



# CITY OF GRAND PRAIRIE

City Hall  
300 W. Main Street  
Grand Prairie,  
Texas

## Meeting Agenda

### Planning and Zoning Commission Meeting

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Monday, March 25, 2024

5:30 PM

City Hall - Briefing Room

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#### BRIEFING SESSION

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

##### Call to Order

#### EXECUTIVE SESSION

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

##### Agenda Review

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**6:30 PM Council Chambers**

#### REGULAR MEETING

##### Call to Order

##### Invocation

##### Pledge of Allegiance

#### CITIZEN COMMENTS

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

#### PUBLIC HEARING CONSENT AGENDA

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

1. Approval of Minutes of the March 11, 2024 P&Z meeting

2. PLT-24-02-0008 - Final Plat - Macias Estates (City Council District 1). Final Plat of Lot 1, Block A, Macias Estates Addition, creating one non-residential lot on 0.672 acres. Tract 236, John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI), within the SH-161 Corridor Overlay District, with an approximate address of 3502 Hardrock Rd

## **PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS**

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

3. SUP-24-01-0002 – Specific Use Permit/Site Plan – Speed Gas Station (City Council District 2). Specific Use Permit/Site Plan for a convenience store with gas sales on 1.12 acres. Lot 1, Block 1, Forum Retail Addition, City of Grand Prairie, Dallas County, zoned Planned Development (PD-383), within the SH-161 Corridor Overlay, and addressed as 3802 S Hwy 161

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

4. STP-24-02-0006 - Site Plan Amendment - RCCG Church at 1775 W Bardin (City Council District 6). Site Plan Amendment to revise building elevations for the proposed church on 9.12 acres. Lot 1, Block 1, RCCG House on the Rock Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) and addressed as 1775 W Bardin Rd

## **PUBLIC HEARING**

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

5. CPA-24-02-0004 - Comprehensive Plan Amendment - WE Roberts Flex Office Warehouse (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to Light Industrial on 7.05 acres. Tract 5, Tapley Holland Survey,

Abstract 750, City of Grand Prairie, Tarrant County, Texas, zoned Hospital District (HD) with an approximate address of 2601 WE Roberts St

6. ZON-24-02-0004 - Zoning Change/Concept Plan - WE Roberts Flex Office Warehouse (City Council District 1). Zone Change from Hospital District (HD) to Planned Development for Light Industrial Use and a Concept Plan for Office/Warehouses on 7.05 acres. Tract 5, Tapley Holland Survey, Abstract 750, City of Grand Prairie, Tarrant County, Texas, zoned Hospital District (HD) with an approximate address of 2601 WE Roberts St
7. SUP-24-01-0003 - Specific Use Permit - Adonis Auto Group (City Council District 1). Specific Use Permit Amendment to allow auto sales (non-franchise used) at an existing auto repair (major) and auto body shop located at 1908 110TH Street. Site 3, Block 6, Parcel II, Third Installment, Industrial Community No. 5, GSID COMM Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 1908 110<sup>TH</sup> St
8. TAM-24-02-0003 - Text Amendment - Article 4: Permissible Uses. An Ordinance of the City of Grand Prairie, Texas, Amending Article 4: Permissible Uses of the Unified Development Code to change the listed use TV Station to TV Station/Media Studio and allow it by right in the Central Area zoning district; 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

## **ADJOURNMENT**

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

## **MESSAGE OF RELIGIOUS WELCOME**

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

## **Certification**

**In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Planning and Zoning Commission agenda was prepared and posted March 22, 2024.**



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*Monica Espinoza, Planning Secretary*



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 03/25/2024

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** Approval of Minutes of the March 11, 2024 P&Z meeting

**RECOMMENDED ACTION:** Approve

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## CITY OF GRAND PRAIRIE

City Hall  
300 W. Main Street  
Grand Prairie,  
Texas

### Meeting Minutes

#### Planning and Zoning Commission Meeting

Monday, March 11, 2024

6:00 PM

City Hall - Briefing Room

#### BRIEFING SESSION

*Chairperson Smith called the Briefing meeting to order at 6:23 p.m.*

#### Call to Order

##### PRESENT

Chairperson Cheryl Smith  
Commissioner Ana Coca  
Commissioner Michelle Madden  
Commissioner Christopher Okoli  
Commissioner Tai Jones-Chapman

##### ABSENT

Vice Chairperson Julia Perez  
Commissioner John Fedorko  
Commissioner Frank Gonzalez  
Commissioner CJ Ramirez

#### EXECUTIVE SESSION

*There was no closed session.*

#### Agenda Review

*Staff briefed commissioners on cases. Commissioners discussed the Engineering review fees and what other cities have in place for item six.*

#### 6:30 PM Council Chambers

#### REGULAR MEETING

*Chairperson Smith called the meeting to order at 6:41 p.m.*

#### Call to Order

##### PRESENT

Chairperson Cheryl Smith  
Commissioner Ana Coca

Commissioner Michelle Madden  
 Commissioner Christopher Okoli  
 Commissioner Tai Jones-Chapman

**ABSENT**

Vice Chairperson Julia Perez  
 Commissioner John Fedorko  
 Commissioner Frank Gonzalez  
 Commissioner CJ Ramirez

**Commissioner Coca led the Invocation.**

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

**CITIZEN COMMENTS**

*There were no citizen comments.*

**PUBLIC HEARING CONSENT AGENDA**

*Motion made by Commissioner Madden, Seconded by Commissioner Coca to close the public hearing and approve item one. The motion carried unanimously.*

1. Approval of Minutes of the February 26, 2024 P&Z meeting

**Approved on Consent Agenda**

**PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS**

*Motion made by Commissioner Madden, Seconded by Commissioner Chapman to close the public hearing and table items two and three to the next P&Z meeting of 03/25/2024. The motion carried unanimously.*

2. SUP-24-01-0003 - Specific Use Permit - Adonis Auto Group (City Council District 1). Specific Use Permit Amendment to allow auto sales (non-franchise used) at an existing auto repair (major) and auto body shop located at 1908 110TH Street. Site 3, Block 6, Parcel II, Third Installment, Industrial Community No. 5, GSID COMM Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 1908 110<sup>TH</sup> St

**Tabled**

3. SUP-24-01-0002 – Specific Use Permit/Site Plan – Speed Gas Station (City Council District 2). Specific Use Permit/Site Plan for a convenience store with gas sales on 1.12 acres. Lot 1, Block 1, Forum Retail Addition, City of Grand Prairie, Dallas County, zoned Planned Development (PD-383), within the SH-161 Corridor Overlay, and addressed as 3802 S Hwy 161

**Tabled**

## PUBLIC HEARING

**Planner Brittany Musser stated the following case four and five will be presented together.**

4. CPA-24-01-0003 - Comprehensive Plan Amendment - 821 MacArthur (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential to Commercial/Retail/Office on 0.6 acres. Lot 261, a portion of the adjoining Southern tract, and a portion of Lots 168 and 169, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and with an approximate address of 821 MacArthur Blvd
5. ZON-24-01-0002 - Zoning Change – 821 MacArthur (City Council District 5). Zoning Change from Single Family-6 (SF-6) and Commercial (C) to Commercial (C) on 0.6 acres. Lot 261, a portion of the adjoining Southern tract, and a portion of Lots 168 and 169, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and with an approximate address of 821 MacArthur Blvd

*Planner Brittany Musser presented the case report for item four and gave a power point presentation. She stated the applicant is requesting a zoning change so they can pursue a Specific Use Permit for Auto Repair. The purpose of this request is to amend the Future Land Use Map to align with a proposed zoning change. Staff is unable to recommend approval of this request since the proposed use is inconsistent with the FLUM. However, staff does note that proposed zoning request is consistent with the land uses of abutting properties. 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.*

*Planner Brittany Musser presented the case report for item four and gave a power point presentation. She stated the applicant is requesting a zoning change so they can pursue a Specific Use Permit for Auto Repair. Lot 261 and partial lots 168 and 169 are all zoned Commercial (C) while the portion of the adjoining southern tract is zoned Single Family-Four (SF-4) Residential District. The SF-4 zoning district does not allow for any auto related uses. The applicant is not requesting any variances at this time. Staff is unable to recommend approval of this request since the commercial classified land use is inconsistent with the FLUM. However, the request is consistent with the commercial land use north of the subject property. 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.*

*Miguel Guevara Velazquez 7127 Hardwood Trail Dallas TX., stepped forward representing the case. Commissioner Madden asked if he is aware of any gravestones in the area where the zoning change is being proposed. Mr. Velazquez stated no. Maria Gomez 175 Lanier Rd Combine TX., noted support for this request but didn't wish to speak.*

*Motion made by Commissioner Madden, Seconded by Commissioner Coca to close the public hearing and approve items four and five. The motion carried unanimously.*



- 6. TAM-24-01-0002 - Text Amendment - Article 22: Fee Schedule. An Ordinance of the City of Grand Prairie, Texas, Amending Article 22: Fee Schedule of the Unified Development Code to amend and replace Sec. 22.2.25 regarding Engineering review fees and to amend and replace Sec. 22.2.27 regarding Engineering inspection fees; 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

*Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the purpose of this request is twofold: 1) to implement engineering review fees to recover City cost; and 2) to amend the engineering inspection fees to comply with H.B. 3492. Currently, the City does not charge engineering review fees. The calculation of the proposed fees was based on actual staff time to review plans as well as a survey of surrounding communities. The City currently charges engineering inspection fees of “Four (4) percent of the cost of the work.” However, H.B. 3492 provides that “[a] municipality may not consider the cost of constructing or improving the public infrastructure for a subdivision, lot, or related property development in determining the amount of a fee.” The fees proposed in the draft ordinance are approximated to be equal to or less than the fee that would be charged by a qualified independent third-party entity for the services provided. The intent of the proposed fees is to recover the cost of engineering review and inspections and is not intended to raise revenue beyond the estimated costs. The Development Review Committee (DRC) recommends approval.*

*Chairperson Smith stated she would have liked to see fee comparisons from other municipalities. Commissioner Chapman asked will the fees be reviewed annually. Ms. Ware stated this is folded in with budget annually and Engineering will monitor it.*

*Motion made by Chairperson Smith, Seconded by Commissioner Coca to close the public hearing and approve item TAM-24-01-0002. The motion carried unanimously.*

**ADJOURNMENT**

*Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:01 p.m.*

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*Cheryl Smith, Chairperson*

**ATTEST:**

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*John Fedorko, Secretary*



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/25/2024
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: Abdul R. Ghous, AICP, Senior Planner
TITLE: PLT-24-02-0008 - Final Plat - Macias Estates (City Council District 1). Final Plat of Lot 1, Block A, Macias Estates Addition, creating one non-residential lot on 0.672 acres. Tract 236, John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI), within the SH-161 Corridor Overlay District, with an approximate address of 3502 Hardrock Rd
APPLICANT: Luke Keeton, Keeton Surveying Company
RECOMMENDED ACTION: Approve

SUMMARY:

Final Plat of Lot 1, Block A, Macias Estates Addition, creating one non-residential lot on 0.672 acres. Tract 236, John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI), within the SH-161 Corridor Overlay District, with an approximate address of 3502 Hardrock Rd.

PURPOSE OF REQUEST:

The purpose of this request is to create an industrial lot on 0.672 acres. This lot has never been platted.

ADJACENT LAND USES:

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

Table 1. Adjacent Zoning and Land Uses

Table with 3 columns: Direction, Zoning, Existing Use. Rows include North (PD-4, Mobile Home Residential), South (LI, Industrial), West (PD-338, Undeveloped), and East (PD-389, Undeveloped).

## ZONING REQUIREMENTS

The lot meets the density and dimensional requirements listed in Article 6 of the UDC.

**Table 2. Site Data Summary**

Standard	Required	Proposed	Meets
Min. Lot Area (Sq. Ft.)	15,000	29,251	Yes
Min. Lot Width (Ft.)	100	298	Yes
Min. Lot Depth (Ft.)	150	265	Yes
Front Setback (Ft.)	25	N/A	N/A
Rear Setback (Ft.)	0	N/A	N/A
Rear Adjacent Residential (Ft.)	25	N/A	N/A
Maximum Height (Ft.)	25	N/A	N/A
Maximum Floor Area Ratio	1:1	N/A	N/A

### PLAT FEATURES:

The plat depicts 8,289 sq. ft. of Right-Of-Way dedication along Hardrock Road and Parker Road. Access will be provided off Parker Road.

### RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

# Exhibit A- Location Map

## Page 1 of 1




CASE LOCATION MAP  
 PLT-24-02-0008  
 3502 HARDROCK RD

Item 2.

