



**PLANNING AND ZONING COMMISSION MEETING**  
**VIDEO CONFERENCE**  
**MONDAY, FEBRUARY 22, 2021 AT 5:30 PM**

**AGENDA**

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

You are invited to a Zoom webinar.  
When: Feb 22, 2021 05:30 PM Central Time (US and Canada)  
Topic: City of Grand Prairie - Planning & Zoning Meeting

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/91635718993?pwd=WmpCL3lLUkrQnQ5SFYyWjAyU0hSQT09>

Passcode: 634200

Or iPhone one-tap :

US: +13462487799,,91635718993#,,,,\*634200# or +16699006833,,91635718993#,,,,\*634200#

Or Telephone:

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

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

Webinar ID: 916 3571 8993

Passcode: 634200

International numbers available: <https://gptx.zoom.us/j/91635718993>

**All meeting participants attending remotely will be automatically muted until it is their turn to speak. To be recognized to speak, use the “raise hand” feature in the Zoom meeting platform. Those joining the meeting by phone may press \*9 to raise your hand. After speaking, please remute your phone by pressing \*6. Any speaker wishing to visually display documents in connection with a presentation must submit them to mspinoza@gptx.org in PDF format no later than 3 o’clock p.m. on February 22, 2021.**

**CALL TO ORDER - Commissioner Briefing**

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

**AGENDA REVIEW**

**\*Agenda Review**

**\*COVID Meeting Procedures**

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

**Invocation**

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

**CITIZEN COMMENTS**

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

**PUBLIC HEARING CONSENT AGENDA**

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

1. Approval of Minutes of the February 8, 2021 P&Z meeting
2. P210204 - Final Plat - Jefferson at Grand Prairie (City Council District 6). Final Plat of Lot 2, Block 1, Jefferson at Grand Prairie Addition creating one lot for multifamily development. Lot 1, Block 1, Jefferson at Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas zoned PD-400 (Multifamily), and addressed as 1225 IH-20
3. RP210202 - Replat – Florence Hill Addition No. 1, Lots 38-R1 and 38R-2 (City Council District 6). Replat dividing one lot into two; Florence Hill Addition No. 1, creating two single family detached residential lots on 1.008 acres. Lots 38-R1 and 38R-2 Florence Hill Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-84, and addressed as 918 Alspaugh Lane
4. RP210203 - Replat – Florence Hill Addition No. 1, Lots 3R-1 and 3R-2 (City Council District 6). Replat dividing one lot into two; Florence Hill Addition No. 1, creating two single family detached residential lots on 1.009 acres. Lots 3R-1 and 3R-2 Florence Hill Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-84, and addressed as 825 Alspaugh Lane
5. RP201001 - Replat – Great Southwest – South Addition, Lot 92R, (City Council District 1). Replat combining two lots; Sites 92 & 93 Great Southwest-South GSW Industrial District Addition, creating one non-residential lot on 5.247 acres. Lot 92R, Great Southwest - South GSW Industrial District, City of Grand Prairie, Tarrant County, Texas, zoned LI, and addressed as 2626 W. Pioneer Parkway

**PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS**

*In accordance with Section 1.11.5.7 of the Unified Development Code (UDC) a public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin. A public hearing may be recessed and continued any time after the hearing has commenced. Section 1.11.5.7.C of the UDC states if a postponement or continuance of a*

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

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

### **PUBLIC HEARING**

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

6. Public Hearing of an Ordinance providing for a moratorium on the acceptance of any development related applications or permits for property development within the corporate limits of the City for the following uses: single-family attached, single family townhouse, single family – hybrid housing (build to rent), 2-family/duplex, 3&4 family, and multi-family apartment uses
7. SU210201/S210201 - Specific Use Permit/Site Plan - Lone Star Off Road Park (City Council District 1). Specific Use Permit/Site Plan for an Outdoor Amusement Services use on 128.18 acres. The proposed Lone Star Off Road Park will accommodate four-wheel, off-road vehicles. Tracts 14 and 14.2, Isreal Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 1921 and 2401 Hunter Ferrell Rd
8. Z210101/CP210101 - Zoning Change/Concept Plan – PD-174 to Duplexes at 720 W. Polo Road (City Council District 6). Zoning Change and Concept Plan for creating a Planned Development District with a base zoning of Single Family Attached on 2.91 acres. Tract 11.3, Thomas J. Tone Survey, Abstract No. 1046, City of Grand Prairie, Dallas County, Texas, zoned PD-174, located northeast of Robinson Road and Polo Road, and addressed as 720 W. Polo Road

### **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.

## **LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE**

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

**In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A., the Planning and Zoning Commission agenda was prepared and posted on 02/19/2021.**

**Monica Espinoza**

*Planning Secretary*

A handwritten signature in cursive script that reads "Monica Espinoza". The signature is written in black ink and is positioned above a horizontal line.

---

*Monica Espinoza, Planning Secretary*





**CITY OF GRAND PRAIRIE  
COMMUNICATION**

---

**MEETING DATE:** 02/22/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

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

**TITLE:** Approval of Minutes of the February 8, 2021 P&Z meeting

**RECOMMENDED ACTION:** Approve

---



# CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 02/22/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

**PRESENTER:** Dana Wood, AICP, Senior Planner

**TITLE:** P210204 - Final Plat - Jefferson at Grand Prairie (City Council District 6). Final Plat of Lot 2, Block 1, Jefferson at Grand Prairie Addition creating one lot for multifamily development. Lot 1, Block 1, Jefferson at Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas zoned PD-400 (Multifamily), and addressed as 1225 IH-20

**RECOMMENDED ACTION:** Approve

**SUMMARY:**

Final Plat of Lot 2, Block 1, Jefferson at Grand Prairie Addition creating one lot for multifamily development on 16.5051 Acres. Lot 1, Block 1, Jefferson at Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-400 (Multifamily), and addressed as 1225 IH-20.

**PURPOSE OF REQUEST:**

The purpose of this Final Plat is to establish a single lot from unplatted property. The plat creates necessary utility and access easements for the construction of a multifamily complex.

**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-294B; PD-28	Undeveloped
South	SF-1	Church
West	PD-342, SF-1	QT, Hotel, Undeveloped
East	SF-1	Undeveloped, Single Family

**HISTORY:**

- May 19, 2020: City Council approved a Zoning Change/Concept Plan (Case Number Z200303/CP200302) creating a PD-400, a Planned Development District for multi-family and commercial uses.

- July 27, 2020: The Planning and Zoning Commission approved the Preliminary Plat (P200705) allowing a Final Plat to be submitted.
- August 18, 2020: City Council approved a Site Plan (Case Number S200703) for the multifamily development.

**PLAT FEATURES:**

A separate instrument will be established to provide a 24-foot access easement and utility easement to the site through the commercial lot north of the site. The subject plat depicts the necessary internal utility easements and meets applicable dimensional standards.

**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval with the condition that the recording instrument number of the 24-foot access and utility easement by separate instrument be added to the final plat prior to obtaining City signatures. Additionally, the final plat shall adhere to the standards set forth in the Unified Development Code (UDC).



Item 2.

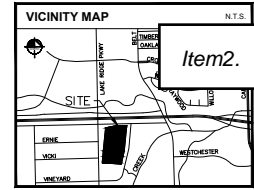


**CASE LOCATION MAP**  
**P210204 - Final Plat**  
**Jefferson at Grand Prairie**



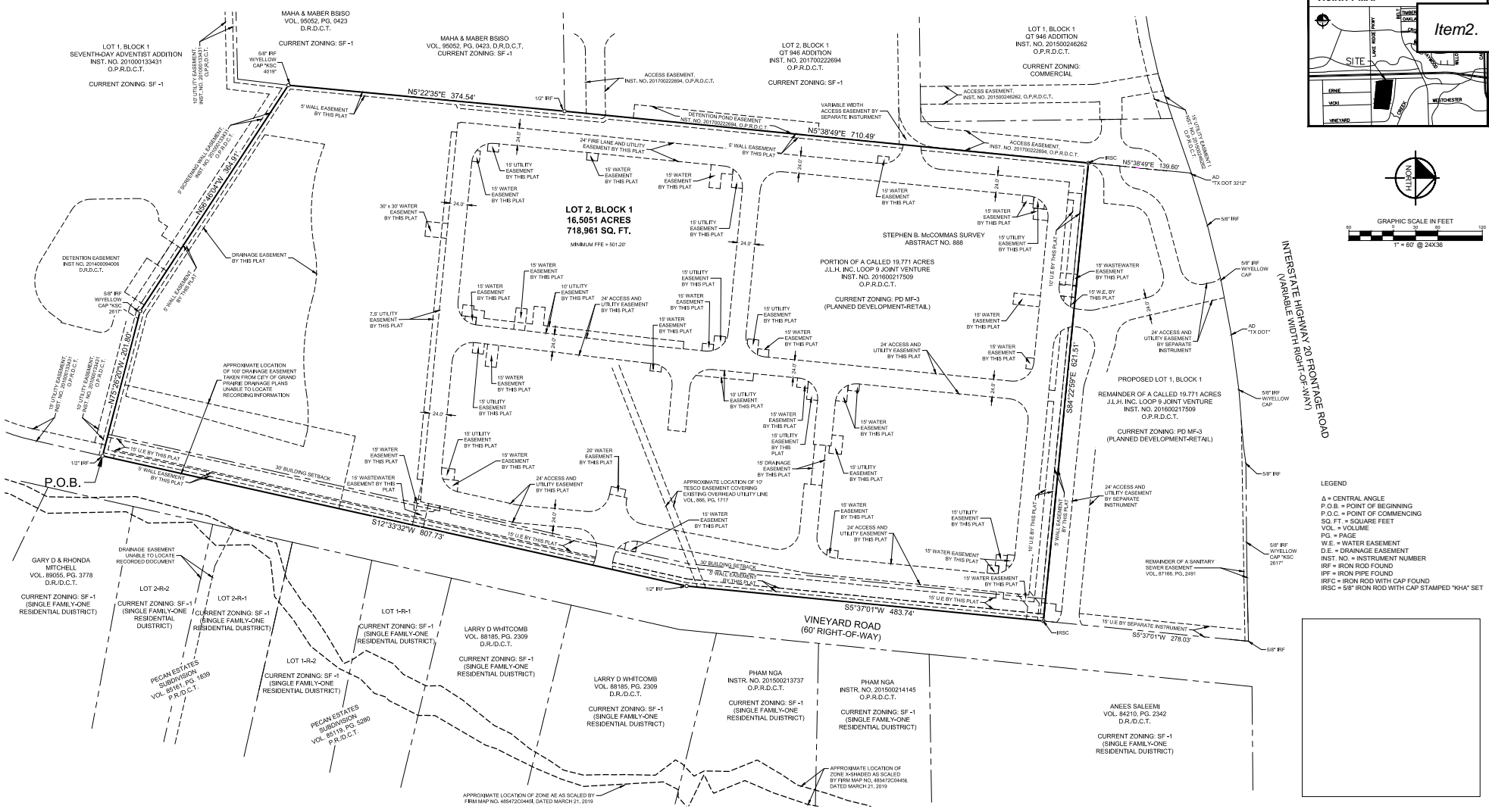
**City of Grand Prairie**  
**Development Services**  
 ☎ (972) 237-8255  
 🌐 www.gptx.org





INTERSTATE HIGHWAY 20 FRONTAGE ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)

- LEGEND**
- ▲ = CENTRAL ANGLE
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCING
  - SQ. FT. = SQUARE FEET
  - VOL. = VOLUME
  - PG. = PAGE
  - W.E. = WATER EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - INST. NO. = INSTRUMENT NUMBER
  - IRF = IRON ROD FOUND
  - IRFC = IRON ROD WITH CAP FOUND
  - IRSC = 5/8" IRON ROD WITH CAP STAMPED "601A" SET



- NOTES:**
- Zoning classifications indicated on this plat reflects 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 setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
  - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
  - The subject property is not located within the 100 year floodplain per FEMA FIRM Panel # 485472C0445, dated March 21, 2019.
  - Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner.
  - The proposed minimum finished floor elevation is 501.20'
  - The City of Grand Prairie will provide maintenance, in accordance with the city's current maintenance policies, of all public drainage facilities located within dedicated drainage easements and constructed to the City of Grand Prairie standards. Access to all public stormwater facilities shall be provided and dedicated to the City of Grand Prairie.

**DEVELOPER**  
JPI REAL ESTATE ACQUISITION, LLC  
800 EAST LAS COLINAS BLVD, SUITE 1800  
DALLAS, TEXAS 75062  
PHONE: 972-556-1700  
CONTACT: T. MILLER SYLVAN

**OWNER**  
J.L.H. INC. LOOP 9 JOINT VENTURE  
1717 ANACONDA TRAIL  
GRANBURY, TEXAS 76048  
PHONE: 817-832-9598  
CONTACT: ERIC T. CLAYTON

**FINAL PLAT**  
**JEFFERSON AT GRAND PRAIRIE**  
**LOT 2, BLOCK 1**  
16,5051 ACRES  
STEPHEN B. MCCOMMAS SURVEY, ABSTRACT NO. 888  
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS  
CASE NO. P210204

**Kimley»Horn**

**SURVEYOR**  
KIMLEY-HORN AND ASSOCIATES, INC.  
801 CHERRY STREET, UNIT 11, # 1300  
FORT WORTH, TEXAS 76102  
PHONE: 817-862-2195  
CONTACT: JOSH WARGO, R.P.L.S.

