



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda City Council Meeting

Tuesday, March 07, 2023

4:30 PM

City Hall - Briefing Room

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

CALL TO ORDER

STAFF PRESENTATIONS

- [1.](#) Recap of First Small Business and Subcontractor Expo
- [2.](#) Epic Central Update

AGENDA REVIEW

EXECUTIVE SESSION

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

- (1) Section 551.071 "Consultation with Attorney" - City of Allen, Texas et al., v. Time Warner Cable Texas, LLC d/b/a Spectrum and Charter Communications; Case No. 6:19-cv-345-ADA-DTG
- (2) Section 551.072 "Deliberation Regarding Real Property"
- (3) Section 551.074 "Personnel Matters"
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations."

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

RECESS MEETING

6:30 PM Council Chambers

RECONVENE MEETING

Invocation led by Pastor Dr. Marlow McGuire of The Epic Fellowship Church.

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

CONSENT AGENDA

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

- [3.](#) Minutes of the February 21, 2023, City Council Meeting
- [4.](#) Authorize Agreements with Tarrant County Elections Department, Dallas County Elections Department and Ellis County Elections Department to conduct the May 6, 2023, Joint General Election; authorize any future contingency transfers as needed to fund the contracts, up to \$165,000
- [5.](#) Oak Hollow/Sheffield Village PID Contract with SPSD for Irrigation Installation and Landscape Improvements beneath Trees along Great Southwest Parkway in the amount of \$345,484.15 (Council District 4) (Reviewed by the Oak Hollow/Sheffield Village PID Board 2/16/23)
- [6.](#) TIF 1 Allocation Request by Integral Health Holdings for Grand Prairie's Hospital District not to exceed \$1,000,000 for street repairs in Grand Prairie's Hospital District (Stewart Drive, Osler Drive and Hospital Boulevard, as well as a complete reconstruction of Mid-Cities Boulevard) (Reviewed by the TIRZ #3 Board on 02/09/2023)
- [7.](#) Authorize payment of \$118,662.83 to McGriff Insurance Services, Inc. for renewal of the City's Cyber Liability policy with Underwriters at Lloyd's of London for the period of February 4, 2023, through February 4, 2024 (Reviewed by Finance and Government Committee on 3/7/2023)
- [8.](#) Authorize the City Manager to execute a Settlement Agreement and Mutual Release with Spectrum Gulf Coast, LLC settling a dispute over franchise fees and public, educational, and governmental channel ("PEG") fees in the case styled *City of Allen, Texas et al., v. Time Warner Cable Texas, LLC d/b/a Spectrum and Charter Communications*, Case No. 6:10-cv-345-ADA-DTG
- [9.](#) Second Lease Extension between the Grand Prairie Local Government Corporation and Calvary Baptist Church for Grand Prairie located at 401 W. Church St, Grand Prairie, TX 75050 until June 30, 2022 (Reviewed by the Grand Prairie Local Government Corporation on 03/07/2023)
- [10.](#) An Ordinance Amending Chapter 7.5 "Special Events" to Require a Special Event Permit for Block Parties when a Street or Right-of-Way will be Blocked or Closed
- [11.](#) Ordinance authorizing abandonment of 0.07 of one acre (or 3,024 sf) easement located at 3259 Kosher Drive, Lake Ridge Subdivision, Section 20, Dallas County to Lexie Hopkins and Ernest Hopkins, Jr., current property owners
- [12.](#) Ordinance amending the FY23 Economic Development Capital Improvement Projects fund and approval to purchase 207 W Main St for \$405,000 plus anticipated closing costs of up to \$10,000 for a total cost of up to \$415,000.00 from the Estate of Wanda Cober for use by Downtown Staff (Reviewed by the Finance and Government Committee on 03/07/2023)

- [13.](#) Resolution Supporting the Abrogation of the Land Use Restrictions on Approximately 14 Acres of the 47.95 Acres of Property which was Deeded to the City of Grand Prairie by the National Parks Service (NPS) for Park, Recreation and Greenspace Related Uses so that such Property can be Re-Purposed for the Development of a Mixed-Use Affordable Housing Development

ITEMS FOR INDIVIDUAL CONSIDERATION

- [14.](#) Resolution Authorizing the City Manager to Seek and Distribute State Funds Pursuant to the Texas Event Trust Fund Relating to and Supporting Efforts to Promote Economic Development by Hosting Major Sporting or Athletic Events

PLANNING AND ZONING ITEMS TO BE TABLED

- [15.](#) SUP-22-12-0046 - Specific Use Permit/Site Plan – Little Woodrow’s at 3116 S Hwy 161 (City Council District 2). Specific Use Permit for a Restaurant with Alcohol Sales Exceeding 75 Percent and a Mobile Food Court and a Site Plan for a 18,800 sq. ft. development on 3.50 acres. Lot 1R-2, Block C, Epic West Towne Crossing Addition Phase 1, City of Grand Prairie, Dallas County, Texas, Zoned PD-364, and within the SH 161 Overlay District, and addressed as 3116 S Hwy 161
- [16.](#) ZON-23-01-0001 - Zoning Change/Concept Plan - Tranquil Estates at 6310 Webb Lynn Rd (City Council District 4). Zoning Change from Agriculture to a Planned Development District for Single Family Use and a Concept Plan depicting 30 detached units on 6.063 acres. A portion of Tract 3D, William Lynn Survey, Abstract No. 973, Tarrant County, Texas, zoned Agriculture District, and addressed as 6310 Webb Lynn Road (On February 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

