1

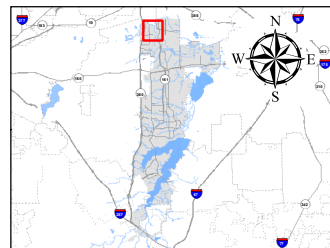
CASE LOCATION MAP
CPA-23-10-0020
RIVER CENTRAL

Item 38.



- Location
- Parcels
- City Limits

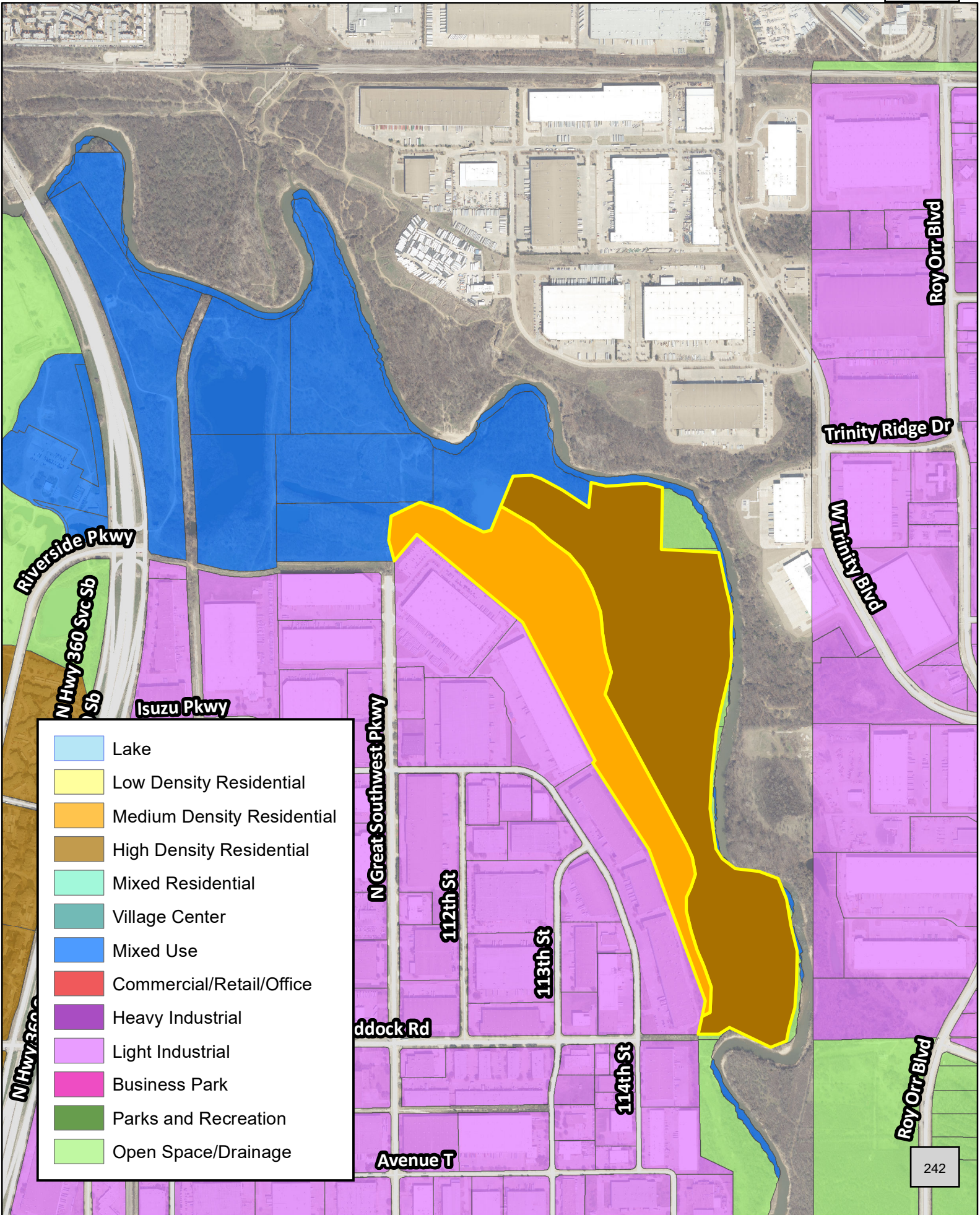
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Grand Prairie
TEXAS
PLANNING
Date: 10/30/20

241





CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 11/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: ZON-23-08-0031 - Zoning Change/Concept Plan - River Central (City Council District 1). Zoning Change from Light Industrial (LI) to a Planned Development District for Multi-Family, Single Family Townhouse, Single Family Detached, Commercial, General Retail, and Office Uses and a Concept Plan depicting 8,342 multi-family residential units, 552 single family townhouse units, 52 single family homes, 457,000 sq. ft. of office space, and 558,476 sq. ft. of commercial/retail space on 325 acres. Tract 1, 2A, John Childress Survey, Abstract No. 268, Tract 2, 3, 3D, Norman Underwood Survey, Abstract No. 1582, Lot 1, Block 1, Riverpark Addition, Tract 2, W. P. Crocker Survey, Abstract 384, Tract 2, Thomas W. Crocker Survey, Abstract 341, Tract 1C & A 268, Jefferson Estill Survey, Abstract No. 491, Lot 1, Block 1, Westfork 360, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, partially within the SH 360 Corridor Overlay District, and addressed as 3070 and 3072 N Great Southwest Pkwy, 3002, 3050, and 3500 N Hwy 360, 2602 114th St, 3324 W Trinity Blvd, 3257 Roy Orr Blvd, and 1449 Post & Paddock Rd (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

APPLICANT: Brian Richey, Great Southwest 205

RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Zoning Change from Light Industrial (LI) to a Planned Development District for Multi-Family, Single Family Townhouse, Single Family Detached, Commercial, General Retail, and Office Uses and a Concept Plan depicting 8,342 multi-family residential units, 552 single family townhouse units, 52 single family homes, 457,000 sq. ft. of office space, and 558,476 sq. ft. of commercial/retail space on 325 acres. Tract 1, 2A, John Childress Survey, Abstract No. 268, Tract 2, 3, 3D, Norman Underwood Survey, Abstract No. 1582, Lot 1, Block 1, Riverpark Addition, Tract 2, W. P. Crocker Survey, Abstract 384, Tract 2, Thomas W. Crocker Survey, Abstract 341, Tract 1C & A 268, Jefferson Estill Survey, Abstract No. 491, Lot 1, Block 1, Westfork 360, City of Grand Prairie, Tarrant County, Texas, zoned

Light Industrial, partially within the SH 360 Corridor Overlay District, and addressed as 3070 and 3072 N Great Southwest Pkwy, 3002, 3050, and 3500 N Hwy 360, 2602 114th St, 3324 W Trinity Blvd, 3257 Roy Orr Blvd, and 1449 Post & Paddock Rd.

PURPOSE OF REQUEST:

The applicant wishes to rezone the subject parcels from Light Industrial to a Planned Development District for Mixed Use, Multi-Family, Single Family Townhouse, Single Family Detached, Commercial, General Retail, and Office Uses.

ADJACENT LAND USES:

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

Table 1. Adjacent Zoning and Land Use

Direction	Zoning	Existing Use
North	City Limits Line	Undeveloped, Industrial
South	LI	Industrial
West	LI, PD-396	Industrial, Golf Course
East	City Limits Line, LI	Industrial

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant wishes to rezone the subject parcels from Light Industrial to a Planned Development District for Mixed Use, Multi-Family, Single Family Townhouse, Single Family Detached, Commercial, General Retail, and Office Uses. The River Central development is intended to be a high-density mixed-use development with a walkable, pedestrian-friendly environment.

The accompanying Concept Plan depicts 8,342 multi-family residential units, 552 single family townhouse units, 52 single family homes, 457,000 sq. ft. of office space, and 558,476 sq. ft. of commercial/retail space on 325 acres. The proposal also includes a usable open space plan, with a network of trails, a boardwalk, and other open spaces throughout the development.

The proposed Planned Development creates four districts: Urban Commercial Gateway, Neighborhood Community Center, Water's Edge Residential, and Single Family Residential. The Urban Commercial Gateway District is intended to be a high-density, mixed-use district with mixed-use, multi-family, retail, and commercial uses. Riverside Pkwy and the proposed Central Blvd A are intended to be walkable, pedestrian-friendly streets lined with buildings, pocket parks, and outdoor dining spaces. Parking in this district should predominantly either be located in structured parking or underground parking garages. The Neighborhood Community Center District is intended to provide neighborhood-scale land uses and amenities in a walkable, pedestrian-friendly environment. Pedestrian oriented street frontages are required on at least one side of each block in this district. Parking can be located in structured parking, underground parking, or in off-street parking lots. The Water's Edge Residential District is intended for townhome and multi-family uses. The Single Family Residential District is intended for single family detached residences that will be accessed from a private street running along the edge of the property line.

Traffic Impact Analysis

A Traffic Impact Analysis (TIA) was developed for this application. The TIA indicates the need for extensions of Riverside Parkway and N Great Southwest Parkway, the construction of SH 360 frontage roads, as well as improvements to existing roadways in the vicinity. Significant changes made to the Concept Plan or the adjacent roadway network would require the TIA to be amended.

Engineering and Floodplain Management

The subject property is within the floodplain and floodway. The project must comply with the City's engineering and floodplain management requirements. This will include:

- Obtaining a Floodplain Development Permit. This permit has prerequisites that include receiving permits from other affected agencies in addition to City review and acceptance of the flood study and emergency response plan. Some of the external agencies that will be included in reviewing the development plans are the US Army Corps of Engineers, FEMA, and TCEQ.
- Qualifying for a special certificate titled "Trinity River Corridor Development Certificate." This CDC program includes review by Grand Prairie, but also by peer municipalities who have an opportunity to comment on the project. The comments from nearby communities (for example Arlington, Fort Worth, and Dallas) will be key.
- Receiving an Earthwork Permit. This includes staff review of the plan to minimize pollution to the river during construction.
- Providing civil engineering construction drawings that meet City standards and follow recommendations from the flood study. These plans will be reviewed by City staff from multiple departments including Planning, Transportation, Emergency Management, Water Utilities, etc. who provide comments regarding the plans' conformance with City standards and conditions agreed upon during the Development Review process.
- Receiving a Public Works Construction Permit that covers those improvements that will be located within public right of way and easements.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Future Land Use Map

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

The Future Land Use Map (FLUM) designates this location as Mixed Use. Areas designated as mixed use are intended for an appropriately planned mixture of non-residential and residential uses. They are referred to as mixed-use because it is envisioned that these areas would be integrated developments or retail, public, office, and entertainment, with a residential component appropriately blended into larger scale buildings that would otherwise be used to support those uses independently. Mixed use areas are intended to provide flexibility for the City and the development community in order to encourage innovative, unique, and sustainable developments. The following are policies to guide mixed-use areas:

- A well thought-out, master planned approach is needed to make certain these development types are coordinated with surrounding developments.
- Mixed-use design should be oriented around the pedestrian.
- Buildings should be placed near the front property line and should be oriented towards the street.

- Mixed-use development should be located at high points of visibility, such as along arterials and collectors.

The Water's Edge Residential District and Single Family Residential District are inconsistent with the FLUM designation. An accompanying request to amend the FLUM to High Density Residential and Medium Density Residential for a portion of the property is under concurrent review (Case Number CPA-23-10-0020).

ZONING REQUIREMENTS:

The following table summarizes the proposed development type and zoning districts for the four districts in River Central.

Table 2. Districts, Density and Dimensional Requirements, and Land Use Comparison

District	Development Types	UDC Comparable District (D&D)	UDC Comparable District (Allowed Uses)
Urban Commercial Gateway	Mid-Rise Multi-Family	CA	CA
	High-Rise Multi-Family	CA	CA
	Commercial & Retail	CA	CA
	Office	CA	CA
Neighborhood Community Center District	Townhomes	SF-T	MU
	Low-Rise Multi-Family	CA	MU
	Mid-Rise Multi-Family	CA	MU
	High-Rise Multi-Family	CA	MU
	Commercial & Retail	CA	MU
Water's Edge Residential District	Townhomes	SF-T	MR
	Low-Rise Multi-Family	CA	MR
	Mid-Rise Multi-Family	CA	MR
	High-Rise Multi-Family	CA	MR

Single Family Residential District	Single-Family	SF-6	SF-6
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The following tables summarize the proposed density and dimensional standards and UDC standards for each development type.

Table 3. High Rise Multi-Family

Standard	Urban Commercial Gateway	Neighborhood Community Center	Water's Edge Residential	UDC CA
Max. Density (FAR)	4:1	3:1	3:1	3:1
Min. Lot Area (Sq. Ft.)	12,000	12,000	12,000	12,000
Min. Lot Width (Ft.)	100	100	100	100
Min. Lot Depth (Ft.)	120	120	120	120
Min. Front Yard on Street (Ft.)	5 (0 if building fronts street)	5 (0 if building fronts street)	5 (0 if building fronts street)	5 (0 if building fronts Main St)
Min. Side Yard on Street (Ft.)	5 (0 if building fronts street)	5 (0 if building fronts street)	5 (0 if building fronts street)	5 (0 if building fronts Main St)
Min. Side Yard (Ft.)	15	15	15	15
Between Buildings (Ft.)	10	10	10	10
Maximum Height (Ft.)	240	150	150	70
Minimum Living Area (Sq. Ft.)	450	450	450	450
Maximum % Single Bed Units	N/A	N/A	N/A	N/A

Table 4. Mid-Rise Multi-Family

Standard	Neighborhood Community Center	Water's Edge Residential	UDC CA
Max. Density (FAR)	3:1	3:1	3:1
Min. Lot Area (Sq. Ft.)	12,000	12,000	12,000
Min. Lot Width (Ft.)	100	100	100
Min. Lot Depth (Ft.)	120	120	120
Min. Front Yard on Street (Ft.)	5 (0 if building fronts street)	5 (0 if building fronts street)	5 (0 if building fronts Main St)
Min. Side Yard on Street (Ft.)	5 (0 if building fronts street)	5 (0 if building fronts street)	5 (0 if building fronts Main St)
Min. Side Yard (Ft.)	15	15	15
Min. Rear Yard (Ft.)	20 (Adjacent to TH) 10	20 (Adjacent to TH) 10	30
Min. Rear Yard Alley (Ft.)	10	10	10
Min. Rear Yard Arterial (Ft.)	20	20	-
Between Buildings (Ft.)	10	10	10
Maximum Height (Ft.)	100	85	70
Minimum Living Area (Sq. Ft.)	450	450	450
Maximum % Single Bed Units	N/A	N/A	N/A

Table 5. Low Rise Multi-Family

Standard	Neighborhood Community Center	Water's Edge Residential	UDC CA
Max. Density (DU/AC)	3:1 FAR	3:1 FAR	3:1 FAR
Min. Lot Area (Sq. Ft.)	12,000	12,000	12,000
Min. Lot Width (Ft.)	100	100	100
Min. Lot Depth (Ft.)	120	120	120
Min. Front Yard on Street (Ft.)	5 (0 if building fronts street)	5 (0 if building fronts street)	5 (0 if building fronts Main St)
Min. Side Yard on Street (Ft.)	5 (0 if building fronts street)	5 (0 if building fronts street)	5 (0 if building fronts Main St)
Min. Side Yard (Ft.)	15	15	15
Min. Rear Yard (Ft.)	20 (Adjacent to TH) 10	20 (Adjacent to TH) 10	30
Between Buildings (Ft.)	10	10	10
Maximum Height (Ft.)	75	75	70
Minimum Living Area (Sq. Ft.)	450	450	450
Maximum % Single Bed Units	N/A	N/A	N/A

Table 6. Single-Family Townhouse

Standard	Neighborhood Community Center	Water's Edge Residential	UDC SF-T
Maximum Density (DU/AC)	20	20	13.2
Min. Lot Area (Sq. Ft.)	756	756	1,680 – 3,299 = 30% 3,300 = 70%
Min. Lot Width (Ft.)	18	18	21 – 29 = 30% 30 = 70%
Min. Lot Depth (Ft.)	42	42	80 – 99 = 30% 100 = 70%
Min. Front Yard on Street (Ft.)	10	10	17
Min. Side Yard (Ft.)	5 (Not Attached) 0 (Attached)	5 (Not Attached) 0 (Attached)	5 (Not Attached) 0 (Attached)
Min. Side Yard on Street	15	15	15
Min. Rear Yard (Ft.)	6	6	10
Min. Rear Yard Alley (Ft.)	6	6	10
Min. Rear Yard Arterial (Ft.)	20	20	20
Min. Garage Door (Rear Entry Garages) (Ft.)	10	10	20
Maximum Height (Ft.)	42 (Excluding Cupola)	42 (Excluding Cupola)	35 (3 Stories)
Minimum Living Area (Sq. Ft.)	1,300	1,300	1,150 – 1,299 = 30% 1,300 = 70%
Maximum Lot Coverage (%)	60	60	60

Table 7. Single-Family Detached

Standard	Single Family Residential	UDC SF-6	UDC Appendix W
Maximum Density (DU/AC)	10	8.7	-
Min. Lot Area (Sq. Ft.)	3,000	5,000	7,800-8,999 = 70% 9,000 = 30%
Min. Lot Width (Ft.)	50	50	65 80 (T Intersection)
Min. Lot Depth (Ft.)	60	100	-

Min. Front Yard (Ft.)	25	25	17 Non-Front Entry Garages
Min. Side Yard (Ft.)	5	5	-
Min. Side Yard on Street	15	15	20 (ROW > 50 Ft.)
Min. Rear Yard (Ft.)	N/A	10	-
Min. Rear Yard Arterial (Ft.)	N/A	20	20
Maximum Height (Ft.)	36 (Excluding Cupola)	25	-
Garage Door (Rear Entry) (Ft.)	N/A	20	-
Between Buildings		6	-
Minimum Living Area	1,400	1,400	-
Maximum Lot Coverage (%)	40	50	60
Garage Type	Front-Entry	-	Front-Entry Not Allowed

Table 8. Commercial and Retail

Standard	Urban Commercial Gateway	Neighborhood Community Center	UDC CA
Min. Lot Area (Sq. Ft.)	5,000	5,000	5,000
Min. Lot Width (Ft.)	50	50	50
Min. Lot Depth (Ft.)	100	100	100
Front Setback (Ft.)	0	0	0
Rear Setback (Ft.)	0	0	0
Rear Setback Adjacent to Residential (Ft.)	20	20	20
Side Setback (Ft.)	0	0	10-25 Depending on Building Height
Side Setback Adjacent to Residential (Ft.)	20	20	10-40 Depending on Building Height
Between Buildings (Ft.)	0	0	0
Max. Height (Ft.)	90	90	50
Max. Floor Area Ratio (FAR)	3:1	3:1	2:1

Table 9. Office

Standard	Urban Commercial Gateway	UDC CA
Min. Lot Area (Sq. Ft.)	5,000	5,000
Min. Lot Width (Ft.)	50	50
Min. Lot Depth (Ft.)	100	100
Front Setback (Ft.)	0	0
Rear Setback (Ft.)	0	0
Rear Setback Adjacent to Residential (Ft.)	20	20
Side Setback (Ft.)	0	10-25 Depending on Building Height
Side Setback Adjacent to Residential (Ft.)	20	10-40 Depending on Building Height
Between Buildings (Ft.)	0	0
Max. Height (Ft.)	142	50
Max. Floor Area Ratio (FAR)	4:1	2:1

VARIANCES:

The applicant is proposing a high-density, mixed-use development, which requires modifications to the standards in the UDC. The applicant is requesting the following variances:

1. Density and Dimensional Requirements for High Rise Multi-Family – The applicant is proposing to increase the allowable Floor Area Ratio (FAR) for High Rise Multi-Family in the Urban Commercial Gateway District. The applicant is proposing to increase the allowable height for Multi-Family in the Urban Commercial Gateway, Neighborhood Community Center, and Water's Edge Residential districts.
2. Density and Dimensional Requirements for Mid Rise Multi-Family – The applicant is proposing to decrease the minimum rear yard setback and increase the maximum allowable height for Mid Rise Multi-Family in the Neighborhood Community Center and Water's Edge Residential districts.
3. Density and Dimensional Requirements for Low Rise Multi-Family – The applicant is proposing to decrease the minimum rear yard setback and increase the maximum allowable height for Low Rise Multi-Family in the Neighborhood Community Center and Water's Edge Residential districts.
4. Density and Dimensional Requirements for Single Family Townhouse – The applicant is proposing to increase the maximum allowable density and height for Single Family Townhouse. The applicant is also proposing to decrease the minimum lot area, width, depth, and setbacks.
5. Density and Dimensional Requirements for Single Family Detached – The applicant is proposing to increase the maximum density and maximum height. The applicant is also proposing to

decrease the minimum lot area, width, depth, rear setback. The applicant is proposing to allow front-entry garages.