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102  
FIRM # 10194040  
Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CRG	JDW	2/17/2021	06444644	1 OF 2





# CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 02/22/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

**PRESENTER:** Charles Lee, AICP, CBO, Senior Planner

**TITLE:** RP210202 - Replat – Florence Hill Addition No. 1, Lots 38-R1 and 38R-2 (City Council District 6). Replat dividing one lot into two; Florence Hill Addition No. 1, creating two single family detached residential lots on 1.008 acres. Lots 38-R1 and 38R-2 Florence Hill Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-84, and addressed as 918 Alspaugh Lane

**RECOMMENDED ACTION:** Approve

**SUMMARY:**

Replat for Florence Hills Addition No. 1, Lots 38-R1 and 38R-2, subdividing one single family detached residential lot into two lots on 1.008 acre. Lots 38-R1 & 38R-2, Florence Hills Addition No. 1, City of Grand Prairie, Dallas County, Texas is zoned PD-84 district and addressed as 918 Alspaugh Lane.

**PURPOSE OF REQUEST:**

The purpose of the replat is to divide one single family detached residential lot into two lots to accommodate the development of a single family detached house on the second lot.

**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-84	Single Family Residential
South	PD-84	Single Family Residential
West	PD-84	Single Family Residential
East	PD-84	Single Family Residential



**DENSITY AND DIMENSIONAL REQUIREMENTS:**

Table 2 summarizes the minimum lot area and dimension requirements of Article 6 in the Unified Development Code (UDC). The lots meet the density and dimensional requirements.

**Table 2. Summary of Lot Requirements**

Standard	Required	Lot 38-R1	Lot 38R-2	Meets
Min. Area (SF)	9,600	21,960	21,950	Yes
Min. Width (Ft.)	80	95	95	Yes
Min. Depth (Ft.)	120	230.5	230.5	Yes
Front Setback (Ft.)	30	30	30	Yes

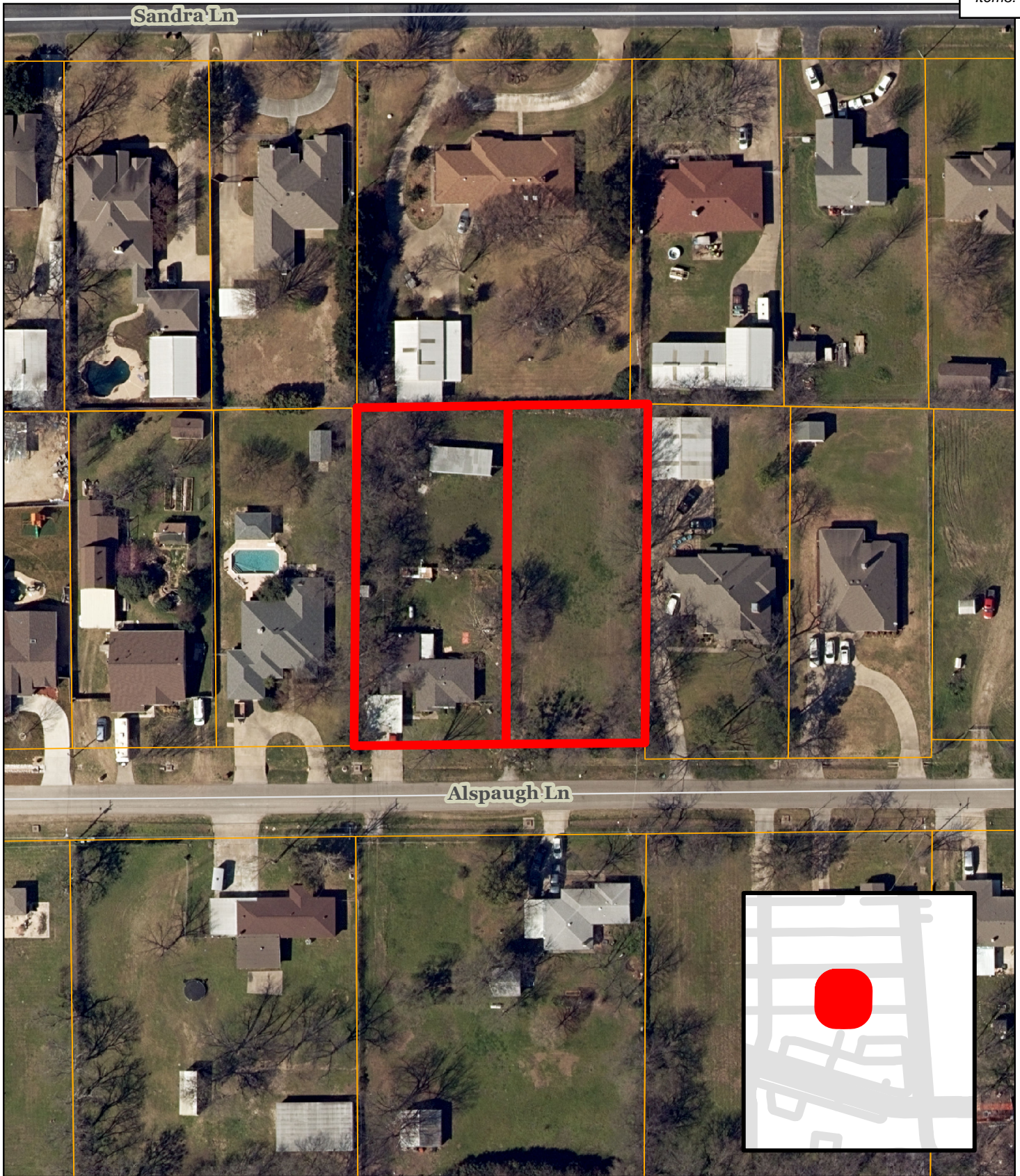
**PLAT FEATURES:**

The property was previously platted Florence Hill No. 1, Lot 38. A single family detached residential house was constructed on the property, pre-dating city records. The applicant intends to construct a single family detached residential house on the vacant and newly created residential lot on the property.

**RECOMMENDATION:**

The Development Review Committee recommends approval.

Item3.



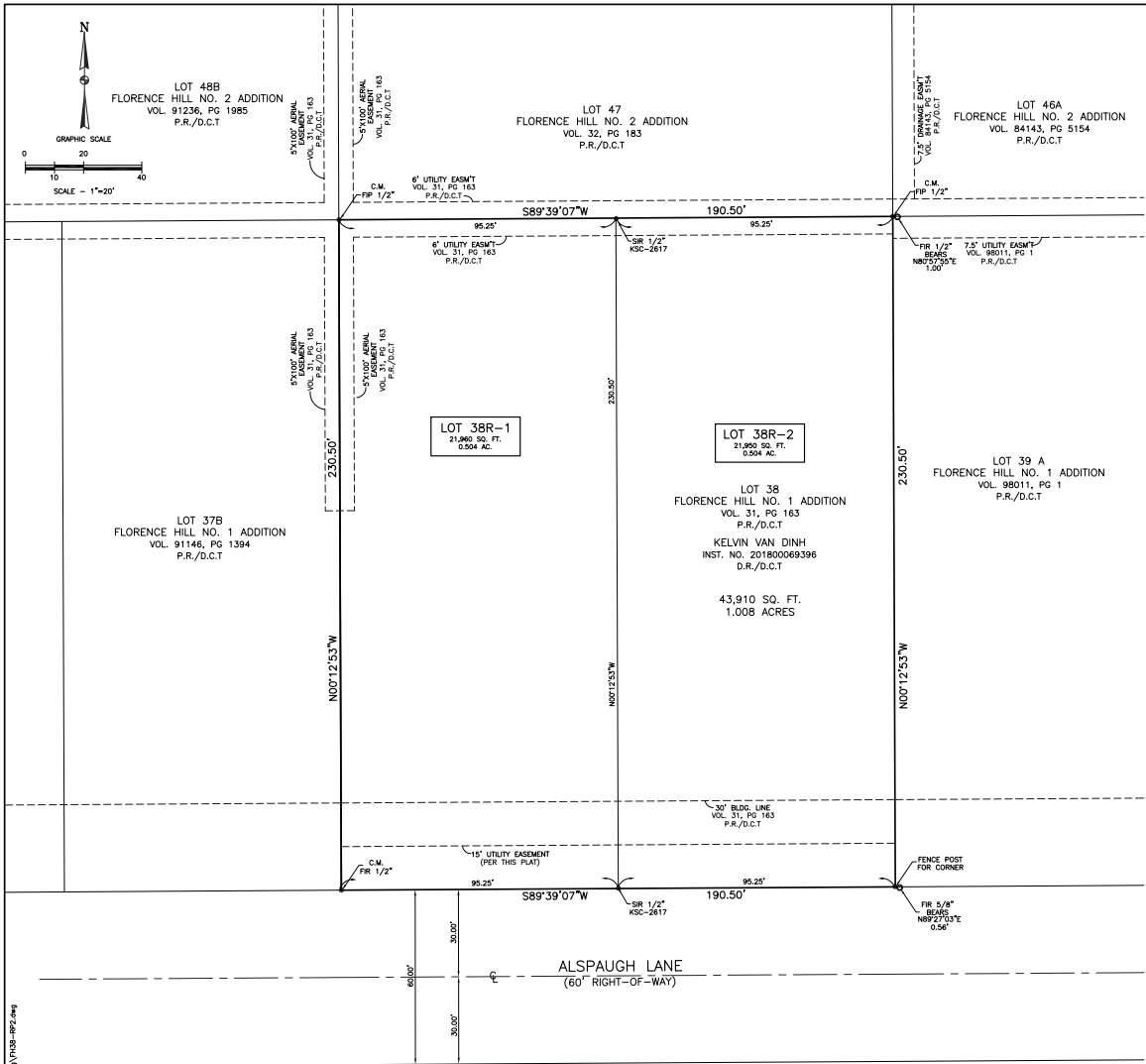
**CASE LOCATION MAP**  
RP210202 - Replat  
Florence Hill Addition, No. 1  
Lots 38R-1 & 38R-2



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



Item 3.



**DEDICATION:**

State of Texas:  
County of Dallas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT KELVIN DINH, does hereby adopt this plat designating the herein above described property as LOT 38R-1 AND 38R-2, FLORENCE HILL ADDITION NO. 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 management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Witness my hand at \_\_\_\_\_ County Texas this \_\_\_\_ day of \_\_\_\_\_, 2021.

KELVIN VAN DINH  
Owner

**ACKNOWLEDGMENT:**

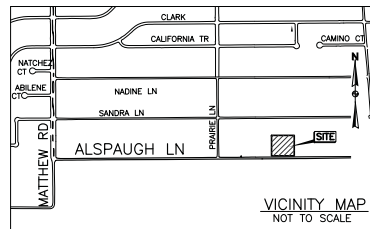
State of Texas

County of Dallas:

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

Given under my hand and seal of office on the \_\_\_\_\_ Day of \_\_\_\_\_, 2021.

Notary Public  
My Commission Expires:



**OWNERS CERTIFICATE:**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, KELVIN VAN DINH, is the sole owner of a tract of land located in the Thomas J. Tone Survey, Abstract No. 1460, in the City of Grand Prairie, Dallas County, Texas, and being all of Lot 38, Florence Hill No. 1 Addition, an addition to the City of Grand Prairie, according to the map or plat thereof recorded in Volume 31, Page 163, Map or Plat records of Dallas County, Texas, and being described in deed to said Kelvin Dinh, deed recorded in Inst. No. 201800069396, of the deed records of Dallas County, Texas said tract being more particularly described as follows:

**LEGAL DESCRIPTION:**

BEING a 1.008 acre tract of land being known as all of Lot 38, Florence Hill No. 1 Addition, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 31, Page 163, of the Plat Records of Dallas County, Texas.

**SURVEYORS CERTIFICATE:**

Know All Men By These Presents:

I, M. L. Mitchell, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the rules and regulations of the City Plan Commission of the City of Grand Prairie, Texas.

**PRELIMINARY DO NOT RECORD FOR ANY PURPOSE**

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

**ACKNOWLEDGMENTS:**

State of Texas

County of Dallas:

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

Given under my hand and seal of office on the \_\_\_\_\_ Day of \_\_\_\_\_, 2021.

Notary Public  
My Commission Expires:

**NOTE:**

- The basis of bearing for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network. All distances shown hereon are surface distances.
- C.M. ~ Denotes Controlling Monuments
- I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48113C0445, Suffix L, 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.
- The purpose of this plat is to create two lots out of one lot as shown.
- Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat.
- Prior to any building permit being issued an approved grading and drainage plan is required by the City of Grand Prairie.
- 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.

**OWNER/DEVELOPER:**

KELVIN VAN DINH  
1218 ALSPAUGH LANE  
GRAND PRAIRIE, TEXAS 75052  
PHONE: (862) 560-1557

**PREPARED BY:**

KEETON SURVEYING COMPANY  
2037 DALWORTH, GRAND PRAIRIE, TEXAS 75050  
REGISTERED PROFESSIONAL LAND SURVEYORS  
PHONE: (972) 641-0843 FAX: (972) 647-0154  
E-MAIL: kee@1988survey.com  
TIFELS FIRM NO. 10090500

REPLAT  
LOTS 38R-1 & 38R-2  
FLORENCE HILL ADDITION NO. 1

CONTAINING 43,910 SQ. FT. OR 1.008 ACRES  
AN ADDITION TO THE CITY OF GRAND PRAIRIE,  
DALLAS COUNTY, TEXAS  
BEING A REPLAT OF LOT 38  
FLORENCE HILL ADDITION NO. 1  
AN ADDITION TO THE CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS

DATE: DECEMBER 1, 2020  
REVISED: FEBRUARY 5, 2021

CASE NO. RP210202



# CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 02/22/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

**PRESENTER:** Charles Lee, AICP, CBO, Senior Planner

**TITLE:** RP210203 - Replat – Florence Hill Addition No. 1, Lots 3R-1 and 3R-2 (City Council District 6). Replat dividing one lot into two; Florence Hill Addition No. 1, creating two single family detached residential lots on 1.009 acres. Lots 3R-1 and 3R-2 Florence Hill Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-84, and addressed as 825 Alspaugh Lane

**RECOMMENDED ACTION:** Approve

**SUMMARY:**

Replat for Florence Hills Addition No. 1, Lots 3R-1 and 3R-2, subdividing one single family detached residential lot into two lots on 1.009 acre. Lots 3R-1 & 3R-2, Florence Hills Addition No. 1, City of Grand Prairie, Dallas County, Texas is zoned PD-84 district and addressed as 825 Alspaugh Lane.