PUBLIC HEARING ZONING APPLICATIONS

- [17.](#) SUP-22-10-0042 - Specific Use Permit - Convenience Store at 1033 SW 3rd St. (City Council District 5). Specific Use Permit for a Convenience Store without Gasoline Sales on 0.27 acres. Lots 1 and 2, Block D, Grand Prairie Estates, City of Grand Prairie, Dallas County, Texas, zoned GR district and addressed as 1033 SW 3rd Street (On January 9, 2023, the Planning and Zoning Commission recommended approval by a vote of 9-0)
- [18.](#) CPA-23-01-0001 - Comprehensive Plan Amendment - Pivotal Residential (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use and Open Space/Drainage to High Density Residential and Commercial/Retail/Office on 42.7 acres. Tracts 2, 36, and 36.1, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-294D and PD-28, within the SH 161 and I-20 Corridor Overlay Districts, and addressed as 1900 IH 20 and 3900 Robinson Rd (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)
- [19.](#) ZON-23-01-0004 - Zoning Change/Concept Plan - Pivotal Residential (City Council District 2). Zoning Change from PD-294B and PD-28 to a Planned Development District for Multi-Family and General Retail Uses and a Concept Plan depicting 320 multi-family units, a hotel, and a restaurant on 42.79 acres. Tracts 2, 36, and 36.1, Stephen B McCommas Survey, Abstract

No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-294D and PD-28, within the SH 161 and I-20 Corridor Overlay Districts, and addressed as 1900 IH 20 and 3900 Robinson Rd (On February 27, 2023, the Planning and Zoning Commission recommended approval with staff conditions by a vote of 8-0)

- [20.](#) CPA-23-01-0002 - Comprehensive Plan Amendment - Ascend at Forum (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Residential to High Density Residential and on 11.010 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)
- [21.](#) ZON-23-01-0003 - Zoning Change/Concept Plan - Ascend at Forum (City Council District 2). Zoning Change from PD-265A for Single Family Residential, Private Open Space and Environmental Preservation, General Retail, and Multi-Family Uses to a Planned Development District for Single Family Residential and Multi-Family Uses and a Concept Plan depicting 167 single family units and 261 multi-family units on 65.6 acres of land. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)
- [22.](#) ZON-23-01-0007 - Zoning Change/Concept Plan - Downtown Planned Development District (City Council District 5). Zoning Change from Central Area District to a Planned Development District for Central Area Use and a Concept Plan. Legally described as Lots 1-8, Block K 10, Thomas 2; Lots 1-4, Block J/9, Thomas 2; Lots 1-8, Block H, Thomas 2; Lots 1 and 2, Block 229/A1, Thomas Second Revised; JD Duncan Lots 7, 8, 9, 10, 11, 12; Lots 1, 2, Chase; Lot 10-11, Block B, Chase; Lot 1, Block 1, Grand Prairie Fire Station; Lot 1, Block 1, Grand Prairie Municipal Campus Addition; Lot 1-R, Block 250/10, Original Town of Grand Prairie; Part of Lots 3-5, Block 23, Original Town of Grand Prairie; Lots 8-16, Block 9, Original Town of Grand Prairie; Lot 4R, Block F6, W H Thomas 2nd Revised. Addressed as 310, 400 College St; 401, 406, 409, 410, 413, 421, 423, 428, 500, 510, 514, 518, 522, 526 W Church St; 114 NW 5th St; 116, 118, 120, 121, 130, 200, 210, 300, 321, 402, 406, 516 W Main St; 103, 151 SW 5th St (On February 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)
- [23.](#) TAM-22-12-0014 - Text Amendment - Article 12: Platting. An Ordinance amending Article 12 of the Unified Development Code of the City of Grand Prairie, Texas, by retitling the article from “Platting” to “Subdivision and Utilities,” and amending Section 27, “Public Facilities” to provide for the placement of utilities underground; providing a savings clause and a severability clause; and providing an effective date (On February 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

24. TAM-23-01-0001 - Text Amendment - Article 6: Density and Dimensional Standards. An Ordinance of the City of Grand Prairie, Texas, amending Article 6: Density and Dimensional Standards of the Unified Development Code to consolidate carport standards into a single section; Repealing all Ordinances or parts of Ordinances in conflict herewith; Containing a savings clause and a severability clause; and to become effective upon its passage and approval (On February 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

CITIZEN COMMENTS

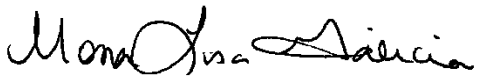
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond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

ADJOURNMENT

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

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the City Council meeting agenda was prepared and posted March 3, 2023.