6. Density and Dimensional Requirements for Commercial, Retail, and Office – The applicant is proposing to increase the maximum FAR and height. The applicant is also proposing to decrease the required side setbacks.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 15 surrounding properties meeting the distance requirements in the Unified Development Code. As of the writing of this staff memo, the following letters have been received:

In Support: None

In Opposition: None

RECOMMENDATION:

- On November 13, 2023, the Planning and Zoning Commission recommended approval with staff conditions by a vote of 8-0.
- Staff is unable to fully support the portion of the request that does not align with the FLUM. However, staff notes that the Water's Edge Residential District and Single Family Residential District are intended to support the mixed-use portion of the development to the west. The Development Review Committee (DRC) recommends approval with the following conditions:
 1. The developer shall cooperate with the City to enhance the flood warning system for this area. Cooperation shall include providing easements for flood siren poles and working with the City to prepare an emergency action plan.
 2. The developer shall design flood mitigation ponds to drain via gravity, as opposed to relying solely on mechanical equipment to drain them.
 3. The development shall provide at least two points of ingress/egress that meet City's floodplain management criteria of being elevated at least two feet above the 100-year base flood elevation.
 4. The developer shall perform regular inspections and maintenance of improvements adjacent to river corridors. Examples would be programmed silt removal from flood mitigation ponds and regularly inspecting river and pond slopes and performing needed maintenance.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE A PORTION OF TRACT 1, 2A, JOHN CHILDRESS SURVEY, ABSTRACT NO. 268, TRACT 2, 3, 3D, NORMAN UNDERWOOD SURVEY, ABSTRACT NO. 1582, LOT 1, BLOCK 1, RIVERPARK ADDITION, TRACT 2, W. P. CROCKER SURVEY, ABSTRACT NO. 384, TRACT 2, THOMAS W. CROCKER SURVEY, ABSTRACT 341, TRACT 1C & A 268, JEFFERSON ESTILL SURVEY, ABSTRACT NO. 491, LOT 1, BLOCK 1, WESTFORK 360, CITY OF GRAND PRAIRIE, TARRANT COUNTY TEXAS, FROM LIGHT INDUSTRIAL TO A PLANNED DEVELOPMENT DISTRICT FOR MULTI-FAMILY, SINGLE FAMILY TOWNHOUSE, SINGLE FAMILY DETACHED, COMMERCIAL, GENERAL RETAIL, AND OFFICE USES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER

7779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to change the zoning designation of said property from Light Industrial to a Planned Development District for Multi-Family, Single Family Townhouse, Single Family Detached, Commercial, General Retail, and Office Uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on November 13, 2023, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from Light Industrial to a Planned Development District for Multi-Family, Single Family Townhouse, Single Family Detached, Commercial, General Retail, and Office Uses; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on November 21, 2023, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance, changing the zoning from its classification of Light Industrial to a Planned Development District for Multi-Family, Single Family Townhouse, Single Family Detached, Commercial, General Retail, and Office Uses, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

“THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone the following described area from Light Industrial to a Planned Development District for Multi-Family, Single Family Townhouse, Single Family Detached, Commercial, General Retail, and Office Uses.

Description of Land:

Tract 1, 2A, John Childress Survey, Abstract No. 268, Tract 2, 3, 3D, Norman Underwood Survey, Abstract No. 1582, Lot 1, Block 1, Riverpark Addition, Tract 2, W. P. Crocker Survey, Abstract 384, Tract 2, Thomas W. Crocker Survey, Abstract 341, Tract 1C & A 268, Jefferson Estill Survey, Abstract No. 491, Lot 1, Block 1, Westfork 360, City of Grand Prairie, Tarrant County, Texas, and as depicted in the attached Exhibit A – Location Map and Exhibit B – Boundary Description.

SECTION 2. The intent of this zoning ordinance is to create a mixed-use development that substantially conforms to referenced exhibits, Exhibit C – District Plan, Exhibit D – Land Use Plan, Exhibit E – Concept Plan, and Exhibit F – Conceptual Open Space Plan.

SECTION 3. The following development standards shall apply to all development within this district.

A. APPLICABILITY

1. All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in these Planned Development District Standards.
2. Except as provided, these Planned Development District Standards govern development within this Property. In the event of any conflict or inconsistency between these Planned Development District Standards and the applicable City regulations, the terms and provisions of these Planned Development District Standards shall control. In the event of any conflict between the text of the Planned Development District Standards and the concept plan, the concept plan shall control.

B. GENERAL

1. Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) unless otherwise specified herein.

C. CONCEPT PLAN

1. A Concept Plan has been included, to delineate the subdistricts, roadway network, open space, and building typologies. The Concept Plan is conceptual in nature and intended to be illustrative of the standards herein. Detailed Site Plans will be submitted as required in the UDC, in subsequent applications as parcels are developed.

D. LAND USES AND DEVELOPMENT REQUIREMENTS

1. Base Zoning Districts and Permitted Uses – Development shall comply with the development standards, guidelines, and building typologies as shown on Exhibit E – Concept Plan. Permissible uses shall comply with the base zoning district designated on Exhibit D – Land Use Plan, except as amended by uses listed in Exhibit D – Land Use Plan.
2. The developer shall cooperate with the City to enhance the flood warning system for this area. Cooperation shall include providing easements for flood siren poles and working with the City to prepare an emergency action plan.
3. The developer shall design flood mitigation ponds to drain via gravity, as opposed to relying solely on mechanical equipment to drain them.
4. The development shall provide at least two points of ingress/egress that meet City’s floodplain management criteria of being elevated at least two feet above the 100-year base flood elevation.
5. The developer shall perform regular inspections and maintenance of improvements adjacent to river corridors. Examples would be programmed silt removal from flood mitigation ponds and regularly inspecting river and pond slopes and performing needed maintenance.

SECTION 4. A Site Plan shall be reviewed and approved by the City Council prior to the issuance of any building permits.

SECTION 5. It is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 6. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 7. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 8. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 21ST DAY OF NOVEMBER 2023.

Ordinance No. #-2023

Zoning Case No. ZON-23-08-0031

Planned Development No. #

Exhibit A- Location Map

Page 1 of 1

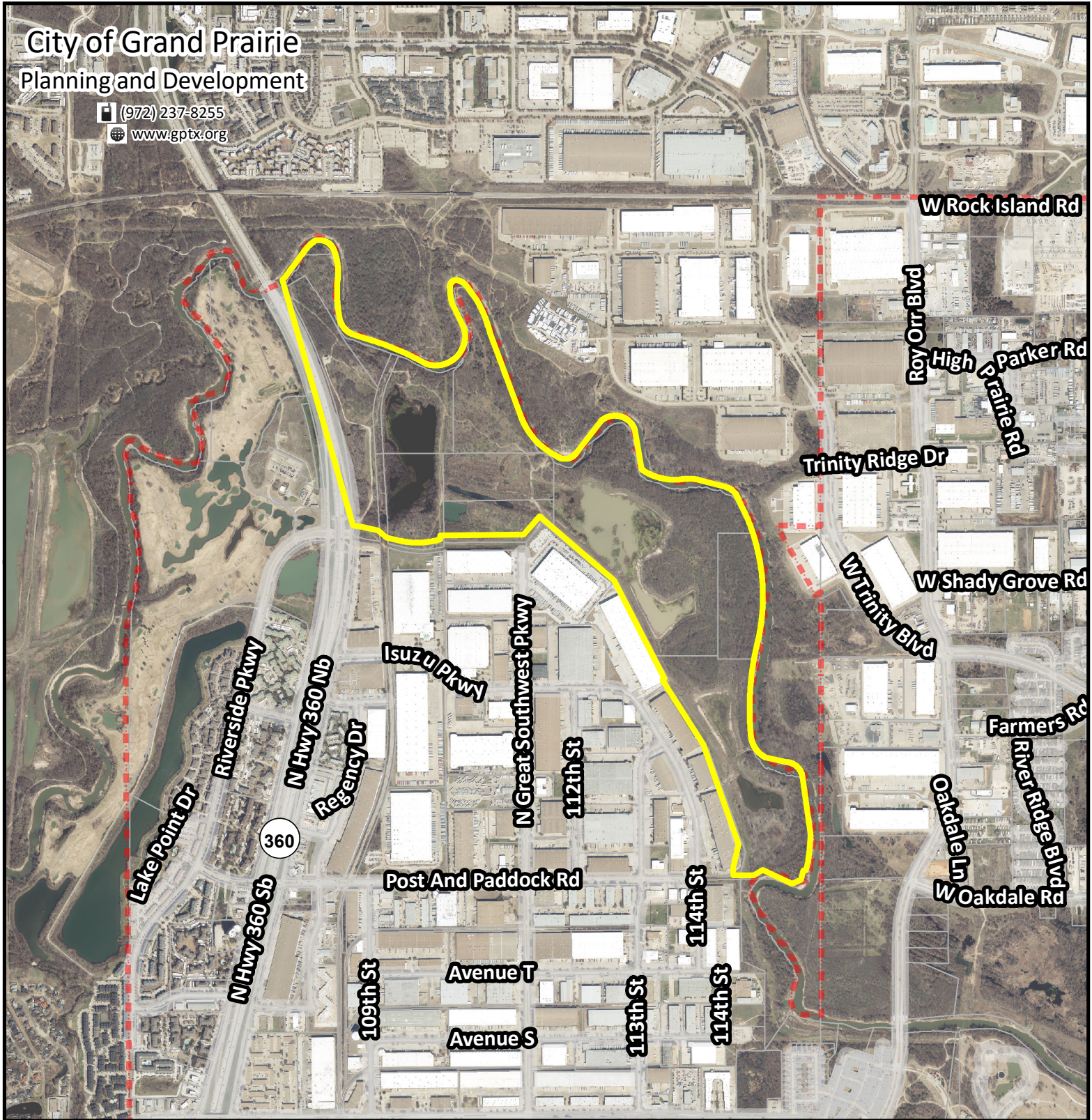
CASE LOCATION MAP
ZON-23-08-0031
RIVER CENTRAL

Item 39.

City of Grand Prairie
Planning and Development

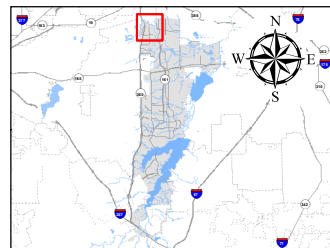
(972) 237-8255

www.gptx.org



- Location
- Parcels
- City Limits

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 0.3 Miles

Grand Prairie
TEXAS
PLANNING
Date: 10/30/20

257

Exhibit B - Boundary Description
Page 1 of 2

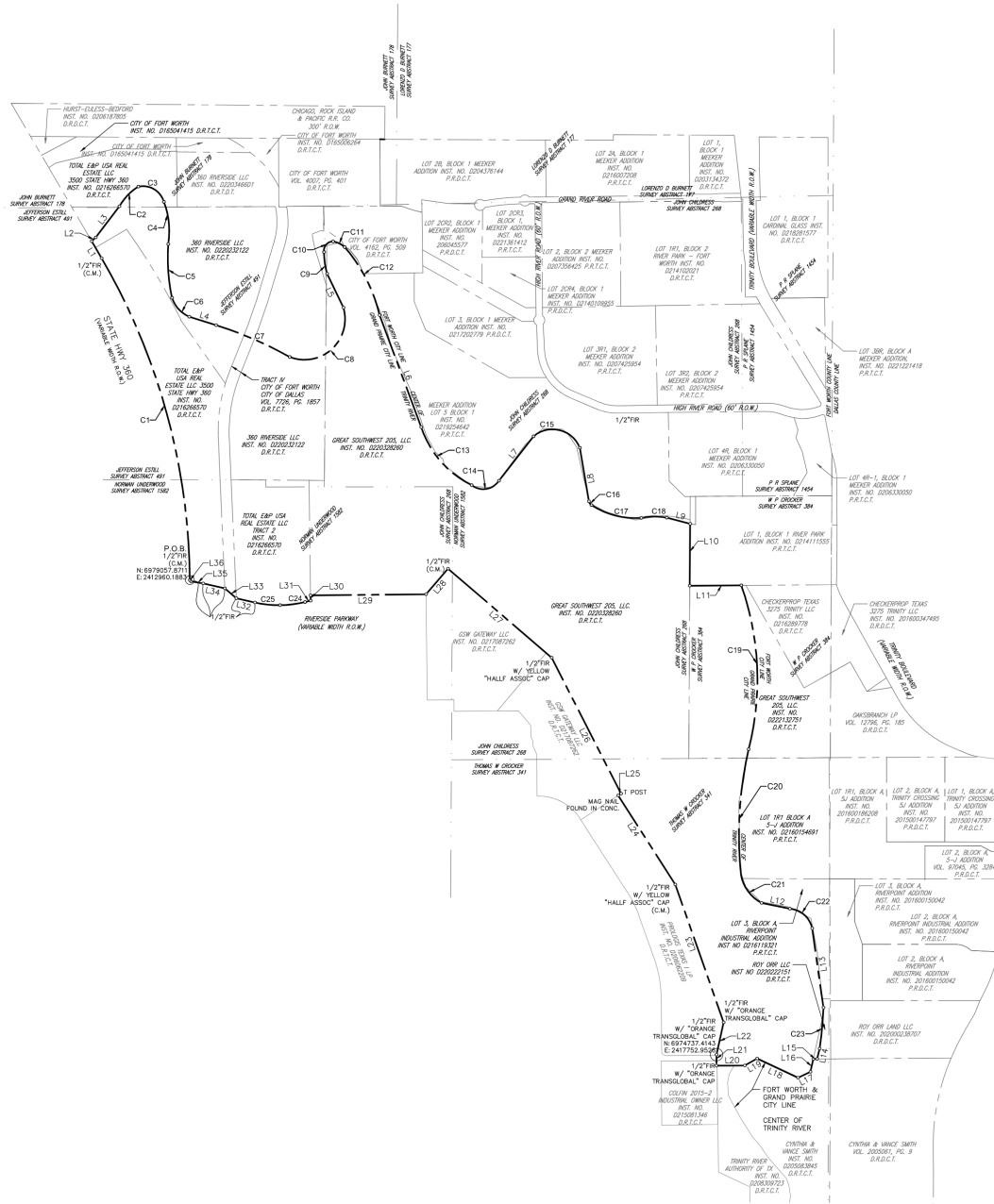
Item 39.

LEGEND:
D.R.T.C.T. - DEED RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T. - PLAT RECORDS TARRANT COUNTY, TEXAS
D.R.D.C.T. - DEED RECORDS DALLAS COUNTY, TEXAS
P.R.D.C.T. - PLAT RECORDS DALLAS COUNTY, TEXAS
INST. NO. - INSTRUMENT NUMBER
VOL. - VOLUME
PAGE - PAGE
DOC. NO. - DOCUMENT NUMBER
FIR - FOUND IRON ROD
C.M. - CONTROL MONUMENT

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

2. THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE & 18A.05, DOES NOT REFLECT THE RESULTS OF ANY ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

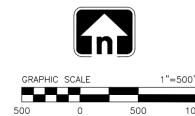


Line Table		
LINE #	LENGTH	DIRECTION
L1	178.87	N30° 15' 29"W
L2	50.49	N46° 08' 17"E
L3	354.90	N37° 14' 15"E
L4	256.41	S72° 28' 38"E
L5	342.24	N25° 40' 21"W
L6	1087.55	S20° 22' 27"E
L7	512.30	N37° 53' 04"E
L8	493.64	S9° 36' 26"E
L9	219.33	S75° 06' 12"E
L10	562.90	S0° 19' 38"W
L11	468.85	N89° 36' 31"E
L12	262.06	S78° 25' 04"E
L13	727.97	S8° 05' 30"E
L14	96.91	S13° 38' 18"W
L15	35.60	S89° 40' 58"W
L16	119.00	S12° 30' 00"W
L17	125.11	S64° 26' 40"W
L18	411.43	N64° 49' 09"W
L19	129.76	S60° 24' 57"W
L20	256.79	S89° 37' 12"W
L21	100.00	N0° 22' 48"W
L22	301.88	N12° 37' 12"E
L23	1329.30	N19° 20' 23"W
L24	963.66	N32° 40' 13"W
L25	30.93	N57° 15' 56"E
L26	1388.73	N27° 01' 44"W
L27	1243.86	N49° 16' 38"W
L28	306.74	S40° 41' 27"W
L29	1051.82	S89° 29' 46"W
L30	48.53	S1° 18' 03"E
L31	52.69	S76° 11' 10"W
L32	173.58	N77° 09' 41"W
L33	137.60	N49° 11' 21"W
L34	203.01	N77° 10' 52"W
L35	112.42	N80° 22' 22"W
L36	15.04	N42° 16' 03"W

CURVE TABLE					
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB
C1	29° 48' 53"	5904.58	1571.90	3072.53	N15° 18' 58"W
C2	29° 04' 22"	497.70	129.05	252.54	N43° 42' 44"E
C3	85° 46' 14"	199.10	184.92	298.06	S59° 17' 12"E
C4	29° 48' 50"	752.79	200.40	391.72	S5° 47' 29"E
C5	18° 03' 12"	1756.85	247.74	492.24	S4° 03' 34"E
C6	48° 27' 04"	282.78	127.24	239.13	S42° 23' 51"E
C7	12° 02' 09"	3484.28	367.32	731.93	S66° 38' 42"E
C8	127° 41' 16"	369.63	752.64	823.74	N47° 23' 59"E
C9	15° 21' 58"	746.30	100.68	200.15	N8° 22' 47"W
C10	97° 07' 25"	85.27	96.58	144.54	N40° 27' 34"E
C11	32° 44' 07"	210.25	61.75	120.12	S63° 42' 21"E
C12	27° 36' 06"	1458.32	358.22	702.53	S27° 09' 19"E
C13	45° 32' 01"	903.57	379.21	718.08	S41° 00' 56"E

CURVE TABLE					
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB
C14	95° 37' 46"	169.67	187.22	283.19	N80° 49' 26"E
C15	108° 53' 53"	267.02	373.65	507.51	S78° 02' 32"E
C16	40° 25' 05"	62.27	22.92	43.93	S33° 42' 48"E
C17	36° 31' 01"	744.06	246.20	475.52	S75° 44' 08"E
C18	22° 33' 50"	593.91	118.48	233.89	N89° 37' 16"E
C19	33° 55' 13"	2560.89	780.99	1516.09	S2° 33' 45"E
C20	18° 52' 09"	3493.61	580.53	1150.55	S3° 26' 27"W
C21	52° 34' 38"	356.76	176.23	327.38	S36° 11' 00"E
C22	74° 33' 24"	224.20	170.66	291.74	S48° 52' 30"E
C23	6° 17' 59"	3417.82	188.09	375.80	S5° 14' 07"W
C24	12° 56' 16"	1018.47	115.48	229.96	S82° 57' 07"W
C25	13° 25' 04"	982.20	115.54	230.01	N83° 52' 13"W

ZON-23-08-0031



10/18/23
MICHAEL L. PETERSON R.P.L.S.
TEXAS REGISTRATION NO. 5999

BOUNDARY SURVEY
325.463 ACRES
RIVER CENTRAL - GRAND PRAIRIE

BEING A PORTION OF A TRACT OF LAND AS DESCRIBED BY DEED TO 360 RIVERSIDE LLC, AS RECORDED IN INSTRUMENT NUMBER D220232122, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), BEING A PORTION OF A TRACT OF LAND DESCRIBED BY DEED TO TOTAL E&P USA REAL ESTATE LLC 3500 STATE HWY 360, AS RECORDED IN INSTRUMENT NUMBER D216285670, D.R.T.C.T., BEING A PORTION OF A TRACT OF LAND DESCRIBED BY DEED TO GREAT SOUTHWEST 205, LLC, AS RECORDED IN INSTRUMENT NUMBER D22132751, D.R.T.C.T., AND BEING ALL OF A TRACT OF LAND DESCRIBED BY DEED TO GREAT SOUTHWEST 205, LLC, AS RECORDED IN INSTRUMENT NUMBER D220326260, D.R.T.C.T. CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS.

JOHN BURNETT SURVEY, ABSTRACT NO. 178
JOHN CHILDRESS SURVEY, ABSTRACT NO. 288
NORMAN UNDERWOOD SURVEY, ABSTRACT NO. 1582
W. P. CROCKER SURVEY, ABSTRACT NO. 341
AND THE JEFFERSON ESTILL SURVEY, ABSTRACT NO. 491.

GRAHAM ASSOCIATES
CIVIL ENGINEERING & SURVEYING
8515 FM 408, SUITE 100, FORT WORTH, TEXAS 76134
(817) 940-8528 • (817) 940-7777 • (817) 940-7888 • (817) 940-7889

DATE: SEPTEMBER 21, 2023
PROJECT NO. 2771-1002
DRAWN BY: G.A.I.

SHEET 1 OF 2

Exhibit B - Boundary Description
Page 2 of 2

Item 39.