**PURPOSE OF REQUEST:**

The purpose of the replat is to divide one single family detached residential lot into two lots to accommodate the development of a single family detached house on the property.

**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-84	Single Family Residential
South	PD-268	Single Family Residential
West	PD-84	Single Family Residential
East	PD-84	Single Family Residential

**DENSITY AND DIMENSIONAL REQUIREMENTS:**

Table 2 summarizes the minimum lot area and dimension requirements in Article 6 of the Unified Development Code (UDC). The lots meet the density and dimensional requirements.

**Table 2. Summary of Lot Requirements**

Standard	Required	Lot 3R-1	Lot 3R-2	Meets
Min. Area (SF)	9,600	21,960	21,950	Yes
Min. Width (Ft.)	80	95.9	94.9	Yes
Min. Depth (Ft.)	120	230.5	230.5	Yes
Front Setback (Ft.)	30	30	30	Yes

**PLAT FEATURES:**

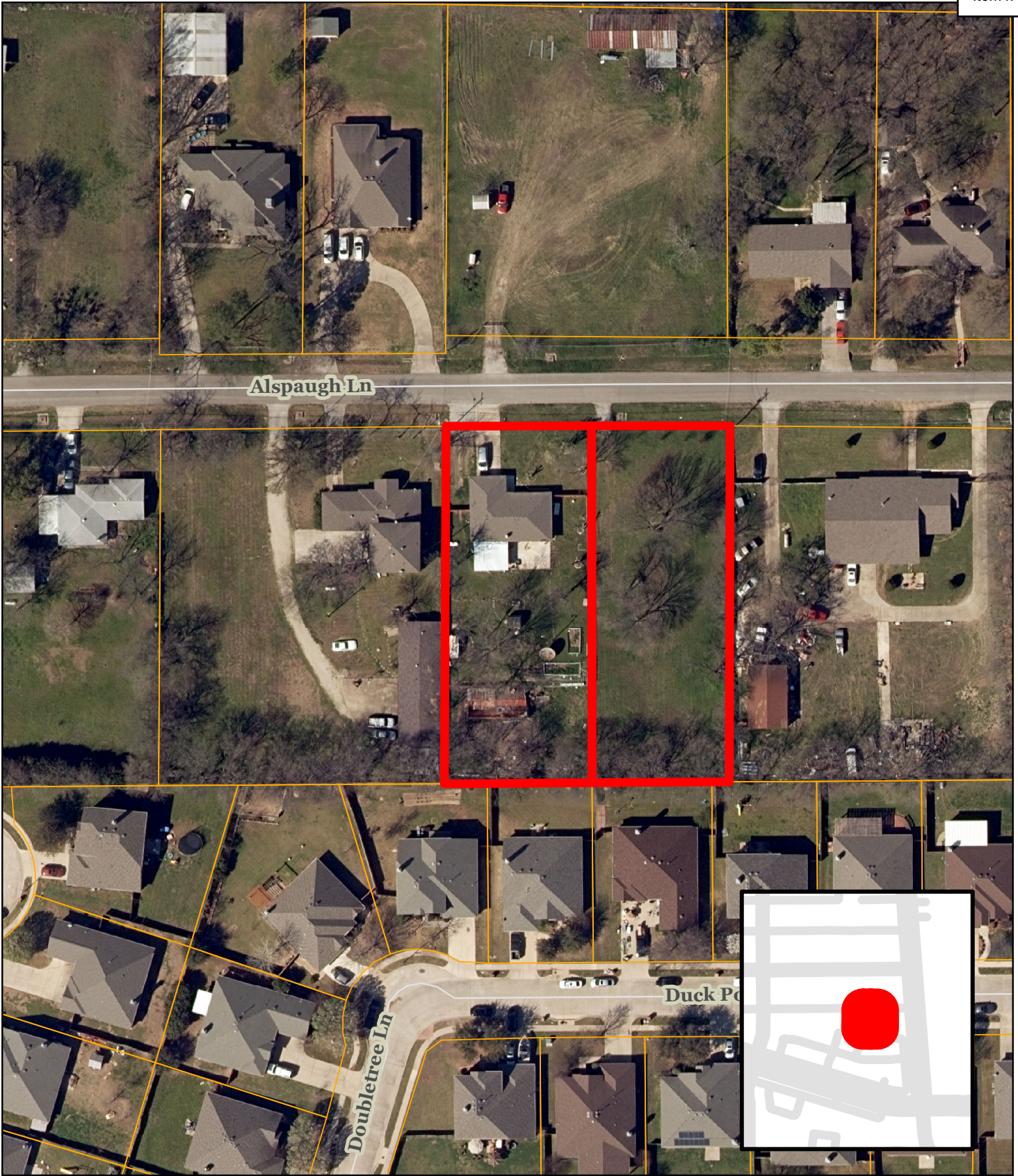
The property was previously platted as Florence Hill No. 1, Lot 3. A single family detached residential house was constructed on the property, pre-dating city records. The applicant intends to construct a single family detached residential house on the vacant and newly created residential lot on the property.

**RECOMMENDATION:**

The Development Review Committee recommends approval.



Item 4.



**CASE LOCATION MAP**

**RP210203 - Replat  
Florence Hill Addition, No. 1  
Lots 3R-1 & 3R-2**

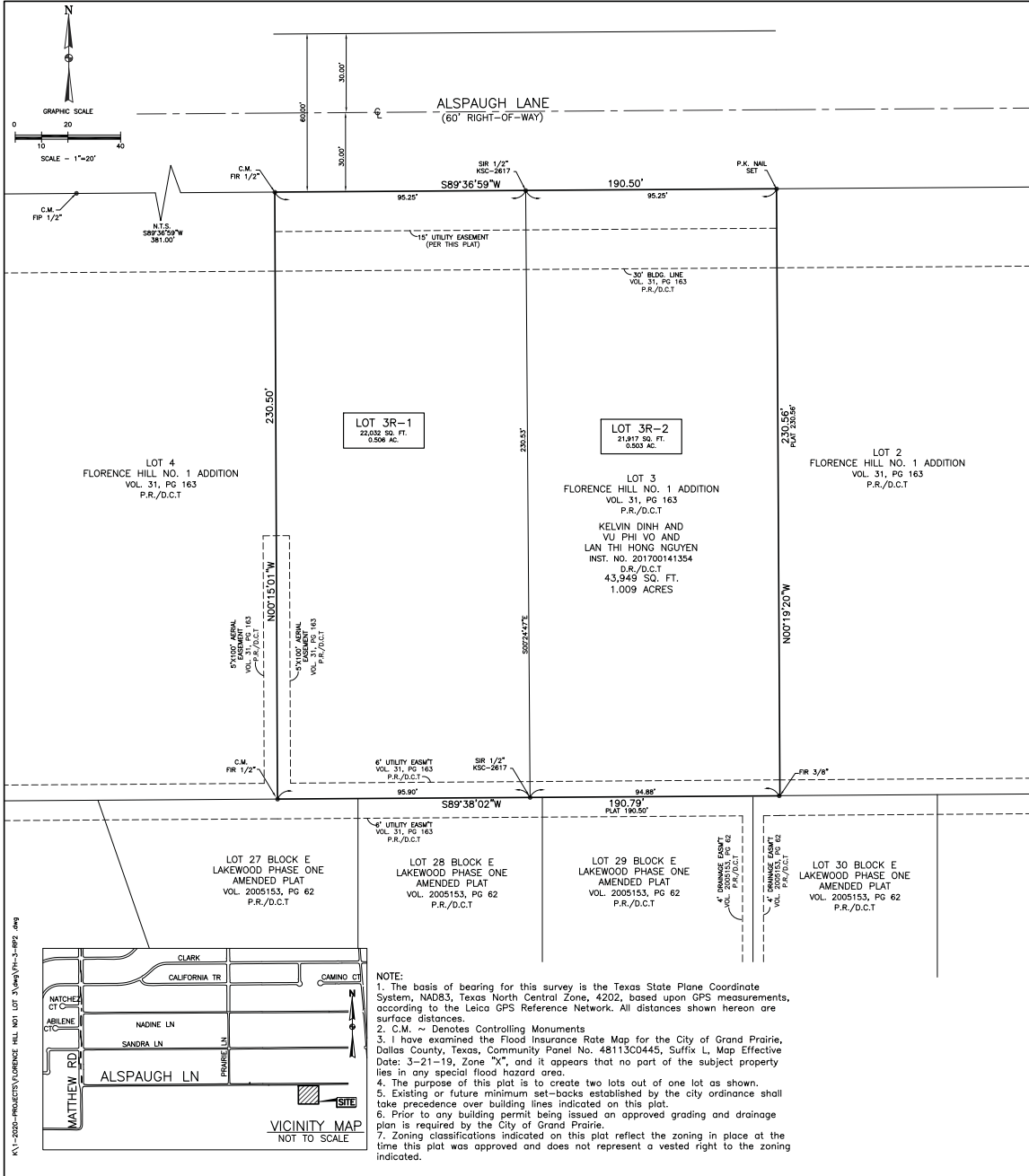


**City of Grand Prairie  
Development Services**

☎ (972) 237-8255  
🌐 [www.gptx.org](http://www.gptx.org)



Item 4.



**DEDICATION:**

State of Texas:  
County of Dallas:

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

Witness my hand at \_\_\_\_\_ County Texas this \_\_\_\_ day of \_\_\_\_\_, 2021.

**KELVIN DINH**  
Owner

**VU PHI VO**  
Owner

**LAN THI HONG NGUYEN**  
Owner

**ACKNOWLEDGMENT:**

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

Given under my hand and seal of office on the \_\_\_\_ Day of \_\_\_\_\_, 2021.

Notary Public  
My Commission Expires:

**ACKNOWLEDGMENT:**

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

Given under my hand and seal of office on the \_\_\_\_ Day of \_\_\_\_\_, 2021.

Notary Public  
My Commission Expires:

**OWNER/DEVELOPER:**  
KELVIN DINH AND  
VU PHI VO AND  
LAN THI HONG NGUYEN  
1218 ALSPAUGH LANE  
GRAND PRAIRIE, TEXAS 75052  
PHONE: (982) 560-1557

**OWNERS CERTIFICATE:**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, KELVIN DINH, VU PHI VO AND LAN THI HONG NGUYEN, are the sole owners of a tract of land located in the Thomas J. Tone Survey, Abstract No. 1460, in the City of Grand Prairie, Dallas County, Texas, and being all of Lot 3, Florence Hill No. 1 Addition, an addition to the City of Grand Prairie, according to the map or plat thereof recorded in Volume 31, Page 163, Map or Plat records of Dallas County, Texas, and being described in deed to said Kelvin Dinh, Vu Phi Vo and Lan Thi Hong Nguyen by deed recorded in Inst. No. 201700141354, of the Deed records of Dallas County, Texas said tract being more particularly described as follows:

**LEGAL DESCRIPTION:**

BEING a 1.009 acre tract of land being known as all of Lot 3, Florence Hill No.1 Addition, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 31, Page 163, of the Plat Records of Dallas County, Texas.

**SURVEYORS CERTIFICATE:**

Know All Men By These Presents:  
I, M. L. Mitchell, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the rules and regulations of the City Plan Commission of the City of Grand Prairie, Texas.

**PRELIMINARY DO NOT RECORD FOR ANY PURPOSE**

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

**ACKNOWLEDGMENTS:**

State of Texas  
County of Dallas:  
Before me the undersigned authority, a Notary Public, on this day personally appeared M. L. Mitchell, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.  
Given under my hand and seal of office on the \_\_\_\_ Day of \_\_\_\_\_, 2021.

**ACKNOWLEDGMENT:**

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

Given under my hand and seal of office on the \_\_\_\_ Day of \_\_\_\_\_, 2021.

Notary Public  
My Commission Expires:

**REPLAT**  
**LOTS 3R-1 & 3R-2**  
**FLORENCE HILL ADDITION NO. 1**  
CONTAINING 43,949 SQ. FT. OR 1.009 ACRES  
AN ADDITION TO THE CITY OF GRAND PRAIRIE,  
DALLAS COUNTY, TEXAS  
BEING A REPLAT OF LOT 3  
FLORENCE HILL ADDITION NO. 1  
AN ADDITION TO THE CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS

DATE: NOVEMBER 21, 2020  
REVISED: FEBRUARY 05, 2021

CASTE NO. RP210203

K:\1-2000-PROJECTS\FLORENCE HILL NOT LOT 3\Map\PH-3-892.dwg





CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 02/22/2021
REQUESTER: Monica Espinoza, Executive Assistant
PRESENTER: Charles Lee, AICP, CBO, Senior Planner
TITLE: RP201001 - Replat – Great Southwest – South Addition, Lot 92R, (City Council District 1). Replat combining two lots; Sites 92 & 93 Great Southwest-South GSW Industrial District Addition, creating one non-residential lot on 5.247 acres. Lot 92R, Great Southwest - South GSW Industrial District, City of Grand Prairie, Tarrant County, Texas, zoned LI, and addressed as 2626 W. Pioneer Parkway

RECOMMENDED ACTION: Approve

SUMMARY:

Replat for Great Southwest – South GSW Industrial District, Lot 92R, combining two lots into one non-residential lot on 5.247 acres. 92R, Great Southwest South GSW Industrial District, City of Grand Prairie, Tarrant County, Texas is zoned LI and addressed as 2626 W. Pioneer Parkway.