Mona Lisa Galicia, City Secretary

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



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/07/2023

PRESENTER: Marty Wieder, Economic Development Director

TITLE: Recap of First Small Business and Subcontractor Expo

REVIEWING COMMITTEE: N/A

SUMMARY:

Business Manager Kay Brown-Patrick will brief Council on success of the City's First Small Business and Subcontractor Expo, present a few slides and show the YouTube video prepared by Marketing and Communications.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/07/2023

PRESENTER: Zane King, Creative Producer, Epic Central

TITLE: Epic Central Update

**REVIEWING
COMMITTEE:**



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/07/2023

PRESENTER: Mona Lisa Galicia, City Secretary

TITLE: Minutes of the February 21, 2023, City Council Meeting

**REVIEWING
COMMITTEE:**

SUMMARY:

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



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, February 21, 2023

4:30 PM

City Hall - Briefing Room

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:30 p.m.

PRESENT

Mayor Ron Jensen

Mayor Pro Tem Cole Humphreys

Deputy Mayor Pro Tem John Lopez

Council Member District 1 Jorja Clemson

Council Member District 2 Jacquin Headen

Council Member District 3 Mike Del Bosque

Council Member District 6 Kurt Johnson

Council Member At Large Place 7 Jeff Copeland

Council Member At Large Place 8 Junior Ezeonu

STAFF PRESENTATIONS

1. Atmos Update (Reviewed by the Public Safety, Health and Environment Committee on 02/06/2023 and City Council Development Committee on 02/21/2023)

Council Members Del Bosque Clemson and Headen provided a summary of what was presented and discussed at the City Council Development Committee and the Public Safety Health and Environment Committee meetings.

PRESENTED

2. Provident Update (Reviewed by the City Council Development Committee on 02/21/2023)

City Manager Steve Dye advised Council the development is referred to as Southgate or Prairie Ridge at Southgate. Planning Director Rashad Jackson described planned villages within Southgate. He reviewed the map of Provident and Prairie Ridge locations. He described possible annexation of the area which includes a proposed city center. Mr. Jackson discussed nearby North Texas Tollway and surrounding counties and described the proposed Highway 360 alignment. Mr. Dye described the need for the Highway 360 extension for a preferred route and described infrastructure enhancements. He noted Ellis County supports and is aware of possible Tax Increment Reinvestment Zone (TIRZ) rebates. Mr. Dye said staff would soon meet with Johnson County, noting there are current ongoing discussions with Venus Independent School District (VISD). Mr. Jackson described adjustments to the Future Land Use Map (FLUM), noting the city's guiding principles were considered when they came up with strategic directives. He described existing residential areas near Highway 287 and the path from Highway 360 which would lead drivers to the city center. Mr. Jackson described

annexing urban residential property with one development agreement but a Planned Development for each area, noting there is consideration of a shared city and county building. He described a landscape buffer, linear park and school locations. Mr. Jackson showed renderings of a town square/town center, and reviewed a conceptual plan, design principles and discussed the opportunity to establish separate pedestrian bridge crossings. He reviewed urban area community hubs and amenities. Mr. Dye reviewed the master plan, noting a Midlothian business park has been purchased by Provident and recommended annexing and zoning industrial for high technology and data on the north side, which may be incentivized if within the city. He also described truck routing and creating opportunities for second and third homeownership. There was further discussion on property situated on the southwest corner within the VISD. Mr. Dye reviewed the area along Miller Road and discussed no trucks allowed at Southgate Boulevard. Mayor Jensen confirmed there is no reason not to proceed annexing the small area discussed (highlighted in purple). Council Member Clemson asked to review nearest city amenities to the north and Mr. Jackson reviewed the map. Council Member Copeland asked how long the development may take. Mr. Jackson said it would be a twenty-to-thirty-year project. Rylan Yowell with Provident said the property from Highway 360 to Highway 287 down to Highway 67 is over four miles and there are over four hundred rooftops there today. He said they have delivered a three million dollar amenities package and noted the community is up and running, but they are working to make it better. Mr. Dye noted route designation is priority to develop the neighborhood properly and signage themes would be taken before City Council Development Committee and City Council for consideration. He said development would be phased in over time, but public safety would be contracted sooner than later. Mr. Yowell added thirty to fifty thousand residents are possible, and they are spending a lot of time and effort on proper branding and are working with the U.S. Postal Service to make it Grand Prairie. Deputy Mayor Pro Tem Lopez asked would it be an option if Council wants a different kind of industrial tenant. Mr. Jackson confirmed. Deputy Mayor Pro Tem Lopez asked if landowners whose property is not annexed as part of this project could still do what is allowed by right. Mr. Jackson confirmed they could if it is not zoned or if there is no development agreement. Mr. Yowell described additional property they are looking to buy, noting they are blessed as there will be a lot of work in the coming months. Council Member Del Bosque asked when they would be breaking ground. Mr. Yowell said they are already working there and elevating what is currently there, noting there are four hundred eighty thousand dollar homes built there now.