LEGEND:
D.R.T.C.T. = DEED RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY, TEXAS
D.A.D.C.T. = DEED RECORDS DALLAS COUNTY, TEXAS
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NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011

2. THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECOGNITION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

LEGAL DESCRIPTION:

Being a 325.463 acre tract of land situated in the John Burnett Survey, Abstract No. 178, John Childress Survey, Abstract No. 268, Norman Underwood Survey, Abstract No. 1582, W. P. Crocker Survey, Abstract No. 384, Thomas W. Crocker Survey, Abstract No. 341, and the Jefferson Estill Survey, Abstract No. 491, Tarrant County, Texas, being a portion of a tract of land as described by deed to 360 Riverside LLC, as recorded in Instrument Number D220232122, Deed Records, Tarrant County, Texas (D.R.T.C.T.), being a portion of a tract of land described by deed to L&P USA Real Estate LLC 3500 State Hwy 360, as recorded in Instrument Number D21626570, D.R.T.C.T., being a portion of a tract of land described by deed to Great Southwest 205, LLC, as recorded in Instrument Number D22132751, D.R.T.C.T., a portion of Lot 1, Block 1, River Park Addition, as recorded in Instrument Number D2411555, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being all of a tract of land described by deed to Great Southwest 205, LLC, as recorded in Instrument Number D220328260, D.R.T.C.T., and being more particularly described by the metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod, being in the northern most corner of a corner clip for the northeast intersection corner of State Highway 360 (having a variable width Right-Of-Way) and Riverside Parkway (having a variable width Right-Of-Way), also being the beginning of a curve to the left having a radius of 590.58 feet, a central angle of 29°45'53", and a long chord which bears North 15°18'58" West, 3037.99 feet;

THENCE along the existing east right-of-way line of said State Highway 360, along said curve to the left on arc distance of 3072.53 feet to a found 1/2 inch iron rod for a point;

THENCE North 30°15'29" West, continuing along the said existing east right-of-way line of State Highway 360, a distance of 178.87 feet to a point;

THENCE leaving the said existing east right-of-way line of State Highway 360, and along the centerline of Trinity River the following bearings and distances:

North 48°08'17" East, a distance of 50.45 feet to a point;

North 37°14'15" East, a distance of 354.90 feet to a point, for the beginning of a curve to the right having a radius of 497.70 feet, a central angle of 29°04'22", and a long chord which bears North 43°42'44" East, 249.84 feet;

along said curve to the right on arc distance of 252.54 feet to a point for the beginning of a curve to the right having a radius of 198.10 to 10 feet, a central angle of 85°46'14", and a long chord which bears South 59°17'12" East, 270.99 feet;

along said curve to the right, on arc distance of 298.06 feet to a point for the beginning of a curve to the right having a radius of 752.79 feet, a central angle of 29°48'50", and a long chord which bears South 05°47'29" East, 387.31 feet;

along said curve to the right, on arc distance of 391.72 feet to a point for the beginning of a curve to the left having a radius of 1756.85 feet, a central angle of 18°33'12", and a long chord which bears South 04°03'34" East, 490.63 feet;

along said curve to the left, on arc distance of 492.24 feet to a point for the beginning of a curve to the left having a radius of 282.78 feet, a central angle of 48°27'04", and a long chord which bears South 42°23'54" East, 232.07 feet;

along said curve to the left, on arc distance of 239.13 feet to a point;

South 72°28'38" East, a distance of 256.41 feet to a point for the beginning of a curve to the right having a radius of 348.28 feet and a central angle of 12°02'09" and a long chord which bears South 66°35'42" East, 730.58 feet;

along said curve to the right, passing at an arc distance of 270.10 feet a point in the west line of Tract IV as described by deed to the City of Fort Worth and the City of Dallas, as recorded in Volume 7726, Page 1857, Deed Records, Tarrant County, Texas, and passing at a distance of 370.16 feet a point in the east line of said Tract IV, continuing for a total arc distance of 731.93 feet to a point for the beginning of a curve to the left having a radius of 369.83 feet, a central angle of 127°41'16", and a long chord which bears North 47°23'59" East, 663.55 feet;

along said curve to the left, on arc distance of 823.74 feet to a point;

North 25°40'21" West, a distance of 342.24 feet to a point for the beginning of a curve to the right having a radius of 746.30 feet, a central angle of 15°21'58", and a long chord which bears North 08°22'47" West, 199.55 feet;

along said curve to the right on arc distance of 200.15 feet to a point for the beginning of a curve to the right having a radius of 85.27 feet, a central angle of 97°07'25", and a long chord which bears North 40°27'34" East, 127.84 feet;

along said curve to the right, on arc distance of 144.54 feet to a point for the beginning of a curve to the right having a radius of 210.23 to 25 feet, a central angle of 32°44'07", and a long chord which bears South 63°42'21" East, 118.50 feet;

along said curve to the right, on arc distance of 120.12 feet to a point for the beginning of a curve to the right having a radius of 1408.32 feet, a central angle of 27°36'06", and a long chord which bears South 27°09'19" East, 695.76 feet;

along said curve to the right, on arc distance of 702.53 feet to a point;

South 20°22'27" East, a distance of 1087.55 feet to a point for the beginning of a curve to the left having a radius of 903.57 feet and a central angle of 45°32'01" and a long chord which bears South 41°00'56" East, 699.33 feet;

along said curve to the left on arc distance of 718.08 feet to a point for the beginning of a curve to the left having a radius of 169.67 feet, a central angle of 95°37'46", and a long chord which bears North 80°49'28" East, 251.45 feet;

along said curve to the left, on arc distance of 283.19 feet to a point;

North 37°53'04" East, a distance of 512.30 feet to a point for the beginning of a curve to the right having a radius of 267.02 feet and a central angle of 108°53'53" and a long chord which bears South 76°02'32" East, 434.50 feet;

along said curve to the right on arc distance of 507.51 feet to a point;

LEGAL DESCRIPTION CONTINUED:

South 09°38'26" East, a distance of 493.64 feet to a point for the beginning of a curve to the left having a radius of 62.27 feet and a central angle of 40°22'05" and a long chord which bears South 33°42'48" East, 43.02 feet;

along said curve to the left on arc distance of 43.93 feet to a point for the beginning of a curve to the left having a radius of 744.06 feet, a central angle of 36°37'01", and a long chord which bears South 75°44'08" East, 467.47 feet;

along said curve to the left, on arc distance of 475.52 feet to a point for the beginning of a curve to the right having a radius of 593.81 feet, a central angle of 22°33'50", and a long chord which bears North 89°37'16" East, 232.38 feet;

along said curve to the right, on arc distance of 233.89 feet to a point;

South 75°06'12" East, a distance of 219.36 feet to a point;

South 00°19'35" West, a distance of 562.90 feet to a point;

North 89°36'31" East, a distance of 468.85 feet to a point for the beginning of a curve to the right having a radius of 2560.89 feet, a central angle of 33°55'13", and a long chord which bears South 02°33'45" East, 1494.05 feet;

along said curve to the right, on arc distance of 1516.09 feet to a point for the beginning of a curve to the left having a radius of 3493.81 feet, a central angle of 18°52'09", and a long chord which bears South 03°26'27" West, 1145.36 feet;

along said curve to the left, on arc distance of 1150.55 feet to a point for the beginning of a curve to the left having a radius of 356.76 feet, a central angle of 52°44'38", and a long chord which bears South 36°11'00" East, 316.01 feet;

along said curve to the left, on arc distance of 327.38 feet to a point;

South 78°20'04" East, a distance of 262.06 feet to a point for the beginning of a curve to the right having a radius of 224.20 feet, a central angle of 74°33'24", and a long chord which bears South 48°42'30" East, 271.59 feet;

along said curve to the right on arc distance of 291.74 feet to a point;

South 08°05'30" East, a distance of 727.97 feet to a point for the beginning of a curve to the right having a radius of 3417.82 feet, a central angle of 15°17'59", and a long chord which bears South 05°14'07" West, 375.61 feet;

along said curve to the right on arc distance of 375.80 feet to a point;

South 13°38'18" West, a distance of 96.91 feet to a point, being the south line of a tract of land described by deed to Roy Orr Land LLC, as recorded in Instrument Number 20200238707, D.R.T.C.T., and Instrument Number D220222551, D.R.T.C.T., also being in the north line of a tract of land described by deed to Cynthia and Vance Smith, as recorded in Volume 2005061, Page 9, D.R.D.C.T., and Instrument Number D200506345, P.R.T.C.T.;

THENCE leaving the centerline of Trinity River, and along the said north line of Smith tract the following bearings and distances:

South 89°40'56" West, a distance of 35.60 feet to a point;

South 12°30'06" West, leaving the said south line of Roy Orr Land LLC tract, a distance of 119.00 feet to a point;

South 64°26'40" West, a distance of 125.11 feet to a point;

North 64°49'09" West, a distance of 411.43 feet to a point;

South 60°24'57" West, a distance of 129.76 feet to a point;

THENCE South 89°37'12" West, a distance of 256.79 feet to a found 1/2 inch iron rod with a cap stamped "ORANGE TRANSGLOBAL", being in the northeast corner of a tract of land described by deed to Trinity River Authority of TX, as recorded in Instrument Number D208309723, D.R.T.C.T., and being in the east line of a tract of land described by deed to Colfin 2015-2 Industrial Owner LLC, as recorded in Instrument Number D215081346, D.R.T.C.T.;

THENCE North 00°22'48" West, a distance of 100.00 feet to a found 1/2 inch iron rod with a cap stamped "ORANGE TRANSGLOBAL", being in the southeast corner of a tract of land described by deed to Prologics Texas LP, as recorded in Instrument Number D206062209 D.R.T.C.T.;

THENCE along the east line of said Prologics tract the following bearings and distances:

North 12°37'12" East, a distance of 301.88 feet to a found 1/2 inch iron rod with a cap stamped "ORANGE TRANSGLOBAL" for a point;

North 19°20'23" West, a distance of 1329.30 feet to a found 1/2 inch iron rod with a yellow cap stamped "HALL'S ASSOC" for a point;

North 32°40'13" West, a distance of 963.66 feet to a found Mag Nail in concrete, being in the south line of a Tract 2 described by deed to GSW Gateway LLC, as recorded in Instrument Number D217087892, D.R.D.C.T.;

THENCE North 57°15'56" East, leaving said east line of Prologics tract, and along the said south line of Tract 2, a distance of 30.93 feet to a found T Post for a point;

THENCE North 27°01'44" West, leaving the said south line Tract 2, a distance of 1388.73 feet to a found 1/2 inch iron rod with a yellow cap stamped "HALL'S ASSOC", being in the east line of said Tract 2;

THENCE North 49°18'38" West, a distance of 1243.86 feet to a found 1/2 inch iron rod, being the northeast corner of Tract 1 of said GSW Gateway LLC tract;

THENCE South 40°41'27" West, along the north line of said Tract 1, a distance of 306.74 feet to a point, being in the existing north right-of-way line of said Riverside Parkway

LEGAL DESCRIPTION CONTINUED:

THENCE along the said existing north right-of-way line of Riverside Parkway the following bearings and distances:

South 89°25'46" West, a distance of 1051.82 feet to a point;

South 01°16'03" East, a distance of 48.53 feet to a point;

South 76°11'10" West, a distance of 52.69 feet to a point, for the beginning of a curve to the right having a radius of 1018.47 feet, a central angle of 12°46'16", and a long chord which bears South 82°57'07" West, 229.49 feet;

along said curve to the right on arc distance of 229.98 feet to a point, for the point of compound curvature of a curve to the right having a radius of 982.20 feet, a central angle of 13°25'04", and a long chord which bears North 83°52'13" West, 229.49 feet;

along said curve to the right on arc distance of 230.01 feet to a found 1/2 inch iron rod for a point;



North 77°02'41" West, a distance of 173.88 feet to a found 1/2 inch iron rod for a point, being in the said east line of Tract IV;

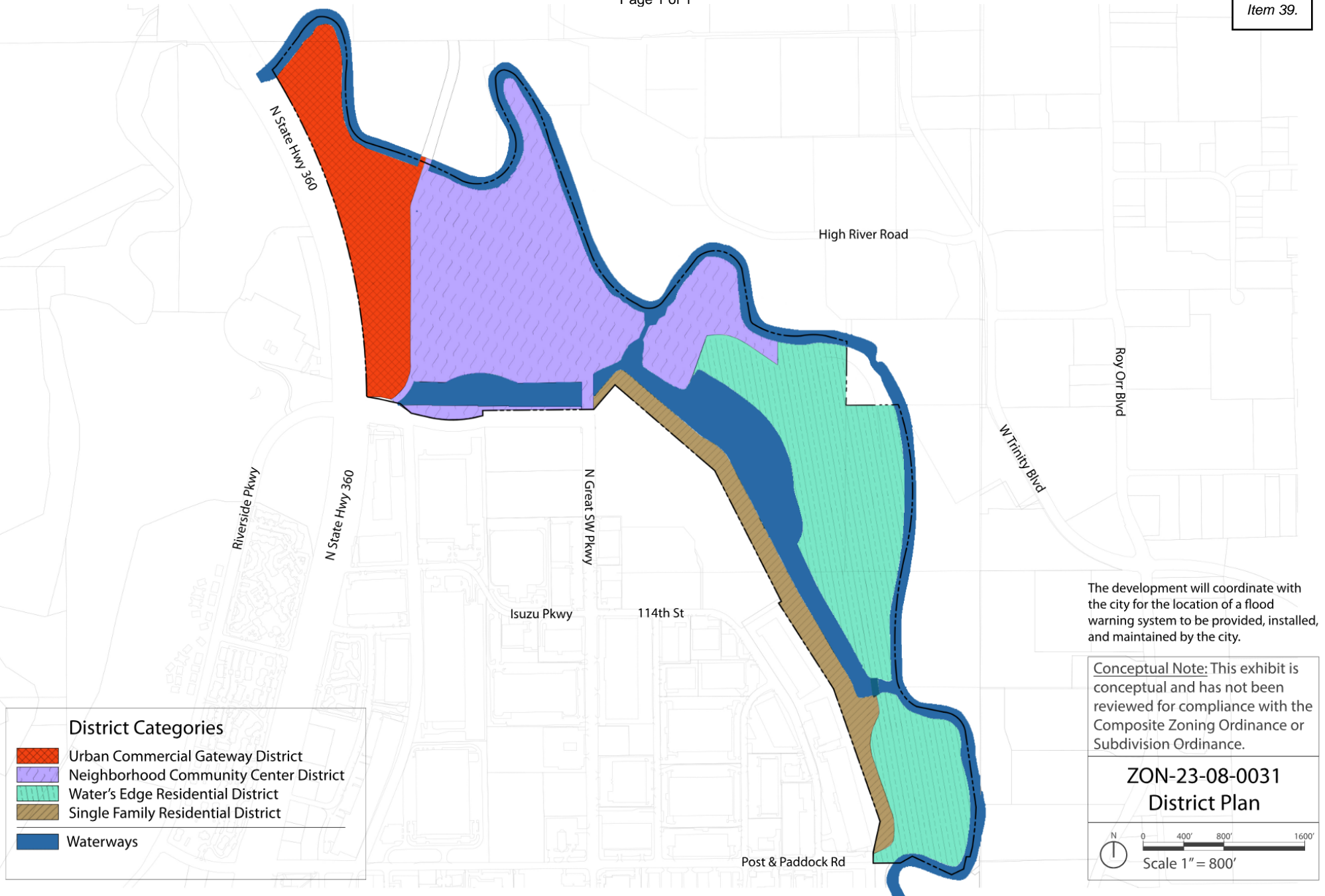
North 49°12'21" West, a distance of 137.60 feet to a found 1/2 inch iron rod for a point, being in the said west line of Tract IV;

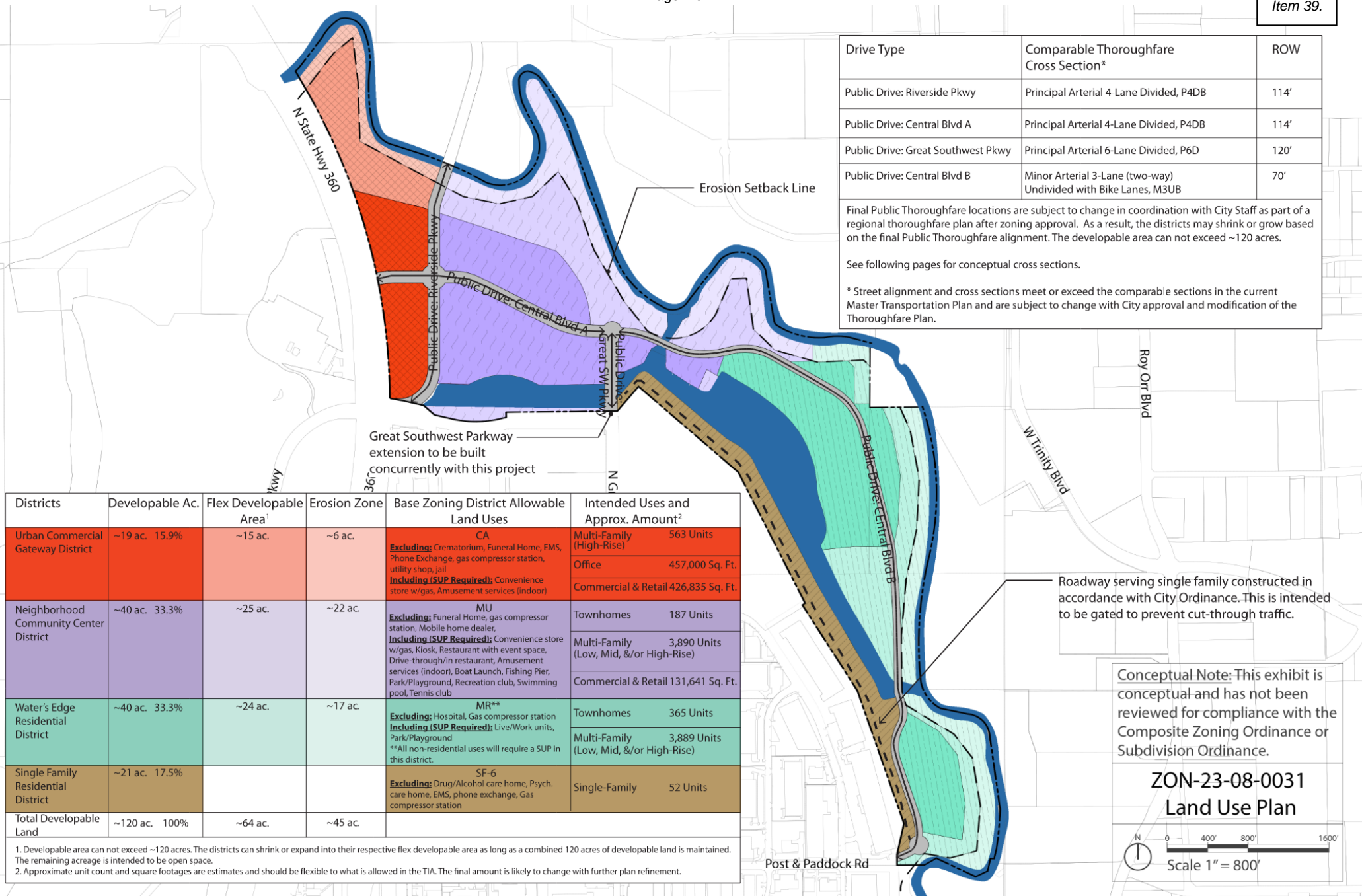
North 77°10'52" West, a distance of 203.01 feet to a found 1/2 inch iron rod for a point;

North 80°22'22" West, a distance of 112.42 feet to a found 1/2 inch iron rod, being the eastern most corner of said corner clip for the northeast intersection of said State Highway 360 and said Riverside Parkway;

North 42°16'03" West, along said corner clip, a distance of 15.04 feet to the POINT OF BEGINNING and CONTAINING 14,177,191 square feet, 325.463 acres of land, more or less.

	
MICHAEL L. PETERSON R.P.L.S. TEXAS REGISTRATION NO. 5999	
10/18/23	
BOUNDARY SURVEY	
325.463 ACRES	
RIVER CENTRAL - GRAND PRAIRIE	
BEING A PORTION OF A TRACT OF LAND AS DESCRIBED BY DEED TO 360 RIVERSIDE LLC, AS RECORDED IN INSTRUMENT NUMBER D220232122, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), BEING A PORTION OF A TRACT OF LAND DESCRIBED BY DEED TO TOTAL E&P USA REAL ESTATE LLC 3500 STATE HWY 360, AS RECORDED IN INSTRUMENT NUMBER D21626570, D.R.T.C.T., BEING A PORTION OF A TRACT OF LAND DESCRIBED BY DEED TO GREAT SOUTHWEST 205, LLC, AS RECORDED IN INSTRUMENT NUMBER D22132751, D.R.T.C.T., AND BEING ALL OF A TRACT OF LAND DESCRIBED BY DEED TO GREAT SOUTHWEST 205, LLC, AS RECORDED IN INSTRUMENT NUMBER D220328260, D.R.T.C.T. CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, JOHN CHILDRESS SURVEY, ABSTRACT NO. 268, NORMAN UNDERWOOD SURVEY, ABSTRACT NO. 1582, THOMAS W. CROCKER SURVEY, ABSTRACT NO. 341 AND THE JEFFERSON ESTILL SURVEY, ABSTRACT NO. 491.	
	GRAHAM ASSOCIATES CIVIL ENGINEERING & SURVEYING 10115 W. 10th St., Suite 100, Dallas, TX 75243 214-343-8833 • Fax: 214-343-8834 • Email: info@grahamassoc.com
DATE: SEPTEMBER 21, 2023 PROJECT NO. 2771-1102 DRAWN BY: G.A.I.	
SHEET 2 OF 2	





Drive Type	Comparable Thoroughfare Cross Section*	ROW
Public Drive: Riverside Pkwy	Principal Arterial 4-Lane Divided, P4DB	114'
Public Drive: Central Blvd A	Principal Arterial 4-Lane Divided, P4DB	114'
Public Drive: Great Southwest Pkwy	Principal Arterial 6-Lane Divided, P6D	120'
Public Drive: Central Blvd B	Minor Arterial 3-Lane (two-way) Undivided with Bike Lanes, M3UB	70'

Final Public Thoroughfare locations are subject to change in coordination with City Staff as part of a regional thoroughfare plan after zoning approval. As a result, the districts may shrink or grow based on the final Public Thoroughfare alignment. The developable area can not exceed ~120 acres.

See following pages for conceptual cross sections.

* Street alignment and cross sections meet or exceed the comparable sections in the current Master Transportation Plan and are subject to change with City approval and modification of the Thoroughfare Plan.