PURPOSE OF REQUEST:

The purpose of the replat is to combine the two properties into one non-residential lot to accommodate the property owner’s intention to construct a 10,000 sq. ft. industrial building.

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 with corresponding zoning and industrial use designations.

**DENSITY AND DIMENSIONAL REQUIREMENTS:**

The lots meet the density and dimensional requirements of the Unified Development Code (UDC). Table 2 summarizes the density and dimensional standards required and provided.

**Table 2. Summary of Lot Requirements**

Standard	Required	Provided	Meets
Min. Area (SF)	15,000	228,572	Yes
Min. Width (Ft.)	100	630	Yes
Min. Depth (Ft.)	150	552	Yes
Front Setback (Ft.)	25	30	Yes

**PLAT FEATURES:**

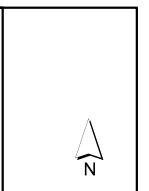
The plat meets all density and dimensional requirements of Article 6 of the UDC. The vacant property was previously platted as two industrial lots within the GSW Industrial District. The applicant intends to construct a 10,000 sq. ft. heavy truck maintenance and repair facility on the property allowing for heavy truck storage areas. Primary access to the site is being provided by a 30' access easement connecting to W. Pioneer Parkway to the south.

**RECOMMENDATION:**

The Development Review Committee recommends approval.

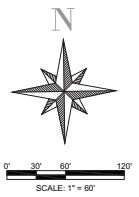
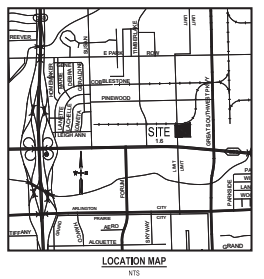
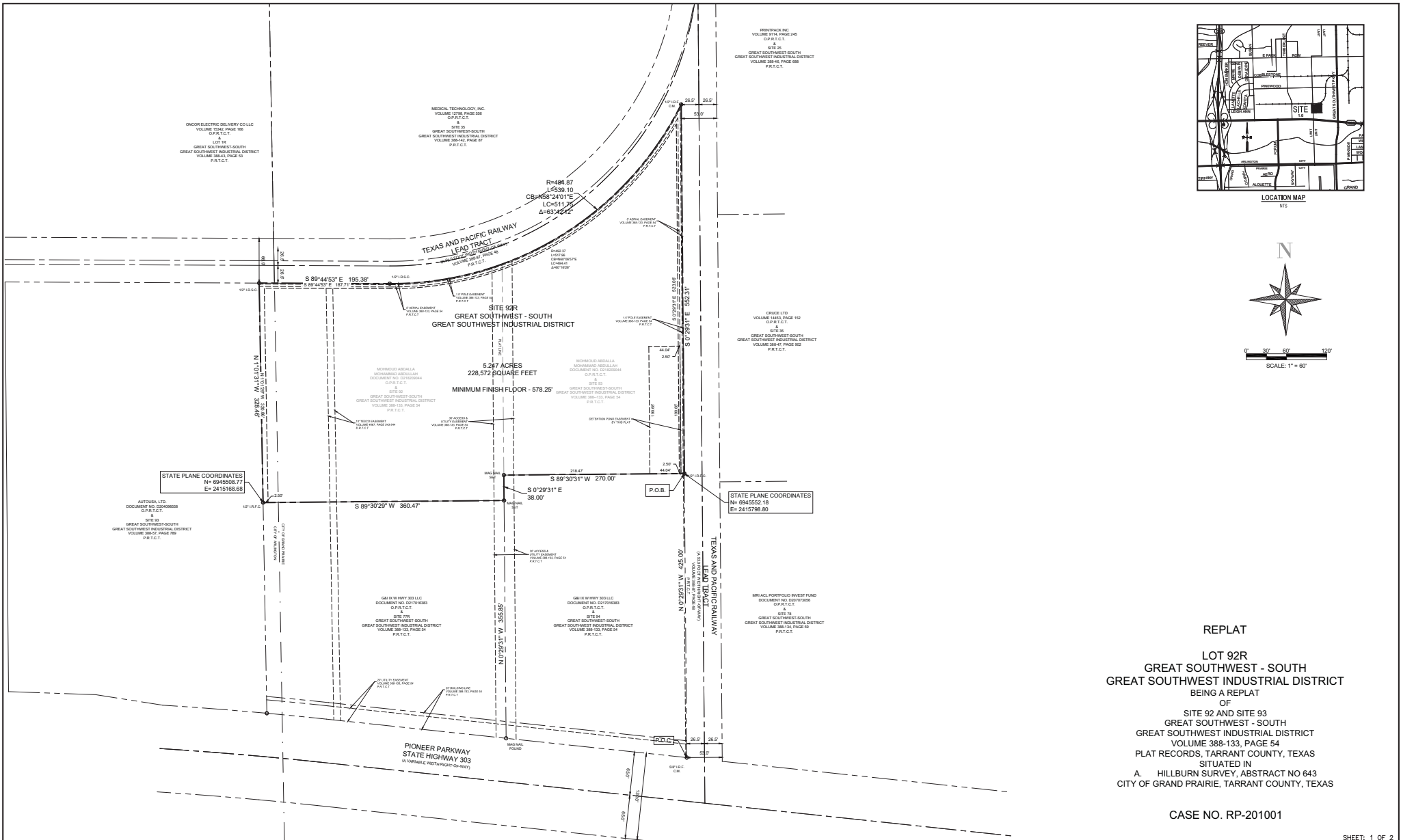


**CASE LOCATION MAP**  
RP201001 - Replat  
Great Southwest - South, Lot 92R



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





REPLAT  
 LOT 92R  
 GREAT SOUTHWEST - SOUTH  
 GREAT SOUTHWEST INDUSTRIAL DISTRICT  
 BEING A REPLAT  
 OF  
 SITE 92 AND SITE 93  
 GREAT SOUTHWEST - SOUTH  
 GREAT SOUTHWEST INDUSTRIAL DISTRICT  
 VOLUME 388-133, PAGE 54  
 PLAT RECORDS, TARRANT COUNTY, TEXAS  
 SITUATED IN  
 A. HILLBURN SURVEY, ABSTRACT NO 643  
 CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

CASE NO. RP-201001

CITY FILE NO. P-1648

**LEGEND**

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		BOLLARD		TRAFFIC SIGNAL BOX		TYPICAL FENCE
	POWER POLE		WATER VALVE		S.W. MAN HOLE		CONCRETE
	DOWN CITY		TRANSFORMER PAD		GAS LINE MARKER		TREE
	S.S. MAN HOLE		ELECTRIC MANHOLE		VAULT		ELECTRIC BOX
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE		

**OWNER:**  
 MOHMOUD ABDALLA AND MOHAMMAD ABDULLAH  
 1000 AVENUE H E  
 ARLINGTON, TEXAS 76011-7724  
 (817) 652-5788  
 CONTACT: MOHAMMAD ABDULLAH

NO.	DATE	REVISION
1.		
2.		
3.		

**LARRY TURMAN**  
 SURVEYING \* CONSULTING \* MANAGEMENT

1475 HERITAGE PKWY., STE 217  
 MANSFIELD, TEXAS 76063

(817) 354-1445  
 surveygroup@att.net

JOB NO.:	19-047
DATE:	January 12, 2021
SCALE:	1" = 60'
DRAWN BY:	RP

# Exhibit B - Replat Page 2 of 2

Item 5.

CITY FILE NO. P-1648

**OWNERS CERTIFICATE**

STATE OF TEXAS:  
COUNTY OF DALLAS:

WHEREAS MOHMOUD ABDALLA AND MOHAMMAD ABDULLAH are the sole owners of a 5.247 acres of land located in the A. Hillburn Survey, Abstract No. 643, Arlington and Grand Prairie, Tarrant County, Texas, being all of that certain 5.247 acre tract of land conveyed to Mohmoud Abdalla and Mohammad Abdullah, by Special Warranty Deed as recorded in instrument No. D21020944, Official Public Records, Tarrant County, Texas, being all of Site 92 and Site 93, Great Southwest - South, Great Southwest Industrial District, an addition to the Cities of Arlington and Grand Prairie, according to the plat thereof recorded in Volume 388-133, Page 54, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at an 5/8" iron rod found for corner, said point being in the north line of W. Pioneer Parkway (a variable width right-of-way), same point being in the west line of Texas and Pacific Railway Lead Tract (a 53.0 foot with right-of-way) said point being the southeast corner of Site 94, Great Southwest - South, Great Southwest Industrial District, an addition to the Cities of Arlington and Grand Prairie, according to the plat thereof recorded in Volume 388-133, Page 54, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 29 minutes 31 seconds West, along the west line of said Texas and Pacific Railway Lead Tract and the east line of said Site 94, a distance of 425.00 feet to a 1/2 inch iron rod found with cap for corner, said point being the POINT OF BEGINNING, same point being the southeast corner of said Site 93;

THENCE South 89 degrees 30 minutes 31 seconds West, departing the west line of said Texas and Pacific Railway Lead Tract and along the common line of said Site 93 and said Site 94, a distance of 270.00 feet to a Mag Nail set for corner, said point being the southwest corner of said Site 93 and the northwest corner of said Site 94, same point being in the east line of said Site 92;

THENCE South 00 degrees 29 minutes 31 seconds East, along the common line of said Site 92 and the said Site 93, a distance of 38.00 feet to a Mag Nail set for corner, said point being the southwest corner of said Site 92, same point being the northeast corner of Site 77R, Great Southwest - South, Great Southwest Industrial District, an addition to the Cities of Arlington and Grand Prairie, according to the plat thereof recorded in Volume 388-133, Page 54, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 30 minutes 29 seconds West, along the common line of said Site 77R and said Site 92, a distance of 360.47 feet to a 1/2 inch iron rod with cap found for corner, said point being the southwest corner of said Site 92, same point being the northwest corner of said Site 77R, said point also being in the east line of Site 60, Great Southwest - South, Great Southwest Industrial District, an addition to the Cities of Arlington and Grand Prairie, according to the plat thereof recorded in Volume 388-57, Page 789, Plat Records, Tarrant County;

THENCE North 01 degrees 01 minutes 31 seconds West, along the common line of said Site 60 and Site 92, a distance of 328.46 feet to a 1/2 inch iron rod with cap stamped "RPLS No. 3047" for corner, said point being the northwest corner of said Site 92, same point being the northeast corner of Site 80, said point also being the south line of said line of said Texas and Pacific Railway Lead Tract;

THENCE South 89 degrees 44 minutes 53 seconds East, along the south line of said Texas and Pacific Railway Lead Tract; and the north line of said Site 92, a distance of 195.38 feet to a 1/2 inch iron rod with cap stamped "RPLS No. 3047" for corner, said point being the beginning of a curve to the left having a radius of 484.87 feet, a delta angle of 63 degrees 42 minutes 12 seconds, and a chord bearing and distance of North 58 degrees 24 minutes 01 seconds East, 511.75 feet;

THENCE in a northeasterly direction along said curve to the left, an arc distance of 539.10 feet to 1/2 inch iron rod with cap found for corner, said point being the northeast corner of said Site 93, same point bein in the west line of said Texas and Pacific Railway Lead Tract;

THENCE South 00 degrees 29 minutes 31 seconds East, along the common line of said Texas and Pacific Railway Lead Tract and said Site 93, a distance of 562.31 feet to the POINT OF BEGINNING, and containing 228,572 square feet or 5.247 acres of computed land.

**FLOOD CERTIFICATE**

As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date 08-23-2001 Community Panel No. 48439 C0360, subject property is located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain).

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

The subject property is not located within the 100 year floodplain per FIRM Panel # 48439 C0360, dated 08-23-2001. Where applicable and prior to construction, submit certification by a professional that site does not have wetlands and other waters of the United States, an investigation showing that site development will not impact wetlands and other waters of the United States, or a permit for proposed activities in wetlands and other waters of the United States. Wetlands and other waters of the United States and as defined in Section 404 of the Clean Water Act. All delineations shall certify that they were conducted per U.S. Army Corps of Engineers' requirements. An agreement stipulating that the owner is responsible for maintenance of any wetland mitigation areas is required prior to construction.

The streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or Home Owners Association (HOA).

**OWNERS DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MOHMOUD ABDALLA AND MOHAMMAD ABDULLAH does hereby adopt this plat designating the hereon-above described property as SITE 92R, GREAT SOUTHWEST - SOUTH, GREAT SOUTHWEST INDUSTRIAL DISTRICT, REPLAT, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys, and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easement as shown, except as permitted by the 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 easement, 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 respecting systems without the necessity at any time or 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 approve subject to all platting ordinances, rules, regulations, and resolutions of the City of Grand Prairie, Texas.

WITNESS MY HAND AT \_\_\_\_\_ COUNTY TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
NAME: MOHMOUD ABDALLA  
TITLE: OWNER

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally MOHMOUD ABDALLA, OWNER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

BY: \_\_\_\_\_  
NAME: MOHAMMAD ABDULLAH  
TITLE: OWNER

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally MOHAMMAD ABDULLAH, OWNER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

**NOTES:**

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set
3. C.M. - Controlling Monument
4. Basis of Bearing - The bearings shown hereon are based on the Texas State Plane Coordinate System NAD 83 - North Central Zone.

**ZONING AND SETBACK DISCLAIMER**

note: existing or future minimum set-backs established by city ordinance shall take precedence over buildinglines indicated on this plat. zoning classifications indicated on this plat at the time this plat was approved and does not represent a vested right to the zoning indicated.