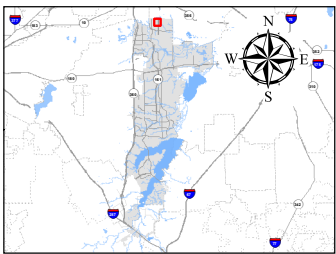


No Official Name

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

-  Location
-  Street Center Line
-  Parcels

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



0 0.09 Miles

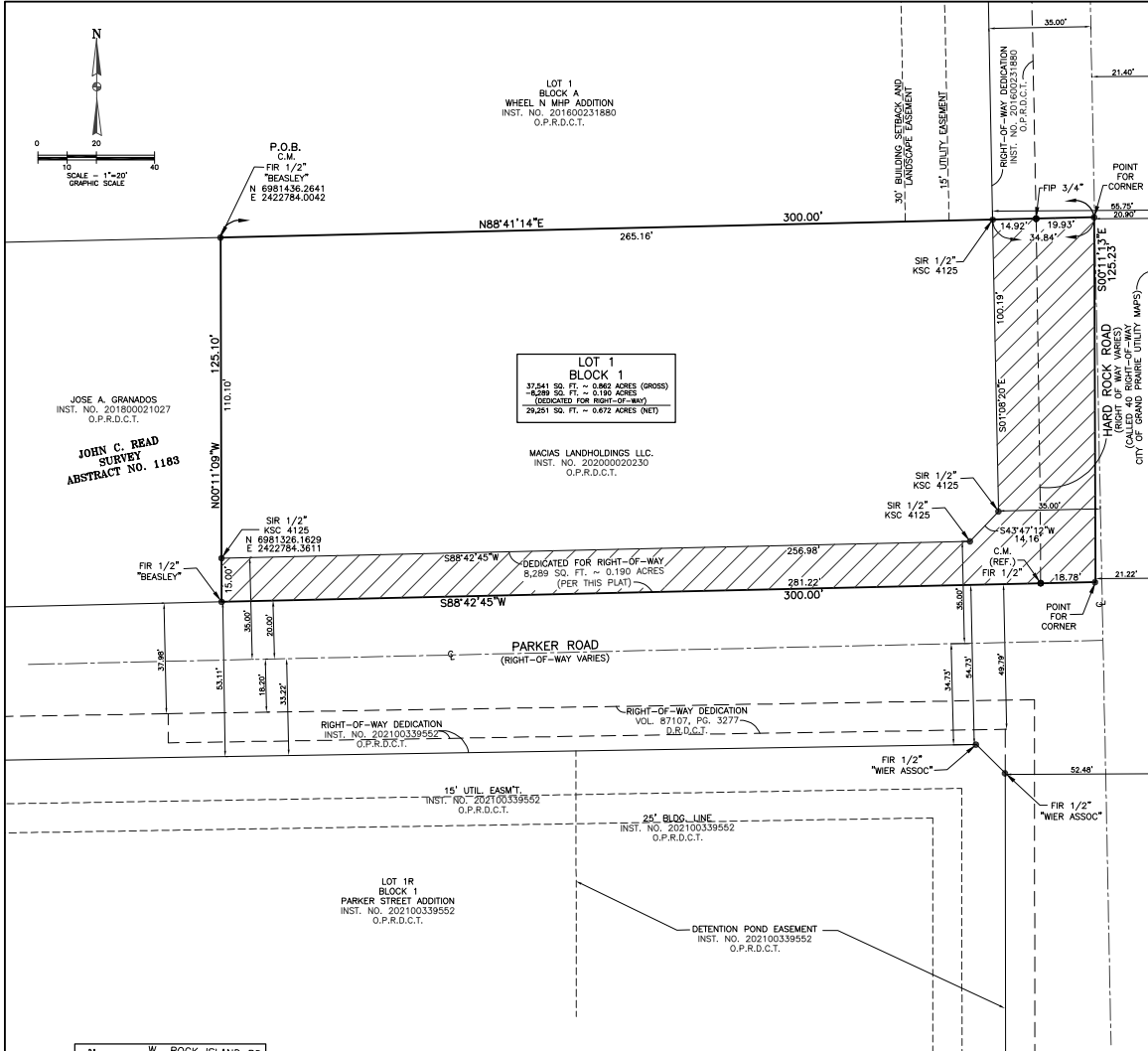


Date: 2/20/2024

# Exhibit B - Final Plat

## Page 1 of 1

Item2.



**LOT 1  
BLOCK A**  
WHEEL N MHP ADDITION  
INST. NO. 201600231880  
O.P.R.D.C.T.

**LOT 1  
BLOCK A**  
37,541 SQ. FT. ~ 0.862 ACRES (GROSS)  
6,289 SQ. FT. ~ 0.140 ACRES  
(DEDICATED FOR RIGHT-OF-WAY)  
29,251 SQ. FT. ~ 0.672 ACRES (NET)

**MACIAS LANDHOLDINGS LLC.**  
INST. NO. 202000020230  
O.P.R.D.C.T.

**JOHN C. READ SURVEY  
ABSTRACT NO. 1183**

**JOSE A. GRANADOS**  
INST. NO. 201800021027  
O.P.R.D.C.T.

**LOT 1R  
BLOCK 1  
PARKER STREET ADDITION**  
INST. NO. 202100339552  
O.P.R.D.C.T.

**LOT 1R  
BLOCK 1  
HARD ROCK ROAD ADDITION**  
INST. NO. 202100339552  
O.P.R.D.C.T.

**JOHN C. READ  
SURVEY  
ABSTRACT NO. 1183**

**HAMILTON COMMERCIAL LLC.**  
INST. NO. 201900184231  
O.P.R.D.C.T.

**DEDICATION:**

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

Witness my hand at \_\_\_\_\_ County Texas this \_\_\_\_ day of \_\_\_\_\_, 2024.

**ABRAHAM JACKSON**  
Owner

**ACKNOWLEDGMENT:**

State of Texas  
County of Dallas:  
Before me the undersigned authority, a Notary Public, on this day personally appeared **ABRAHAM JACKSON**, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the \_\_\_\_ Day of \_\_\_\_\_, 2024.

Notary Public  
My Commission Expires: \_\_\_\_\_  
State of Texas

**ACKNOWLEDGMENTS:**

State of Texas  
County of Dallas:  
Before me the undersigned authority, a Notary Public, on this day personally appeared **Kurtis R. Webb**, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the \_\_\_\_ Day of \_\_\_\_\_, 2024.

Notary Public  
My Commission Expires: \_\_\_\_\_  
State of Texas

**OWNER/DEVELOPER:**  
**MACIAS LANDHOLDINGS LLC**  
P.O. BOX 530669  
GRAND PRAIRIE, TX 75053  
PHONE: (817) 368-9456  
EMAIL: AJ@MACIASREALTY.COM

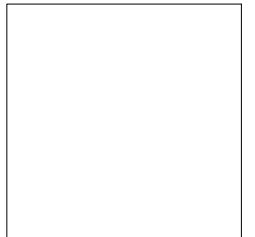
**PREPARED BY:**  
**KEETON SURVEYING COMPANY**  
H.S. KEETON  
2037 DALWORTH, GRAND PRAIRIE, TEXAS 75050  
REGISTERED PROFESSIONAL LAND SURVEYORS  
PHONE: (972) 641-2843 TBEELS FIRM NO. 10006500  
E-MAIL: ksc4019@keetonllc.net

**OWNERS CERTIFICATE:**

STATE OF TEXAS  
COUNTY OF DALLAS  
WHEREAS, MACIAS LANDHOLDINGS LLC, is the sole owner of a tract of land located in the John C. Read Survey, Abstract No. 1183, in the City of Grand Prairie, Dallas County, Texas, and being described in deed to said Macias Landholdings LLC, recorded in Instrument No. 202000020230, of the Official Public Records of Dallas County, Texas, said tract being more particularly described as follows:  
**BEGINNING** at a 1/2 inch iron rod with cap marked "Beasley" found for the northwest corner of said Macias tract, the northeast corner of a tract of land described in deed to Jose A. Granados, according to the deed thereof recorded in Instrument No. 201800021027, of the Official Public Records of Dallas County, Texas; and being in the south line of Lot 1, Block A, Wheel N MHP Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Instrument No. 201600231880, of the Official Public Records of Dallas County, Texas;  
**THENCE** N. 88°41'14" E., with the common line of said Macias tract and said approximate centerline of Hard Rock Road, a distance of 125.23 feet to a point for corner;  
**THENCE** S. 00°11'13" E., with the common line of said Macias tract and said approximate centerline of Hard Rock Road, a distance of 125.23 feet to a point for corner;  
**THENCE** S. 88°42'45" W., with the south line of said Macias tract and the north line of Parker Road (right-of-way varies), passing at a distance of 18.78 feet a 1/2 inch iron rod found for reference, continuing in all a total distance of 300.00 feet to a 1/2 inch iron rod with cap marked "Beasley" found for the southwest corner of said Macias tract, the southeast corner of said Granados tract, and being in the north line of said Parker Road;  
**THENCE** N. 00°11'09" W., with the common line of said Granados tract and said Macias tract, a distance of 125.10 feet to the **POINT OF BEGINNING** and CONTAINING 37,541 square feet or 0.862 acres of land, more or less.

**SURVEYORS CERTIFICATE:**

Know All Men By These Presents:  
I, **Kurtis R. Webb**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the rules and regulations of the City Plat Commission of the City of Grand Prairie, Texas.  
"PRELIMINARY PLAT FOR REVIEW ONLY, NOT TO BE RECORDED FOR ANY PURPOSES"  
**Kurtis R. Webb**  
Registered Professional Land Surveyor  
Registration No. 4125  
State of Texas

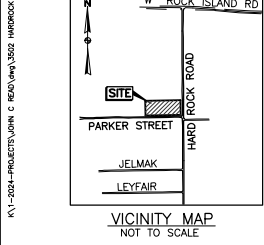


**FINAL PLAT**  
**LOT 1**  
**BLOCK 1**  
**MACIAS ESTATES ADDITION**  
CONTAINING 37,541 SQ. FT. OR 0.862 ACRES  
CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS  
BEING A PLAT OF 0.862 ACRES IN THE  
JOHN C. READ SURVEY  
ABSTRACT NO. 1183  
CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS

DATE: FEBRUARY 13, 2024  
REVISED: FEBRUARY 28, 2024  
CASE NO. **PLT-24-02-0008**

**NOTE:**  
1. The basis of bearing and coordinates for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the SmartNet GPS Reference Network. All distances shown hereon are grid distances. Coordinates shown are grid.  
2. C.M. ~ Denotes Controlling Monuments  
3. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 481130295L, Map Effective Date: 3/21/19, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.  
4. The purpose of this plat is to create one lot out of an unplatted tract as shown.  
5. Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat.  
6. Prior to any building permit being issued an approved grading and drainage plan is required by the City of Grand Prairie.  
7. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property not listed therein.

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





**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 03/25/2024

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Abdul R. Ghous, AICP, Senior Planner

**TITLE:** SUP-24-01-0002 – Specific Use Permit/Site Plan – Speed Gas Station (City Council District 2). Specific Use Permit/Site Plan for a convenience store with gas sales on 1.12 acres. Lot 1, Block 1, Forum Retail Addition, City of Grand Prairie, Dallas County, zoned Planned Development (PD-383), within the SH-161 Corridor Overlay, and addressed as 3802 S Hwy 161

**APPLICANT:** Hector Sotelo, Bannister Engineering

**RECOMMENDED ACTION:** Table to April 8, 2024

---



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/25/2024
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: June Sin, Senior Planner
TITLE: STP-24-02-0006 - Site Plan Amendment - RCCG Church at 1775 W Bardin (City Council District 6). Site Plan Amendment to revise building elevations for the proposed church on 9.12 acres. Lot 1, Block 1, RCCG House on the Rock Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) and addressed as 1775 W Bardin Rd
APPLICANT: Ola Banwo, Banwo Incorporated
RECOMMENDED ACTION: Approve

SUMMARY:

Site Plan Amendment to revise building elevations for the proposed church on 9.12 acres. Lot 1, Block 1, RCCG House on the Rock Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) and addressed as 1775 W Bardin Rd.

PURPOSE OF REQUEST:

The applicant seeks Site Plan approval to revise the approved building elevations for a church on 9.12 acres. No changes are proposed to the approved site plan and landscape plan.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Table with 3 columns: Direction, Zoning, Existing Use. Rows include North, South, West, and East directions with their respective zoning and existing uses.

**HISTORY:**

- November 20, 1990: City Council approved the Unified Development Code for the City of Grand Prairie, which provided initial zoning for the property.
- August 3, 2021: City Council approved a Site Plan for The Redeemed Christian Church (Case Number S210701).

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The applicant plans to construct a 21,000 sq. ft church on 9.12 acres. The revised building elevations include changes to the architectural style, building materials, and finishes. No changes are proposed to the approved site plan and landscape plans.

*Building Design*

The previously approved building facade was predominantly masonry comprised of white split-face Concrete Masonry Units (CMU) and smooth-face CMU. Metal, cast-stone, brick, and contrasting colors provided accents. The building's roofline, walls, enhanced windows, and porte-cochere provided articulation.

The proposed building facade is predominately comprised of EIFS. Varying rooflines and three paint colors create contrast among different vertical surfaces. Decorative elements such as a curved metal canopy and a rooftop crucifix are proposed to make the buildings more visible from a distance.

**Table 2. Proposed Elevation Changes**

	<b>Approved (S210701)</b>	<b>Proposed (STP-24-02-0006)</b>
Primary materials	<ul style="list-style-type: none"> <li>• Smooth face CMU</li> <li>• White split-face CMU</li> </ul>	<ul style="list-style-type: none"> <li>• EIFS</li> <li>• Brick base</li> </ul>
Accent materials	<ul style="list-style-type: none"> <li>• Metal, cast-stone, &amp; brick</li> <li>• Contrasting colors</li> </ul>	<ul style="list-style-type: none"> <li>• Brick accents</li> <li>• White, grey and red paint</li> </ul>
Building Height (Max.)	<ul style="list-style-type: none"> <li>• 34 feet – top of the parapet</li> </ul>	<ul style="list-style-type: none"> <li>• 48 feet – top of the parapet</li> <li>• 66 feet – a rooftop crucifix</li> </ul>
Porte-Cochere	<ul style="list-style-type: none"> <li>• Porte-Cochere with a glazed barrel-vaulted roof</li> </ul>	<ul style="list-style-type: none"> <li>• Metal canopy</li> </ul>
Main Entrance Lobby	<ul style="list-style-type: none"> <li>• Two-floor levels with windows</li> </ul>	<ul style="list-style-type: none"> <li>• Double-volume space with glazing</li> </ul>

**VARIANCES:**

The applicant is not requesting any variances.

**ANALYSIS:**

The proposed site plan meets the Unified Development Code (UDC) and Planned Development requirements.

**RECOMMENDATION:**

The Development Review Committee recommends approval.



# Exhibit A- Location Map

## Page 1 of 1




CASE LOCATION MAP  
 STP-24-02-0006  
 RCCG CHURCH

Item 4.