Districts	Developable Ac.	Flex Developable Area ¹	Erosion Zone	Base Zoning District Allowable Land Uses	Intended Uses and Approx. Amount ²
Urban Commercial Gateway District	~19 ac. 15.9%	~15 ac.	~6 ac.	CA Excluding: Crematorium, Funeral Home, EMS, Phone Exchange, gas compressor station, utility shop, jail Including (SUP Required): Convenience store w/gas, Amusement services (indoor)	Multi-Family (High-Rise) 563 Units Office 457,000 Sq. Ft. Commercial & Retail 426,835 Sq. Ft.
Neighborhood Community Center District	~40 ac. 33.3%	~25 ac.	~22 ac.	MU Excluding: Funeral Home, gas compressor station, Mobile home dealer, Including (SUP Required): Convenience store w/gas, Kiosk, Restaurant with event space, Drive-through/in restaurant, Amusement services (indoor), Boat Launch, Fishing Pier, Park/Playground, Recreation club, Swimming pool, Tennis club	Townhomes 187 Units Multi-Family (Low, Mid, &/or High-Rise) 3,890 Units Commercial & Retail 131,641 Sq. Ft.
Water's Edge Residential District	~40 ac. 33.3%	~24 ac.	~17 ac.	MR** Excluding: Hospital, Gas compressor station Including (SUP Required): Live/Work units, Park/Playground **All non-residential uses will require a SUP in this district.	Townhomes 365 Units Multi-Family (Low, Mid, &/or High-Rise) 3,889 Units
Single Family Residential District	~21 ac. 17.5%			SF-6 Excluding: Drug/Alcohol care home, Psych. care home, EMS, phone exchange, Gas compressor station	Single-Family 52 Units
Total Developable Land	~120 ac. 100%	~64 ac.	~45 ac.		

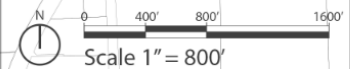
1. Developable area can not exceed ~120 acres. The districts can shrink or expand into their respective flex developable area as long as a combined 120 acres of developable land is maintained. The remaining acreage is intended to be open space.

2. Approximate unit count and square footages are estimates and should be flexible to what is allowed in the TIA. The final amount is likely to change with further plan refinement.

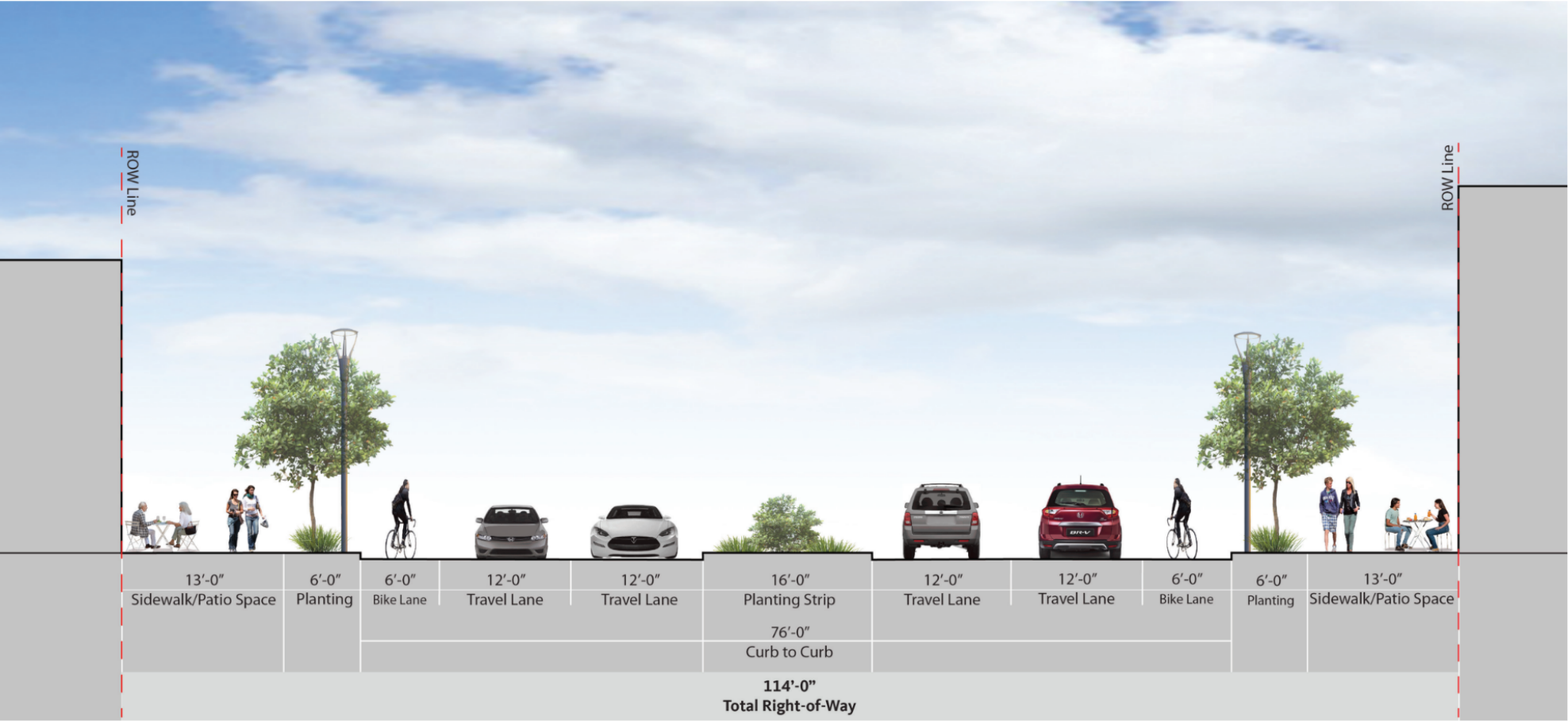
Roadway serving single family constructed in accordance with City Ordinance. This is intended to be gated to prevent cut-through traffic.

Conceptual Note: This exhibit is conceptual and has not been reviewed for compliance with the Composite Zoning Ordinance or Subdivision Ordinance.

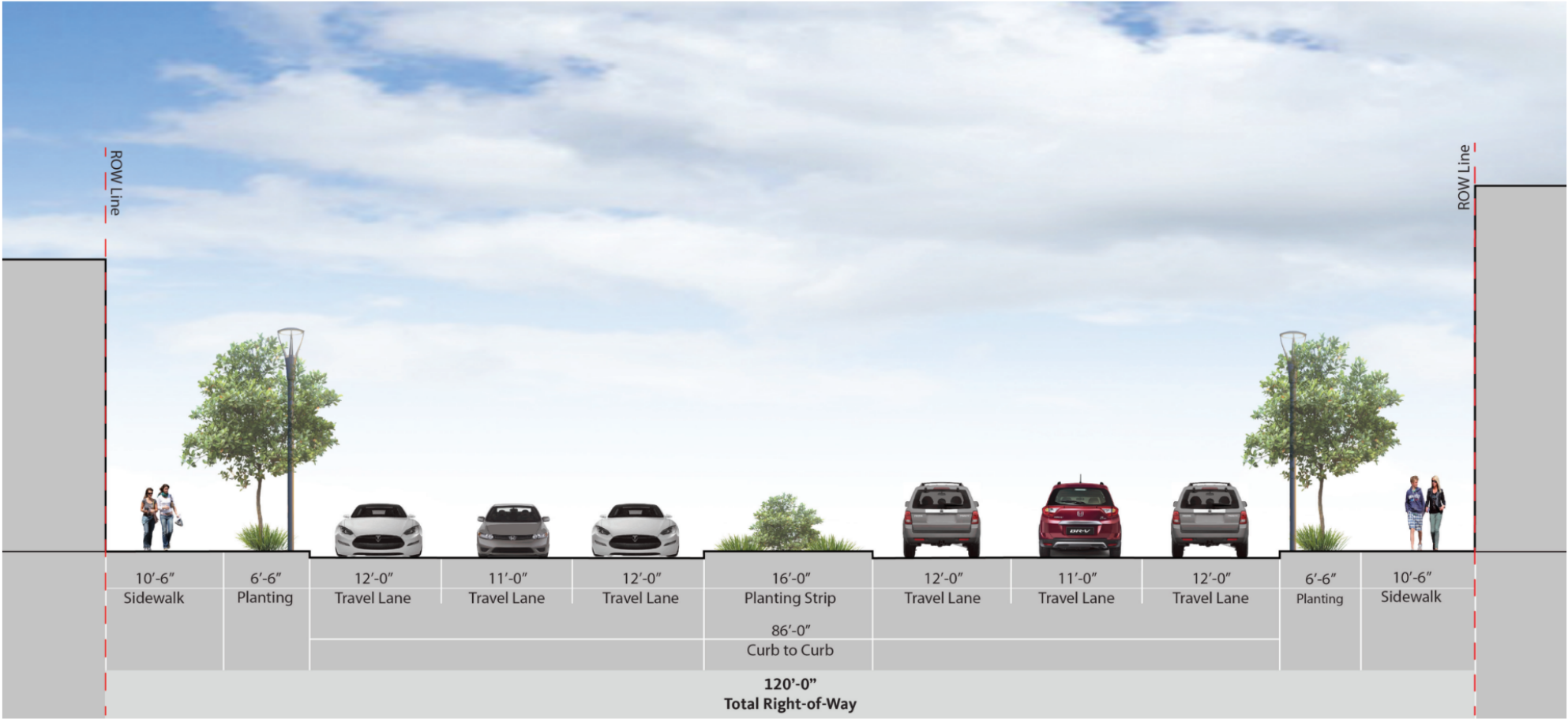
ZON-23-08-0031
Land Use Plan



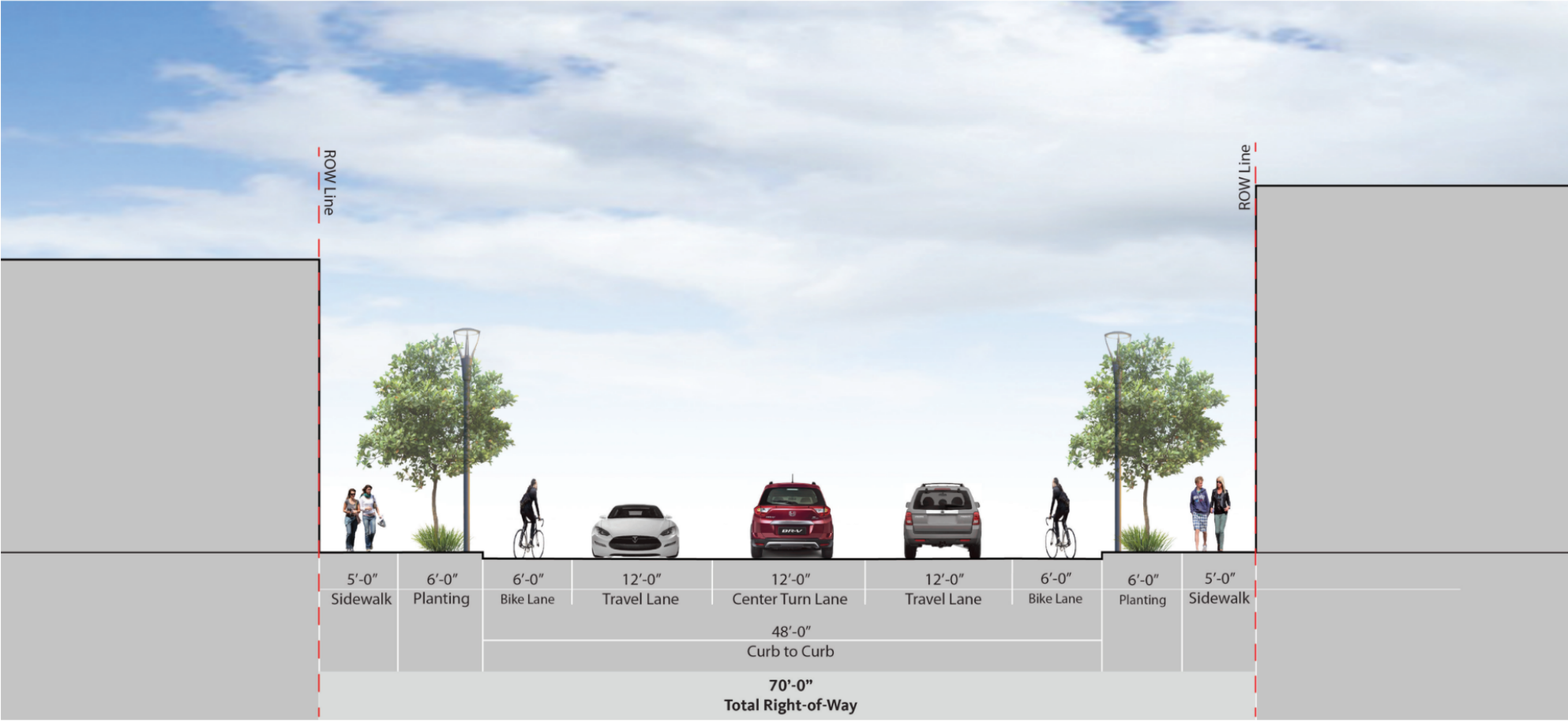
Public Drive: Riverside Pkwy & Public Drive Central Blvd A

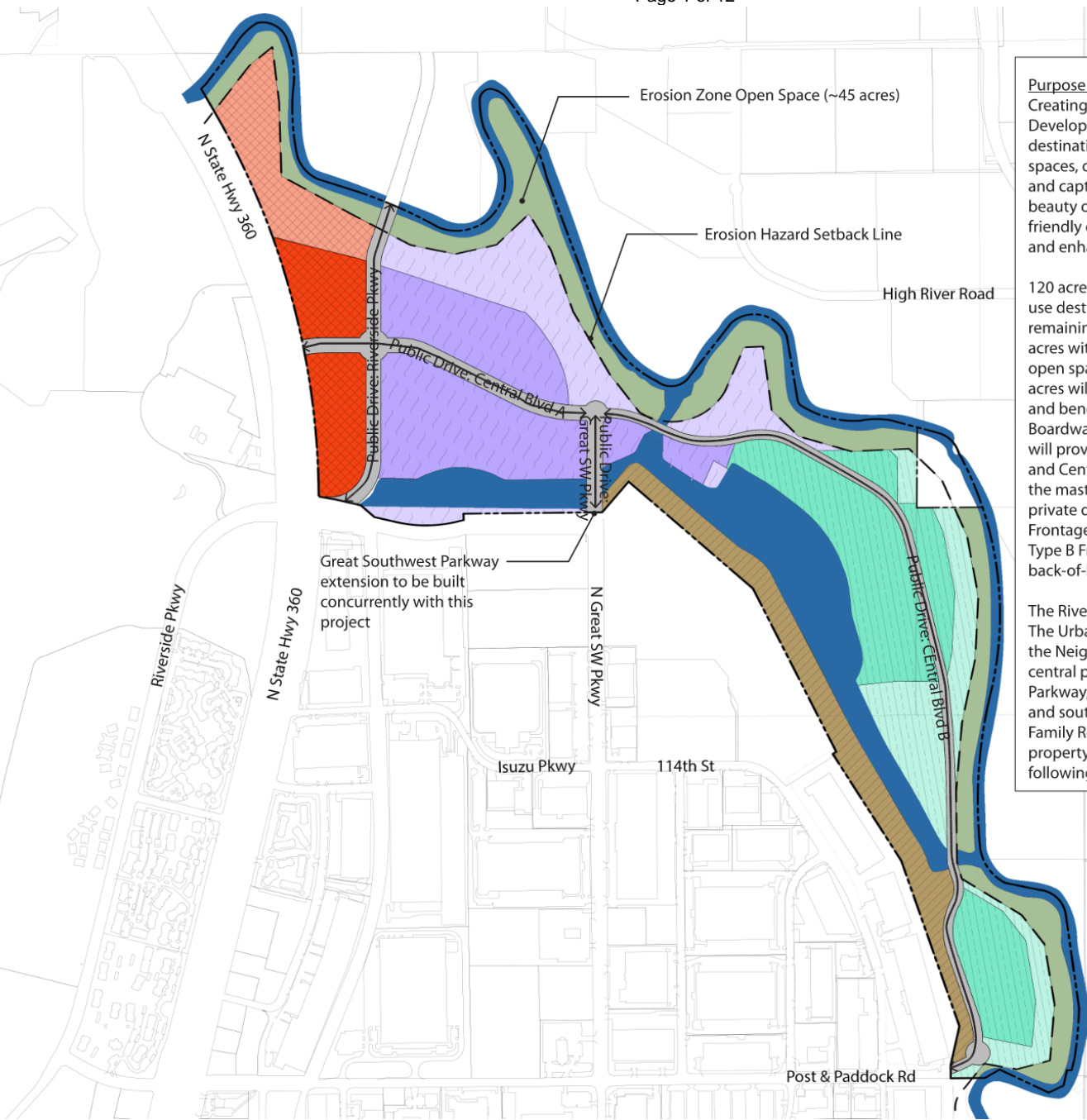


Public Drive: Great Southwest Parkway



Public Drive: Central Blvd B





Purpose Statement

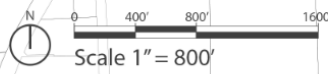
Creating a vibrant and sustainable community, the River Central Development is intended to be a high-density mixed-use destination in Grand Prairie that seamlessly integrates office spaces, diverse retail offerings, a range of residential options, and captivating open spaces. We aspire to celebrate the natural beauty of our waterways while fostering a walkable, pedestrian-friendly environment that brings people together, enriches lives, and enhances the overall quality of urban living.

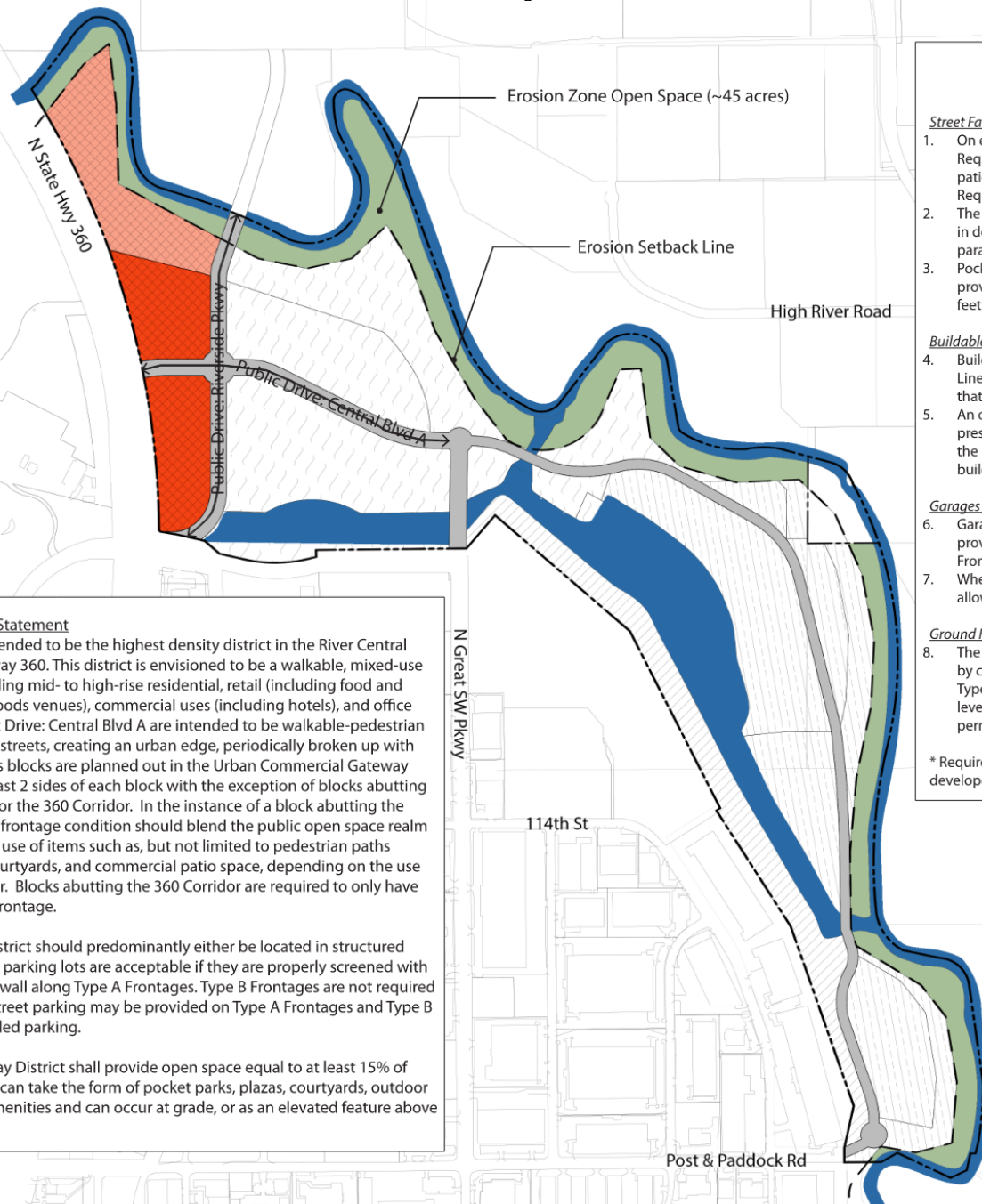
120 acres of the property can be developed into this mixed-use destination (refer to the Conceptual Land Use Plan). The remaining ~64 acres of flexible developable area and the ~45 acres within the erosion zone are intended to serve as usable open space for the entire development. This approximately 110 acres will feature trails and various respite points with fountains and benches along the north and east side of the development. Boardwalks will line internal water features and bike lanes will be provided on Public Drives Riverside Pkwy, Central Blvd A and Central Blvd B (refer to the Conceptual Land Use Plan). As the master plan further develops, blocks will be defined with private drives which will be divided into two categories: Type A Frontages, which will serve as pedestrian oriented-streets, and Type B Frontages, which will serve as service-type streets serving back-of-house type elements (loading, off-street parking, etc.).