**PURPOSE STATEMENT:**

This is a request for approval of a Replat to combine Great Southwest-South, GSW Industrial District Addition, Sites 92 & 93 into one lot.

**SURVEYOR'S CERTIFICATION**

STATE OF TEXAS  
COUNTY OF DALLAS

THIS is to certify that I, Larry Turman, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

\_\_\_\_\_  
Larry Turman  
Registered Professional Land Surveyor #1740

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally Larry Turman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of \_\_\_\_\_

**REPLAT**

**LOT 92R  
GREAT SOUTHWEST - SOUTH  
GREAT SOUTHWEST INDUSTRIAL DISTRICT  
BEING A REPLAT  
OF  
SITE 92 AND SITE 93  
GREAT SOUTHWEST - SOUTH  
GREAT SOUTHWEST INDUSTRIAL DISTRICT  
VOLUME 388-133, PAGE 54  
PLAT RECORDS, TARRANT COUNTY, TEXAS  
SITUATED IN  
A. HILLBURN SURVEY, ABSTRACT NO 643  
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS**

CASE NO. RP-201001

HEET: 2 OF 2

**OWNER:**  
MOHMOUD ABDALLA AND MOHAMMAD ABDULLAH  
1000 AVENUE H E  
ARLINGTON, TEXAS 76011-7724  
(817) 652-5768  
CONTACT: MOHAMMAD ABDULLAH

NO.	DATE	REVISION
1.		
2.		
3.		

**LARRY TURMAN**  
SURVEYING \* CONSULTING \* MANAGEMENT

1475 HERITAGE PKWY., STE 217  
MANSFIELD, TEXAS 76063

(817) 354-1445  
surveygroup@att.net

JOB NO.:	19-047
DATE:	January 12, 2021
SCALE:	*****
DRAWN BY:	RP



**CITY OF GRAND PRAIRIE  
ORDINANCE**

**MEETING DATE:** 02/22/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

**PRESENTER:** Rashad Jackson, AICP, Director of Planning and Development

**TITLE:** Public Hearing of an Ordinance providing for a moratorium on the acceptance of any development related applications or permits for property development within the corporate limits of the City for the following uses: single-family attached, single family townhouse, single family – hybrid housing (build to rent), 2-family/duplex, 3&4 family, and multi-family apartment uses

**RECOMMENDED ACTION:** Approve

**SUMMARY:**

Public Hearing of an Ordinance providing for a moratorium on the acceptance of any development related applications or permits for property development within the corporate limits of the City for the following uses: single-family attached, single family townhouse, single family – hybrid housing (build to rent), 2-family/duplex, 3&4 family, and multi-family apartment uses.

- February 18, 2021: First Public Hearing and First Reading of the Ordinance. City Council approved by a vote of 8-0.
- February 22, 2021: Second Public Hearing.
- March 2, 2021: Second Ready of the Ordinance.

**BODY:**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, IMPOSING A MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS AND PLANS FOR DEVELOPMENT, PERMITS, PLATS, VERIFICATIONS, REZONINGS, SITE PLANS AND NEW OR REVISED CERTIFICATES OF OCCUPANCY FOR MULTIFAMILY DEVELOPMENTS OR TOWNHOMES WITHIN THE CORPORATE CITY LIMITS OF GRAND PRAIRIE; ADOPTING WRITTEN**

**FINDINGS JUSTIFYING THE MORATORIUM; PROVIDING FOR WAIVERS AND LIMITED EXCEPTIONS TO THE MORATORIUM; AND ESTABLISHING AN EXPIRATION DATE.**

**WHEREAS**, the City has had an influx of development for the following uses in the City over the last few years: single-family attached, single family townhouse, single family – hybrid housing (build to rent), 2-family/duplex, 3&4 family, and multi-family apartment uses (hereinafter referred to collectively as "Multifamily Developments"); and

**WHEREAS**, the City Council and citizens of the City have concerns about the impacts of Multifamily Developments on essential public facilities, resulting in the creation of overcapacity, unplanned needs and other inadequacies of public infrastructure and facilities, including but not limited to that related to traffic management, street infrastructure, park and open space, police, fire, code enforcement and data systems as well as other operational and oversight systems; and

**WHEREAS**, the City Council and citizens of the City have concerns about the impacts of Multifamily Developments creating a significant need for other essential public facilities, including but not limited to park and open space, police, fire, and code enforcement, and that the failure to provide these public facilities would result in an overcapacity of such public facilities or would be detrimental to the health, safety, and welfare of the residents of the City; and

**WHEREAS**, the City Council and citizens of the City have concerns about the impacts of multifamily uses and townhome developments creating an imbalance between land uses and population density, specifically impacting non-residential development that serves as a significant source of funding for public facilities; and

**WHEREAS**, many intersections throughout the City are overwhelmed with traffic congestion during afternoons and evenings, with some corridors operating near or above capacity, and the addition of new Multifamily Developments would significantly add to this problem; and

**WHEREAS**, the travel demand model prepared by NCTCOG to forecast roadway conditions for 2040 show that many Grand Prairie roadways are forecast to be at or over capacity and that their poor levels of service in 2040 have implications on diversion of trips onto local streets, and new Multifamily Developments would significantly add to this problem; and

**WHEREAS**, the Texas Local Government Code ("LGC"), Subchapter E, "Moratorium on Property Development in Certain Circumstances," of Chapter 212, "Municipal Regulation of Subdivisions and Property Development," authorizes a municipality to adopt a moratorium on property development after proper notice and two public hearings; and

**WHEREAS**, at the request of the City Council, City staff is currently reviewing and analyzing all Multifamily Developments to determine whether current classifications and standards are in the best interests of the public health, safety and welfare of the City; with focus upon the



shortages and need for public infrastructure and facilities created by Multifamily Developments and those issues identified in LGC Sections 212.135(b) and 212.1351(b); and

**WHEREAS**, at the request of the City Council, City staff is currently updating the City’s Comprehensive Plan to ensure that the Future Land Use Map designations are in the best interests of the public health, safety and welfare of the City; and

**WHEREAS**, the Planning and Zoning Commission and the City Council, in compliance with Chapter 212, Subchapter E, of the Texas Local Government Code, have given requisite notice by publication and otherwise, and after holding public hearings to afford a full and fair hearing to all property owners generally and to all persons, and in the exercise of its legislative discretion have concluded that a moratorium should be imposed on applications and plans for development, permits, plats, verifications, rezonings, site plans and new or revised certificates of occupancy for Multifamily Developments within the corporate city limits of Grand Prairie; and

**WHEREAS**, two public hearings were held on the following dates: City Council on February 18, 2021 and City Planning and Zoning Commission on February 22, 2021; and

**WHEREAS**, an initial report, working plan and time schedule for the implementation of regulations to address the shortages and needs of public facilities created by Multifamily Developments is adopted as part of this Ordinance, including comprehensive plan amendments and zoning or other ordinance changes to effectuate staff’s recommendations; and

**WHEREAS**, based upon the information provided by staff, evidence provided by citizens at the public hearings and otherwise, as well as other reasonably available information (the "Evidence"), all of which are incorporated herein by reference and set forth in the summary of written findings adopted and attached hereto as Exhibit “A”, the City Council, as required by Section 212.1351 of the LGC, finds that the Evidence demonstrates that the City's existing zoning, development and other regulations applicable to Multifamily Developments is inadequate to prevent the new development from causing the overcapacity of municipal infrastructure, and is detrimental to the public health, safety or welfare of the residents of the municipality; and

**WHEREAS**, the City Council finds that alternative methods of achieving the objectives the moratorium are unsatisfactory, and the City Council has approved a working plan and time schedule for achieving the objectives of the moratorium.

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

**SECTION 1.** That all of the above premises are hereby found to be true and correct legislative and factual findings of the City Council and they are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

**SECTION 2.** That a moratorium is hereby adopted and imposed on applications and plans for development, permits, plats, verifications, rezonings, site plans and new or revised certificates of occupancy for Multifamily Developments (said definition includes townhomes for purposes of this moratorium) within the corporate city limits of Grand Prairie, said moratorium to allow the Planning and Zoning Commission and the City Council to review the Comprehensive Plan, the Zoning Ordinance, the Code of Ordinances and other ordinances and regulations of the City to consider appropriate amendments, if any, to the existing regulations for Multifamily Developments, and whether to adopt any new ordinances or regulations to regulate such uses. No new, expanded or modified Multifamily Developments are to be allowed within the corporate city limits of Grand Prairie until said review is completed and the ordinances of the City are amended as necessary, or until this moratorium, including extensions, if any, shall have expired, whichever occurs first.

**SECTION 3.** That except as otherwise provided herein, after the effective date of, and extending for the duration of this moratorium (including any extensions hereto), no City employee, officer, official, agency, department, board or commission of the City shall accept for filing any application or plan for development for permits, plats, verifications, rezonings, site plans and new or revised certificates of occupancy for new, expanded or modified Multifamily Developments within the corporate city limits of Grand Prairie. Any City employee, officer, official, agency, department, board or commission of the City in receipt of any such application or plan for development shall forward the same to the Director of Planning and Development Services (the "Director"), who shall review the application or plan for development to determine whether the application or plan for development is subject to this moratorium. Receipt of an application or plan for development for the limited purpose of such review shall not constitute filing or acceptance of the application or plan for development. In the event the Director determines that an application or plan for development is subject to the moratorium, the Director shall take no further action on the application or plan for development and shall reject the same, and shall return the application or plan for development to the person or entity attempting to file the same. Further, due to the inherent limitations for monitoring and oversight of applications submitted through EnerGov, which the City is in the process of implementing as the electronic development submittal and review software system, all applications or plans for development for new, expanded or modified Multifamily Developments shall be submitted exclusively in hardcopy paper format and not through EnerGov for the duration of this moratorium (including any extensions hereto). Any submittal or attempted submittal of any such application or plan for development through EnerGov is hereby rejected, regardless of whether the applicant receives subsequent acknowledgement or notice that such application or plan for development has been rejected, and neither the Director nor any other employee or official of the City shall be obligated to provide acknowledgement or notice of rejection to the electronic applicant.

**SECTION 4.** That, pursuant to Local Government Code Section 212.137, an applicant for a development of Multifamily Developments as described herein may apply for a waiver to this moratorium by submitting a written request for waiver to the City Council, which shall be voted on by the City Council within ten (10) days after receipt. The request for waiver must be based

on: (1) claiming a right obtained under a development agreement; or (2) providing the public facilities that are the subject of the moratorium at the landowner's cost. The request shall be in writing and submitted to the City Secretary, who shall forward the request to the Director for processing and recommendation to the City Council. The City Council may authorize or deny the requested waiver, and if authorized, direct the applicable City official to accept a completed application and process the application subject to conditions necessary to ensure that the proposed development would not cause adverse effects to the surrounding property or the City's infrastructure and to carry out the spirit and purpose of this ordinance.

**SECTION 5.** That the provisions of this ordinance do not apply to any new, expanded or modified development or use that is being constructed or is to be constructed pursuant to a development agreement with the City of Grand Prairie or any completed application or plan for development for a permit, plat, verification, rezoning, site plan or new or revised certificate of occupancy for any new, expanded or modified Multifamily Developments that were filed prior to February 19, 2021, such date being the fifth business day after the date on which the City published notice of public hearings to consider this ordinance.

**SECTION 6.** That the provisions of this ordinance do not apply to applications for roof, electrical, plumbing and mechanical permits for existing Multifamily Developments if the permits are required solely for property maintenance.

**SECTION 7.** That this ordinance shall expire upon one hundred and twenty (120) days after its adoption unless extended as allowed by applicable law.

**SECTION 8.** That for purposes of this moratorium, the terms set forth herein shall have the same meanings assigned by Chapter 212, Subchapter E, of the LGC, the Grand Prairie Zoning Ordinance and Code of Ordinances of the City, except as otherwise provided herein. "Permit" shall mean a license, certificate, approval, registration, consent, permit or other form of authorization required by law, rule, regulation, order or ordinance that a person must obtain to perform an action or initiate, continue or complete a project for which the permit is sought, including a verification, contract or agreement for construction related to, or provision of, service from a water or wastewater utility owned, operated or controlled by a regulatory agency.

**SECTION 9.** That as soon as practical after the adoption of this ordinance, the Director shall publish on the City of Grand Prairie website an advisory for the convenience of the public, which announces the moratorium on Multifamily Development as defined in this ordinance, and provides information on the duration and applicability of the moratorium, the opportunity and procedures for submitting a request for a waiver, and other pertinent terms of this ordinance.

**SECTION 10.** That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the validity of the remaining provisions of this ordinance shall not be affected and shall remain in full force and effect.

**DULY PASSED AND APPROVED ON FIRST READING BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THE 18TH DAY OF FEBRUARY 2021.**

**DULY PASSED AND APPROVED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THE 2ND DAY OF MARCH, 2021.**

## Exhibit A

### Written Findings Summary in Support of Moratorium

#### *Justification for Moratorium: Significant Need For Other Public Facilities (Section 212.1351)*

Over the past seven years, there have been approximately 17 Multifamily Developments constructed in the City in areas where such uses are permitted. Over the same period, 26 Multifamily Developments have been approved for construction and zoning changes and site plans for 18 Multifamily Developments have been approved. In addition, there are currently approximately 16 applications for Multifamily Developments submitted to the City that are under consideration. This represents approximately 17,426 of individual units for occupancy. Due to the number of these developments that have been constructed and approved for construction, new developments of this type under existing development ordinances will result in overcapacity of municipal infrastructure or be detrimental to the health, safety and welfare of the residents of the City.