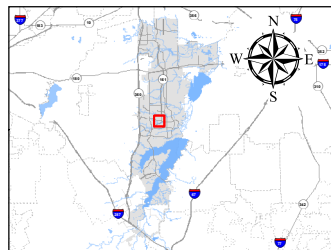


City of Grand Prairie  
 Planning and Development

(972) 237-8255  
 www.gptx.org

-  Location
-  Street Center Line
-  Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie 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: 2/20/2024

APPROVAL STAMPS & NOTES



PROPOSED VERSION

**Arc. Ola Banwo** RIBA, AIA, NCARB, LEED AP  
 6604 Federal Hall Street,  
 Plano, Texas 75023 USA  
 Phone: +1 214 394 0007 USA  
 +234 - 916 9194 2696  
 Email: [ola@arcbanwo.com](mailto:ola@arcbanwo.com)  
 Website: [www.arcbanwo.com](http://www.arcbanwo.com)  
**Architecture**  
**Engineering**  
**Construction**  
 relationships and solutions founded on business




CONSULTANTS

CIVIL / STRUCTURAL ENGINEERS  MECHANICAL ENGINEERS  ELECTRICAL ENGINEERS
--

PROJECT NAME **CHILDREN'S BLOCK**  
 FOR  
 THE REDEEMED CHRISTIAN CHURCH OF GOD -  
**HOUSE ON THE ROCK**  
 AT  
 4229 Matthew Road, Grand Prairie, TX 75052

15TH OF JANUARY, 2024  
 REGISTRATION STAMP



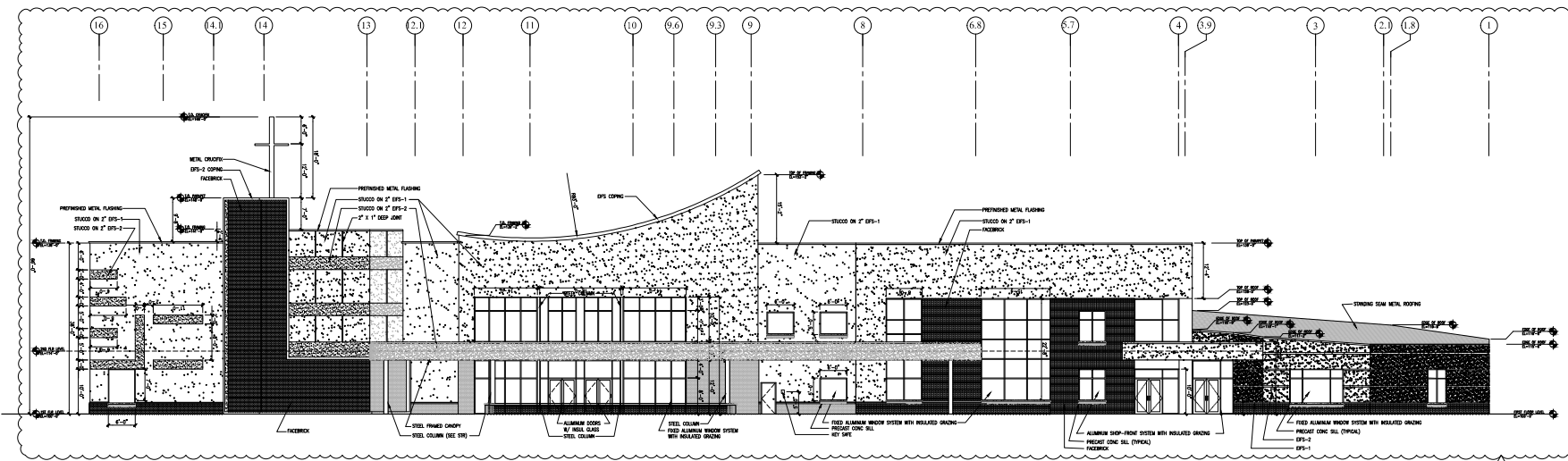
REVISIONS

NO.	DESCRIPTION	DATE
1	CHANGES TO BUILDING ELEVATIONS	01/15/24

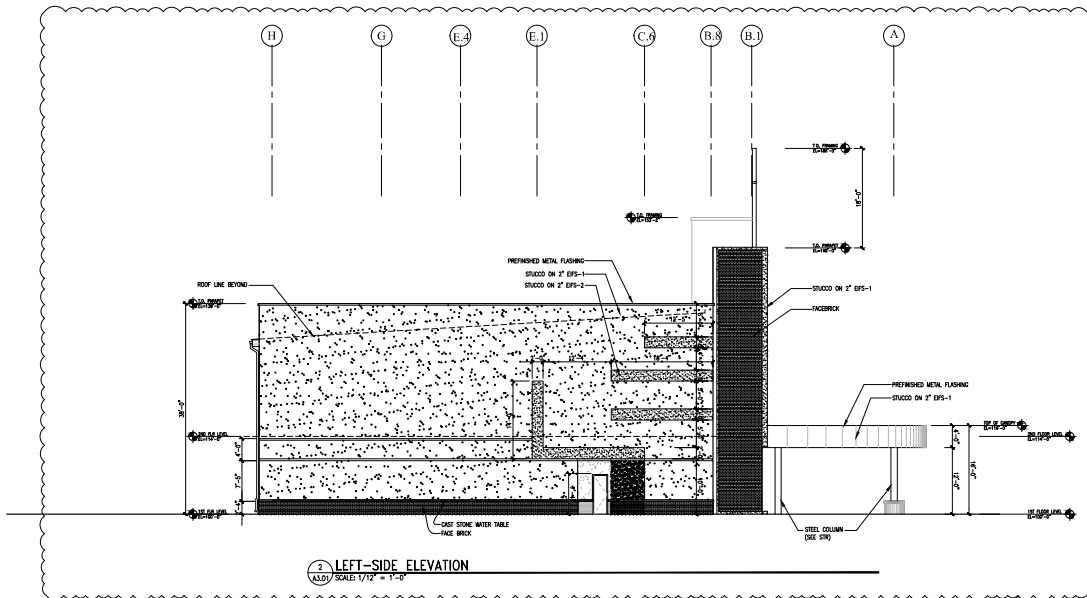
KEY PLAN

**S210701**

3D RENDERING  
 (PROPOSED VERSION)  
 Job No. 1315-01  
 Drawing No. **A0.12**  
 REVISION  
**6**



1 FRONT ELEVATION  
SCALE: 1/12" = 1'-0"



2 LEFT-SIDE ELEVATION  
SCALE: 1/12" = 1'-0"

FOR CONSTRUCTION

PROPOSED VERSION  
S210701

DESIGN CONSULTANTS

**BANWO**  
INCORPORATED

6604 Federal Hall Street,  
Plano, Texas 75023, USA.  
Tel: 214-894-6667  
Email: banwoincorporated@gmail.com

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY - SITE PLAN REVIEW	06/26/21
2	CHANGES TO BUILDING ELEVATIONS	07/15/24

ACTIVITY BY DATE

Revised: O.G. Banwo, A.L. Harris, L.H. Woodard, P. Peterson

Checked: O.G. Banwo

Drawn

Checked

APPROVALS

PROJECT NAME & ADDRESS

PROJECT

REVISED:  
CHILDREN'S BLOCK  
202  
THE REDEEMED CHRISTIAN CHURCH OF GOD -  
HOUSE ON THE ROCK  
4437 Matthew Road, Grand Prairie, TX 75052

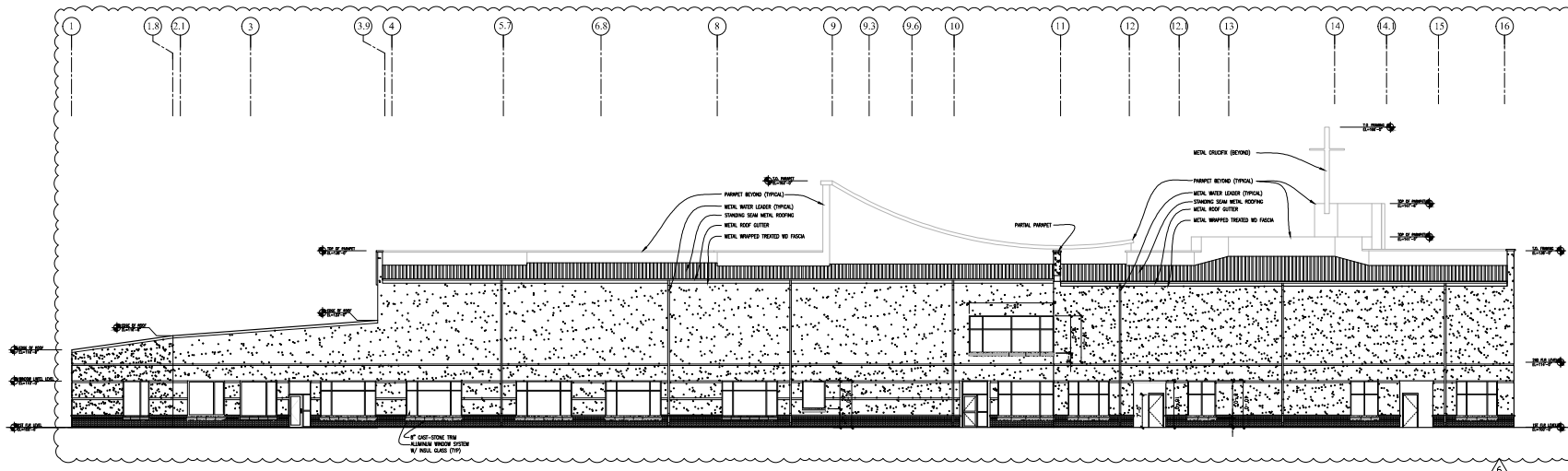
APPLICANT/OWNER'S CONTACT:  
PASTOR O. J. KUYE  
PHONE: 817-939-1075



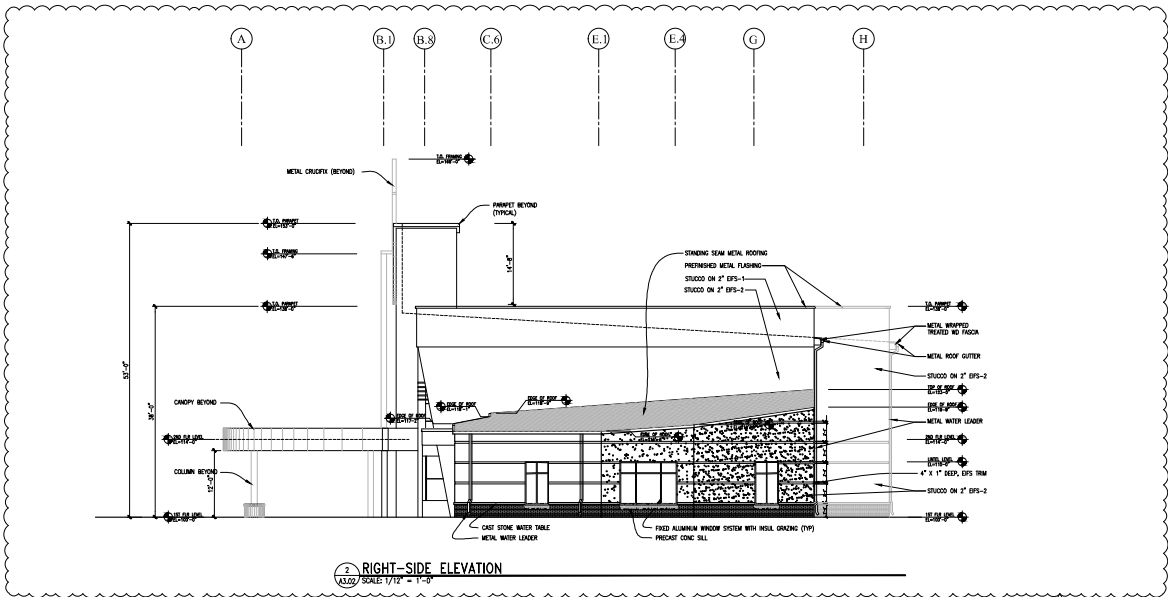
BUILDING ELEVATIONS  
(PROPOSED VERSION)

Job No. 003-101  
14TH OF AUG, 2023

Drawing No. **A3.01**  
REV. "6"



1 BACK ELEVATION  
SCALE: 1/12" = 1'-0"



2 RIGHT-SIDE ELEVATION  
SCALE: 1/12" = 1'-0"

FOR CONSTRUCTION

PROPOSED VERSION  
S210701

DESIGN CONSULTANTS

**BANWO**  
INCORPORATED

6804 Federal Hall Street,  
Plano, Texas 75023, USA.  
Tel: 214-894-6667  
Email: banwoincorporated@gmail.com

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY - SITE PLAN REVIEW	06/25/21
2	CHANGES TO BUILDING ELEVATIONS	07/15/21

ACTIVITY BY DATE

Review: [Blank] [Blank] [Blank] [Blank] [Blank] [Blank]

Design: [Blank] [Blank] [Blank] [Blank] [Blank] [Blank]

Draw: [Blank] [Blank] [Blank] [Blank] [Blank] [Blank]

Check: [Blank] [Blank] [Blank] [Blank] [Blank] [Blank]

APPROVALS

PROJECT NAME & ADDRESS

PROJECT

REVISIONS

CHILDREN'S BLOCK  
FOR THE REDEEMED CHRISTIAN CHURCH OF GOD -  
HOUSE ON THE ROCK  
4237 Matthew Road, Grand Prairie, TX 75052

APPLICANT/OWNER'S CONTACT:

PASTOR O. J. KUYE  
PHONE: 817-939-1075



BUILDING ELEVATIONS  
(PROPOSED VERSION)

Job No. 003-101  
14TH OF AUG, 2023

Drawing No. **A3.02**  
REV. "2"

APPROVAL STAMPS & NOTES



DESIGN CONSULTANTS



**BANWO**  
INCORPORATED  
PLANNING ARCHITECTURE INTERIOR DESIGN CONSTRUCTION SERVICES

6604 Federal Hall Street,  
Plano, Texas 75023, USA.  
Tel : 214-994-6667

Email: banwoincorporated@gmail.com  
Website: www.BanwoGlobal.com

CONSULTANTS

CIVIL / STRUCTURAL ENGINEERS
MECHANICAL ENGINEERS
ELECTRICAL ENGINEERS

PROJECT NAME

PROPOSED  
CHILDREN'S BLOCK  
FOR  
THE REDEEMED CHRISTIAN CHURCH OF GOD-  
HOUSE ON THE ROCK  
AT  
4229 Matthew Road, Grand Prairie, TX 75052

Activity	BY
Project Manager	
Design	DR BANWO, INC. 2016, 2017, 2018, 2019, 2020, 2021
Executive Architect	
Check	

28TH OF MAY, 2021

REGISTRATION STAMP

REVISIONS			KEY PLAN
NO.	DESCRIPTION	DATE	
1	----	----	

3D RENDERING - 1

Job No. 1315-01

Drawing No. **A0.02**  
REVISION  
—

APPROVAL STAMPS & NOTES



DESIGN CONSULTANTS



**BANWO**  
INCORPORATED  
PLANNING ARCHITECTURE INTERIOR DESIGN AND CONSTRUCTION

6604 Federal Hall Street,  
Plano, Texas 75023, USA.  
Tel : 214-994-6667

Email: banwoincorporated@gmail.com  
Website: www.BanwoGlobal.com

CONSULTANTS

CIVIL / STRUCTURAL ENGINEERS
MECHANICAL ENGINEERS
ELECTRICAL ENGINEERS

PROJECT NAME

PROPOSED  
**CHILDREN'S BLOCK**  
FOR  
THE REDEEMED CHRISTIAN CHURCH OF GOD -  
**HOUSE ON THE ROCK**  
AT  
4229 Matthew Road, Grand Prairie, TX 75052