PRESENTED

3. Discussion of Food Trucks (Reviewed by the City Council Development Committee on 02/21/2023)

Public Health Director Cindy Mendez reviewed the mobile food truck ordinance timeline noting in June 2020 there was a Unified Development Code (UDC) review, in March 2022 residents shared a petition to change ordinance and between April and August 2022 mobile food parks were added to the UDC. She said in July 2022 there was a Public Hearing to amend UDC and in August of 2022, City Council approved amendments to mobile food ordinance. She discussed the cost of permits, and changes made to the mobile food ordinance including allowing mobile food units to establish stationary locations, allowing operations in commercial/retail, industrial and multifamily zoned areas, and mobile food courts permitted with a Specific Use Permit. She discussed what is currently prohibited including one cannot use a city park unless there is a permit/authorization, cannot use city streets for sale of food, no

vending in residential neighborhoods, cannot not use licensed commissary for daily cleaning and cannot have vending without a temporary permit for special events. Parks, Arts and Recreation Director Duane Strawn described existing concession agreements covered by local youth sports associations, and he discussed park locations where food trucks are currently allowed. He said all parks are available to accept food trucks with considerations such as whether the park or area of park is supported by a certain concession vendor and whether there is sufficient infrastructure available to accommodate the food truck, examples would be a dedicated concrete pad (not a parking space) with proper clearance for pedestrian safety, available restrooms, tables and a litter container. Council Member Del Bosque noted the City Council Development Committee reviewed this item. Council Member Ezeonu said he would like food trucks to be able to operate throughout the year as long as they are clean and meet code. Council Member Johnson asked to confirm the fee for food trucks to operate is two hundred fifty dollars per year. Mayor Jensen confirmed. Council Member Johnson said he would like to review the fee, designated spots available and confirm who oversees the sport leagues. Mr. Strawn indicated there were about one hundred fifty permitted last year. Mr. Dye said staff will confirm which locations have parking, litter & restrooms available and would provide an update. Council Member Copeland said he wants to honor and protect vendors who follow the rules and provide education and guidance on what to do if they see unpermitted trucks. There was discussion on the permitting process and fee. Mayor Jensen asked staff to research how other cities handle and provide an update. Assistant City Manager Megan Mahan said she would review to make certain fees align. Deputy Mayor Pro Tem requested signage placed at approved locations.

PRESENTED

4. Big Event Update (Reviewed by the Public Safety, Health and Environment Committee on 02/06/2023)

NOT PRESENTED

AGENDA REVIEW

Mayor Pro Tem Humphreys asked if there were questions on any agenda items. Assistant City Manager Megan Mahan asked Library Director Peter Sime to clarify item eleven. Mr. Sime explained how the program will work for the public to be able to check out hot spots for three weeks at a time and advised recheck is not currently available unless additional units are later purchased. Communications/Marketing Director Amy Sprinkles provided details of item twelve, describing how this new communication tool for citizens involves artificial intelligence and noted it will be utilized in English and Spanish. She said the number to text will be provided to the public on all communication platforms available to the city. Ms. Mahan advised Deputy Mayor Pro Tem Lopez requested copies of the ordinance regarding items twenty-nine and thirty and provided copies to all council members. Mayor Jensen asked if the City Council Development Committee reviewed. Deputy Mayor Pro Tem Lopez and Council Member Del Bosque confirmed and advised there would be a review with questions during tonight's Council meeting.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:31 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations."

RECESS MEETING

Mayor Jensen adjourned the closed session, opened the regular meeting and called a recess at 6:27 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Mayor Jensen called the regular meeting to order at 6:33 p.m.

Invocation led by Pastor Tony McGuire II of McIntosh CME Church.

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

PRESENTATIONS

5. Proclamation for Career and Technical Education Month

Council Member Ezeonu read the proclamation and Mayor Jensen presented it to the students from Grand Prairie ISD and Superintendent Dr. Linda Ellis.

PRESENTED

6. Recognition of the City of Grand Prairie for Achieving a Class Four Rating in the Federal Emergency Management Agency's Community Rating System (CRS) Program (Reviewed by the City Council Development Committee on 02/21/2023)

Engineering Services Director Noreen Housewright introduced her staff and explained the achievement of going from a Class Five to a Class Four which recognizes communities with higher standards. She advised citizens get a three percent discount on insurance and reviewed communities participating in the program. Mr. Dye congratulated the team and described the importance of this program.

PRESENTED

CONSENT AGENDA

Mayor Jensen acknowledged speaker Harold Willis, 538 Lindly, in opposition of items twenty-two and twenty-three and allowed him to speak. Mayor Pro Tem Humphreys advised council previously reviewed the agenda, he then moved, seconded by Deputy Mayor Pro Tem Lopez, to approve items seven through twenty-six. The motion carried unanimously.

7. Minutes of the February 7, 2023, City Council Meeting

Approved on Consent Agenda

8. Nomination by Mayor Pro Tem Cole Humphreys (District 5) to appoint CJ Ramirez to fill a position for an unexpired term on the Planning and Zoning Commission

Approved on Consent Agenda

9. Annual Contract for mosquito laboratory services and chemical application with Municipal Mosquito for an amount not to exceed \$72,500 for one year with the option to renew for four (4) additional one-year periods totaling \$362,500 if all extensions are exercised (Reviewed by the Public Safety, Health and Environment Committee on 02/06/2023)

Approved on Consent Agenda

10. Authorize City Manager to enter into grant applications with Texas Commission on the Arts (TCAC) for Library programming in 2023-2024 not to exceed \$50,000.00 (Reviewed by the Finance and Government Committee on 02/07/2023)