The River Central Development is divided into four districts: The Urban Commercial Gateway District on the west along 360; the Neighborhood Community Center District in the northern central portion of the site, connecting to Great Southwest Parkway, the Water's Edge Residential District along the east and south connecting to Post & Paddock Road; and the Single Family Residential District on the southwest side portion of the property. These four districts are outlined in further detail in the following pages.

Conceptual Note: This exhibit is conceptual and has not been reviewed for compliance with the Composite Zoning Ordinance or Subdivision Ordinance.

**ZON-23-08-0031
Overall Concept Plan**





Urban Commercial Gateway District Purpose Statement

The Urban Commercial Gateway District is intended to be the highest density district in the River Central development with high visibility along Highway 360. This district is envisioned to be a walkable, mixed-use district with a variety of allowable uses, including mid- to high-rise residential, retail (including food and beverage, entertainment, grocery, and soft-goods venues), commercial uses (including hotels), and office space. Public Drive: Riverside Pkwy and Public Drive: Central Blvd A are intended to be walkable-pedestrian friendly streets with buildings addressing the streets, creating an urban edge, periodically broken up with pocket parks and spaces of outdoor dining. As blocks are planned out in the Urban Commercial Gateway District, Type A Frontages must occur on at least 2 sides of each block with the exception of blocks abutting the usable open space along the Trinity River or the 360 Corridor. In the instance of a block abutting the usable open space along the Trinity River, the frontage condition should blend the public open space realm with the built private space realm through the use of items such as, but not limited to pedestrian paths that connect to the trail system, residential courtyards, and commercial patio space, depending on the use fronting the open space along the Trinity River. Blocks abutting the 360 Corridor are required to only have one side of the block designated as a Type A frontage.

Parking in the Urban Commercial Gateway District should predominantly either be located in structured parking or in underground parking. Off-street parking lots are acceptable if they are properly screened with either vegetative screening or a low masonry wall along Type A Frontages. Type B Frontages are not required to screen off-street surface parking lots. On-Street parking may be provided on Type A Frontages and Type B Frontages in the form of either parallel or angled parking.

Each lot within the Urban Commercial Gateway District shall provide open space equal to at least 15% of the total buildable area. This open space area can take the form of pocket parks, plazas, courtyards, outdoor amenity decks, or other similar open space amenities and can occur at grade, or as an elevated feature above the first floor of a building.

Urban Commercial Gateway District Development Guidelines

Street Facade:

1. On each lot on a Type A Frontage, the building facade shall be built to the Required Building Line* for at least 85% of lot length unless outdoor dining/patio space is provided, in which case the building may set back from the Required Building Line* no more than ten feet.
2. The building facade may be constructed with jogs of no more than 18 inches in depth which do not count against the total 85% requirement listed in paragraph 1.
3. Pocket parks of any depth may be built along the Required Building Line; provided, however each pocket park shall not exceed an area of 1,000 square feet.

Buildable Area:

4. Buildings may occupy any portion of the lot behind the Required Building Line* unless otherwise restricted by setbacks in this Code or other easements that may be running through the lot.
5. An open area equal to at least 15% of the total buildable area shall be preserved on each lot. Such open area may be located anywhere behind the Required Building Line*, either at grade or above the first floor of the building.

Garages and Parking:

6. Garage entries or driveways shall be located only along Type B Frontages, provided, however garage entries or driveways may be located along Type A Frontages if the lot does not have a Type B Frontage.
7. When located on a Type A Frontage, no more than one garage entry shall be allowed per block frontage and not less than 75' away from a block corner.

Ground Floor Uses

8. The ground story along Type A frontages shall be developed and occupied by commercial-type uses. Residential may occupy the ground level along Type A frontages if stoops and/or private terraces are a feature of the ground level residential. Residential amenity spaces and leasing centers are also permitted along Type A frontages.

* Required Building Line to be determined as Private Drive Street Sections are developed.

Conceptual Note: This exhibit is conceptual and has not been reviewed for compliance with the Composite Zoning Ordinance or Subdivision Ordinance.

ZON-23-08-0031
Urban Commercial
Gateway District
Concept Plan

Scale 1" = 800'

Urban Commercial Gateway District Example Building Typologies



River Central: ZON-23-08-0031

Urban Commercial Gateway District Building Typology Standards

RESIDENTIAL PRODUCT TYPES		HIGH-RISE RESIDENTIAL
COMPARABLE BASE ZONING DESIGNATION		CA
MAXIMUM DENSITY (DWELLING UNITS PER ACRE) ¹		4:1 FAR
MINIMUM LIVING AREA (SQ.FT.) ²		450
MAXIMUM SINGLE-BED UNITS (IN %)		N/A
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	12,000
	WIDTH	100
	DEPTH	120
MINIMUM YARD SETBACKS (FEET)	FRONT ³	5 (0 IF BUILDING FRONTS STREET)
	REAR	20 IF ADJACENT TO TOWN-HOME USES, 10 IN ALL OTHER CASES
	REAR ALLEY	10
	INTERIOR SIDE	15
	SIDE ON STREET	5 (0 IF BUILDING FRONTS STREET)
	BETWEEN BUILDINGS ⁴	10
MAXIMUM HEIGHT		240
MINIMUM REQUIRED OPEN SPACE (IN %) ⁵		15

NON-RESIDENTIAL PRODUCT TYPES		COMMERCIAL AND RETAIL	OFFICE
COMPARABLE BASE ZONING DESIGNATION		CA & MU	CA & MU
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	5,000	5,000
	WIDTH ¹	50	50
	DEPTH ²	100	100
MINIMUM YARD SETBACKS (FEET)	FRONT ³	0	0
	REAR	0	0
	REAR ADJACENT RESIDENTIAL	20	20
	SIDE ²	0	0
	SIDE ADJACENT TO RESIDENTIAL ²	20	20
	BETWEEN BUILDINGS ⁴	0	0
MAXIMUM HEIGHT		90	142
MAXIMUM FLOOR AREA RATIO (FAR)		3:1	4:1
MINIMUM REQUIRED LANDSCAPING (IN %) ⁴		5	5
MINIMUM REQUIRED OPEN SPACE (IN %) ⁵		15	15

Notes:

1: Units per building determined at site plan review

2: Plus 50 square feet per additional bedroom

3: Front setback line subject to coordination and approval from private utility companies.

4: The distance between a primary structure and an accessory structure or between two accessory structures is permitted to be a minimum of six (6) feet.

5: Open space can occur at grade or above the first floor in the way of amenity decks or green roofs or other open space feature.

Notes:

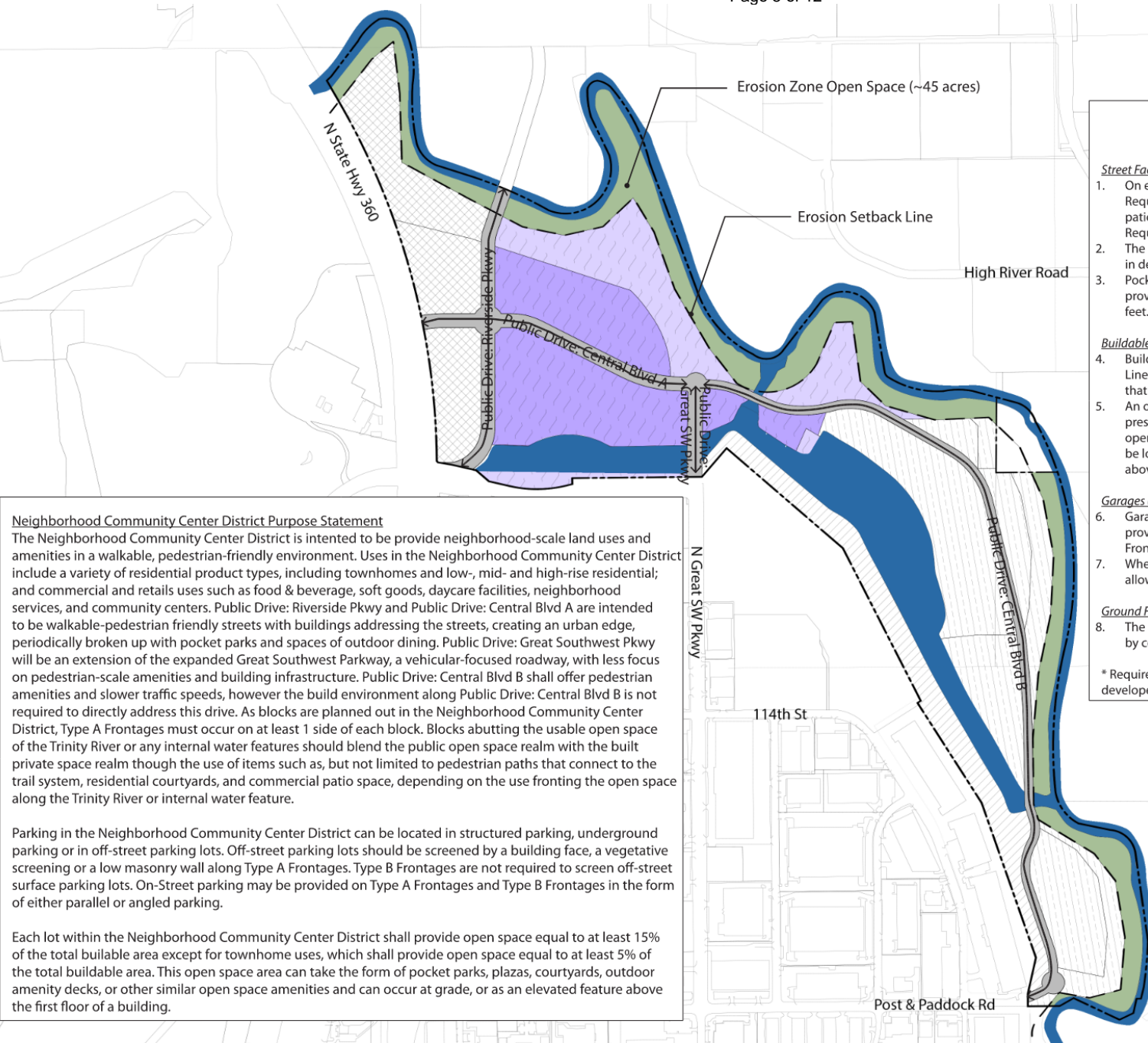
1: Corner lots adjacent to an arterial shall have a minimum of 175 ft. of frontage on that arterial. Corner lots adjacent to major arterials with a free right turn lane may not have a driveway within 300 ft. of the intersection. An exception to these requirements may be granted at the time of platting if no drives are located on the property within those parameters.

2: When a property is adjacent to one or more streets all setbacks adjacent to a street are considered to be front yard setbacks.

3: Front setback line subject to coordination and approval from private utility companies.

4: See Unified Development Code Appendix X or Landscaping Requirements.

5: Open space can occur at grade or above the first floor in the way of amenity decks or green roofs or other open space feature.



Neighborhood Community Center District Purpose Statement

The Neighborhood Community Center District is intended to be provide neighborhood-scale land uses and amenities in a walkable, pedestrian-friendly environment. Uses in the Neighborhood Community Center District include a variety of residential product types, including townhomes and low-, mid- and high-rise residential; and commercial and retail uses such as food & beverage, soft goods, daycare facilities, neighborhood services, and community centers. Public Drive: Riverside Pkwy and Public Drive: Central Blvd A are intended to be walkable-pedestrian friendly streets with buildings addressing the streets, creating an urban edge, periodically broken up with pocket parks and spaces of outdoor dining. Public Drive: Great Southwest Pkwy will be an extension of the expanded Great Southwest Parkway, a vehicular-focused roadway, with less focus on pedestrian-scale amenities and building infrastructure. Public Drive: Central Blvd B shall offer pedestrian amenities and slower traffic speeds, however the build environment along Public Drive: Central Blvd B is not required to directly address this drive. As blocks are planned out in the Neighborhood Community Center District, Type A Frontages must occur on at least 1 side of each block. Blocks abutting the usable open space of the Trinity River or any internal water features should blend the public open space realm with the built private space realm though the use of items such as, but not limited to pedestrian paths that connect to the trail system, residential courtyards, and commercial patio space, depending on the use fronting the open space along the Trinity River or internal water feature.

Parking in the Neighborhood Community Center District can be located in structured parking, underground parking or in off-street parking lots. Off-street parking lots should be screened by a building face, a vegetative screening or a low masonry wall along Type A Frontages. Type B Frontages are not required to screen off-street surface parking lots. On-Street parking may be provided on Type A Frontages and Type B Frontages in the form of either parallel or angled parking.

Each lot within the Neighborhood Community Center District shall provide open space equal to at least 15% of the total buildable area except for townhome uses, which shall provide open space equal to at least 5% of the total buildable area. This open space area can take the form of pocket parks, plazas, courtyards, outdoor amenity decks, or other similar open space amenities and can occur at grade, or as an elevated feature above the first floor of a building.

Neighborhood Community Center District Development Guidelines

Street Facade:

1. On each lot on a Type A Frontage, the building facade shall be built to the Required Building Line* for at least 60% of lot length unless outdoor dining/patio space is provided, in which case the building may set back from the Required Building Line* no more than ten feet.
2. The building facade may be constructed with jogs of no more than 24 inches in depth for architectural relief.
3. Pocket parks of any depth may be built along the Required Building Line; provided, however each pocket park shall not exceed an area of 1,000 square feet.

Buildable Area:

4. Buildings may occupy any portion of the lot behind the Required Building Line* unless otherwise restricted by setbacks in this Code or other easements that may be running through the lot.
5. An open area equal to at least 15% of the total buildable area shall be preserved on each lot for all uses except townhomes, which shall have an open area equal to at least 5% of the total buildable area. Such open area may be located anywhere behind the Required Building Line*, either at grade or above the first floor of the building.

Garages and Parking:

6. Garage entries or driveways shall be located only along Type B Frontages, provided, however garage entries or driveways may be located along Type A Frontages if the lot does not have a Type B Frontage.
7. When located on a Type A Frontage, no more than one garage entry shall be allowed per block frontage and not less than 75' away from a block corner.

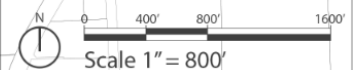
Ground Floor Uses

8. The ground story along Type A frontages shall be developed and occupied by commercial-type uses or residential uses.

* Required Building Line to be determined as Private Drive Street Sections are developed.

Conceptual Note: This exhibit is conceptual and has not been reviewed for compliance with the Composite Zoning Ordinance or Subdivision Ordinance.

ZON-23-08-0031
Neighborhood
Community Center
District Concept Plan



Neighborhood Community Center District Example Building Typologies



River Central: ZON-23-08-0031

Neighborhood Community Center District Building Typology Standards

RESIDENTIAL PRODUCT TYPES		TOWNHOMES	LOW-RISE MULTI-FAMILY	MID-RISE MULTI-FAMILY	HIGH-RISE MULTI-FAMILY
COMPARABLE BASE ZONING DESIGNATION		SF-T	CA	CA	CA
MAXIMUM DENSITY (DWELLING UNITS PER ACRE)		20	3:1 FAR ⁷	3:1 FAR ⁷	3:1 FAR ⁷
MINIMUM LIVING AREA (SQ.FT.)		1,300	450 ⁸	450 ⁸	450 ⁸
MAXIMUM SINGLE-BED UNITS (IN %)		N/A	N/A	N/A	N/A
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	756	12,000	12,000	12,000
	WIDTH	18	100	100	100
	DEPTH	42	120	120	120
MINIMUM YARD SETBACKS (FEET)	FRONT	10	5 (0 IF BUILDING FRONTS STREET) ⁶	5 (0 IF BUILDING FRONTS STREET) ⁶	5 (0 IF BUILDING FRONTS STREET) ⁶
	REAR	6	20 IF ADJACENT TO TOWNHOME USES, 10 IN ALL OTHER CASES	20 IF ADJACENT TO TOWNHOME USES, 10 IN ALL OTHER CASES	20 IF ADJACENT TO TOWNHOME USES, 10 IN ALL OTHER CASES
	REAR ALLEY	6	10	10	10
	REAR ARTERIAL	20	20	20	20
	INTERIOR SIDE	5 (NOT ATTACHED) 0 (ATTACHED)	15	15	15
	SIDE ON STREET	15	5 (0 IF BUILDING FRONTS STREET)	5 (0 IF BUILDING FRONTS STREET)	5 (0 IF BUILDING FRONTS STREET)
	GARAGE DOOR	10 ^{1,4}	N/A	N/A	N/A
	BETWEEN BUILDINGS	0 ²	10 ³	10 ³	10 ³
MAXIMUM HEIGHT		42 (EXCLUDING CUPOLA) ⁵	75	100	150
MAXIMUM LOT COVERAGE (IN %)		60	85	85	85
MINIMUM REQUIRED OPEN SPACE (IN %) ⁵		5	15	15	15

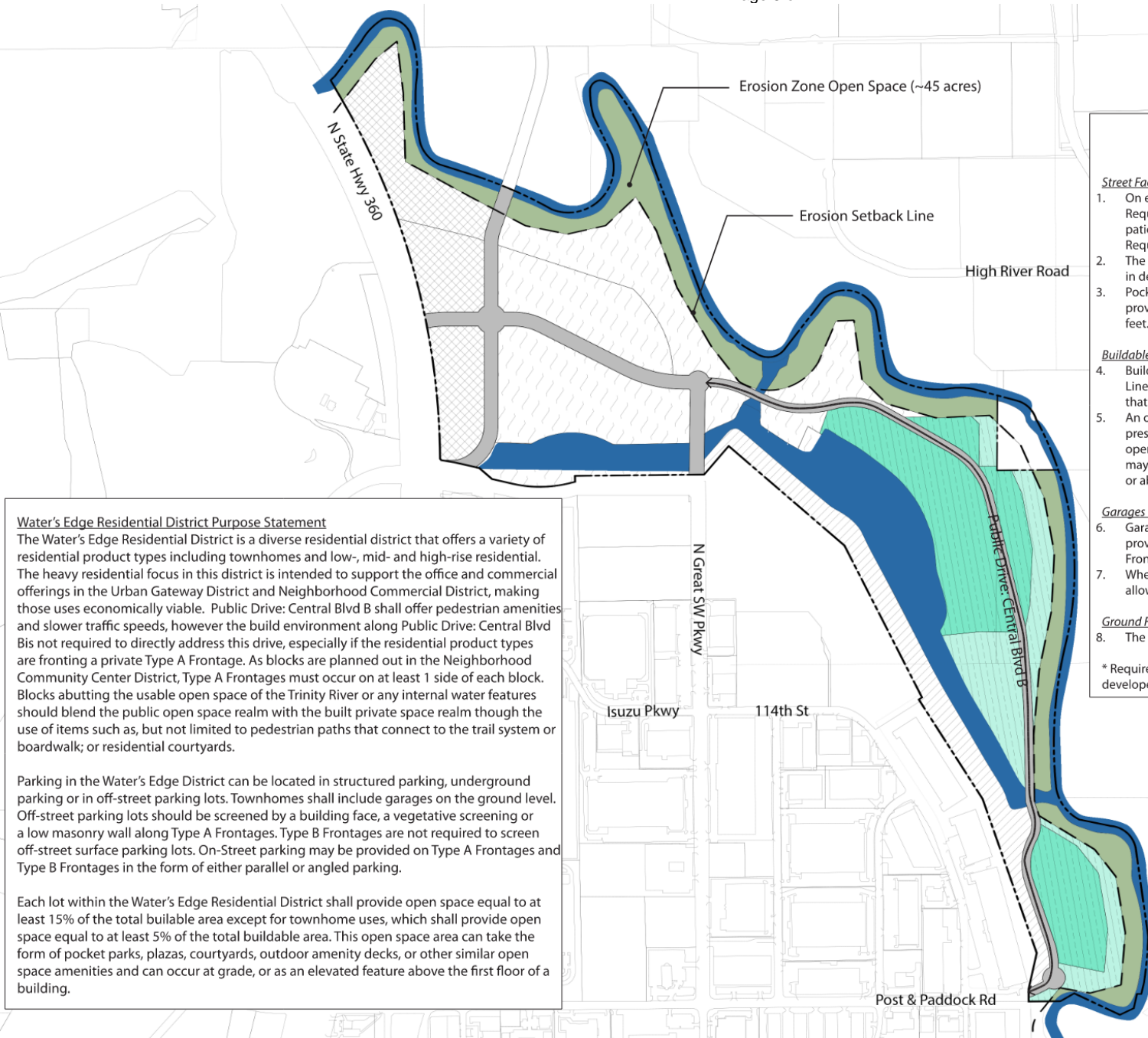
Notes:

- 1: This requirements refers to the setback for rear entry garage doors.
- 2: The distance between a primary structure and an accessory structure shall be ten (10) feet.
- 3: Measured below the fascia board at roofline excluding doors, windows, boxed or bay windows, dormers, areas under covered porches on story in height, and architectural projections.
- 4: Two car front entry garages are acceptable.
- 5: Open space can occur at grade or above the first floor in the way of amenity decks or green roofs or other open space feature.
- 6: Front setback line subject to coordination and approval from private utility companies.
- 7: Units per building determined at site plan review
- 8: Plus 50 square feet per additional bedroom
- 9: The distance between a primary structure and an accessory structure or between two accessory structures is permitted to be a minimum of six (6) feet.