Activity	BY
Project Manager	
Design	DR. BANWO, INC., P.O. BOX 404, 1502 LAMARKE BOULEVARD
Executive Architect	
Check	

28TH OF MAY, 2021

REGISTRATION STAMP

REVISIONS

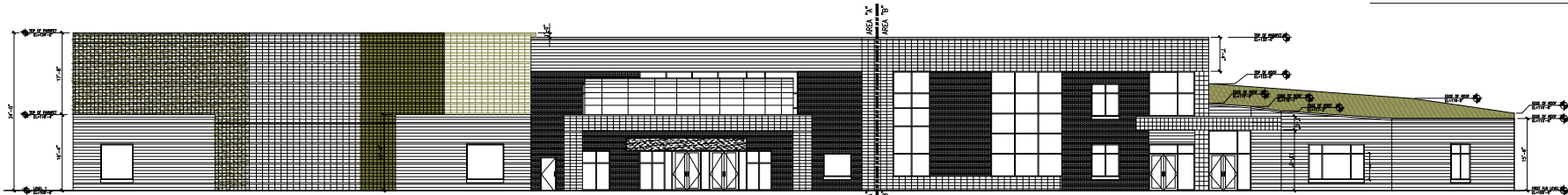
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KEY PLAN

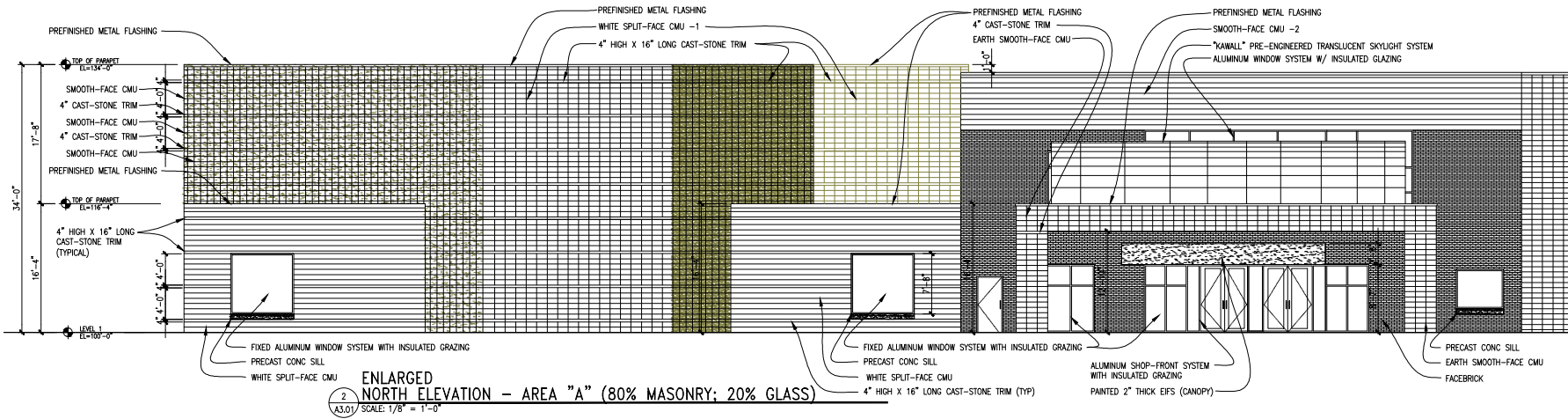
3D RENDERING - 3

Job No. 1315-01

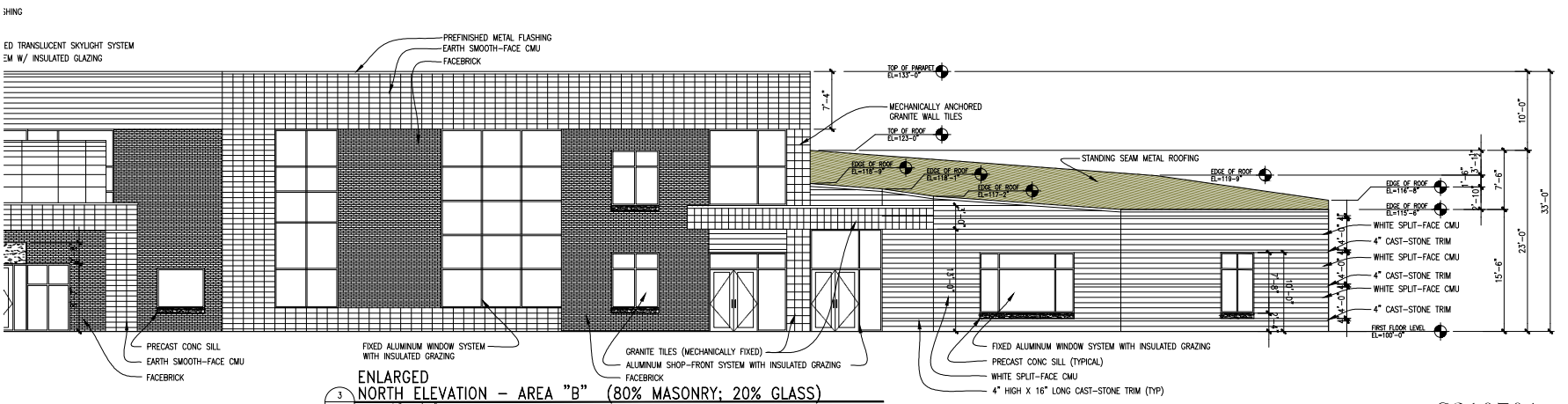
Drawing No. **A0.03**  
REVISION



1 NORTH ELEVATION (MAIN ENTRANCE VIEW) - 80% MASONRY; 20% GLASS  
SCALE: 1/16" = 1'-0"



2 ENLARGED NORTH ELEVATION - AREA "A" (80% MASONRY; 20% GLASS)  
SCALE: 1/8" = 1'-0"



3 ENLARGED NORTH ELEVATION - AREA "B" (80% MASONRY; 20% GLASS)  
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

DESIGN CONSULTANTS  
**BANWO**  
INCORPORATED  
6604 Federal Hill Street,  
Plano, Texas 75023, USA,  
Tel : 214-994-6667  
Email: banwocorporated@gmail.com

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY - SITE PLAN REVIEW	06/25/21

ACTIVITY BY DATE  
Manager: Olu Barasa, Inc. (owner, lead consultant)  
Design: Olu Barasa,  
Draw:  
Check:

APPROVALS

PROJECT NAME & ADDRESS  
PROJECT: CHILDREN'S BLOCK  
115' THE REDEEMED CHRISTIAN CHURCH OF GOD - HOUSE ON THE ROCK  
4437 Mathew Road, Grand Prairie, TX 75052  
APPLICANT/OWNER'S CONTACT: PASTOR O. J. KUYE  
PHONE: 817-939-1075

REGISTRATION STAMP



NORTH ELEVATION

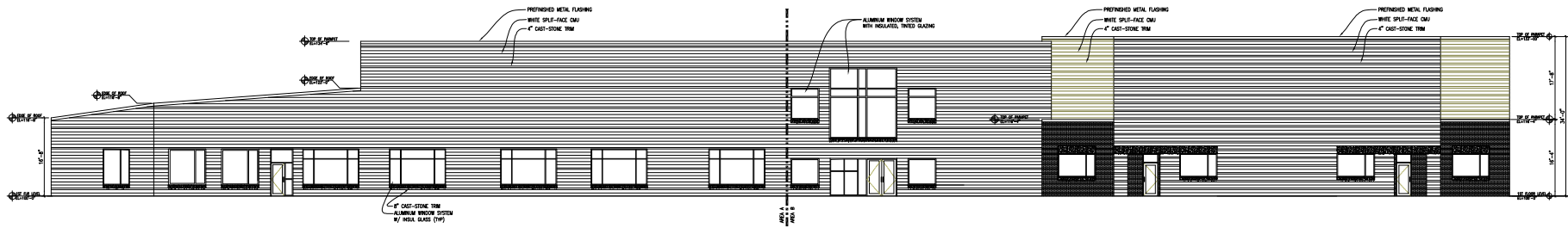
Job No. 003-101  
25TH OF JUNE, 2021

Drawing No. A3.01  
REV. "A"

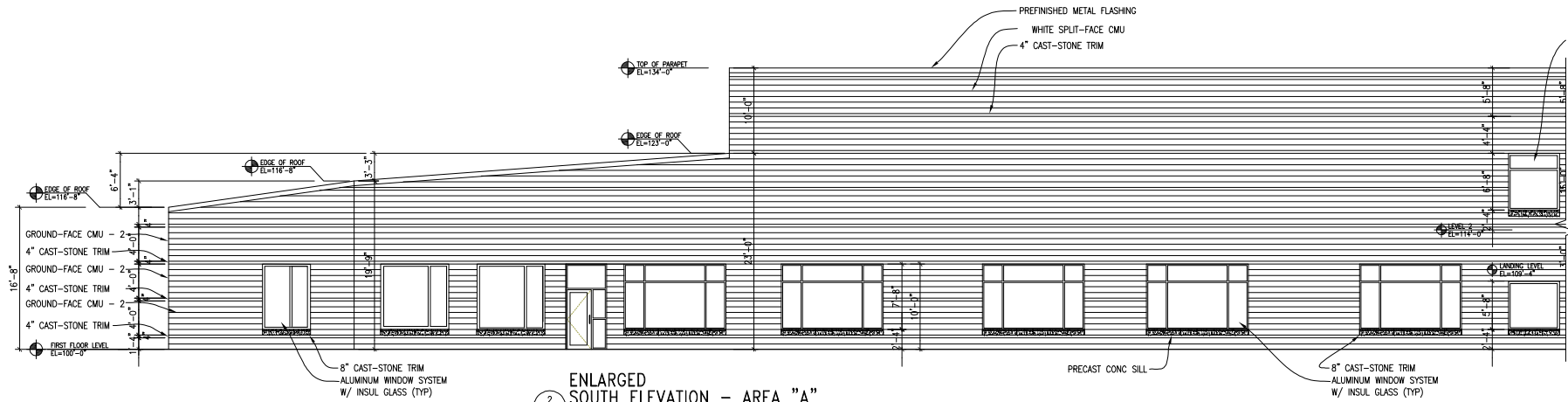
S210701

Exhibit C - Approved Building Elevations  
Page 4 of 5

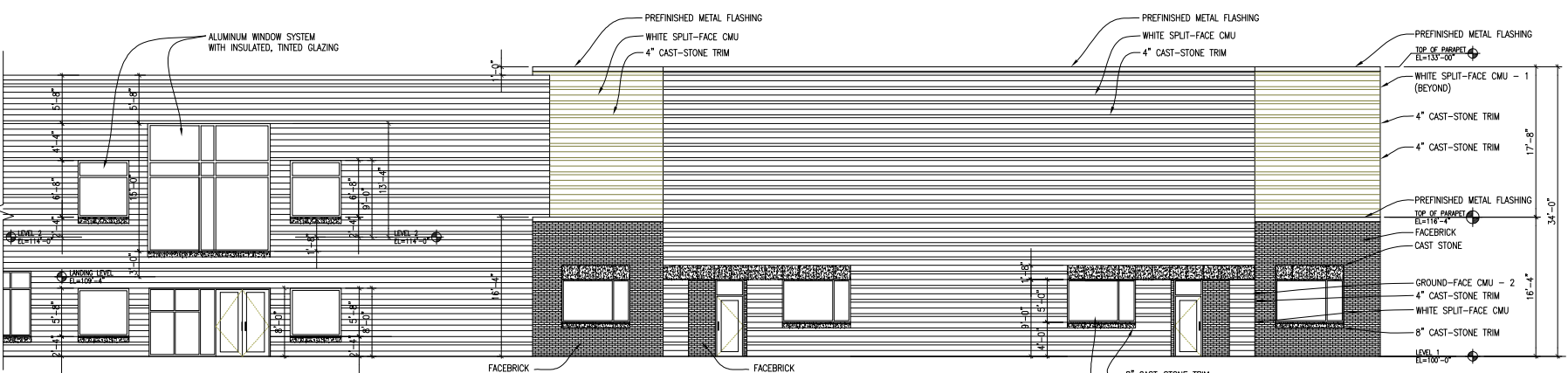
Item 4.