Approved on Consent Agenda

11. Annual Contract for 50 Mobile Hotspots with Wireless Service Plan from Verizon for \$25,670.00 annually through cooperative agreement with DIR. First year includes a one-time \$350.00 charge for Verizon Support. This contract will be for one year with the option to renew for one additional one-year period at \$25,320.00 totaling \$50,990.00 if all extensions are exercised (Reviewed by Finance & Government Committee on February 7, 2023)

Approved on Consent Agenda

12. Annual contract for smart texting software using artificial intelligence from TextMyGov, for an initial term of one year, with four one-year renewals for a total of \$132,000 (\$24,000 annually plus \$12,000 one-time) if all extensions (to total five years) are exercised (Reviewed by the Finance and Government Committee on 02/07/2023)

Approved on Consent Agenda

13. Annual Contract for brake and spring repairs from Weaver Spring & Brake, Inc. This contract will be for one year (\$20,000.00), with the option to renew for four additional one-year periods totaling \$100,000.00 if all extensions are exercised (Reviewed by the Finance & Government Committee on 02/07/2023)

Approved on Consent Agenda

14. Annual Contract for Pest Control Services for Cantu Pest Control (up to \$30,941.00 annually). This agreement will be for one year with the option to renew for four additional one-year periods totaling \$154,705.00 if all extensions are exercised. Award secondary to Charles Pest Control (up to \$45,050.00 annually and \$225,250.00 if extensions are exercised) to be used only if the primary is unable to fulfill the needs of the department (Reviewed by the Finance and Government Committee on 02/07/2023)

Approved on Consent Agenda

15. Annual Contract for HVAC Products, Installation, Labor Based Solutions, and Related Products and Services including Air Balance Testing from Trane, Inc through an interlocal agreement with Omnia Partners at an estimated cost of \$750,000.00 for one year with the option to renew for four additional one-year periods totaling \$3,750,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 02/07/2023)

Approved on Consent Agenda

16. Annual Contract for uniforms, mats, towels, and first aid kits from Cintas in the amount of \$300,000.00 annually through a Master Interlocal Agreement with OMNIA. The contract will be for one year with the option to renew for three additional one-year periods totaling \$1,200,00.00 if all extensions are exercised (Reviewed by the Finance & Government Committee on 02/07/2023)

Approved on Consent Agenda

17. Annual Contract for the purchase of ready-mix concrete from Redi-Mix Concrete (up to \$1,057,125.00 annually). This contract will be for one year with the option to renew for four additional one-year periods totaling \$5,285,625.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 02/07/2023)

Approved on Consent Agenda

18. Annual Contract with Terry Rutland for Landscape Maintenance at Great Southwest Nature Park in the amount of \$37,840 for one year with the option to renew for four additional years totaling \$189,200 (Reviewed by the Finance and Government Committee on 02/07/2023)

Approved on Consent Agenda

19. Annual Contract with Pure Service for litter abatement, emptying of receptacles, and restroom cleaning of high profile and high use parks through a Master interlocal agreement with the City of Grapevine in the amount of \$82,030 with the option to renew for four additional years totaling \$410,150 (Reviewed by the Finance and Government Committee on 02/07/2023)

Approved on Consent Agenda

20. Annual Software Maintenance and Support Agreement with Tyler Technologies for one year in the amount of \$135,724.29 with the option of four annual renewals totaling \$749,962.37 if all extensions are exercised; total amount includes a 5% annual automatic increase (Reviewed by the Finance and Government Committee on 02/07/2023)

Approved on Consent Agenda

21. Professional Services contract with Salcedo Group, Inc. to prepare 30% Schematic Design Plans in the amount of \$749,687.56 for Pioneer Parkway Improvements (Reviewed by the Finance and Government Committee on 02/07/2023)

Approved on Consent Agenda

22. Loan Agreement with the Housing Finance Corporation for \$2,000,000

Mr. Willis, 538 Lindly, asked to clarify of how the funds would be spent and who owns it. City Manager Steve Dye explained funds would be spent to assist the Mountain Creek Retirement Living facility to assist with refurbishing and upgrading which would help their occupancy rate. Mayor Jensen and Deputy City Manager Bill Hills advised the Housing Finance Corporation owns two apartment complexes and as well as the Mountain Creek Retirement Living facility. Mr. Hills explained a percent of the rent is income based, and noted rent at other facilities do not include maid services, three meals a day and maintenance, and the rent

charged at this facility does. There was discussion on who manages the facility and Mr. Hills advised Jackson Property manages the day to day management of the property.

Approved on Consent Agenda

23. Resolution Allocating a total of \$3,500,000 of American Rescue Plan Act to Grand Prairie Housing Finance Corporation for Mountain Creek Retirement Living

ADOPTED

RES 5328-2023

24. Resolution Approving Tax Increment Reinvestment Zone Planning Services Contract with David Pettit Economic Development for a total cost of \$47,500

ADOPTED

RES 5329-2023

25. Resolution authorizing the use of the power of eminent domain to acquire right-of-way for the widening and realignment of Davis Drive in Ellis County

ADOPTED

RES 5330-2023

26. Ordinance amending the FY2022/2023 Capital Improvement Projects Budget; Construction contract with The Nay Company for Purchase and Installation of Steel Building at the Streets Service Center in the amount of \$177,036.00 plus a 5% contingency amount of \$8,852.00 for a total project cost of \$185,888.00 (Reviewed by Finance and Government Committee on 02/07/2023)

ADOPTED

ORD 11340-2023

ITEMS FOR INDIVIDUAL CONSIDERATION

There were none.