Existing development ordinances permit the construction of Multifamily Developments as of right in designated zoning districts. Development of the currently zoned areas with Multifamily Development uses under existing development ordinances, as well as approval of new rezoning applications for such uses, would significantly alter the character of those areas and impose a tremendous need for additional infrastructure, including fire protection, sewer service, improved road networks, police protection, and water service and drainage, and the failure to provide those public facilities would result in an overcapacity of existing public facilities and would be detrimental to the health, safety, and welfare of the residents of the City.

#### Traffic and Streets

There are existing congested corridors that operate near or above capacity. On the highway network in 2016, the main lanes of IH 20 operated at a Level of Service (LOS) F during peak periods, as did US 287, SH 360, and SH 161.

The number of annual traffic accidents is important because it further illustrates the impact of traffic operational issues within the city. The annual number of collisions in Grand Prairie has steadily increased since 2011 – 2016 increasing by 78% from 2,196 in 2011 to 3,919 in 2016 – outpacing the increase in vehicle miles of travel during that time.

NCTCOG's regional travel demand model was used to generate anticipated increase in daily traffic volumes in Grand Prairie between 2017 and 2040. Despite planned roadway improvements, many Grand Prairie roadways are forecast to be at or over capacity given the projections of traffic volumes in 2040. The overcapacity of regional highways in 2040 will have implications on diversion of trips onto local streets.

Stakeholder interviews conducted during the 2018 Comprehensive Plan update expressed concerns with traffic congestion along major corridors. 96.41% of survey respondents considered an effective roadway network important.

23.34% of survey respondents selected rapid growth as the greatest single issue facing Grand Prairie today. Since 2016, a total of 3,629 multifamily units have been completed and there are currently 2,280 multifamily units under construction. Between 2017 and 2020, the City of Grand Prairie received 26 development applications to rezone property for multifamily development.

Multifamily Development will impact traffic flows and street operations. The City needs time to evaluate how and to what extent these developments will impact the roadway network and how and to what extent recent zoning changes have altered future traffic conditions.

### Utilities

The City's water and wastewater plans are adopted every five years. Since the adoption of the current plans, the City received 26 development requests to rezone properties for multifamily development. Rezoning properties to allow for multifamily development increases the development density and demand for water and wastewater.

The City has determined that its existing development ordinances are inadequate to prevent new Multifamily Development from causing the overcapacity of municipal infrastructure or being detrimental to the public health, safety and welfare of residents because the permissible areas of the City permitting these developments is believed too large to be accommodated by existing infrastructure, including fire protection, sewer service, road networks, police protection, and water service and drainage. Additionally the City had a significant number of rezoning requests to permit new Multifamily Development over the last few years and the City is concerned that not enough information is known to determine whether approval of future similar requests could cause the overcapacity of municipal infrastructure, when coupled with the areas already zoned for this type of development.

The objectives of the moratorium are to prevent additional applications for development that, under existing law, would have to be evaluated under the current development regulations the City has determined are inadequate to prevent new development of multifamily and townhomes from causing the overcapacity of municipal infrastructure or being detrimental to the public health, safety and welfare of residents. Absent a moratorium on the acceptance of these applications, developers would be able to submit new development applications for Multifamily Developments the City would have to consider under existing regulations. There are no alternative means of preventing consideration of new applications in the absence of a moratorium.

### ***Working Plan and Time Schedule:***

The City has undertaken to have its Comprehensive Plan and land use regulations reevaluated to study the issues arising from current zoning and development regulations, including Multifamily Development regulations. The City has retained Freese and Nichols for that purpose, which shall make recommendations to the City on any zoning changes following its analysis. This analysis will begin in the southern sector of the City because this is the area growing the most quickly within the City. During this time, Freese and Nichols will provide a recommendation on the strategy to best review the other development sectors in the city. This first phase is expected to take four to six months.



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 02/22/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

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

**TITLE:** SU210201/S210201 - Specific Use Permit/Site Plan - Lone Star Off Road Park (City Council District 1). Specific Use Permit/Site Plan for an Outdoor Amusement Services use on 128.18 acres. The proposed Lone Star Off Road Park will accommodate four-wheel, off-road vehicles. Tracts 14 and 14.2, Isreal Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 1921 and 2401 Hunter Ferrell Rd

**RECOMMENDED ACTION:** Approve

### SUMMARY:

Specific Use Permit/Site Plan for an Outdoor Amusement Services use on 128.18 acres. The proposed Lone Star Off Road Park will accommodate four-wheel, off-road vehicles. Tracts 14 and 14.2, Isreal Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 1921 and 2401 Hunter Ferrell Rd.

### PURPOSE OF REQUEST:

The applicant intends to open Lone Star Off Road Park, a park for four-wheel, off-road vehicles, on 128.18 acres off Hunter Ferrell Rd. The proposed use, Outdoor Amusement Services, requires a Specific Use Permit.

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

### 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	City Limits; Light Industrial	Floodway, Trailhead, Undeveloped
South	Light Industrial	Floodway, Undeveloped
West	Light Industrial, City Limits	Floodway, Undeveloped
East	Light Industrial	Floodway, Undeveloped

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The applicant is proposing to open a park for four-wheel, off-road vehicles. The park will be open seven days a week from dawn until dusk. Trails for the off-road vehicles will be cut through the underbrush. The trails will be six feet in width and vary in the level of difficulty. The proposed entrance to the park is off Levee Rd and will be gated. The applicant is proposing to place a ticket booth and portable restrooms near the entrance.

*Trash Plan*

The applicant plans to use three 55-gallon barrels as trash cans. They will be elevated and mounted on trees. The trash barrels will be emptied each day and the bags placed in a two-yard dumpster near the entrance. The dumpster will have a temporary enclosure with a rock pad.

*Evacuation Plan*

All of the property is within the floodplain and a significant portion is within the floodway. In the event of a storm and possible flooding, the applicant will load the ticket booth and portable restrooms onto a trailer and remove them from the site. The park will be closed, and the entrance gate locked to prevent access to the site.

*Emergency Response Plan*

The applicant will place numbered and color-coded markers every 100 feet along the trails. In the event of an emergency, the markers will allow park employees to find the location of park guests.

*Lone Star Trail*

The entrance to the park crosses the Lone Star Trail. The applicant will be required to install signage warning guests exiting the park to look for trail users. The applicant will be responsible for keeping the trail clear of mud and debris left by vehicles exiting the park.

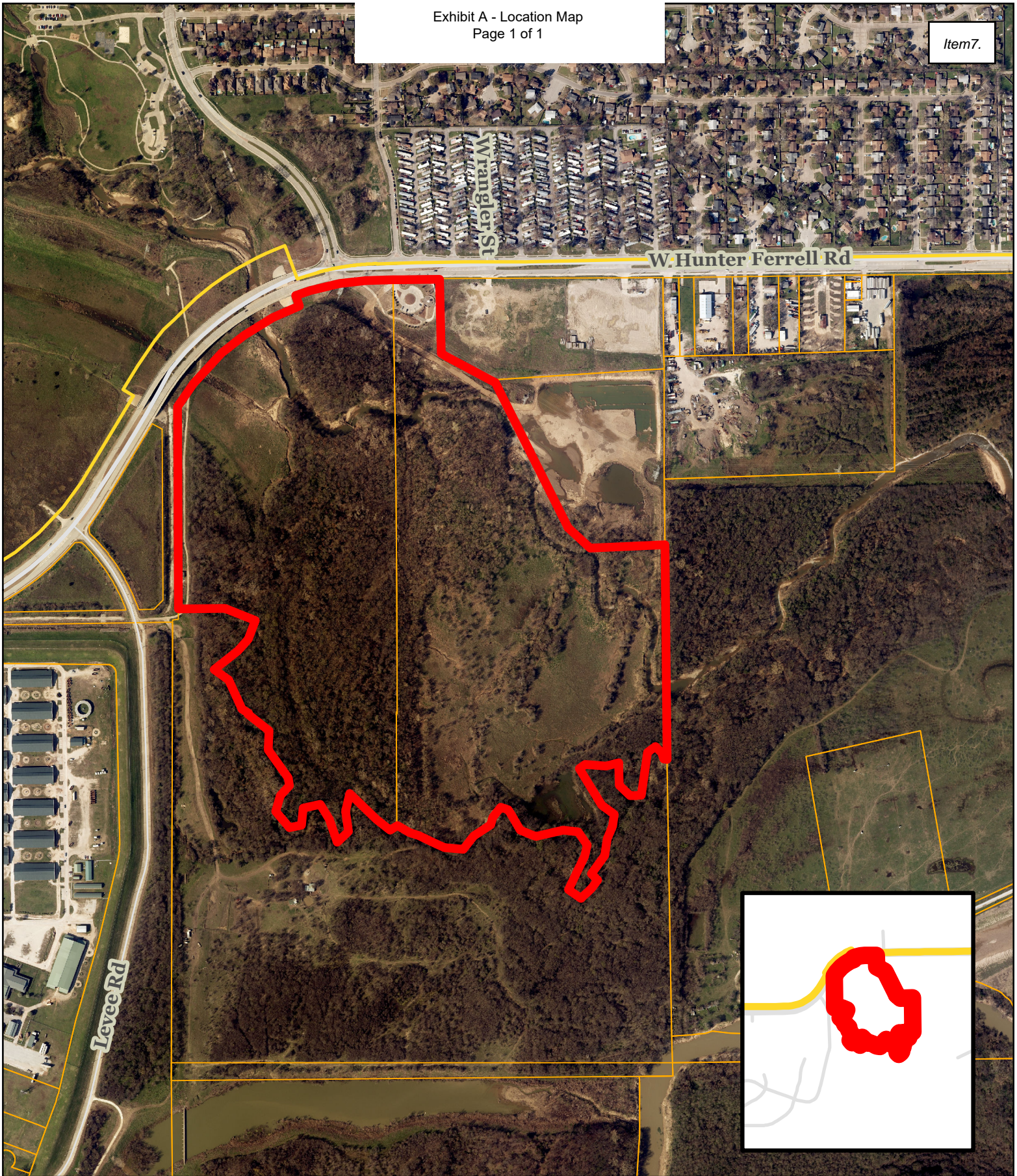
**VARIANCES:**

The site plan depicts a large parking area on the site. The Unified Development Code requires parking areas to be elevated and paved with an approved surface. The applicant is not proposing to make any improvements to the parking area; vehicles would be parking on an unimproved surface.

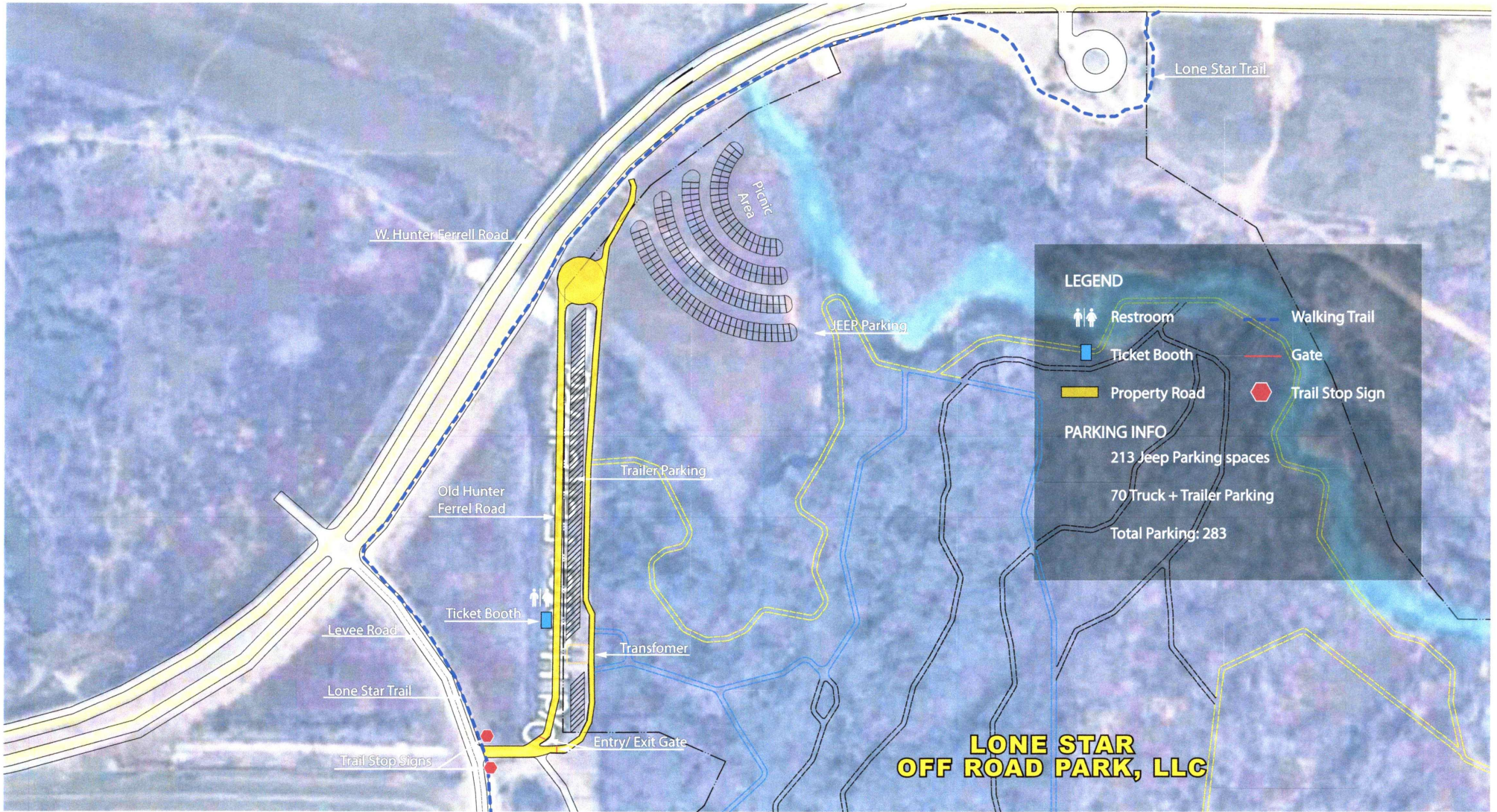
**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval. The site is currently undevelopable due to the extensive floodplain. Staff finds the proposed use, temporary in nature, could be a feasible use of the property until a plan is established to reclaim the floodplain and possibly develop the site.