1 SOUTH ELEVATION  
A3.03 SCALE: 1/16" = 1'-0"



2 ENLARGED SOUTH ELEVATION - AREA "A"  
A3.03 SCALE: 1/8" = 1'-0"



3 ENLARGED SOUTH ELEVATION - AREA "B"  
A3.03 SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

S210701

DESIGN CONSULTANTS  
**BANWO**  
INCORPORATED  
6604 Federal Hill Street,  
Plano, Texas 75023, USA,  
Tel: 214-934-6667  
Email: banwoincorporated@gmail.com

REVISIONS

No.	DESCRIPTION	DATE
1	CITY - SITE PLAN REVIEW	06/25/21

ACTIVITY	BY	DATE
Manager	Die Banwo, Inc. (with Associate Architect)	
Design	Die Banwo, Inc.	
Draw		
Check		

APPROVALS

PROJECT NAME & ADDRESS

PROJECT: CHILDREN'S BLOCK  
THE REPERES TO THE BIRTH OF GOD - HOUSE ON THE ROCK  
4437 Matthew Road, Grand Prairie, TX 75052

APPLICANT/OWNER'S CONTACT:  
PASTOR G. J. KUVE  
PHONE: 817-939-1075

REGISTRATION STAMP

WEST ELEVATION

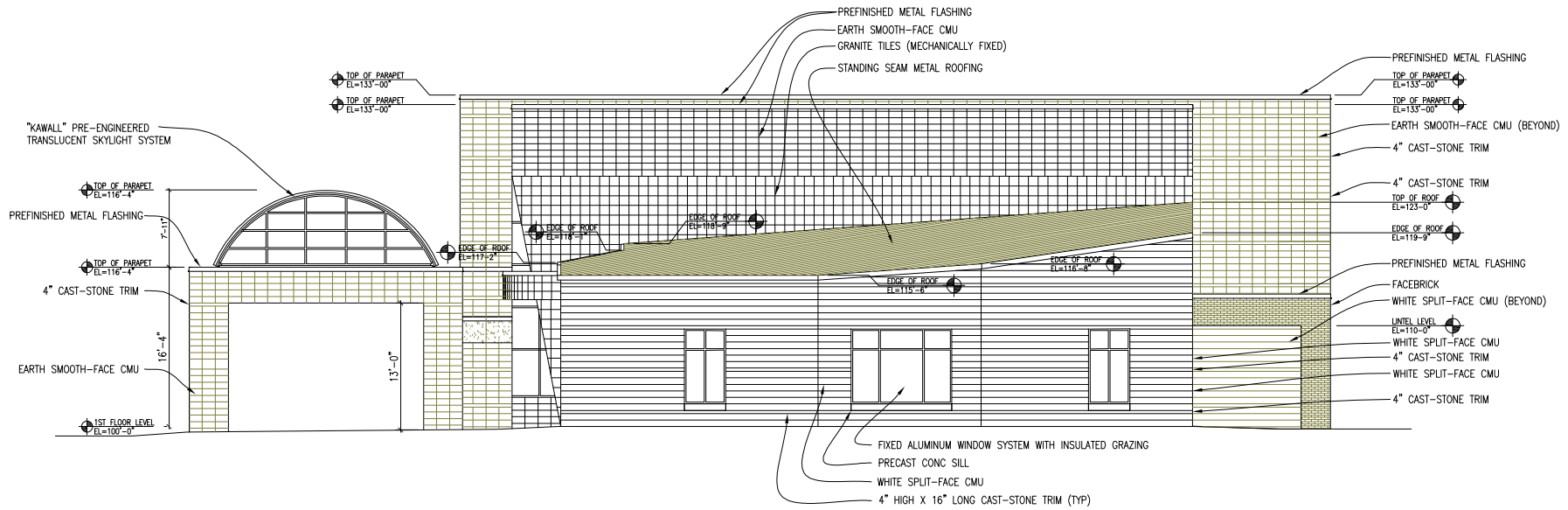
Job No. 003-101  
25TH OF JUNE, 2021

Drawing No. A3.03  
REV. "A"

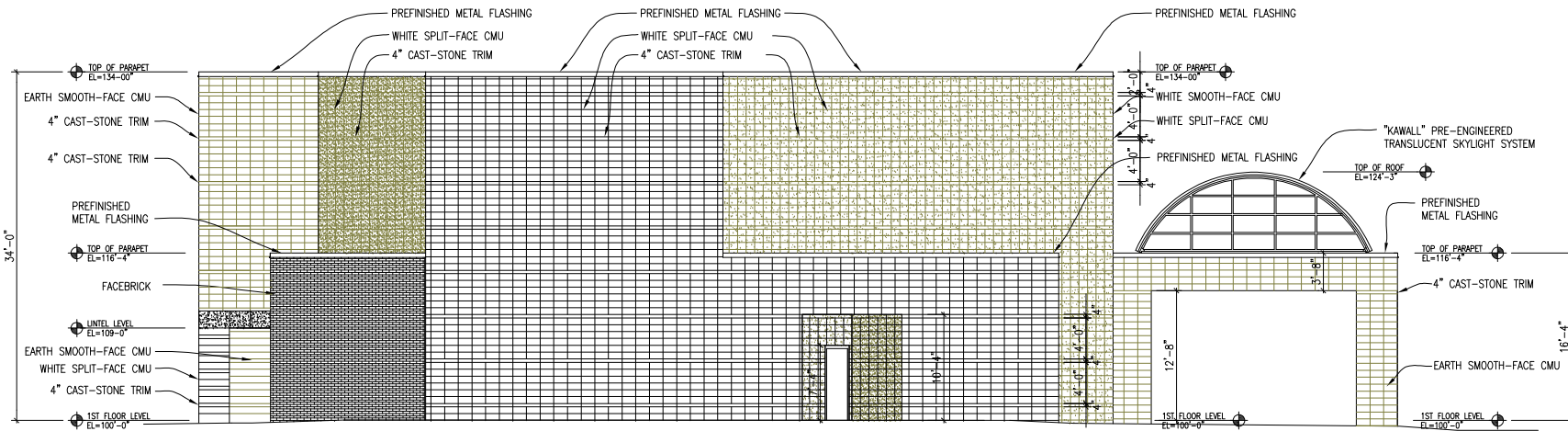


Exhibit C - Approved Building Elevations  
Page 5 of 5

Item 4.



1 WEST ELEVATION - 96% MASONRY; 5% GLASS  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - 98% MASONRY; 2% GLASS  
SCALE: 1/8" = 1'-0"

DESIGN CONSULTANTS

**BANWO**  
INCORPORATED

6604 Federal Hill Street,  
Plano, Texas 75023, USA,  
Tel : 214-994-6667  
Email: banwoincorporated@gmail.com

REVISIONS

No.	DESCRIPTION	DATE
1	CITY - SITE PLAN REVIEW	06/25/21

ACTIVITY BY DATE

Manager: One Banwo, Inc. with another professional  
Designer: One Banwo,  
Drawn:  
Checked:

APPROVALS

PROJECT NAME & ADDRESS

---

PROJECT

PROPOSED: CHURCH BUILDING  
ON THE REPERES OF THE BISHOP OF GOD- HOUSE ON THE ROCK  
4437 Matthew Road, Grand Prairie, TX 75052

APPLICANT/OWNER'S CONTACT:  
PASTOR G. J. KUYE  
PHONE: 817-939-1075

REGISTRATION STAMP

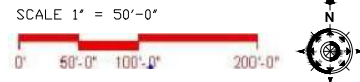
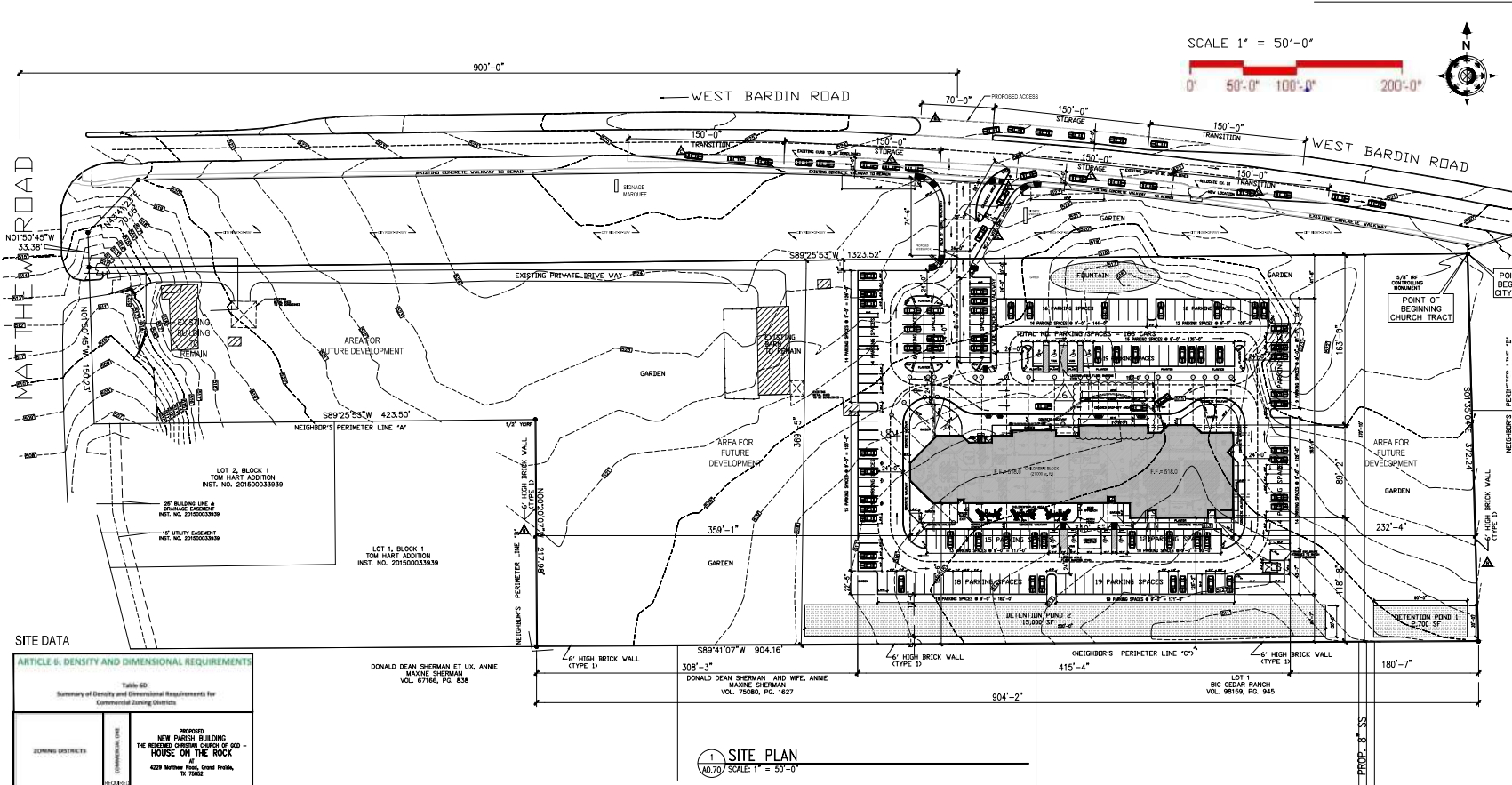
WEST ELEVATION

Job No. 003-101  
25TH OF JUNE, 2021

NOT FOR CONSTRUCTION

S210701

Drawing No. A3.02  
REV. "A"



DESIGN CONSULTANTS  
**BANWO INCORPORATED**  
PLANNING AND DESIGN SERVICES  
6804 Federal Hall Street,  
Plano, Texas 75023, USA.  
Tel: 214-894-6667  
Email: banwoincorporated@gmail.com

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY - SITE PLAN REVIEW	06/25/21
2	RESPONSE TO PRC COMMENTS	06/29/21
3	OWNER CONNECTION TO CITY WARD	08/25/21
4	CHANGES TO BUILDING ELEVATIONS	01/15/24

ACTIVITY BY DATE  
Reviewed: O.J. Kuyve, M. Berman, M. Hester, M. Hester, M. Hester  
Design: O.J. Kuyve  
Draw:  
Check:  
Date:

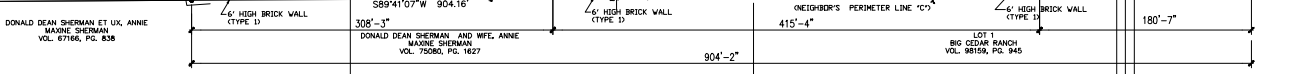
APPROVALS

SITE DATA

ARTICLE 6 - DENSITY AND DIMENSIONAL REQUIREMENTS

Table 6D  
Summary of Density and Dimensional Requirements for Commercial Zoning Districts

ZONING DISTRICT	COMMITMENT FEE	PROPOSED	MEETS
RESIDENTIAL	2.5	PROPOSED	YES/NO
MINIMUM UNIT AREA (SQUARE FEET)	400	1,972 SQ. FT.	YES
MINIMUM UNIT HEIGHT (FEET)	8	10 FEET	YES
MINIMUM UNIT DEPTH (FEET)	30	30 FEET	YES
MINIMUM UNIT WIDTH (FEET)	30	18 FEET	YES
MINIMUM UNIT AREA (SQUARE FEET)	300	18 FEET	YES
MINIMUM UNIT DEPTH (FEET)	25	18 FEET	YES
MINIMUM UNIT WIDTH (FEET)	30	22 FEET	YES
MINIMUM UNIT AREA (SQUARE FEET)	300	NOT APPLICABLE	YES
MINIMUM UNIT DEPTH (FEET)	30	43 FEET	YES
MINIMUM UNIT WIDTH (FEET)	30	22 FEET	YES
MINIMUM UNIT AREA (SQUARE FEET)	300	70%	YES
MINIMUM UNIT DEPTH (FEET)	30	100%	YES



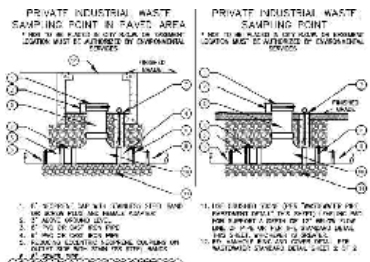
1 SITE PLAN  
SCALE: 1" = 50'-0"

PARKING SUMMARY

CITY STANDARD (1 SPACE / 3 SEATS)	NUMBER OF SEATS	PARKING REQUIRED	PARKING PROVIDED	MEETS
PROPOSED CHURCH	558	188	186	YES
ACCESSIBLE PARKING	4	4	8	YES

GENERAL SITE DATA

TOTAL SITE AREA	= 397,085 SQ. FT.
EXISTING BUILDING AREA	= 1,772 SQ. FT.
PROPOSED PAVING AREA	= 95,100 SQ. FT.
PROPOSED BUILDING AREA	= 21,000 SQ. FT.
TOTAL IMPERVIOUS AREA	= 117,873 SQ. FT.
LANDSCAPE AREA	= 279,222 SQ. FT.
% OF IMPERVIOUS AREA	= 29.68%
% OF LANDSCAPED AREA	= 70.32%



2 SEWER CONNECTION DETAIL  
SCALE: 1" = 50'-0"

**PROPOSED VERSION**

No changes from the previously approved Site Plan (S210701)

PROJECT NAME & ADDRESS  
PROJECT: CHILDREN'S BLOCK  
THE REDEEMED CHRISTIAN CHURCH OF GOD - HOUSE ON THE ROCK  
4228 Matheson Road, Grand Prairie, TX 75052  
APPLICANT/OWNER'S CONTACT:  
PASTOR O. J. KUYVE  
PHONE: 817-939-1075



SITE PLAN  
(PROPOSED VERSION)

Job No. 003-101  
15TH OF JAN, 2024

Drawing No. A0.70  
REV. "6"

FOR CONSTRUCTION



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/25/2024
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: June Sin, Senior Planner
TITLE: CPA-24-02-0004 - Comprehensive Plan Amendment - WE Roberts Flex Office Warehouse (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to Light Industrial on 7.05 acres. Tract 5, Tapley Holland Survey, Abstract 750, City of Grand Prairie, Tarrant County, Texas, zoned Hospital District (HD) with an approximate address of 2601 WE Roberts St
APPLICANT: Randall Eardley, Wier & Associates, Inc.
RECOMMENDED ACTION: Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map.
Please note, the FLUM designation is not the zoning of the property, it is the recommended land use for future development per the City's comprehensive plan.