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

27. STP-22-11-0056 - Site Plan – Black Bear Diner (City Council District 2). Site Plan for a new restaurant on 1.374 Acres. A 0.81-acre tract out of Charles D. Ball Survey, Abstract No. 197, and A 0.56-acre tract out of Charles D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas & Tarrant County, Texas, zoned PD-29, within the I-20 Corridor Overlay District, and tentatively addressed as 2404 W IH-20 (On January 23, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Chief City Planner Savannah Ware presented the zoned planned development, noting it meets density, dimensional, landscaping and screening requirements. She reviewed proposed

building elevations and variances which include number of parking spaces, windows on south facades and overall windows. Ms. Ware said the Planning and Zoning Commission and Development Review Committee (DRC) recommended approval. Mayor Jensen said he has heard good things from Mesquite. Deputy Mayor Pro Tem Lopez asked to review the site plan and map for parking. Council Member Ezeonu asked to clarify parking. Ms. Ware reviewed and said staff is realistic with their evaluations as restaurants know best what they need. Nicolas Ehringer, 1720 W. Virginia Street, McKinney, Civil Engineer on the project spoke in support noting they have a minor variance on the landscape buffer and described parking. Mayor Jensen commented he hopes they break ground soon. Council Member Headen moved, seconded by Council Member Johnson, to approve as presented by staff. The motion carried unanimously.

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

28. ZON-22-11-0033 - Zoning Change/Concept Plan - 1901 Varsity Drive (City Council District 3). Zoning Change from Single Family-Four to a Planned Development for Single Family-Six Residential District and a Concept Plan depicting five detached units on 0.69 acres. Legally described as a portion of Lot 5, Block A, Lakeland Heights Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four District, and addressed as 1901 Varsity Drive (On January 23, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware presented this request to change zoning to single family six for smaller width lots. She reviewed the concept plan proposed standards and noted the request for fifty-foot lots and one smaller lot. Ms. Ware said the Planning and Zoning Commission reviewed the item on September 26th, but the vote failed. She said the applicant reconfigured it and now proposes five lots with the corner lot being fifty feet. Ms. Ware reviewed written opposition and written support received. She said the in January the Planning and Zoning Commission recommended approval, but the DRC cannot recommend it because it is inconsistent with surrounding development. Staff recommends the property be developed in line with existing Single Family-Four zoning standards. Council Member Ezeonu asked to clarify the zoning districts, and Ms. Ware reviewed. Council Member Del Bosque asked to review lot sizes currently there. Ms. Ware displayed the map. Deputy Mayor Pro Tem Lopez inquired about the home on the corner. Ms. Ware confirmed it will be demolished. Applicant Oziel Zuniga, 418 Breezeway Court, Cedar Hill, said he met with neighbors to find out if why they opposed the Single Family Six concept, then he reconfigured and returned to the neighbors to discuss the option for five and he said they approved. He noted he is trying to make best use of the space and indicated there were about ten letters of support within the area and a few outside of the area. Mr. Zuniga said the traffic is heavy because of Bonham school, where he attended, and due to Arnold and Dubiski school traffic. He noted it meets standards for parking and set back and advised he did the best he could to meet all requests. Deputy Mayor Pro Tem Lopez asked if regular size trucks would fit in the in garage and how many vehicles fit in the driveway, and Mr. Zuniga confirmed trucks fit in the garage and noted four vehicles in the driveway. Deputy Mayor Pro Tem Lopez asked how much the homes would cost. Mr. Zuniga said approximately three

hundred fifty to three hundred seventy-five thousand. Council Member Copeland and Mayor Jensen commented favorably on the presentation. Tommy Wilhoite, 1929 Sheriff Drive, spoke in opposition, noting the width of the lots are too small and asked how wide the easements are. Ms. Ware confirmed there is a five-foot setback. Council Member Del Bosque thanked Mr. Zuniga for the presentation and for reinvesting in the city, and he then moved, seconded by Council Member Copeland, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11341-2023

29. ZON-22-10-0030 - Zoning Change – Private Card Room at 401 E Palace Pkwy (City Council District 1). Amendment to PD-217 to create a definition of a Private Card Room and amend the uses permitted within PD-217 to allow a Private Card Room with City Council approval of a Specific Use Permit. Tract 31, Michael Farrans Abstract, Survey No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within the IH 30 Corridor Overlay District, and addressed as 401 Palace Pkwy (On January 9, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-3)

Ms. Ware presented items twenty-nine and thirty together. She discussed the request for zoning change to amend PD-217 to define the private card room and to amend allowed uses.

She discussed the SUP request, reviewed the floor plan and sample photos from other private card rooms in Texas. She said the Planning and Zoning Commission recommended approval with conditions and staff takes no position on the SUP request but recommends the applicant shall provide armed, license security onsite when employees are present, and that there is a security provision similar to convenience stores, to include high resolution digital cameras recording indoors and outdoors, a drop safe and alarm system. Ms. Ware noted an SUP review may be conducted due to change in the law or interpretation of law by a binding court order or from the Dallas County District Attorney.