NON-RESIDENTIAL PRODUCT TYPES		COMMERCIAL & RETAIL
COMPARABLE BASE ZONING DESIGNATION		CA & MU
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	5,000
	WIDTH ¹	50
	DEPTH ²	100
MINIMUM YARD SETBACKS (FEET)	FRONT ³	0
	REAR	0
	REAR ADJACENT RESIDENTIAL	20
	SIDE ²	0
	SIDE ADJACENT TO RESIDENTIAL ²	20
	BETWEEN BUILDINGS ⁴	0
MAXIMUM HEIGHT		90
MAXIMUM FLOOR AREA RATIO (FAR)		3:1
MINIMUM REQUIRED LANDSCAPING (IN %) ⁴		5
MINIMUM REQUIRED OPEN SPACE (IN %) ⁵		15

Notes:

- 1: Corner lots adjacent to an arterial shall have a minimum of 175 ft. of frontage on that arterial. Corner lots adjacent to major arterials with a free right turn lane may not have a driveway within 300 ft. of the intersection. An exception to these requirements may be granted at the time of platting if no drives are located on the property within those parameters.
- 2: When a property is adjacent to one or more streets all setbacks adjacent to a street are considered to be front yard setbacks.
- 3: Front setback line subject to coordination and approval from private utility companies.
- 4: See Unified Development Code Appendix X or Landscaping Requirements.
- 5: Open space can occur at grade or above the first floor in the way of amenity decks or green roofs or other open space feature.



Water's Edge Residential District Purpose Statement

The Water's Edge Residential District is a diverse residential district that offers a variety of residential product types including townhomes and low-, mid- and high-rise residential. The heavy residential focus in this district is intended to support the office and commercial offerings in the Urban Gateway District and Neighborhood Commercial District, making those uses economically viable. Public Drive: Central Blvd B shall offer pedestrian amenities and slower traffic speeds, however the build environment along Public Drive: Central Blvd B is not required to directly address this drive, especially if the residential product types are fronting a private Type A Frontage. As blocks are planned out in the Neighborhood Community Center District, Type A Frontages must occur on at least 1 side of each block. Blocks abutting the usable open space of the Trinity River or any internal water features should blend the public open space realm with the built private space realm through the use of items such as, but not limited to pedestrian paths that connect to the trail system or boardwalk; or residential courtyards.

Parking in the Water's Edge District can be located in structured parking, underground parking or in off-street parking lots. Townhomes shall include garages on the ground level. Off-street parking lots should be screened by a building face, a vegetative screening or a low masonry wall along Type A Frontages. Type B Frontages are not required to screen off-street surface parking lots. On-Street parking may be provided on Type A Frontages and Type B Frontages in the form of either parallel or angled parking.

Each lot within the Water's Edge Residential District shall provide open space equal to at least 15% of the total buildable area except for townhome uses, which shall provide open space equal to at least 5% of the total buildable area. This open space area can take the form of pocket parks, plazas, courtyards, outdoor amenity decks, or other similar open space amenities and can occur at grade, or as an elevated feature above the first floor of a building.

Water's Edge Residential District Development Guidelines

Street Facade:

1. On each lot on a Type A Frontage, the building facade shall be built to the Required Building Line* for at least 50% of lot length unless outdoor dining/patio space is provided, in which case the building may set back from the Required Building Line* no more than ten feet.
2. The building facade may be constructed with jogs of no more than 24 inches in depth for architectural relief.
3. Pocket parks of any depth may be built along the Required Building Line; provided, however each pocket park shall not exceed an area of 1,500 square feet.

Buildable Area:

4. Buildings may occupy any portion of the lot behind the Required Building Line* unless otherwise restricted by setbacks in this Code or other easements that may be running through the lot.
5. An open area equal to at least 15% of the total buildable area shall be preserved on each lot for all uses except townhomes, which shall have an open area equal to at least 5% of the total buildable area. Such open area may be located anywhere behind the Required Building Line*, either at grade or above the first floor of the building.

Garages and Parking:

6. Garage entries or driveways shall be located only along Type B Frontages, provided, however garage entries or driveways may be located along Type A Frontages if the lot does not have a Type B Frontage.
7. When located on a Type A Frontage, no more than one garage entry shall be allowed per block frontage and not less than 75' away from a block corner.

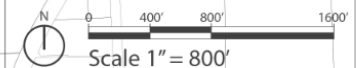
Ground Floor Uses

8. The ground story shall be developed and occupied by residential uses.

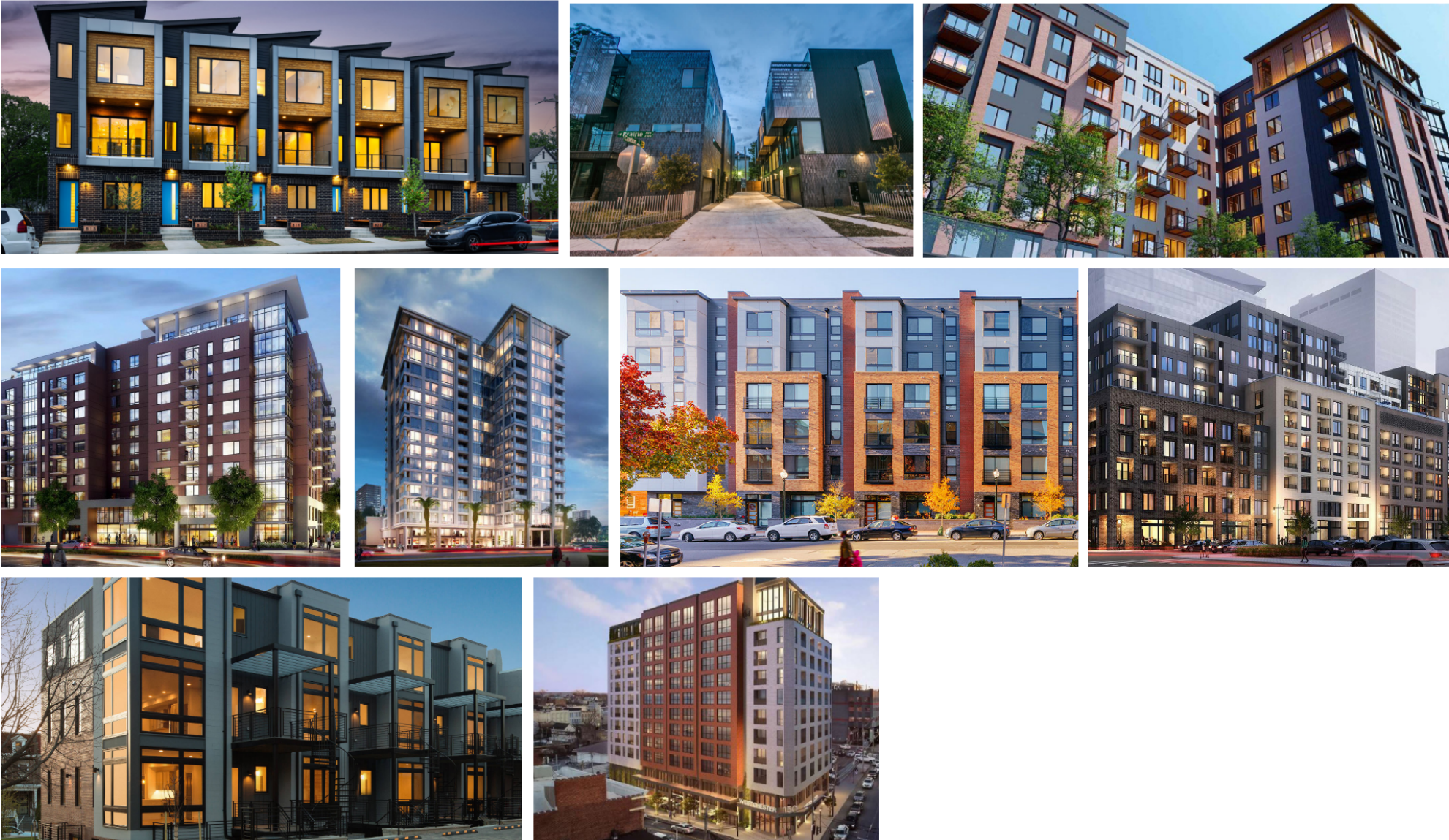
* Required Building Line to be determined as Private Drive Street Sections are developed.

Conceptual Note: This exhibit is conceptual and has not been reviewed for compliance with the Composite Zoning Ordinance or Subdivision Ordinance.

ZON-23-08-0031
Water's Edge
Residential District
Concept Plan



Water's Edge Residential District Example Building Typologies



River Central: ZON-23-08-0031

Neighborhood Community Center District Building Typology Standards

RESIDENTIAL PRODUCT TYPES		TOWNHOMES	LOW-RISE MULTI-FAMILY	MID-RISE MULTI-FAMILY	HIGH-RISE MULTI-FAMILY
COMPARABLE BASE ZONING DESIGNATION		SF-T	CA	CA	CA
MAXIMUM DENSITY (DWELLING UNITS PER ACRE)		20	3:1 FAR ⁷	3:1 FAR ⁷	3:1 FAR ⁷
MINIMUM LIVING AREA (SQ. FT.)		1,300	450 ⁸	450 ⁸	450 ⁸
MAXIMUM SINGLE-BED UNITS (IN %)		N/A	N/A	N/A	N/A
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	756	12,000	12,000	12,000
	WIDTH	18	100	100	100
	DEPTH	42	120	120	120
MINIMUM YARD SETBACKS (FEET)	FRONT	10	5 (0 IF BUILDING FRONTS STREET) ⁶	5 (0 IF BUILDING FRONTS STREET) ⁶	5 (0 IF BUILDING FRONTS STREET) ⁶
	REAR	6	20 IF ADJACENT TO TOWNHOME USES, 10 IN ALL OTHER CASES	20 IF ADJACENT TO TOWNHOME USES, 10 IN ALL OTHER CASES	20 IF ADJACENT TO TOWNHOME USES, 10 IN ALL OTHER CASES
	REAR ALLEY	6	10	10	10
	REAR ARTERIAL	20	20	20	20
	INTERIOR SIDE	5 (NOT ATTACHED) 0 (ATTACHED)	15	15	15
	SIDE ON STREET	15	5 (0 IF BUILDING FRONTS STREET)	5 (0 IF BUILDING FRONTS STREET)	5 (0 IF BUILDING FRONTS STREET)
	GARAGE DOOR	10 ^{1,4}	N/A	N/A	N/A
	BETWEEN BUILDINGS	0 ²	10 ⁹	10 ⁹	10 ⁹
MAXIMUM HEIGHT		42 (EXCLUDING CUPOLA) ⁵	75	100	150
MAXIMUM LOT COVERAGE (IN %)		60	85	85	85
MINIMUM REQUIRED OPEN SPACE (IN %) ³		5	15	15	15

Notes:

1: This requirements refers to the setback for rear entry garage doors.

2: The distance between a primary structure and an accessory structure shall be ten (10) feet.

3: Measured below the fascia board at roofline excluding doors, windows, boxed or bay windows, dormers, areas under covered porches on story in height, and architectural projections.

4: Two car front entry garages are acceptable.

5: Open space can occur at grade or above the first floor in the way of amenity decks or green roofs or other open space feature.

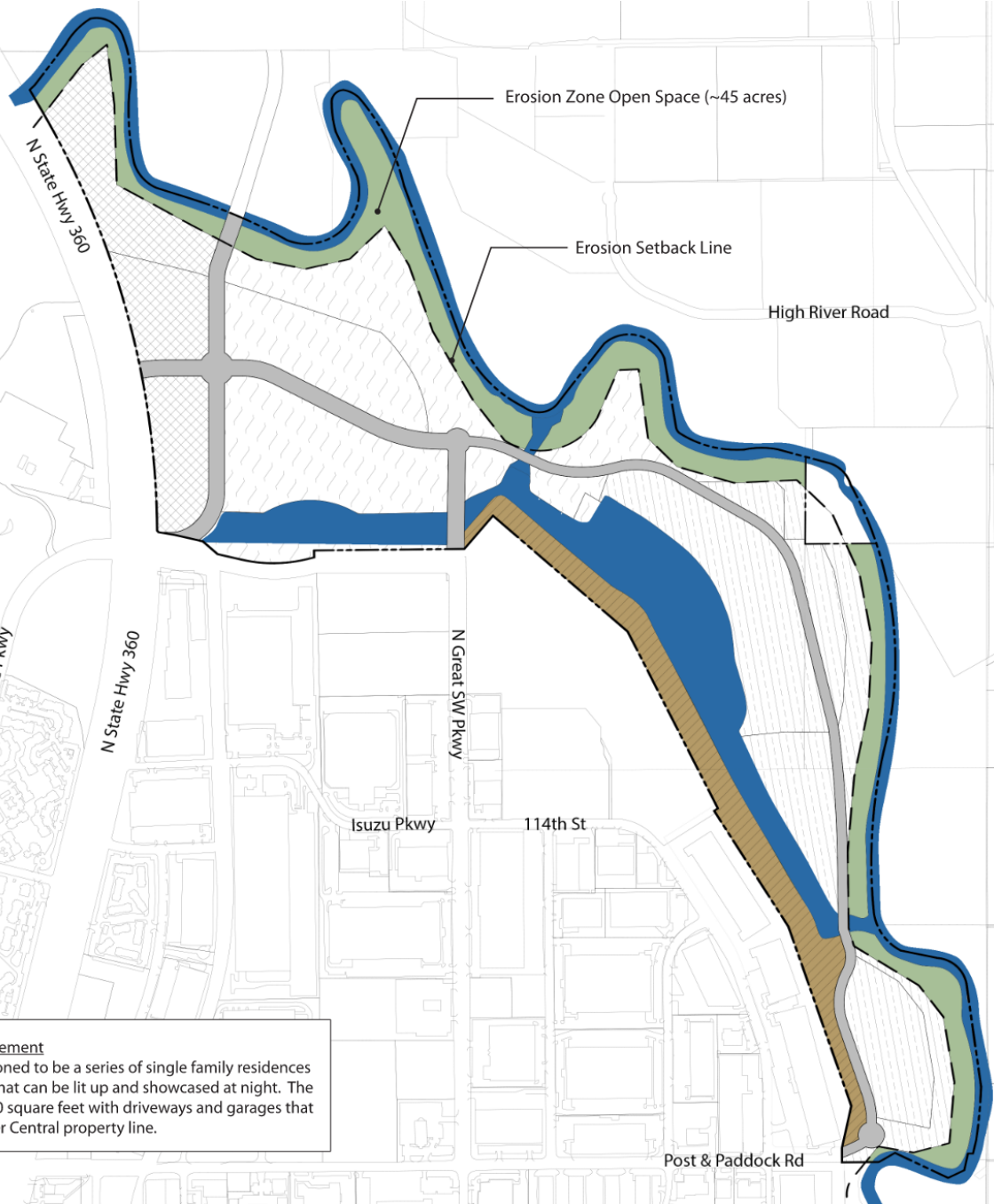
6: Front setback line subject to coordination and approval from private utility companies.

7: Units per building determined at site plan review

8: Plus 50 square feet per additional bedroom

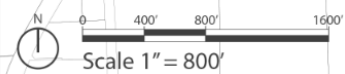
9: The distance between a primary structure and an accessory structure or between two accessory structures is permitted to be a minimum of six (6) feet.

Single Family Residential District Purpose Statement
The Single Family Residential District is envisioned to be a series of single family residences lining the water's edge as iconic jewel boxes that can be lit up and showcased at night. The lots in this district shall be a minimum of 3,000 square feet with driveways and garages that address a private drive running along the River Central property line.



Conceptual Note: This exhibit is conceptual and has not been reviewed for compliance with the Composite Zoning Ordinance or Subdivision Ordinance.

**ZON-23-08-0031
Single Family
Residential District
Concept Plan**



Single Family Residential District Example Building Typologies



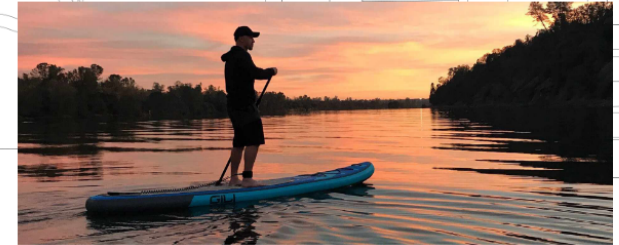
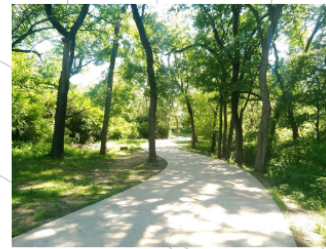
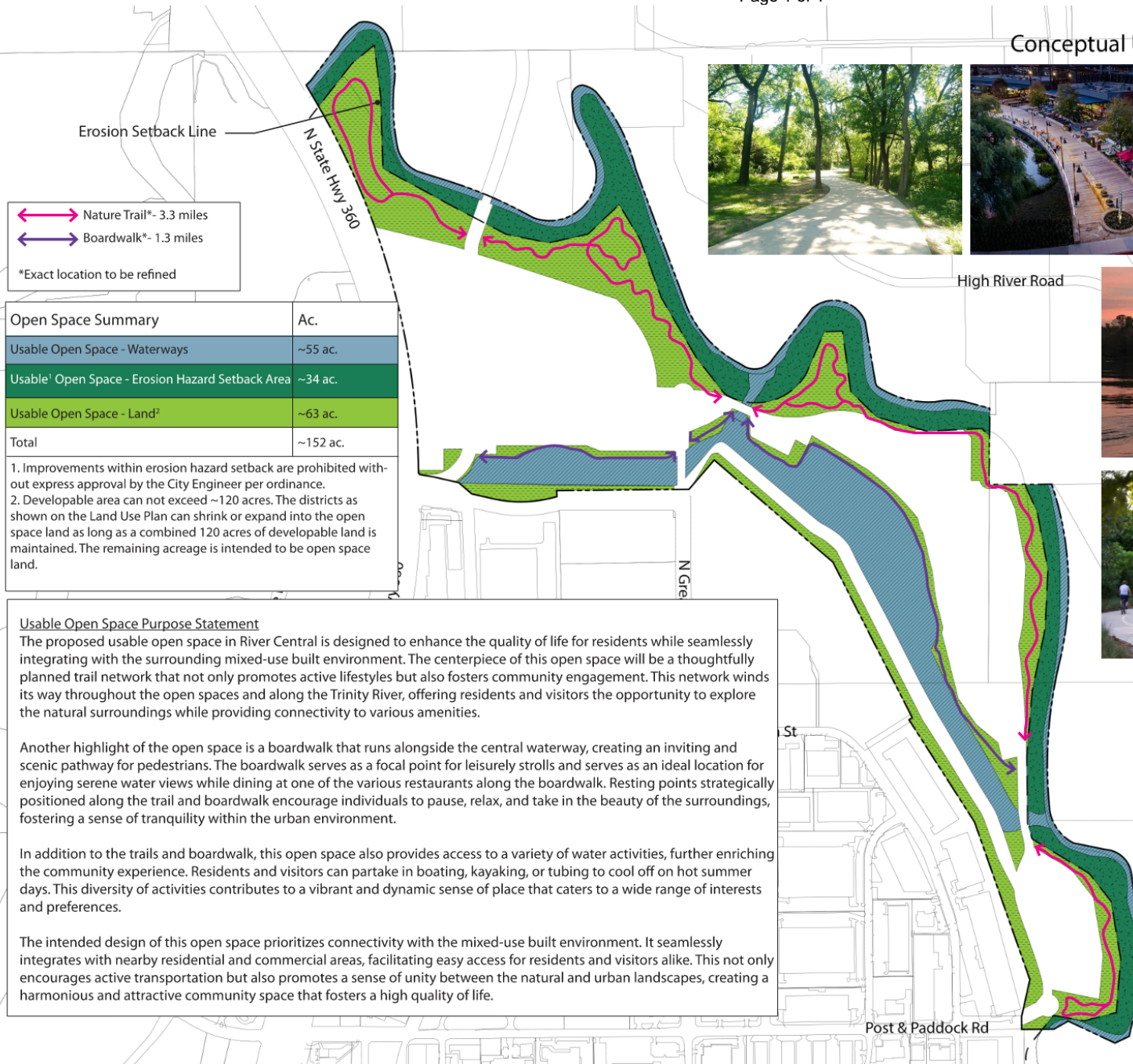
River Central: ZON-23-08-0031

Single Family Residential District Building Typology Standards

RESIDENTIAL PRODUCT TYPES		SINGLE FAMILY RESIDENTIAL
COMPARABLE BASE ZONING DESIGNATION		SF-6
MAXIMUM DENSITY (DWELLING UNITS PER ACRE)		10
MINIMUM LIVING AREA (SQ. FT.)		1,400
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	3,000
	WIDTH ¹	50
	DEPTH	60
MINIMUM YARD SETBACKS (FEET)	FRONT	25
	REAR	0 ON WATER
	REAR ALLEY	N/A
	REAR ARTERIAL	N/A
	INTERIOR SIDE	5
	SIDE ON STREET	15
	GARAGE DOOR ²	N/A
BETWEEN BUILDINGS		6
MAXIMUM HEIGHT		36 (EXCLUDING CUPOLA)
MAXIMUM LOT COVERAGE (IN %)		40

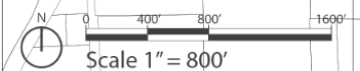
Notes:
1: Lot width shall be increased by five (5) feet for corner lots (Section 6.4.I.E) and by ten (10) feet for key lots (Section 6.4.I.F).
2: This requirement refers to the setback for rear entry garage doors only.