SUMMARY:

Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to Light Industrial on 7.05 acres. Tract 5, Tapley Holland Survey, Abstract 750, City of Grand Prairie, Tarrant County, Texas, zoned Hospital District (HD) with an approximate address of 2601 WE Roberts St.

PURPOSE OF REQUEST:

The applicant is proposing to create a new Planned Development District to allow construction of two speculative office/warehouses. The purpose of this request is to amend the Future Land Use Map to align with a proposed zoning change.

ADJACENT LAND USES:

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

**Table 1. Zoning and Land Use**

Direction	Zoning	Existing Use
North	Light Industrial (LI)	Stripe-A-Zone, Office/Warehouse
South	Hospital District (HD)	Vacant/Hospital
West	Hospital District (HD)	Medical Clinic
East	Hospital District (HD)	Retail/Medical offices

**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 FLUM designates this site area as Mixed Use. The proposed zoning change is not consistent with the FLUM.




**RECOMMENDATION:**

Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map.

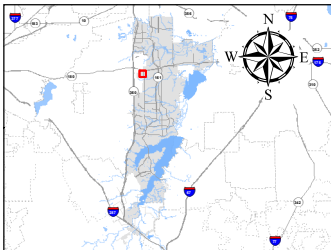
*Please note, the FLUM designation is not the zoning of the property, it is the recommended land use for future development per the City's comprehensive plan.*



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

-  Location
-  Street Center Line
-  Parcels

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



0 0.09 Miles



PLANNING  
Date: 2/20/2024

7.046 ACRE TRACT

BEING A 7.046 ACRE TRACT OF LAND OUT OF THE TAPLEY HOLLAND SURVEY, ABSTRACT No. 750, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO MID-CITY BUILDING CORPORATION BY DEED RECORDED IN VOLUME 5230, PAGE 754, OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A 5.885 ACRE TRACT OF LAND DESCRIBED AS TRACT 3, IN THE DEED TO BANK ONE, TEXAS, N.A., AND RECORDED IN VOLUME 14639, PAGE 245, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, SAID POINT OF COMMENCING BEING AT THE INTERSECTION OF THE WEST LINE OF GREAT SOUTHWEST PARKWAY (100 FOOT WIDE RIGHT-OF-WAY) WITH THE SOUTH LINE OF HOSPITAL BOULEVARD (80 FOOT WIDE RIGHT-OF-WAY);

THENCE N 00°18'30" W, WITH THE WEST LINE OF SAID GREAT SOUTHWEST PARKWAY FOR A DISTANCE OF 80.0 FEET TO A 5/8 INCH IRON ROD SET WITH CAP MARKED "KSC 4019" AT THE INTERSECTION OF WEST LINE OF SAID GREAT SOUTHWEST PARKWAY WITH THE NORTH LINE OF SAID HOSPITAL BOULEVARD, FOR THE POINT OF BEGINNING OF HEREIN DESCRIBED 7.046 ACRE TRACT OF LAND;

THENCE N 90°00'00" W, WITH THE NORTH LINE SAID HOSPITAL BOULEVARD FOR A DISTANCE OF 697.58 FEET TO A NAIL SET IN PAVEMENT AT THE INTERSECTION OF THE NORTH LINE OF SAID HOSPITAL BOULEVARD WITH THE EAST LINE OF SAID MID-CITIES BOULEVARD (75 FOOT WIDE RIGHT-OF-WAY);

THENCE N 0°18'30" W, WITH THE EAST LINE OF SAID MID-CITIES BOULEVARD FOR A DISTANCE OF 440.00 FEET TO A NAIL SET FOR CORNER IN THE SOUTH LINE OF W.E. ROBERTS STREET (OLD SHERMAN STREET) (RIGHT-OF-WAY VARIES);

THENCE N 90°00'00" E, WITH THE SOUTH LINE OF SAID SHERMAN STREET FOR A DISTANCE OF 697.58 FEET TO A 5/8 INCH IRON ROD SET WITH CAP MARKED "KSC 4019" FOR CORNER AT THE INTERSECTION OF THE SOUTH LINE OF W.E. ROBERTS STREET WITH THE WEST LINE OF GREAT SOUTHWEST PARKWAY;

THENCE S 00°18'30" E, WITH THE WEST LINE OF SAID GREAT SOUTHWEST PARKWAY FOR A DISTANCE OF 440.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 306,931 SQUARE FEET OR 7.046 ACRES OF LAND MORE OR LESS.

WA# 23082.00 PRINTED: 1/25/2024 STB FILE: WIER-SURVEY.STB LAST SAVED: 1/25/2024 8:40 AM SAVED BY: ROMONAT FILE: 2024-01-23 PROPERTY METES & BOUNDS DESC - 23082.DWG

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

**WIA** SURVEYOR PREPARING THIS EXHIBIT:  
**WIER & ASSOCIATES, INC.**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

7.046 ACRE TRACT  
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

DRAWN BY: RAT  
APPROVED:

SHEET NO. 1 OF 1

REV.



CITY OF GRAND PRAIRIE
ORDINANCE

MEETING DATE: 03/25/2024
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: June Sin, Senior Planner
TITLE: ZON-24-02-0004 - Zoning Change/Concept Plan - WE Roberts Flex Office Warehouse (City Council District 1). Zone Change from Hospital District (HD) to Planned Development for Light Industrial Use and a Concept Plan for Office/Warehouses on 7.05 acres. Tract 5, Tapley Holland Survey, Abstract 750, City of Grand Prairie, Tarrant County, Texas, zoned Hospital District (HD) with an approximate address of 2601 WE Roberts St

APPLICANT: Randall Eardley, Wier & Associates, Inc.

RECOMMENDED ACTION: Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. However, some of the proposed uses are generally consistent with the surrounding land uses outside of the hospital district. Some uses could serve as complimentary uses for the hospital.

Please note the FLUM designation is not the zoning of the property, it is the recommended land use for future development per the City's comprehensive plan.

SUMMARY:

Zoning Change from Hospital District (HD) to Planned Development for Light Industrial Use and a Concept Plan for Office/Warehouses on 7.05 acres. Tract 5, Tapley Holland Survey, Abstract 750, City of Grand Prairie, Tarrant County, Texas, zoned Hospital District (HD) with an approximate address of 2601 WE Roberts St.

PURPOSE OF REQUEST:

The purpose of this request is to change the zoning from Hospital District to a Planned Development District for limited Light Industrial uses to allow the development of two single-story speculative industrial buildings with a total floor area of 128,360 sq. ft.

ADJACENT LAND USES:

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

**Table 1. Zoning and Land Use**

Direction	Zoning	Existing Use
North	Light Industrial (LI)	Stripe-A-Zone, Office/Warehouse
South	Hospital District (HD)	Vacant/Hospital
West	Hospital District (HD)	Medical Clinic
East	Hospital District (HD)	Retail/Medical offices

**HISTORY:**

- May 5, 1987: The City Council adopted an ordinance creating the boundaries of the Hospital District (HD) and its land use regulations (Ordinance No. 4161).

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The applicant intends to construct two speculative office/warehouse buildings with a combined area of 128,360 sq. ft. Building A will have access from Great Southwest Parkway to the east, while Building B will have access from Mid Cities Boulevard to the west. The two buildings wrap around a truck court with north-south access from Sherman Street and Hospital Boulevard.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

*Future Land Use Map*

The Future Land Use Map (FLUM) in the City of Grand Prairie's 2018 Comprehensive Plan is intended as an outlook for the future use of land and the character of development in the community. The FLUM designates this site area as Mixed Use. The proposed zoning change is not consistent with the FLUM.

**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 the requirements.

**Table 2. Density and Dimensional Requirements**

Standard	HD - Office Use	HD - Commercial /Retail Use	LI (UDC Art 6)	HD-LI (Proposed)
Min. Lot Area (Sq. Ft.)	21,780	43,560	15,000	626,731
Min. Lot Width (Ft.)	0	200	100	708
Min. Lot Depth (Ft.)	0	250	150	435
Front Setback (Ft.)	25	25	25	100
Side Setback (Ft.)	10	10	25	30
Max. Height (Ft.)	40	20	50	38
Max. FAR	1:0.5	1:0.5	1:1	1:0.42



### Permissible Uses

The property is subject to requirements in Appendix O – Hospital District of the Unified Development Code (UDC). The Hospital District was established to create a single area in which the physical and mental health needs of the citizenry can be accommodated comprehensively with support facilities that complement the health care land uses, and to provide compatibility among land uses by application of stringent site planning and aesthetic design. The following table summarizes the permissible uses in the HD District.

**Table 3-1. Permitted Primary Uses in HD**

Use	HD (App. O)	LI (UDC Art 4)	HD - LI (Proposed)
Medical care facilities	X	X	X
Health service facilities	X	X	X
Scientific or research laboratories	X	X (nonhazardous)/ S (hazardous)	X (nonhazardous)
Accessory buildings	X	X	X
Off-street parking	X	X	X
Churches	X	X	X
Funeral Homes	X	X	

**Table 3-2. Permitted Ancillary Uses in HD**

Use	HD (App. O)	LI (UDC Art 4)	HD - LI (Proposed)
Medical institutions & training centers	X	X	X
Health spa or similar wellness facility	X	X	X
Nursing and care homes for ambulatory and/ or non-ambulatory residents	X	X	
Office (professional, government, administrative)	X	X	X
Multi-level parking facilities; Commercial Auto Park lot	X	X	
Support retail uses	X	X	X
Residential Uses and Higher Density Residential Retirement Center	X		

**Table 3-3. Uses allowed by Specific Use Permit (SUP)**

Use	HD (App. O)	LI (UDC Art 4)	HD - LI (Proposed)
Utility buildings, sub-stations, water tanks	S	X	S
Helistop	S	X	S
Veterinarian offices only (without outside pens)	S	X	X
Day Care Center of similar facility	S	S	

\* Site Plan required

### Proposed Land Uses

The applicant is requesting the following uses to be allowed by right in this Planned Development for Hospital District uses and limited Light Industrial uses. The proposed developments will primarily attract industrial users who needs office/showrooms and distribution warehouses for their operation. In the project

narrative, the applicant indicated businesses such as Floor and Décor, Fergusons Plumbing Supply, and Andersen Window Showroom are targeted tenants.

Other potential tenants will be engineering labs. The applicant also included speculated end users such as Riner Engineering – specializing in geotechnical engineering and construction materials testing and inspections, and Linear Labs – specializing in smart electric motors systems.

In general, speculative tenants are not associated with medical uses and does not match permissible uses in the current zoning. The applicant proposed to retain all uses allowed in the HD district, while limiting additional permissible uses to flex industrial uses.

**Table 4-1. Permissible Uses in PD (HD-LI)**

Use	HD (App. O)	LI (UDC Art 4)	HD - LI (Proposed)
<i>General Education, Health and Institutional</i>			
Church / Religious Activity	X	X	X
Schools (K-12)		X	X
Veterinary Clinic (No Kennels)	S	X	X
Outpatient Care Clinic/Center	X	X	X
Medical and Dental Offices	X	X	X
Vocational School (non-auto/non-mechanical)	X	X	X
Research lab (non-hazardous)	X	X	X
<i>Government, Offices &amp; Business</i>			
Professional Offices	X	X	X
Counseling	X	X	X
Legal Services	X	X	X
Social Services	X	X	X
<i>Retail &amp; Commercial Uses</i>			
Drug Store/Pharmacy	X	X	X
Florist	X	X	X
Grocery Store	X	X	X
Restaurant (No Entertainment, No Alcohol Sales)	X	X	X
Retail Store	X	X	X
Grooming & Hygiene Salon	X	X	X
<i>Industrial Uses</i>			
Flex Industrial		X	X
Warehouse/Distribution Center		X	X
Warehouse, E-Commerce Fulfillment Center		X	X
Garden Center (Indoor Storage)		X	X
Plant Nursery		X	X
Contractor Shop (Indoor Storage)		X	X
Office/Showroom (Indoor Display)		X	X

### *Prohibited Land Uses*

The PD prohibits any uses not specifically allowed by this PD. Prohibited uses would include any automotive uses, convenience stores with or without gas sales, and other industrial and manufacturing uses that are not included in the permissible use chart.

### **RECOMMENDATION:**

Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. However, some of the proposed uses are generally consistent with the surrounding land uses outside of the hospital district. Some uses could serve as complimentary uses for the hospital.