① *PARKING PLAN*

SCALE: 1"=200'-0"

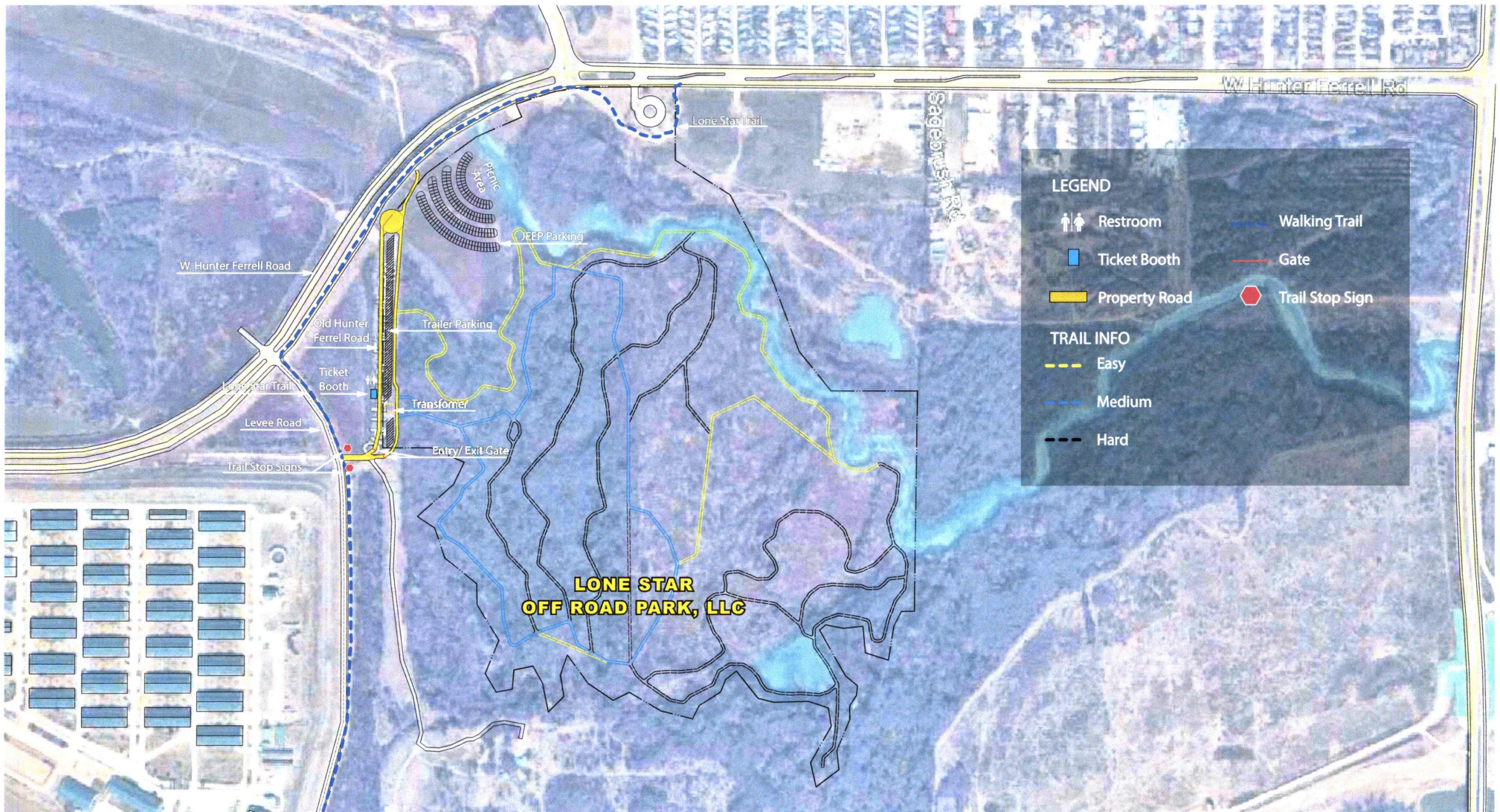
LONE STAR OFF ROAD PARK

0000 - FEBRUARY 04 -2021

**SCHAUMBURG**  
ARCHITECTS

817 W DAGGETT AVE., FORT WORTH, TX 76104  
TEL. (817) 336-7077 FAX (817) 336-7776





① *SITE PLAN*  
SCALE: 1"=400'-0"

LONE STAR OFF ROAD PARK

0000 - FEBRUARY 04 -2021

**SCHAUMBURG**  
ARCHITECTS

817 W DAGGETT AVE., FORT WORTH, TX 76104  
TEL. (817) 336-7077 FAX (817) 336-7776





# CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 02/22/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

**PRESENTER:** Charles H. Lee, AICP, Senior Planner

**TITLE:** Z210101/CP210101 - Zoning Change/Concept Plan – PD-174 to Duplexes at 720 W. Polo Road (City Council District 6). Zoning Change and Concept Plan for creating a Planned Development District with a base zoning of Single Family Attached on 2.91 acres. Tract 11.3, Thomas J. Tone Survey, Abstract No. 1046, City of Grand Prairie, Dallas County, Texas, zoned PD-174, located northeast of Robinson Road and Polo Road, and addressed as 720 W. Polo Road

**RECOMMENDED ACTION:** Staff is unable to recommend approval of this request.

**SUMMARY:**

Zoning Change and Concept Plan for a 23-unit single family attached residential development on 2.91 acres. Tract 11.3, Thomas J. Tone Survey, Abstract No. 1046, City of Grand Prairie, Dallas County, Texas, zoned PD-174, located at the northeast of Robinson Road and W. Polo Road, and addressed as 720 W. Polo Road.

**PURPOSE OF REQUEST:**

The purpose of the request is to rezone the subject property to a Planned Development District to facilitate a single family attached residential development on 2.91 acres. The subject property is currently zoned PD-174 for General Retail uses.

**ADJACENT LAND USES:**

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

**Table 1. Adjacent Zoning and Land Uses**

Direction	Zoning	Existing Use
North	PD-174	Overhead Electrical Transmission Lines
South	Agricultural	Single Family Detached Residential
West	PD-174	Child Day Care Center
East	SH-174	Single Family Detached Residential

## **HISTORY:**

- July 16, 1985: City Council approved a zoning change for a Planned Development, which consists of Multi-Family Uses, Office/Retail/Commercial Uses and Single Family-Detached & Garden Home Uses (Case Number Z854LS31). While the original PD-174 allowing for multi-family uses, the properties included in the three tracts developed for single family detached residential uses. The five (5) acres Tract R-1 within Tract II designation of PD-174 is the subject property of this request. PD-174 specifically designates five acres; Tract R-1 within Tract II for General Retail uses. A child day care center was subsequently developed on the 1.89-acre lot on the hard corner in April 1999 (AS990503). The remaining 2.9-acre tract is the subject of this request and remains undeveloped.
- June 18, 1996: City Council approved a zoning change amending Planned Development-174 designating Tract C-1 within Tract II for single family detached residential uses developed at Single Family Five/Sixteen (SF-5/16) standards rather than multifamily uses and comply with City Standards Fence requirements in conformity with fences in design, materials and colors with existing fences along Polo Road and Morningside Drive. (Case Number Z960510).

## **PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The Concept Plan depicts 11, two-story single family residential attached buildings consisting of 10 duplexes and one triplex. Three common open space areas are provided, with two areas located towards the entryway and another common area located on the north side of the development. A residential street connecting from W. Polo Road provides direct access to the development. The units have front-loaded, double car garages with a landscaped island between each unit's driveway.

## **CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

### *Future Land Use Map*

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

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this location Commercial/Retail Office. Retail land use types are intended to provide for a variety of restaurants, shops, grocery stores, and personal service establishments.

- Retail uses provide services to support neighboring residential areas.
- They serve as a buffer and transition between higher and lower intensity uses.

The proposal for single family attached residential development is inconsistent the FLUM's designation of Commercial/Retail/Office. The subject property is along principal arterials.

The character envisioned for this area is a retail and personal service uses. Based on the existing (PD-174) planned development designations, uses in the district should be restaurants, retail, commercial, personal service uses.

**ZONING REQUIREMENTS:**

The applicant is proposing a base zoning district of Multi-Family Three. The proposal meets the requirements of the UDC and Appendix W for Single-Family Attached Residential Developments.

**Table 2. Development Characteristics and Standards Comparison**

Standard	Appendix W/Table WB	Proposed
Max. Density	11 units per acre	8 units per acre
Min. Living Area (Sq. Ft.)	1,200	2,600
Lot Area (Sq. Ft.)	4,000	4,000
Lot Width (Ft.)	60	60
Depth (Ft.)	100	120
Front Yard (Ft.)	25' & 30'	26' & 30'
Rear Yard (Ft.)	10'	20
Interior Side Yard (Ft.)	6'	8
Maximum Height (Ft.)	25'	25'
Fence Along Street	Masonry Screening Wall	Masonry Screening Wall
Maximum Lot Coverage	50%	37%

**VARIANCES:**

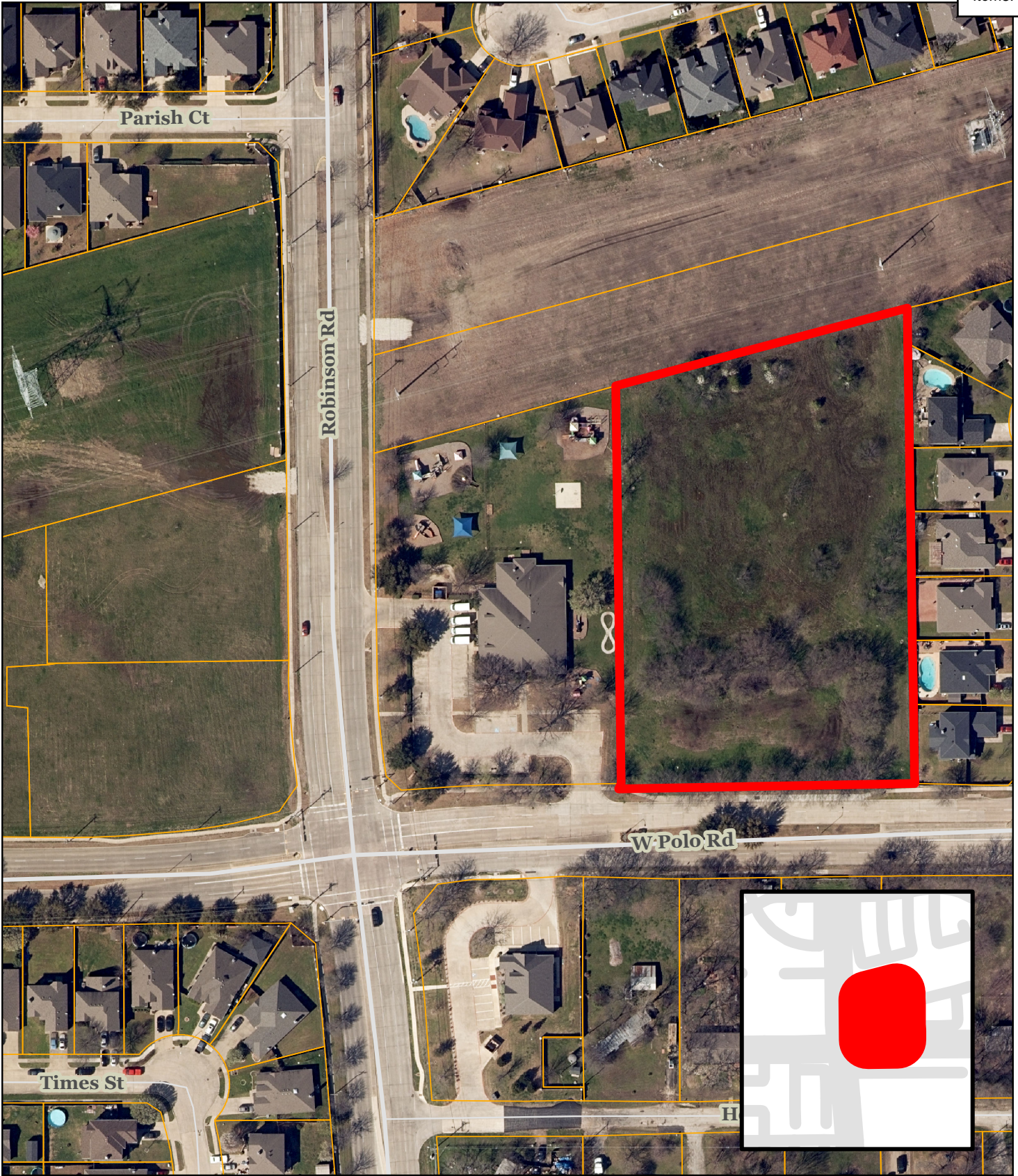
The applicant is not requesting any variances.

**RECOMMENDATION:**

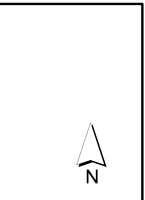
PD-174 district designates the area of this request for Retail uses. The FLUM designates this area as Commercial/Retail/Office. Since the proposal is inconsistent with the FLUM designation, staff is unable to support the request as presented.



Item 8.