Conceptual Usable Open Space Imagery



Conceptual Note: This exhibit is conceptual and has not been reviewed for compliance with the Composite Zoning Ordinance or Subdivision Ordinance.

Usable Open Space Concept Plan





CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 11/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: CPA-23-10-0023 – Comprehensive Plan Amendment - Amendment to the 2018 Comprehensive Plan by Updating the Southgate SH 360 Corridor Plan to Update the Category Definition and Examples for “Business Park” and Amend the Southgate Future Land Use Map to Change the Future Land Use Category for Ellis County Parcel ID’s 181262, 242136, 261509, 261512, 190600, 261510, and 261508 from the categories of Mixed Use, Mixed Residential, Low Density Residential, Open Space/Drainage to Business Park and Open Space/Drainage to Mixed Residential, Open Space/Drainage, and Business Park and Ellis County Parcel ID’s 190585, 190602, and 245944 from Mixed Residential and Commercial, Retail, and Office to Mixed Use (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

APPLICANT: City of Grand Prairie

RECOMMENDED ACTION: Approve

SUMMARY:

Amendment to the 2018 Comprehensive Plan by Updating the Southgate SH 360 Corridor Plan to Update the Category Definition and Examples for “Business Park” and Amend the Southgate Future Land Use Map to Change the Future Land Use Category for Ellis County Parcel ID’s 181262, 242136, 261509, 261512, 190600, 261510, and 261508 from the categories of Mixed Use, Mixed Residential, Low Density Residential, Open Space/Drainage to Business Park and Open Space/Drainage to Mixed Residential, Open Space/Drainage, and Business Park and Ellis County Parcel ID’s 190585, 190602, and 245944 from Mixed Residential and Commercial, Retail, and Office to Mixed Use.

PURPOSE OF REQUEST:

The purpose of this request is to update the Southgate SH 360 Corridor Plan to update the category definition and examples for “Business Park” and amend the Future Land Use Map (FLUM) for Ellis County Parcel ID’s 181262, 242136, 261509, 261512, 190600, 261510, and 261508 from the categories of Mixed Use, Mixed Residential, Low Density Residential, Open Space/Drainage to Business Park and Open Space/Drainage to Mixed Residential, Open Space/Drainage, and Business Park and Ellis County

Parcel ID's 190585, 190602, and 245944 from Mixed Residential and Commercial, Retail, and Office to Mixed Use.

The amended definition for Business Park is "Business Park development should include a variety of high-tech, advanced manufacturing, and R&D uses. Light Industrial should make up the majority of the Business Park designation with said light industrial including office space and data centers. Residential uses are not permitted in this designation."

This request will also update Figure 12 on page 59 to reflect the following development examples for Business Park: Light Industrial including Data Center, Corporate Campuses, High-Rise Office Buildings, and Park Elements, such as trails and ponds.

RECOMMENDATION:

- On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- The Development Review Committee (DRC) recommends approval.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE 2018 COMPREHENSIVE PLAN BY UPDATING THE SOUTHGATE SH 360 CORRIDOR PLAN TO UPDATE THE CATEGORY DEFINITION AND EXAMPLES FOR "BUSINESS PARK" AND AMEND THE SOUTHGATE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE CATEGORY FOR ELLIS COUNTY PARCEL ID'S 181262, 242136, 261509, 261512, 190600, 261510, AND 261508 FROM THE CATEGORIES OF MIXED USE, MIXED RESIDENTIAL, LOW DENSITY RESIDENTIAL, OPEN SPACE/DRAINAGE TO BUSINESS PARK AND OPEN SPACE/DRAINAGE TO MIXED RESIDENTIAL, OPEN SPACE/DRAINAGE, AND BUSINESS PARK AND ELLIS COUNTY PARCEL ID'S 190585, 190602, AND 245944 FROM MIXED RESIDENTIAL AND COMMERCIAL, RETAIL, AND OFFICE TO MIXED USE; AND MAKING THIS ORDINANCE CUMULATIVE; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan; and

WHEREAS, Notice was given of a public hearing on proposed amendments to the Comprehensive Plan Amendment to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on November 13, 2023, such Notice of the time and place of such hearing having been given at least ten (10) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, after consideration of said amendment, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend approval to the City Council of Grand Prairie, Texas, that said Comprehensive Plan Amendment should be approved since its provisions are in the public interest and will promote the health, safety, and welfare of the community; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on November 21, 2023, to consider the advisability of amending the Comprehensive Plan, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. The Future Land Use Map of the 2018 Comprehensive Plan for the City of Grand Prairie be amended, revised, and described as follows:

- A. Amendment to the 2018 Comprehensive Plan to Change the Future Land Use Category for Ellis County Parcel ID's 181262, 242136, 261509, 261512, 190600, 261510, and 261508 from the categories of Mixed Use, Mixed Residential, Low Density Residential, Open Space/Drainage to Business Park and Open Space/Drainage to Mixed Residential, Open Space/Drainage, and Business Park and Ellis County Parcel ID's 190585, 190602, and 245944 from Mixed Residential and Commercial, Retail, and Office to Mixed Use as depicted in Exhibit A – Location Map and Exhibit B – Proposed FLUM.

SECTION 2. The Southgate SH 360 Corridor Plan be amended, revised, and described as follows:

- A. Amend the Category Definition for Business Park (page 65) to reflect “Business Park development should include a variety of high-tech, advanced manufacturing, and R&D uses. Light industrial should make up the majority of the Business Park designation with said light industrial including office space and data centers. Residential uses are not permitted in this designation.”
- B. Update Figure 12 on page 59 to reflect the following Development Examples for Business Park “Light Industrial Including Data Center, Corporate Campuses, High-rise Office Buildings, Park Elements (Trails, Ponds, etc.)

SECTION 3. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 4. The Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 5. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 6. This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 21ST DAY OF NOVEMBER 2023.

ORDINANCE NO. X-2023

CASE NO. CPA-23-10-0023

Exhibit A- Location Map

Page 1 of 1

CASE LOCATION MAP
CPA-23-10-0023
SOUTHGATE

Item 40.



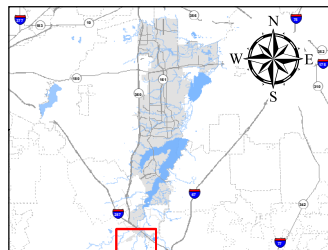
City of Grand Prairie
Planning and Development

(972) 237-8255

www.gptx.org

-  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 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.

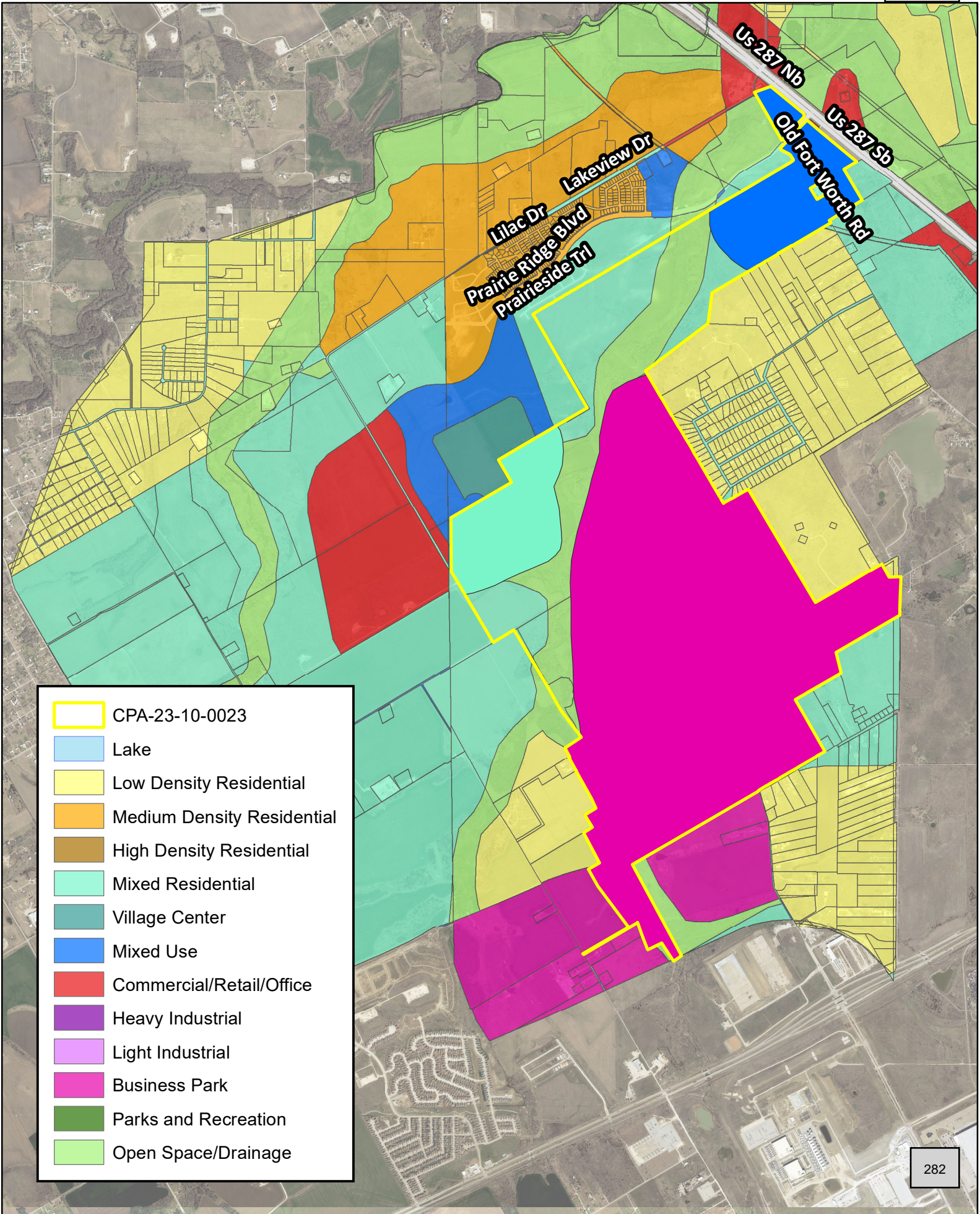


0 1/4 Miles

**Grand
Prairie**
TEXAS

PLANNING
Date: 11/9/2021

281





CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 11/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: TAM-23-10-0011 - Text Amendment - Article 11: Performance Standards. An Ordinance of the City of Grand Prairie, Texas, amending Article 11: Performance Standards of the Unified Development Code to allow alcoholic beverages to be sold for on-premise consumption as an incidental use in a museum and aquarium located within the I-30 Corridor Overlay District provided certain conditions are met; Repealing all Ordinances or parts of Ordinances in conflict herewith; Containing a savings clause and a severability clause; and to become effective upon its passage and approval (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

APPLICANT: City of Grand Prairie

RECOMMENDED ACTION: Approve

SUMMARY:

An Ordinance of the City of Grand Prairie, Texas, amending Article 11: Performance Standards of the Unified Development Code to allow alcoholic beverages to be sold for on-premise consumption as an incidental use in a museum and aquarium located within the I-30 Corridor Overlay District provided certain conditions are met; Repealing all Ordinances or parts of Ordinances in conflict herewith; Containing a savings clause and a severability clause; and to become effective upon its passage and approval.

PURPOSE OF REQUEST:

The purpose of the request is to amend Article 11: Performance Standards to allow alcoholic beverages to be sold for on-premise consumption as an incidental use in a museum and aquarium within the I-30 Corridor Overlay District.

PROPOSED STANDARDS:

See Exhibit A – Article 11

Proposed changes are in red text.

RECOMMENDATION:

- On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- The Development Review Committee (DRC) recommends approval.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING ARTICLE 11: PERFORMANCE OF THE UNIFIED DEVELOPMENT CODE TO ALLOW ALCOHOLIC BEVERAGES TO BE SOLD FOR ON-PREMISE CONSUMPTION AS AN INCIDENTAL USE IN A MUSEUM AND AQUARIUM LOCATED WITHIN THE I 30 CORRIDOR OVERLAY DISTRICT PROVIDED CERTAIN CONDITIONS ARE MET; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, Section 1.11.3.1 of the Unified Development Code of the City of Grand Prairie, Texas states: “Amendments to the text of the Unified Development Code shall be initiated only by action of the City Council or City Council Development Committee directing the City Manager or designee to initiate such a request on behalf of the City, or by the initiative of the City Manager or designee”; and

WHEREAS, after consideration of said amendments, the City Manager of the City of Grand Prairie, Texas directed city staff to initiate the preparation of an ordinance amending the Unified Development Code for submittal to the Planning and Zoning Commission of Grand Prairie, Texas for consideration of a recommendation to the City Council; and

WHEREAS, Notice was given of a public hearing on said amendments to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 P.M. on November 13, 2023, such Notice of the time and place of such hearing having been given at least ten (10) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, after consideration of said amendments, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8-0 to recommend approval to the City Council of Grand Prairie, Texas, that said amendments should be approved since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on November 21, 2023 to consider the advisability of amending the Unified Development Code as recommended by the Planning and Zoning Commission, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. That Section 12 of Article 11: Performance Standards of the Unified Development Code of the

City of Grand Prairie, Texas be amended as shown in Exhibit A – Article 11 of this ordinance with proposed additions of text being in red.

SECTION 2. Unchanged sections of affected Articles and Appendices, shall remain in full force and effect, save and except for necessary modifications to the “Table of Contents” affecting page numbering, and for necessary modifications to related terminology or phrases that have been modified by this amendment that will affect a similar modification to interrelated terminology and phrases cross-referenced in other Articles in the Unified Development Code.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Grand Prairie, Texas, in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved of all personal liability for any damage that might occur to persons or property as a result of any act required or permitted in the discharge of his said duties.

SECTION 5. The Unified Development Code of the City of Grand Prairie, as amended shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 6. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 7. This ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 21ST DAY OF NOVEMBER 2023.

ORDINANCE NO. #-2023

CASE NO. TAM-23-11-0011

ARTICLE 11: PERFORMANCE STANDARDS

SECTION 12 - REQUIREMENTS FOR ON-PREMISE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES

11.12.1 Standards

Alcoholic beverages, as defined in the Alcoholic Beverage Code of the State of Texas, may be sold or for on-premise consumption in restaurants facilities, certain facilities owned by the City of Grand Prairie or hotels, motels, museums, aquariums, and theaters only in accordance with the following standards. On-premise consumption of alcoholic beverages shall be:

- A. Allowed for full service and walk-up restaurants (as defined in [Article 30](#)) provided that the facility shall operate using a permanent commercial kitchen (as defined in [Article 30](#)) and that no more than twenty percent (20%) of the total floor area shall be used as a bar/holding area and receipts from the sale of alcoholic beverages by the restaurant shall not exceed sixty percent (60%) of the total receipts from that location (reference [Article 4, Section 4.8.5](#) for proximity requirements).
- B. Allowed as an incidental use in hotels, resort casino hotels and motels equipped with meeting and conference facilities and a full-service, on-site restaurant or walk-up, on-site restaurant (as defined in [Article 30 "Restaurant – Full Service" and "Restaurant - Walk-up Service Only"](#)), which meets the requirements of [Article 11.12.1.A or B](#) above. Delivery or service of alcoholic beverages are allowed by hotel, motel or restaurant employees to individual rooms, meeting areas, or outdoor reception areas when designated as such on the interior design plan required in [Article 11.12.3.A](#) below for on-premise consumption. Delivery of alcoholic beverages to individual rooms or meeting areas by an off-premise provider is not allowed. For purposes of this Section, employees of a hotel, motel or restaurant shall include persons paid directly by the hotel, motel or restaurant, and persons paid directly by a company or firm under contract to hotel, motel or restaurant to provide food-catering services.
- C. Alcoholic beverage service at no charge to guests of a hotel or motel with a minimum of 70 rooms shall be allowed as an incidental use in hotels and motels not equipped with a full-service, on-site restaurant or a walk-up, on-site restaurant (as defined in [Article 30 "Restaurant – Full Service" and "Restaurant-Walk-up Service Only"](#)) for no more than 4 hours in a 24-hour period in a designated common area such as a lobby or pool area. Delivery of alcoholic beverages to individual rooms or meeting areas by an off-premise provider is not allowed. Alcohol sales on the premise is not allowed.
- D. Allowed as an incidental use in a Class 1 Horse Race Track facility, a performance hall, an exhibition hall or a convention center with a maximum design capacity of over 3,000 patrons when equipped with a

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full-service kitchen and restaurant. Sales of alcoholic beverages for on-premise consumption only may be conducted from the restaurant or from food and beverage concession areas designated as such on the interior design plan required in [Article 11.12.3.A](#) below. For the purpose of this Section, “Horse Race Track Facility” shall mean all the property and structures for which a license has been granted to operate a Class 1 horse race track by the Texas Racing Commission and for which an alcoholic beverage license has been issued by the State of Texas and the City of Grand Prairie pursuant to Chapter 3 of the Code of Ordinances. The sale of alcoholic beverages shall not be allowed in the non- public-access areas of the racetrack, as defined in the Texas Racing Commission Rules of Racing.

- E. Allowed as an incidental use within a golf course (SIC codes 7992 and 7997) equipped with a clubhouse which includes a full-service, on-site restaurant meeting the requirements of [Article 11.12.1.A or B](#) above, except that the 70% food sales ratio described in [Article 11.12.1.B](#) above and the auditing requirements of [Article 11.12.2](#), below shall not apply.
- F. Allowed as an incidental use at the following City of Grand Prairie parks, recreation, entertainment and conference center facilities except that the 70% food sales ratio described in [Article 11.12.1.B](#) above and the auditing requirements of [Article 11.12.2](#) below shall not apply:
 - 1. The Uptown Theater complex, 120 E. Main Street
 - 2. The Farmers Market in downtown Grand Prairie's Market Square, 120 W. Main Street
 - 3. The Ruthie Jackson Center, 3113 S. Carrier Parkway.
 - 4. Minor league baseball stadium, 1600 Lone Star Parkway.
 - 5. Lynn Creek Park, 5700 Lakeridge Parkway. (All grounds and facilities)
 - 6. Loyd Park, 3401 Ragland Road. (All grounds and facilities)
 - 7. Mike Lewis Park, 2600 block of North Carrier Parkway. (All grounds and facilities)
 - 8. Turner Park, 600 N. Belt Line Road. (All grounds and facilities)
 - 9. Waggoner Park, 2122 N. Carrier Parkway. (All grounds and facilities)
 - 10. The Summit at Central Park, 2975 Esplanade.
 - 11. Epic Central, 2915, 2925, 2935, 2951, 2955, 2959, 2965 S Hwy 161. (All grounds and facilities)
 - 12. Former Fire Station 1, 321 E. Main Street
 - 13. The Epic, 2960 Epic Place
 - 14. Epic Waters, 2970 Epic Place
- G. Allowed as an incidental use within a theater, except there shall be no bar holding area allowed.
- H. Allowed by right at brewpubs or distilleries in the Downtown Study Area meeting the definition found in [Article 30](#) – “Brewpub” and with the following conditions:

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- 1. A Specific Use Permit is required for the operation of a brewpub or distillery having at least one of the following characteristics:

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ARTICLE 11: PERFORMANCE STANDARDS

- i. The physical size of all operations within a single building exceeds 20,000 square feet or the cumulative physical size of operations within multiple buildings exceeds 20,000 square feet, including brewery rooms, tasting rooms, commercial kitchens, and dining areas;
 - ii. The property or properties on which operations are proposed exceeds 1 total acre;
 - iii. Any uses, other than food service meeting the definition of a restaurant, are requested concurrently with the brewpub which share a demised space with the brewpub or whose business operates as an integral part with the brewpub, including live entertainment, event space, hotel, or retail space when the retail area exceeds 1,000 gross square feet;
 - iv. Thirty percent (30%) or more of alcohol sales come from alcoholic beverages, liquor, beer, wine, or spirits produced outside the Downtown Study Area;
 - v. The operator is required by TABC to obtain a mixed-beverage license and/or late hours permit, or for any operation associated with a brewpub with business hours which extend beyond midnight;
 - vi. More than 10,000 barrels of liquor, beer, or distilled spirits in any combination are produced annually at the location;
 - vii. Sales or consumption of liquor, beer, or distilled spirits occur within 300 feet of uses listed in Section 4.8.6.
2. If the proposed brewpub or distillery exhibits more than one of the above characteristics upon submission of the SUP application, only one SUP will be required for the approval and operation of multiple functions under i through vii above. If, after approval of the SUP, one or more of the functions or characteristics ceases, it will not automatically invalidate other functions approved under the SUP or the SUP itself; however, additional SUP approval may be necessary to reestablish a function or characteristic once it has ceased.
- I. Allowed as an incidental use within a museum located within the I-30 corridor overlay district provided the following conditions are met:
1. There is no bar holding area;
 2. The museum is at least 35,000 square feet with at least half of the museum devoted to the display of art; and
 3. No more than twenty-five percent (25%) of all sales are from the sale of alcoholic beverages.
- J. Allowed as an incidental use within an aquarium located within the I-30 corridor overlay district provided the following conditions are met:
1. There is no bar holding area;
 2. The aquarium is at least 125,000 square feet with at least seventy-five percent (75%) of the aquarium devoted to the display of aquatic related animals, features, and habitats; and
 3. No more than twenty-five percent (25%) of all sales are from the sale of alcoholic beverages.
- For the purposes of Article 11, Section 12, if the aquarium is part of an entertainment complex under common ownership, alcohol shall be allowed within the entire entertainment complex in which an aquarium meeting the conditions above is located

ARTICLE 11: PERFORMANCE STANDARDS

11.12.1 Auditing Requirements

Notwithstanding any of the above, the City of Grand Prairie reserves the right to help initiate, provide support to, cooperate with, or otherwise facilitate auditing activities carried out by the State of Texas pursuant to the Texas Alcoholic Beverage Code. The City further reserves the right to require, at any time, that a restaurant operator provide evidence demonstrating that alcohol sales regulated by this Article comply with all requirements of this Article which are not otherwise regulated or enforced by the State of Texas.