Deputy Mayor Pro Tem Lopez asked for Police opinion on security. Mr. Dye reviewed convenience store rules. Assistant Chief Hogan said having armed security inside and outside is different, and reviewed security requirements. Deputy Mayor Pro Tem Lopez asked if the city can revoke the permit if the operator starts trending down. Ms. Mahan advised if there are violations, it can be brought forward for review before six months. There was discussion regarding approving twenty-four-hour operations. Mike Thompson, 5648 Northbrook Drive spoke in support of the item. He presented information regarding their business, Full Deck Social Club 2, LLC dba Steel Wheel Poker Club. He discussed the layout of the two-story building, the first floor having a kitchen and dining area. Mr. Thompson confirmed Enterprise Leasing is also in the building. He said the second floor has room to expand and noted there are restrooms on both floors. Mr. Thompson reviewed sample photos of the interior room finish outs and showed photos of other card rooms. He discussed background checks and how membership application reviews are conducted, noting they have an anti-discriminatory policy, described prohibited discrimination. Mr. Thompsons advised a fifty dollar fee must be submitted with the application, and if the applicant has been convicted of a felony or a crime

within a certain number of years, the application would be denied. He noted bad behavior would not be accepted, and explained they would have a three-to-four-day provision membership until background check results are obtained. Mr. Thompson said “BYOB” is important to their customers, and Texas Alcohol Beverage Commission and Food Handlers Certifications would be required of their employees so they can identify people who may be overserved or drinking. He said dealers, floor staff and armed security would be observing, and free rides home would be arranged. Mr. Thompson said they will begin with about forty tables. Deputy Mayor Pro Tem Lopez asked if they understand the SUP as written would allow for revocation should the county district attorney or a state ruling be handed down and asked why they are looking to come to Grand Prairie now. Mr. Thompson confirmed he understood and said initially because this location is central to the metroplex along Interstate 30 & George Bush Freeway and most can get here within thirty minutes. He said they also spoke with Dallas, but the staff is not as open and as friendly to do business with and Grand Prairie. There was discussion on tournaments to be held and opportunities to give back to the community. Council Member Headen expressed concern regarding a twenty-hour operation, the finish outs, and tables really close together. Mr. Thompson said the photos/renderings of the table layouts do not show details of the chair placements, and confirmed there would be space to make people comfortable. Council Member Copeland asked if police are okay with the twenty-four hour establishment. Chief Hogan said there is no data indicating a difference. Council Member Copeland asked if there was fencing, rides provided to vehicles and smoking allowed. Mr. Thompson said yes, noting they will have golf carts and security will escort patrons. He also said they would offer valet service who would also help patrol the parking lot. Council Member Copeland asked if the membership agreement would include a loitering clause and whether smoking would be allowed. Mr. Thompson said they can have a loitering clause smoking would be allowed at a designated smoking space. Council Member Ezeonu asked if they would be comfortable returning to Council for approval prior to transitioning to twenty-four-hour operation. Mr. Thompson said it may discourage membership as some get off work at midnight and would be limited. Council Member Clemson said she has concerns that include nearby apartments, neighborhoods, and security officers possibly needed for twenty-four hours. She said she prefers family friendly venues and cannot support this item. There was further discussion on emergency access and exit. Council Member Headen said during the City Council Development Committee meeting, there was discussion on thoughts of neighboring businesses as well as signage. Mr. Thompson discussed plans for the signage containing no LED or flashing lights. There was discussion on estimated sales tax revenue and possible number of employees. Deputy Mayor Pro Tem Lopez asked if this would allow for a poker room to go anywhere in the city. Mr. Jackson confirmed. Rodney Anderson (no address recorded) recorded his support. Mr. Jackson confirmed any variation of the SUP would need to be before the Planning and Zoning Commission for consideration. Harold Willis, 538 Lindly, recorded his support and asked if there were any other similar facilities in the Dallas/Fort Worth area. Council Member Copeland advised there are sixty-one in Texas. Barry Sanders (Sandacz), 2126 Westfield recorded his support. Patsy Ray, 2217 El Paso, said she is not a poker player but goes to Choctaw and sees the potential incoming revenue as a positive. She would like Police to monitor the location if it becomes a twenty-four-hour establishment and said membership should allow minorities. Mayor Jensen confirmed security would have to be paid, armed security and not police officers and said the age limit would be twenty-one to enter and for drinking. William Earl Horton, 2650 Winslow, spoke in opposition said he is concerned

with quality of life in Grand Prairie and sees a wholesome environment, and has concerns with the elements this establishment brings with it. Jessica Tirado, 1726 Esquire Place, recorded her opposition and said she is concerned her neighborhood as it abuts this location. She is concerned about added traffic noting some patrons who have been drinking may cut through the neighborhood. Ms. Tirado requested a traffic study. Mayor Jensen noted this would be along Interstate 30. Ms. Tirado said there are multiple bus stops along this corridor and this twenty-four-hour business would be a concern. There was discussion on traffic flow. Ms. Tirado asked if passed that they be held accountable to put money back into the community.