**CASE LOCATION MAP**  
**Z21101/CP21101 - Zoning Change/Concept Plan**  
**PD to Duplexes at 720 W. Polo Rd.**



**City of Grand Prairie**  
**Development Services**  
☎ (972) 237-8255  
🌐 [www.gptx.org](http://www.gptx.org)



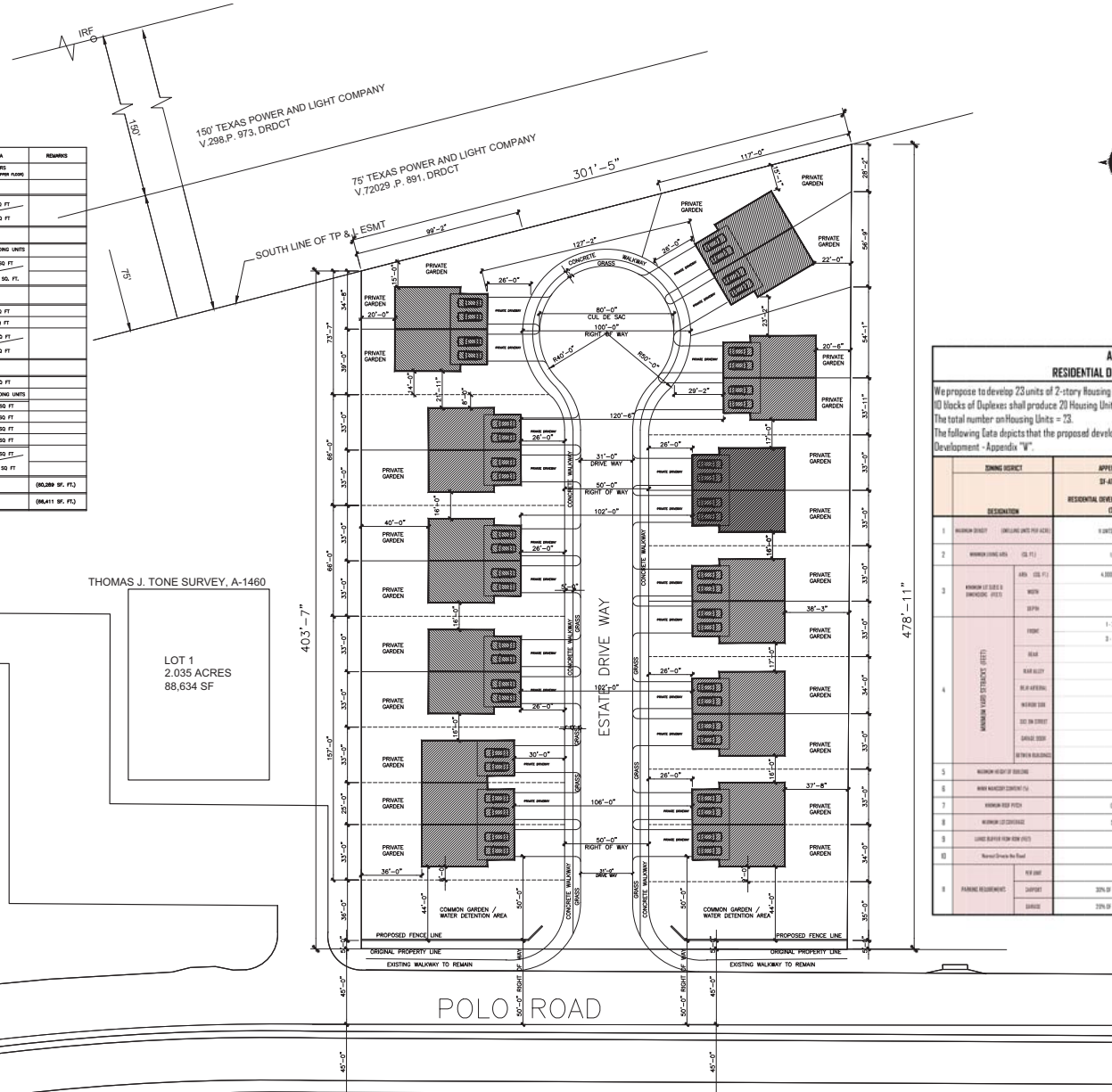
# Exhibit B - Zoning Exhibit

## Page 1 of 1

Item 8.

### SITE DATA

ITEM	DATA	REMARKS
NUMBER OF FLOORS	2 FLOORS	SHOWN + 1 UPPER FLOOR
HEIGHT OF BUILDING	30 FEET	
AREA OF FOOT-PRINT OF EACH BUILDING UNIT	1,300 SQ FT	
AVERAGE AREA OF EACH PLOT	3,600 SQ FT	
% OF DEVELOPMENT ON EACH PLOT	37.14%	
NUMBER OF PROPOSED BUILDING UNITS	23 BUILDING UNITS	
TOTAL AREA OF BUILDING FOOT-PRINTS	29,900 SQ FT	
TOTAL AREA OF THE SITE	126,700 SQ. FT.	
% OF OVERALL BUILDING COVERAGE ON SITE	23.58%	
AREA OF ROOF COVERAGE OF BUILDING PER PLOT	1,300 SQ FT	
AREA OF FRONTAGE PAVEMENT ON EACH PLOT	385 SQ FT	
TOTAL AREA OF HARD SURFACE PER PLOT	1,685 SQ FT	
AVERAGE AREA OF EACH PLOT	3,600 SQ FT	
% OF HARD SURFACE ON EACH PLOT	46.14%	
TOTAL AREA OF HARD SURFACE PER PLOT	1,685 SQ FT	
NUMBER OF BUILDINGS ON ENTIRE SITE	23 BUILDING UNITS	
TOTAL AREA OF HARD SURFACE ON ENTIRE SITE	38,755 SQ FT	
AREA OF SOFT DRIVE WAY & CUL DE SAC	14,800 SQ FT	
AREA OF SPT WIDE WALKWAY AROUND THE DRIVEWAY	2,584 SQ FT	
CONCRETE APPROACH TO ALL 23 PLOTS	3,500 SQ FT	
TOTAL AREA OF HARD SURFACE PER SITE	60,289 SQ FT	
AVERAGE AREA OF EACH PLOT	126,700 SQ FT	
% OF HARD SURFACE ON THE ENTIRE SITE	47.58%	(60,289 SF, P.2)
% OF PAVEMENT SURFACE ON THE ENTIRE SITE	52.41%	(66,411 SF, P.2)



### APPENDIX "W" RESIDENTIAL DEVELOPMENT STANDARDS

We propose to develop 23 units of 2-story Housing Units on the 3 acre property at the above-mentioned address. 10 blocks of Duplexes shall produce 20 Housing Units while 1 single block of Triplex shall deliver 3 Housing Units. The total number of Housing Units = 23. The following data depicts that the proposed development is in keeping with the City of Grand Prairie's Permitted Development - Appendix "W".

ZONING SUBJECT	APPENDIX "W" RESIDENTIAL DEVELOPMENT STANDARDS (CF-4)		PROPOSED DEVELOPMENT	REMARKS
	ST-ATTACHED	TWO-FAMILY HOME		
1. MAXIMUM DENSITY	10 UNITS PER ACRE	10 UNITS PER ACRE	8 UNITS PER ACRE	
2. MAXIMUM SINGLE-FAMILY (SF) PLOT AREA	4,000	4,000	2,800	
3. MINIMUM LOT SIZE & DIMENSIONS (FEET)	MIN. LOT AREA	4,000 PER ACRE	4,000 PER ACRE	
	MIN. FRONT SETBACK	30	30	
	MIN. SIDE SETBACK	10	10	
	MIN. REAR SETBACK	10	10	
4. MAXIMUM NUMBER OF STORY (HEIGHT)	MAX. HEIGHT	35	35	
	MAX. NUMBER OF STORIES	3	3	
	MAX. NUMBER OF UNITS PER PLOT	10	10	
	MAX. NUMBER OF UNITS PER ACRE	10	10	
5. MAXIMUM NUMBER OF BUILDINGS PER ACRE	MAX. NUMBER OF BUILDINGS PER ACRE	10	10	
	MAX. NUMBER OF BUILDINGS PER PLOT	10	10	
6. MAXIMUM LOT COVERAGE	MAX. LOT COVERAGE	30%	30%	
	MAX. LOT COVERAGE PER PLOT	30%	30%	
7. LANDSCAPING REQUIREMENTS	MIN. LANDSCAPING PER ACRE	100	100	
	MIN. LANDSCAPING PER PLOT	100	100	
8. PARKING REQUIREMENTS	MIN. PARKING	1 PER UNIT	1	
	MIN. PARKING	30% OF TOTAL UNITS	30% OF TOTAL UNITS	
9. GARAGE REQUIREMENTS	MIN. GARAGE	30% OF TOTAL UNITS	30% OF TOTAL UNITS	
	MIN. GARAGE	30% OF TOTAL UNITS	30% OF TOTAL UNITS	

MASTER PLAN  
SCALE: 1/30" = 1' = 0"

Building Footprint For 2 Housing Units = 2600sq.ft.  
Footprint of Each Housing Unit = 1300sq.ft.  
Average Plot of Land For a Housing Unit = 3600sq.ft.

CASE NUMBER: Z210101/S210101

DESIGN CONSULTANTS

## BANWO INCORPORATED

PLANNING ARCHITECTURE ENGINEERING INTERIORS

819 Redbud Road,  
Allen, Texas 75002, USA.  
Tel : 214-994-6667  
Email: banwoinc@yahoo.com

REVISIONS

NO.	DESCRIPTION	DATE

ACTIVITY BY DATE

Manager: (Dr. Banwo, Inc. OWNER USE NUMBER PROJECT)

Design: (Dr. Banwo, Inc.)

Draw: (Dr. Banwo, Inc.)

Check: (Dr. Banwo, Inc.)

APPROVALS

PROJECT NAME & ADDRESS

OWNER / APPLICANT

PROPOSED HOUSING ESTATE AT  
720 W. POLO ROAD,  
GRAND PRAIRIE, TX 75052

CASE NUMBER: Z210101/S210101

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

REGISTRATION Stamp

ARCHITECTURAL SITE PLAN

Job No. 003-101  
DATE: 09/FEB/2021

Drawing No. **A0.50**  
REV. "5"

Item 8.

**ZZ10101 / SZ10101 - Proposed Development at 720 Polo Road, Grand Prairie**  
**APPENDIX 'W' - RESIDENTIAL DEVELOPMENT STANDARDS**

We propose to develop 23 units of 2-story Housing Units on the 3 acre property at the above-mentioned address. 10 blocks of Duplexes shall produce 20 Housing Units while 1 single block of Triplex shall deliver 3 Housing Units. The total number on Housing Units = 23.

The following Data depicts that the proposed development is in keeping with the City of Grand Prairie's Permitted Development - Appendix "W".

	ZONING DISTRICT		APPENDIX "W"	720 POLO ROAD	REMARKS
	DESIGNATION		SF-ATTACHED RESIDENTIAL DEVELOPMENT STANDARDS (SF-A)	PROPOSED DEVELOPMENT	
1	MAXIMUM DENSITY (DWELLING UNITS PER ACRE)		11 UNITS PER ACRE	8 UNITS PER ACRE	
2	MINIMUM LIVING AREA (SQ. FT.)		1,200	2,600	
3	MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	4,000 PER UNIT	4,000 PER UNIT	
		WIDTH	60	60	
		DEPTH	100	120	
4	MINIMUM YARD SETBACKS (FEET)	FRONT	1 - 2 = 25 3 - 4 = 30	26 30	
		REAR	10	20	
		REAR ALLEY	10	NOT APPLICABLE	
		REAR ARTERIAL	20	NOT APPLICABLE	
		INTERIOR SIDE	6	8	
		SIDE ON STREET	15	44	
		GARAGE DOOR	20	NOT APPLICABLE	
		BETWEEN BUILDINGS	6	16	
5	MAXIMUM HEIGHT OF BUILDING		25	25	
6	MINIM MANSORY CONTENT (%)		80	80	
7	MINIMUM ROOF PITCH		06:12	06:12	
8	MAXIMUM LOT COVERAGE		50%	37%	
9	LANDS BUFFER FROM ROW (FEET)		10	65	
10	Nearest Drive to the Road		50	50	
11	PARKING REQUIREMENTS	PER UNIT	1	2	
		CARPORT	30% OF TOTAL UNITS	NOT APPLICABLE	
		GARAGE	20% OF TOTAL UNITS	NOT APPLICABLE	

Item 8.



1 HOUSE TYPE 1  
A0.71 SCALE: NTS



2 HOUSE TYPE 2  
A0.71 SCALE: NTS



3 HOUSE TYPE 3  
A0.71 SCALE: NTS



4 PROPOSED LANDSCAPE  
A0.71 SCALE: NTS

DESIGN CONSULTANTS

**BANWO**  
INCORPORATED  
PLANNING ARCHITECTURE ENGINEERING INTERIORS

819 Redbud Road,  
Allen, Texas 75002, USA.  
Tel : 214-994-6667  
Email: banwoinc@yahoo.com

REVISIONS

NO.	DESCRIPTION	DATE

ACTIVITY BY DATE

Manager: Dr. Banwo, AL, NWA, USR, Licensed Professional

Design: Dr. Banwo, NWA

Draw: \_\_\_\_\_

Check: \_\_\_\_\_

APPROVALS

PROJECT NAME & ADDRESS

OWNER / APPLICANT

PROPOSED HOUSING ESTATE  
AT  
720 W. POLO ROAD,  
GRAND PRAIRIE, TX 75052

CASE NUMBER: Z210101/S210101

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

REGISTRATION STAMP



PROPOSED  
BUILDING TYPES

Job No. 003-101  
DATE: 15/JAN/2021

Drawing No. **A0.71**  
REV. "3"

CASE NUMBER: Z210101/S210101