11.12.2 Additional Requirements

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In addition to the above, all applications for building permits, certificates of occupancy, or Specific Use Permits (if required) which include the on-premise consumption of alcoholic beverages shall be subject to the following:

- A. An interior design plan shall be submitted showing the amount and arrangement of floor space and tables within the structure and any outdoor covered or uncovered deck, porch or other area with all areas clearly labeled as to their usage. Such plan shall become a part of and a condition of the building permit and/or Certificate of Occupancy.
- B. No indecent exposure, as defined in Section 42.01 of the Texas Penal Code, shall be permitted nor shall the exposure of any portion of the male or female breast below the top of the nipple be permitted.
- C. All required off-street parking spaces shall be illuminated with a minimum of 2.5 foot-candles per square foot. Such lighting shall be installed in conformance with applicable City Codes.
- D. All structures shall comply with all applicable City Codes and ordinances, including the building, plumbing, electrical and fire codes.
- E. All rules and regulations of the Texas Alcoholic Beverage Commission shall be complied with.
- F. Operators of establishments selling alcoholic beverages shall notify the City immediately upon the establishment ceasing operations.

11.12.3 Enforcement

Should any business establishment fail to meet the minimum guidelines set forth hereinabove, it shall be subject to a fine of \$2,000 per offense, with each day constituting a separate offense.

11.12.4 Compliance

In any event, all persons, firms and corporations presently engaging in the sale and distribution and on-premise consumption of alcoholic beverages shall comply with all the requirements of this Ordinance and any amendments thereto and all applicable City Codes. Any premise utilized for the sale or distribution and on-premise consumption of alcoholic beverages not in compliance with the Ordinance after passage thereof shall be subject to abatement under proceedings before the Zoning Board of Adjustments and Appeals. The City, the property owner, or any interested property owner in the area may initiate abatement proceedings before the Zoning Board of Adjustments and Appeals. The City may elect to discontinue any licenses concerning the sale, distribution or consumption of alcoholic beverages required by law, or may impose the criminal penalties set forth herein against the property owner. Each business establishment, whether tenant or landowner, shall obtain a Certificate of Occupancy for the particular business

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establishment. Any future businesses at the location must obtain an occupancy permit in accordance with applicable City Codes and must at all times conform with the minimum guidelines set forth herein.

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CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 11/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Brittany Musser, Planner

TITLE: SUP-23-09-0036 - Specific Use Permit - Outside Storage for Flex-N-Gate (City Council District 4). Specific Use Permit for Outside Storage (Accessory) for an existing office/warehouse on 28.38 acres. Lot 1R, Block D, Bardin Road Addition, City of Grand Prairie, Dallas & Tarrant Counties, Texas, zoned Planned Development-372 (PD-372), and addressed as 2150 W Bardin Rd (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-1)

APPLICANT: Matthew Workman, Flex-N-Gate

RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Specific Use Permit for Outside Storage (Accessory) for an existing office/warehouse on 28.38 acres. Lot 1R, Block D, Bardin Road Addition, City of Grand Prairie, Dallas & Tarrant Counties, Texas, zoned Planned Development-372 (PD-372), and addressed as 2150 W Bardin Rd.

PURPOSE OF REQUEST:

The purpose of the request is to obtain approval of a Specific Use Permit authorizing outside storage on the subject property. The Unified Development Code requires approval of a Specific Use Permit for outside storage as an accessory use when located within 300 feet of residential zoning or within a Corridor Overlay District. The proposal requires a Specific Use Permit because it is adjacent to properties zoned Single Family-One Residential District and because it is within the IH 20 Corridor Overlay District.

The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties; and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative consequences.

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-30, PD-55	Warehouses
South	PD-30	Undeveloped
West	PD-378	Undeveloped
East	SF-1	Single Family Residential

HISTORY:

- May 4, 2015: City Council approved a Site Plan for one industrial warehouse building on 28.38 acres (Case Number S150405).
- December 12, 2017: City Council approved Planned Development-372 (PD-372) for Light Industrial uses (Case Number Z171202/C171204).

PROPOSED USE CHARACTERISTICS:

The applicant's company specializes in the manufacturing of automotive parts. The applicant is currently using portions of the lot in the front and rear yards for outside storage of containers and racks. All existing outside storage is a minimum of 50 feet from the right-of-way, and partially obscured by living screening along W Bardin Rd and Matthew Rd.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 19 surrounding properties meeting the distance requirements in the Unified Development Code. As of the writing of this staff memo, the following letters have been received:

In Support: None

In Opposition: Seven

RECOMMENDATION:

- On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-1.
 1. The outside storage of materials shall be setback from the right-of-way a minimum of 50-feet.
 2. The applicant shall provide either additional living screen or affix slats to the wrought-iron fence wherever the outside storage is visible from the right-of-way.
 3. The site operations shall comply with all applicable sections of the Unified Development Code and City Code of Ordinances.
- The Development Review Committee (DRC) recommends approval with the following condition:
 1. The outside storage of materials shall be setback from the right-of-way a minimum of 40-feet.

2. The applicant shall provide either additional living screen or affix slats to the wrought-iron fence wherever the outside storage is visible from the right-of-way.
3. The site operations shall comply with all applicable sections of the Unified Development Code and City Code of Ordinances.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP BY SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR OUTSIDE STORAGE (ACCESSORY) ON 28.38 ACRES: LOT 1R, BLOCK D, BARDIN ROAD ADDITION, CITY OF GRAND PRAIRIE, DALLAS AND TARRANT COUNTIES, TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AFTER PUBLICATION

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to amend the zoning designation of said site to include a Specific Use Permit for Outside Storage (Accessory); and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on November 13, 2023, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the creation of a Specific Use Permit for Outside Storage (Accessory) is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7 to 1 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a Specific Use Permit for Outside Storage (Accessory); and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on November 21, 2023, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein

provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for Outside Storage (Accessory) on Lot 1R, Block D, Bardin Road Addition, City of Grand Prairie, Dallas and Tarrant Counties, Texas, as depicted in Exhibit A - Location Map attached hereto.

SECTION 2. The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

SECTION 3. For development and operations of Outside Storage (Accessory), the following standards and conditions are hereby established as part of this ordinance:

1. The development shall adhere to the City Council approved Exhibit B – Site Plan, and Exhibit C – Operational Plan, which are herein incorporated by reference.
2. The outside storage of materials shall be setback from the right-of-way a minimum of 50-feet.
3. The applicant shall provide either additional living screen or affix slats to the wrought-iron fence wherever the outside storage is visible from the right-of-way.
4. The site operations comply with all applicable sections of the Unified Development Code and City Code of Ordinances.

SECTION 4. The operations of Outside Storage (Accessory), shall comply with the following:

1. By this Ordinance, this Specific Use Permit shall automatically terminate in accordance with Section 5.4.1 of the Unified Development Code if a Certificate of Occupancy is not issued for said use within one (1) year after City Council adoption of this Ordinance, or upon cessation of said use for a period of six (6) months or more.

2. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.
5. The operation of the facility shall be in strict compliance with all requirements of the Environmental Services Department, Building Inspections, Police Department and Fire Administration.
6. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.

SECTION 5. The Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 6. A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 7. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 8. All ordinances or parts of ordinances in conflict herewith are specifically repealed.

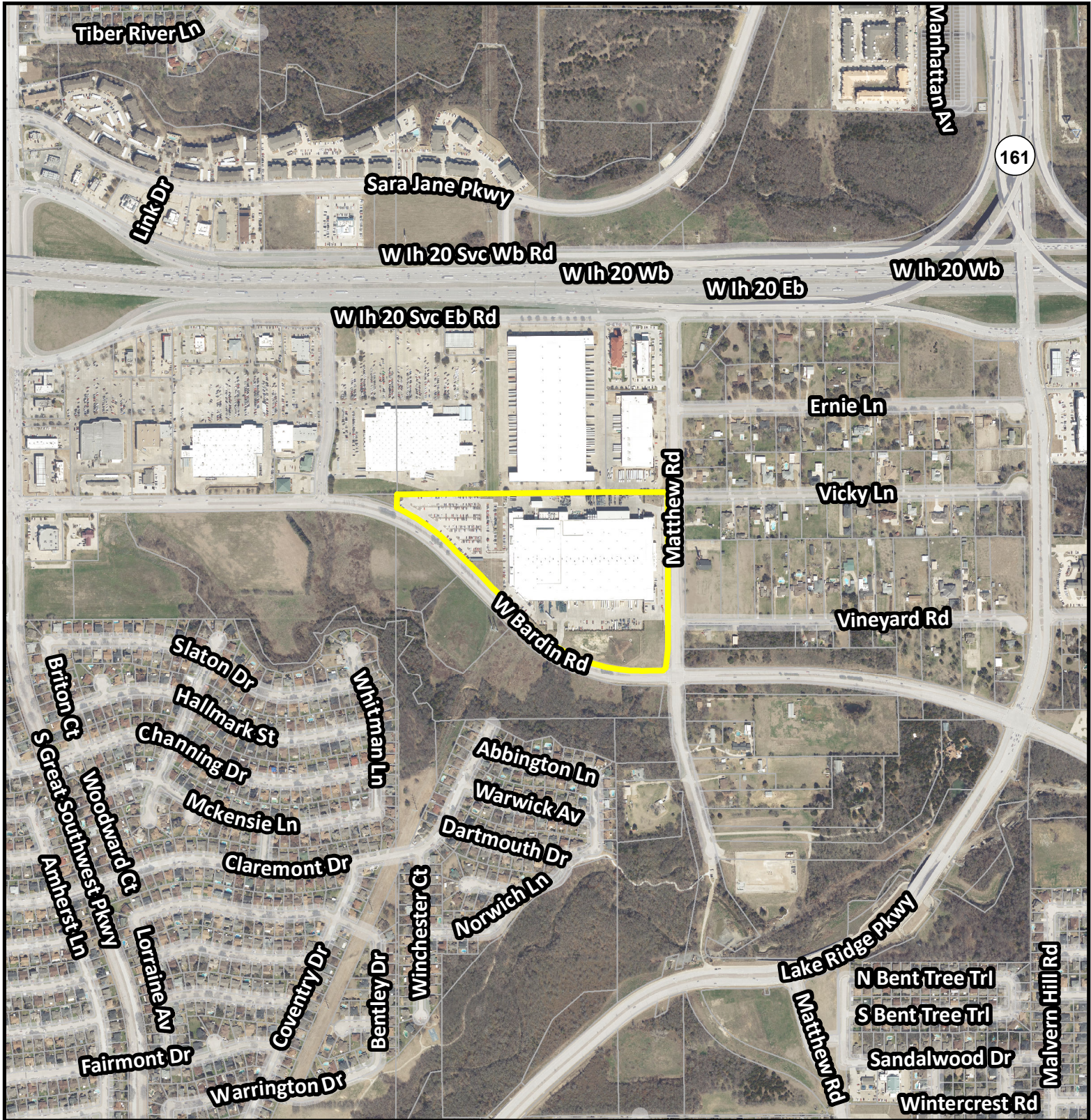
SECTION 9. This Ordinance shall be in full force and effect from and after its passage, approval, and publication.




PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS 21ST DAY OF NOVEMBER 2023.

ORDINANCE NO. #

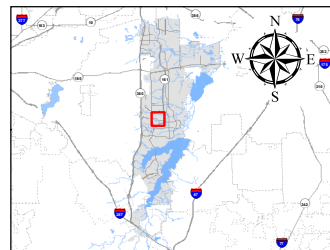
SPECIFIC USE PERMIT NO. #

CASE NO. SUP-23-09-0036



-  Location
-  Parcels
-  City Limits

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.



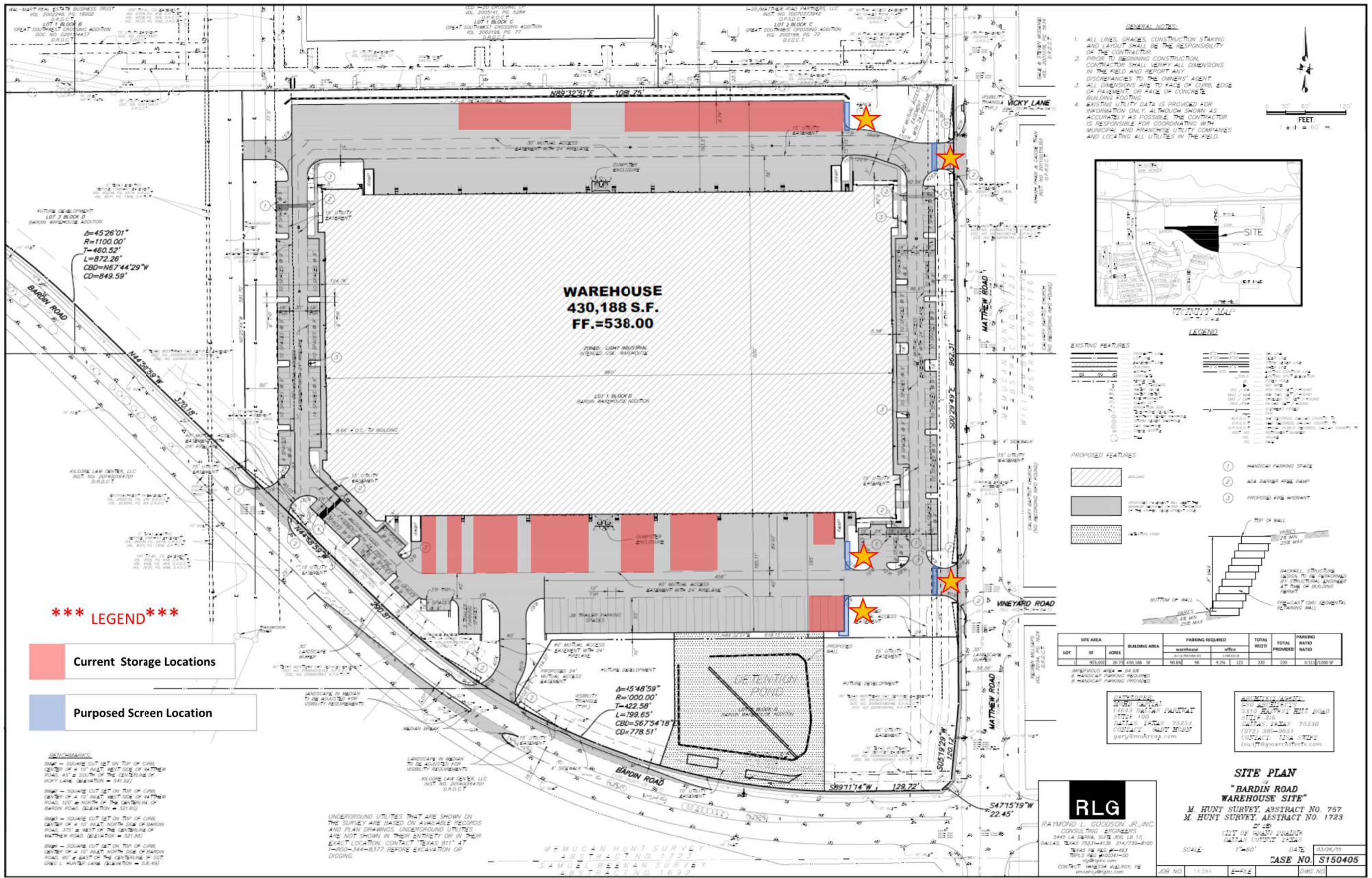
0 0.18 Miles

Grand Prairie
TEXAS
PLANNING

Date: 9/18/202

Item 42.





2150 W Bardin – Specific Use Permit

Our request for a SUP within PD-55 is to allow outside storage of assembly part storage containers/racks. Types of containers/racks to be stored are to include the following: metal frame part racks as well as other materials used in the manufacturing of automotive parts.

Our business hours are 9pm Sunday through 12am Saturday, unless otherwise determined by our customer General Motors.

Register Position

Submitted on	6 November 2023, 9:09PM
Receipt number	674
Related form version	6

First Name	Leland
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Last Name	Baggs
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Your Address Line 1	4033 Matthew Rd.
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Your Address Line 2	
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City	Grand Prairie
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State	Texas
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Zip Code	75052
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Case Number	SUP-23-09-0036
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I am registering my:	Opposition
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Additional Comments	<p>, It is and has been very noisy outside the walls of the buildings of Flex-N-Gate, particularly on the north side. It is already currently unattractive especially on the north side of buildings next to Jason's Deli. There are what appears to be hundreds of steel racks or pallets on-site. The noise can be heard down Ernie, Vicky, And Vineyard, which are east and west running streets east of Flex-N-Gate. My property is in the middle of the second block south of the southside service road of I 20. My house faces Jason's Deli warehouse which is adjacent to the north side of Flex-N-Gate. Jason's Deli has a rather quiet operation. However, due to Flex-N-Gate's noisy operation, my wife and I must leave the blower fan set to the ON position of our central air/heat unit. I am speaking of 24/7. Otherwise we would not Get any rest, especially in the form of sleep. And who knows how much outside storage would affect the value of properties around Flex-N-Gate.</p>
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Register Position

Submitted on	11 November 2023, 2:32PM
Receipt number	713
Related form version	6

First Name	Jasper
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Last Name	Walker
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Your Address Line 1	1622 Ernie Lane
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Your Address Line 2	
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City	Grand Prairie
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State	Texas
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Zip Code	75053
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Case Number	SUP-23-09-0036
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I am registering my:	Opposition
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Additional Comments	From our information, this company was not to have outside storage at all. Since we purchased our property 4/2022 there has been outside storage activity all hours of the day and night - constant beeping and noise which can be heard at our house, semi trucks delivering and unloading during the night- constant activity. also the signs regarding truck traffic on Matthew road seem to have been removed
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Register Position

Submitted on	11 November 2023, 4:46PM
Receipt number	714
Related form version	6

First Name	Reuben
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Last Name	Millsaps
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Your Address Line 1	4205 Matthew Rd.
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Your Address Line 2	
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City	Grand Prairie
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State	Texas
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Zip Code	75052
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Case Number	SUP-23-09-0036
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I am registering my:	Opposition
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Additional Comments	<p>I am the only GP resident that will have to look at this storage yard after it is put into operation. My worry is that it will, if not at first be a junk yard for all the equipment and left over pieces of junk metal and other materials. Should this become the problem that I think that it will, it will be extremely ugly and unsightly not only for me but all the other residents that live in this Vineyard neighborhood. This company has truly been a good neighbor since their company opened but I still worry about this storage yard placed at this location. Thank you all for your work and time on these issues.</p> <p>Reuben Millsaps</p>
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Register Position

Submitted on

17 October 2023, 1:57PM

Receipt number

645

Related form version

6

First Name

Deborah

Last Name

Johnston

Your Address Line 1

1651 Ernie

Your Address Line 2

City

Grand Prairie

State

Texas

Zip Code

75052

Case Number

Sup-23-09-0036

I am registering my:

Opposition

Additional Comments

The noise from the all day and night operations with them getting their crates stored outside is maddening. Once a quite neighborhood no longer with all of this outside illegal activity.

Register Position

Submitted on	17 October 2023, 8:13PM
Receipt number	646
Related form version	6

First Name	Gary
Last Name	Chandler
Your Address Line 1	1626 Ernie Ln.
Your Address Line 2	
City	Grand Prairie
State	Texas
Zip Code	75052
Case Number	SUP 23-09-0036
I am registering my:	Opposition

Additional Comments	Flex n Gate is not only storing inventory outdoors but it is items they are bringing in the building all day long via fork lifts for their assembly work.
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Register Position

Submitted on	19 October 2023, 6:34PM
Receipt number	647
Related form version	6

First Name	Stuart
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Last Name	Johnston
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Your Address Line 1	1651 ERNIE LN
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Your Address Line 2	
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City	GRAND PRAIRIE
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State	Texas
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Zip Code	75052
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Case Number	Sup 23-09-0036
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I am registering my:	Opposition
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Additional Comments	Beeping noise all day and night from them being outside getting supplies from their outdoor working storage area.
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Register Position

Submitted on	20 October 2023, 6:09PM
Receipt number	648
Related form version	6

First Name	Jeanine
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Last Name	Walker
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Your Address Line 1	1622 Ernie Lane
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Your Address Line 2	
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City	Grand prairie
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State	Texas
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Zip Code	75052
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Case Number	Sup-23-09-0036
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I am registering my:	Opposition
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Additional Comments	Beeping noise constant day and night. I believe they have not been in compliance for a long time. There is so much outside storage there now
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