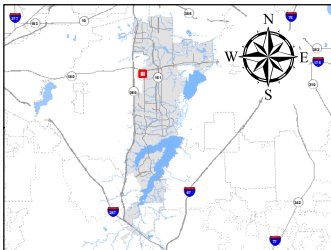
*Please note, that the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.*



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

- Location
- Street Center Line
- Parcels

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PLANNING  
Date: 2/20/2024

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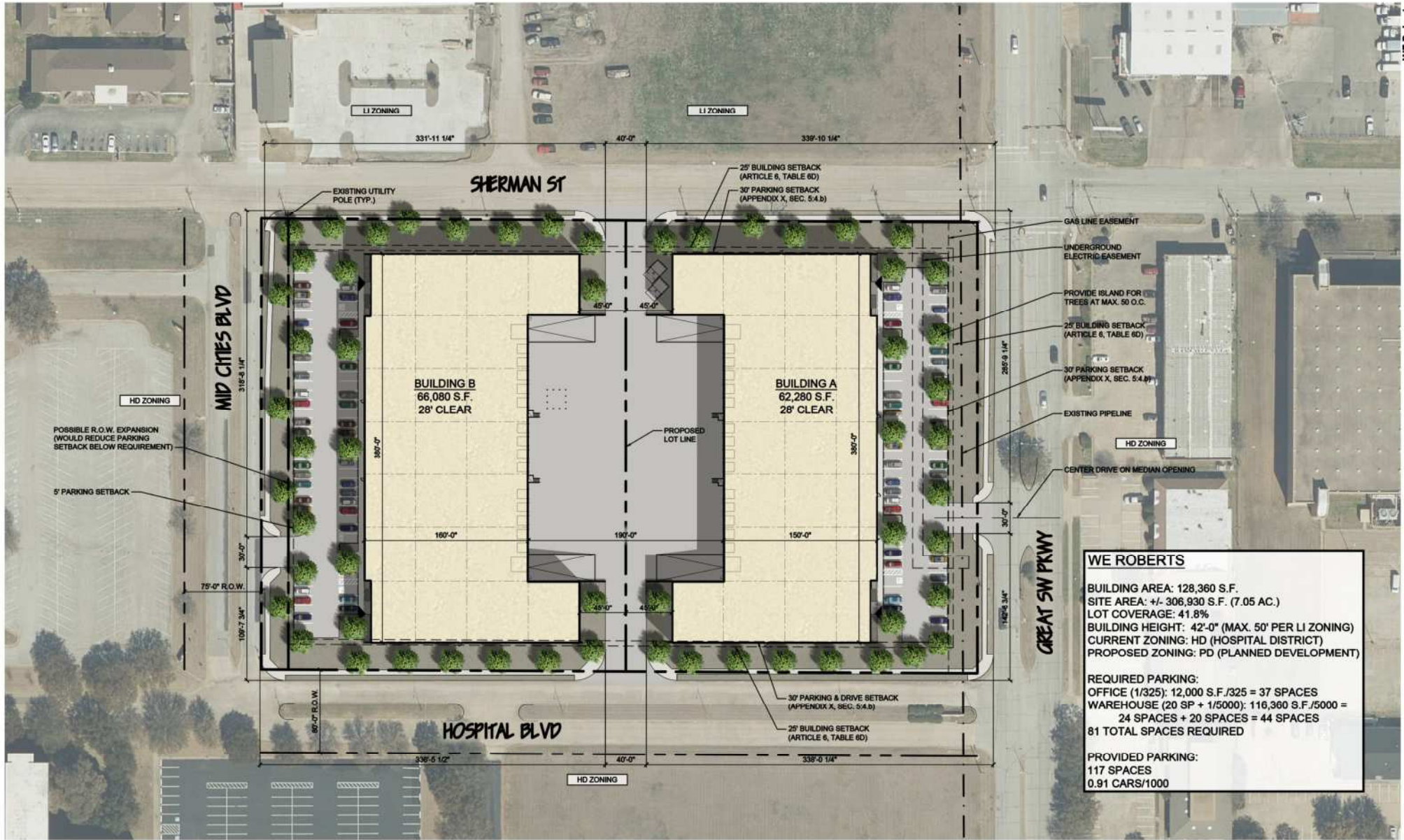
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7.046 ACRE TRACT CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS	
DRAWN BY: RAT	SHEET NO. 1 OF 1
APPROVED:	
REV.	

<b>Table # - Permitted Uses</b>	
X = Use Permitted   Blank = Use Not Permitted   S=Specific Use Permit	
Use	HD-LI
<b>General Education, Health &amp; Institutional</b>	
Church/Religious Activity	X
K-12	X
Veterinary Clinic without Kennels	X
Outpatient Care Clinic/ Center	X
Medical and Dental Offices	X
<b>Office Uses</b>	
Professional Offices	X
Counseling	X
Legal Services	X
Social Services	X
<b>Retail &amp; Commercial Uses</b>	
Convenience Store With Gas	
Convenience Store Without Gas	
Drug Store / Pharmacy	X
Florist	X
Grocery Store	X
Restaurant (No Entertainment, No Alcohol Sales)	X
Retail Store	X
Grooming & Hygiene Salon	X
<b>Industrial Uses</b>	
Flex Industrial	X
Warehouse/Distribution Center	X
Warehouse, E-Commerce Fulfillment Center	X
Vocational School (non-auto/mechanical)	x
Garden center (inside storage)	x
Plant Nursery	x
Contractor Shop (inside only)	x
Research Lab (non-hazardous)	x







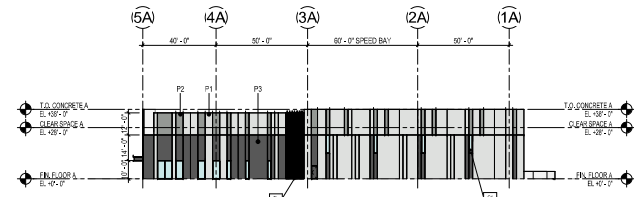




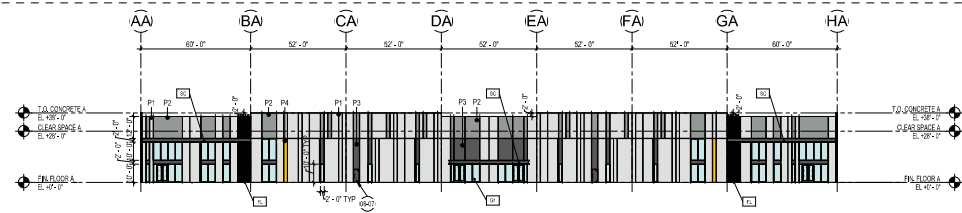




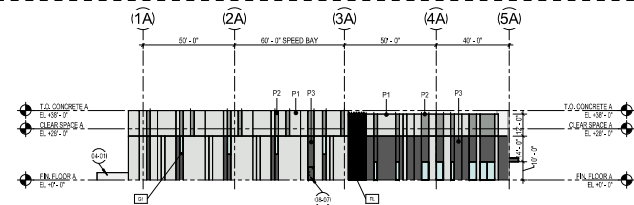
**1 BUILDING A - NORTH**  
1/32" = 1'-0"



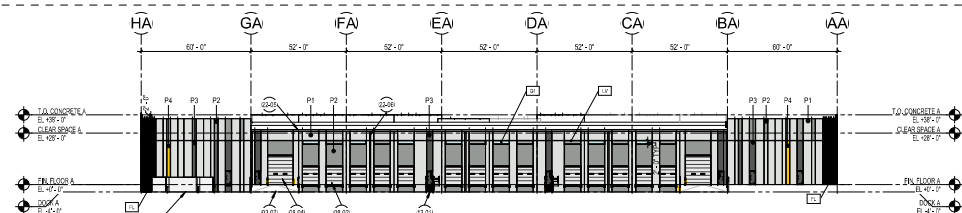
**2 BUILDING A - EAST**  
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**3 BUILDING A - SOUTH**  
1/32" = 1'-0"



**4 BUILDING A - WEST**  
1/32" = 1'-0"



**MATERIALS**

<p><b>MSC. ARCHITECTURAL ELEMENTS</b></p> <p>STEEL CANOPY - STL. FRAMING W/ STL. FASCIA BEAMS &amp; OPEN TRELLIS TO MATCH ARCHITECTURAL BATTENS. CANOPY STEEL FRAMING TO BE PAINTED.</p> <p>SOLID PORTIONS OF CANOPY TO SLOPE AWAY FROM BUILDING FOR DRAINAGE.</p>	<p><b>FORMLINER PATTERN KEY</b></p> <p>V-GROOVE REVEAL SPACED AT 2" ON CENTER.</p> <p>PLAN VIEW:</p> <p>ELEVATION VIEW:</p> <p>FINAL REVEAL LOCATIONS TO BE FINIALIZED IN FUTURE SUBMITTAL.</p>	<p><b>EXTERIOR WALLS</b></p> <p><b>EXTERIOR WALL KEY:</b></p> <p>CONCRETE TILT PANEL W/ VERTICAL REVEALS - PAINTED. REFER TO TILT WALL COORDINATION PLAN AND ASLS FOR TYPICAL DETAILS.</p> <p>FORMLINER (WHERE OCCURS) - REFER TO PATTERN KEY. ALL FORMLINER LOCATIONS TO BE PAINTED.</p> <p><b>TILT WALL KEY:</b></p> <p>PANEL NUMBER</p> <p>PANEL TYPE</p>	<p><b>GLAZING / LOUVERS</b></p> <p><b>GLAZING KEY:</b></p> <p>MATERIAL DESCRIPTION:</p> <p>FRAMES 2"x6" 2"x4" 1/2" BLACK ANODIZED (AB-8) ALUMINUM STOREFRONT</p> <p>GLAZING SOLARBAN 60, 1" INSULATED GLAZING LOW-E SQUARED SOLARBAN (OR SOLARBAN-2) TSD</p> <p>NOTE: ALL GLAZING TO COMPLY WITH IBC 2406.</p> <p><b>GLAZING ELEVATION KEY:</b></p> <p><b>LOUVER KEY:</b></p>	<p><b>PAINTING NOTES:</b></p> <p>1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE FINISHES MASKED AND PAINTED IN COLORS TO BE SELECTED.</p> <p>2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.</p> <p>3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.</p> <p>4. PAINTER TO PROVIDE TWO COATS OF SEAL TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.</p> <p>5. COORDINATE PAINT WITH ALL SIDES AND TURN-BACKS OF TILT WALL PANELS.</p> <p><b>PAINT KEY:</b></p> <p>KEY DESCRIPTION</p> <p>C1 SHERMAN WILLIAMS (LIGHT GRAY) TSD</p> <p>C2 SHERMAN WILLIAMS (MED. GRAY) TSD</p> <p>C3 SHERMAN WILLIAMS (DARK GRAY) TSD</p> <p>C4 SHERMAN WILLIAMS (YELLOW) TSD</p> <p>FINAL PAINT SELECTIONS AND LOCATIONS TO BE FINIALIZED IN FUTURE SUBMITTAL.</p>
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**REFERENCE KEYNOTES**

- 03-07 CONCRETE DOOR RAMP. REFER TO SITE DETAILS AND COORDINATE WITH STRUCTURE & CIVIL DRAWINGS. ALL LOCATIONS TO RECEIVE SOLARS ALIGNED WITH CENTERLINE OF HANDRAIL AT BASE OF RAMP FOR PROTECTION.
- 04-01 SITE SCREENING WALL - MAXIMUM 5'-0" ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB. MINIMUM 8' HIGH. REFER TO ARCHITECTURAL SITE DETAILS AND COORDINATE WITH STRUCTURAL & CIVIL DOCUMENTS.
- 04-02 8'-0" X 2'-0" HIGH LIFT OVERHEAD DOOR. REFER TO DOOR SCHEDULE FOR MORE INFO.
- 04-04 8'-0" X 12'-0" HIGH LIFT OVERHEAD DOOR. REFER TO DOOR SCHEDULE FOR MORE INFO. OVERHEAD DOORS TO RECEIVE (2) SOLARS CENTERLINE AND SOLARS ON EXTERIOR SIDE OF DOOR ALIGNED WITH DOOR OPENING FOR PROTECTION.
- 04-07 EXTERIOR DOOR & FRAME. REFER TO DOOR SCHEDULE FOR MORE INFO.
- 13-01 EXTERIOR STAIRS INCLUDING 42" HIGH SQUARE, 3/8" HIGH HANDRAILS. ALL STAIRS IN TRUCK COURT LOCATIONS TO RECEIVE (2) SOLARS ALIGNED WITH CENTERLINE OF HANDRAIL FOR PROTECTION.
- 23-05 ROOF GUTTER AND DOWNSPOUT
- 23-08 8" DOWNSPOUT W/ 30" WALL MOUNTED DOWNSPOUT GUARD

**GENERAL DRAWING NOTES**

- A. REFER TO THE A4.XX SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
- C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- D. REFER TO A4.XX SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS.
- E. REFER TO A4.2.Y SERIES DRAWINGS FOR DOOR, GLAZING & LOUVER SCHEDULES, ELEVATIONS & DETAILS.

**WE ROBERTS**  
Great SW Pkwy & Hospital Blvd.  
Grand Prairie, TX

**LGE DESIGNBUILD**

#	REVISION	DATE

**NOT FOR CONSTRUCTION**

SHEET TITLE:  
EXTERIOR BUILDING ELEVATIONS - BUILDING A

ISSUE DATE: 02.09.2024

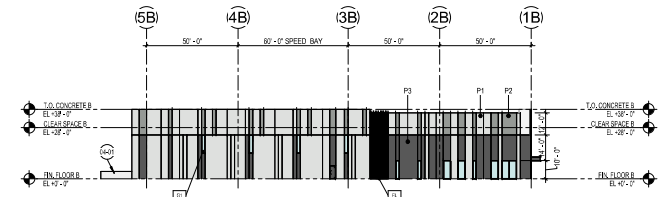
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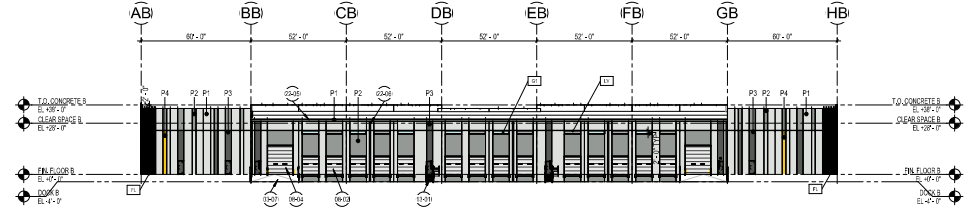
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**A4.1.1A**

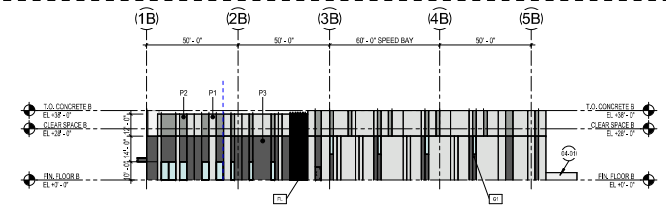
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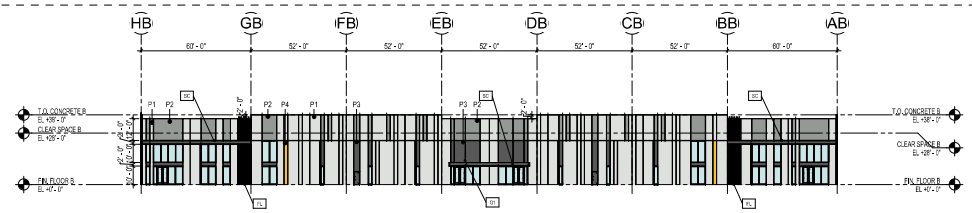
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**MATERIALS**

MSC. ARCHITECTURAL ELEMENTS	FORMLINER PATTERN KEY	EXTERIOR WALLS	GLAZING / LOUVERS	PAINTING NOTES	PAINT
<p><b>STEEL CANOPY</b> - STL. FRAMING W/ STL. FASCIA BEAMS &amp; OPEN TRUSS TO MATCH ARCHITECTURAL BATTENS</p> <p><b>CANOPY STEEL FRAMING</b> TO BE PAINTED [1]</p> <p>SOLID PORTIONS OF CANOPY TO S.D.R.FE AWAY FROM BUILDING FOR DRAINAGE</p>	<p>V-GROOVE REVEAL SPACED AT 2" ON CENTER.</p> <p><b>PLAN VIEW:</b></p> <p><b>ELEVATION VIEW:</b></p> <p>FINAL REVEAL LOCATIONS TO BE FINALIZED IN FUTURE SUBMITTAL</p>	<p><b>EXTERIOR WALL KEY:</b></p> <p>[1] CONCRETE TILT PANEL W/ VERTICAL REVEALS - PAINTED. REFER TO TILT WALL COORDINATION PLAN AND ASLS FOR TYPICAL DETAILS</p> <p>[2] FORMLINER (WHERE OCCURS) - REFER TO FORMLINER PATTERN KEY. ALL FORMLINER LOCATIONS TO BE PAINTED [1]</p> <p><b>TILT WALL KEY:</b></p> <p>[1] PANEL NUMBER</p> <p>[2] PANEL TYPE</p>	<p><b>GLAZING KEY:</b></p> <p>MATERIAL DESCRIPTION:</p> <p>FRAMES 2"x6" 2"x4-1/2" BLACK ANODIZED (AB-8) ALUMINUM STORERFRONT</p> <p>GLAZING [2] SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARKRY (OR SOLARKR2000 TSD)</p> <p>NOTE: ALL GLAZING TO COMPLY WITH IBC 2406.</p> <p><b>GLAZING ELEVATION KEY:</b></p> <p>[1] LOWER KEY</p>	<p><b>PAINTING NOTES:</b></p> <p>1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE FINISHES MASKED AND PAINTED IN COLORS TO BE SELECTED</p> <p>2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.</p> <p>3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.</p> <p>4. PAINTER TO PROVIDE TWO COATS OF SEAL TO ALL EXPOSED MATERIAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.</p> <p>5. COORDINATE PAINT WITH ALL SIDES AND TURN-BACKS OF TILT WALL PANELS.</p>	<p><b>PAINT KEY:</b></p> <p>[1] SHERWIN WILLIAMS (LIGHT GRAY) TSD</p> <p>[2] SHERWIN WILLIAMS (MED. GRAY) TSD</p> <p>[3] SHERWIN WILLIAMS (DARK GRAY) TSD</p> <p>[4] SHERWIN WILLIAMS (YELLOW) TSD</p> <p>FINAL PAINT SELECTIONS AND LOCATIONS TO BE FINALIZED IN FUTURE SUBMITTAL</p>

**REFERENCE KEYNOTES**

- 03-07 CONCRETE DOOR RAMP. REFER TO SITE DETAILS AND COORDINATE WITH STRUCTURE & CIVIL DRAWINGS. ALL LOCATIONS TO RECEIVE BOLLARDS ALIGNED WITH CENTERLINE OF INLANDER AT BASE OF RAMP FOR PROTECTION
- 04-01 SITE SCREENING WALL - MAXIMUM 5'-0" ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB. MINIMUM 6" BE HIGHER. REFERENCE ARCHITECTURAL SITE DETAILS AND COORDINATE WITH STRUCTURAL & CIVIL DOCUMENTS.
- 04-02 8'-0"x10'-0" HIGH LIFT OVERHEAD DOOR. REFER TO DOOR SCHEDULE FOR MORE INFO.
- 04-04 8'-0"x10'-0" HIGH LIFT OVERHEAD DOOR. REFER TO DOOR SCHEDULE FOR MORE INFO. OVERHEAD DOORS TO RECEIVE (2) BOLLARDS ON INTERIOR AND (2) BOLLARDS ON EXTERIOR SIDE OF DOOR. ALIGNED WITH DOOR OPENING FOR PROTECTION.
- 13-01 EXTERIOR STAIRS W/ LANDING. 42" HIGH GUARDRAIL & 30" HIGH HANDRAILS. ALL STAIRS IN TRUCK COURT LOCATIONS TO RECEIVE (2) BOLLARDS ALIGNED WITH CENTERLINE OF HANDRAIL FOR PROTECTION.
- 22-08 8'-0" DOWNSPOUT W/ 30" WALL MOUNTED DOWNSPOUT GUARD

**GENERAL DRAWING NOTES**

- A. REFER TO THE ALL SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
- C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- D. REFER TO ALL X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS.
- E. REFER TO ALL Z SERIES DRAWINGS FOR DOOR, GLAZING & LOWER SCHEDULES, ELEVATIONS & DETAILS.

**WE ROBERTS**  
Great SW Pkwy & Hospital Blvd.  
Grand Prairie, TX

**LGE DESIGNBUILD**

#	REVISION	DATE

**NOT FOR CONSTRUCTION**

SHEET TITLE:  
EXTERIOR BUILDING ELEVATIONS - BUILDING B  
ISSUE DATE: 02.09.2024  
DRAWN BY: LGE DESIGN GROUP  
CHECKED BY: \_\_\_\_\_  
PROJECT NO: \_\_\_\_\_

**A4.1.1B**



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/25/2024
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: Abdul R. Ghous, AICP, Senior Planner
TITLE: SUP-24-01-0003 - Specific Use Permit - Adonis Auto Group (City Council District 1). Specific Use Permit Amendment to allow auto sales (non-franchise used) at an existing auto repair (major) and auto body shop located at 1908 110TH Street. Site 3, Block 6, Parcel II, Third Installment, Industrial Community No. 5, GSID COMM Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 1908 110TH St
APPLICANT: Teresa Watters, Applicant
RECOMMENDED ACTION: Approve

SUMMARY:

Specific Use Permit Amendment to allow auto sales (non-franchise used) at an existing auto repair (major) and auto body shop located at 1908 110TH Street. Site 3, Block 6, Parcel II, Third Installment, Industrial Community No. 5, GSID COMM Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 1908 110TH St.

PURPOSE OF REQUEST:

The purpose of this request is to amend the existing Specific Use Permit to allow Auto Sales (non-franchise used) land use on the subject property. The Unified Development Code requires approval of a Specific Use Permit for Auto Sales (non-franchise used) use when located within a property zoned Light Industrial (LI).

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	Light Industrial	Warehouse/Distribution
South	Light Industrial	Warehouse/Distribution
West	Light Industrial	Warehouse/Distribution
East	Light Industrial	Warehouse/Distribution

**PROPOSED USE CHARACTERISTICS:**

The applicant requests to use the property for Auto Sales (non-franchise used). The property is currently operating as Auto Repair (Major) and Auto Body shop via a Specific Use Permit. With the proposed amendment, the business intends to have an on-site inventory of used vehicles for sale.

Hours of operation:

Monday-Friday: 8:00 AM to 6:00 PM  
 Saturday: 8:00 AM to 1:00 PM  
 Closed Sundays

The proposal meets parking requirements for the proposed use. The following table summarizes the parking requirements:

<b>Table 2. Parking Calculation</b>		
	<b>Required</b>	<b>Meets</b>
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	135	Yes
General Offices: One space per 325 square feet	80	Yes
<b>Total Parking Required</b>	<b>215</b>	<b>434</b>

**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 eight (8) 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:**

The Development Review Committee (DRC) recommends approval.



# Exhibit A- Location Map




## Page 1 of 1

CASE LOCATION MAP  
 SUP-24-01-0003  
 1908 110th ST

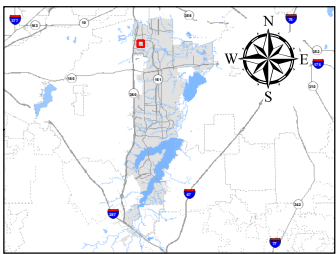
Item 7.



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

-  Location
-  Street Center Line
-  Parcels

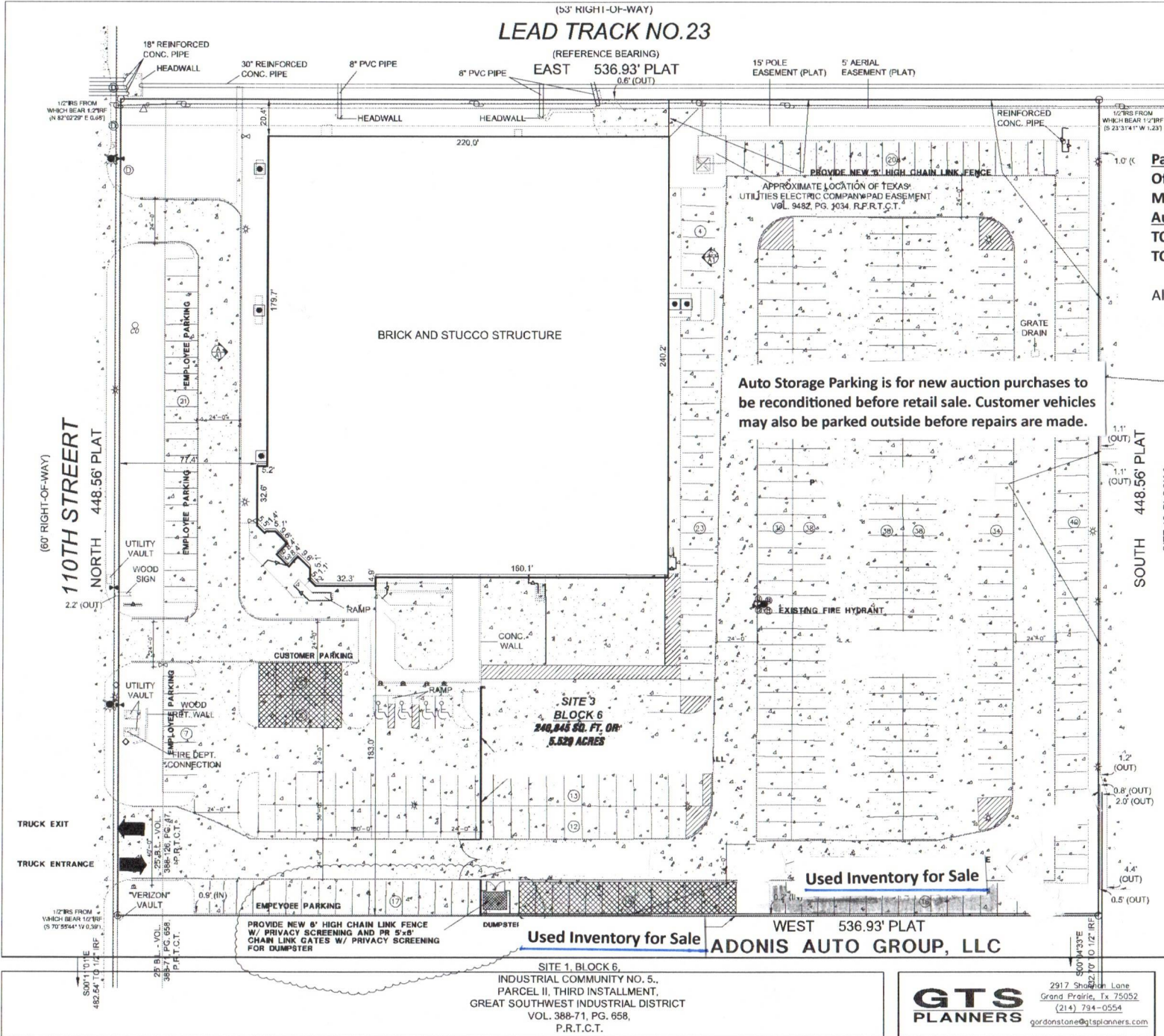
The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available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



0 0.09 Miles



PLANNING  
 Date: 3/7/2024



**Parking Analysis**

Office	7,935 SF / 325	24.42 Parks Req'd
Mezz Office	17,814 SF / 325	54.81 Parks Req'd
Auto Recon	42,565 SF/45 bays	135 Parks Req'd
<b>TOTAL PARKS REQUIRED</b>		<b>214.23</b>
<b>TOTAL PARKS PROVIDED</b>		<b>434</b>

All existing parking places are on concrete paving.

Auto Storage Parking is for new auction purchases to be reconditioned before retail sale. Customer vehicles may also be parked outside before repairs are made.

1908 110TH  
GRAND PRAIRIE, TX

**BUILDING SUMMARY**

OFFICE	7,935 SF
MEZZANINE OFFICE	17,814 SF
WAREHOUSE	42,565 SF
<b>TOTAL</b>	<b>68,314 SF</b>

**A SITE PLAN**  
SCALE: 1" = 20'

**Used Inventory for Sale**  
WEST 536.93' PLAT  
**ADONIS AUTO GROUP, LLC**

SITE 1, BLOCK 6,  
INDUSTRIAL COMMUNITY NO. 5,  
PARCEL II, THIRD INSTALLMENT,  
GREAT SOUTHWEST INDUSTRIAL DISTRICT  
VOL. 388-71, PG. 658,  
P.R.T.C.T.

**GTS PLANNERS**  
2917 Shepherd Lane  
Grand Prairie, TX 75052  
(214) 794-0554  
gordonstone@gtsplanners.com

Date:	01/18/24	Revised:	02/16/24	Sheet Number	S-1
<b>24-011</b>		STONE		50	



CITY OF GRAND PRAIRIE  
COMMUNICATION

**MEETING DATE:** 03/25/2024

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** TAM-24-02-0003 - Text Amendment - Article 4: Permissible Uses. An Ordinance of the City of Grand Prairie, Texas, Amending Article 4: Permissible Uses of the Unified Development Code to change the listed use TV Station to TV Station/Media Studio and allow it by right in the Central Area zoning district; 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

**APPLICANT:** City of Grand Prairie

**RECOMMENDED ACTION:** Approve

**SUMMARY:**

An Ordinance of the City of Grand Prairie, Texas, Amending Article 4: Permissible Uses of the Unified Development Code to change the listed use TV Station to TV Station/Media Studio and allow it by right in the Central Area zoning district; 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 this request is to change the listed use “TV Station” to “TV Station/Media Studio” and to allow it by right in the Central Area zoning district. The change is to better align the land use designation with the operations of a media company that is relocating to downtown Grand Prairie.

**HISTORY:**

Mediajuice Studios is a film and television production studio currently based in Dallas that specializes in creating trailers, TV spots, promotional videos, documentaries, behind-the-scenes content, and corporate videos for a variety of clients. In 2023, Mediajuice acquired the building located at 610-612 E Main Street to expand and relocate their production facilities from Dallas to Grand Prairie. On March 19, 2024, Tax Increment Financing District #1 approved Mediajuice’s request for incentives towards renovating the building.

**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.