Motion to close the public hearing and adopt items twenty-nine and thirty made by Council Member At Large Place 7 Copeland, with initial operating hours from 10:00 a.m. to 12:00 a.m., and after operating for a minimum of sixty days, allow for the operator to approach staff to expand hours, and a billboard cannot be converted to a digital, Las Vegas-style sign, but instead would need to meet existing sign ordinance, and per staff recommendations as presented, and for the Specific Use Permit to be reviewed after one year. Amendment to the motion made by Council Member Ezeonu to amend the minimum days to one hundred twenty days for the applicant to return for consideration of expansion of their operating hours. Council Member At Large Place 7 Copeland accepted the amendment to his motion, which was seconded by Council Member At Large Place 8 Ezeonu.

Voting Yea: Council Member District 3 Del Bosque, Council Member District 6 Johnson, Council Member At Large Place 7 Copeland, Council Member At Large Place 8 Ezeonu

Voting Nay: Mayor Jensen, Mayor Pro Tem Humphreys, Deputy Mayor Pro Tem Lopez, Council Member District 1 Clemson, Council Member District 2 Headen

DENIED

30. SUP-22-10-0043 - Specific Use Permit – Private Card Room at 401 E Palace Pkwy (City Council District 1). Specific Use Permit for a Private Card Room. Tract 31, Michael Farrans Abstract, Survey No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within IH 30 Corridor Overlay District, and addressed as 401 Palace Pkwy (On January 9, 2023, the Planning and Zoning Commission recommended approval with recommended conditions by a vote of 6-3)

DENIED

CITIZEN COMMENTS

There were none.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:23 p.m.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/07/2023

PRESENTER: Mona Lisa Galicia, City Secretary

TITLE: Authorize Agreements with Tarrant County Elections Department, Dallas County Elections Department and Ellis County Elections Department to conduct the May 6, 2023, Joint General Election; authorize any future contingency transfers as needed to fund the contracts, up to \$165,000

**REVIEWING
COMMITTEE:**

SUMMARY:

<u>Vendor Name</u>	<u>Estimated Cost</u>
Dallas County Elections	\$93,377
Tarrant County Elections	\$53,123
Ellis County Elections	\$3500
Total	\$150,000

PURPOSE OF REQUEST:

The City of Grand Prairie will hold its Municipal Election on May 6, 2023. On February 7, 2023, City Council passed Ordinance 11336-2023 authorizing the City to contract with Tarrant County Elections Department, Dallas County Elections Department and Ellis County Elections Department to conduct the May 6, 2023, Joint General Election. This would authorize the City Manager to execute such agreements.

HISTORY:

FINANCIAL CONSIDERATION:

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

MEETING DATE: 03/07/2023

PRESENTER: Lee Harriss, Special District Administrator, Finance

TITLE: Oak Hollow/Sheffield Village PID Contract with SPSD for Irrigation Installation and Landscape Improvements beneath Trees along Great Southwest Parkway in the amount of \$345,484.15 (Council District 4)

REVIEWING COMMITTEE: (Reviewed by the Oak Hollow/Sheffield Village PID Board 2/16/23)

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
SPSD	\$345,484.15	\$345,484.15

PURPOSE OF REQUEST:

The PID Board recommended that SPSD be awarded a contract for irrigation installation and landscape improvements beneath trees along Great Southwest Parkway. The term extends from March 10, 2023 through February 29, 2024. SPSD had the contract last year and performed satisfactorily.

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

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Oak Hollow/Sheffield Village PID Fund
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ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Bid Summary
- 2- Change Order Details
- 3- Budget ☒

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 15
Oak Hollow/Sheffield Village
Five Year Service Plan 2023 - 2027 BUDGET

Income based on Assessment Rate of \$0.065 per \$100 of appraised value.

The FY 2022 rate was \$0.085 per \$100 of appraised value

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

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		551,392,394	\$ 0.065	\$ 358,405		
Description	Account	2023	2024	2025	2026	2027
Beginning Balance (Estimated)		\$ 665,000	\$ 383,141	\$ 494,245	\$ 637,351	\$ 773,530
P.I.D. Assessment	42620	\$ 358,405	\$ 394,246	\$ 433,670	\$ 477,037	\$ 524,741
Trsf In/Parks Venue (3170)	49780	17,920	17,920	17,920	17,920	17,920
TOTAL INCOME		\$ 376,325	\$ 412,166	\$ 451,590	\$ 494,957	\$ 542,661
Amount Available		\$ 1,041,325	\$ 795,307	\$ 945,835	\$ 1,132,308	\$ 1,316,191

EXPENSES:		2023	2024	2025	2026	2027
Description						
Office Supplies	60020	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600
Decorations	60132	32,000	30,000	30,000	30,000	30,000
Beautification	60490	20,000	20,000	20,000	20,000	20,000
Graffiti Cleanup	60775	500	500	500	500	500
Wall Maintenance	60776	35,000	35,000	35,000	35,000	35,000
Mowing Contractor	61225	97,893	102,788	107,927	113,324	118,990
Tree Services	61226	50,000	10,000	10,000	52,500	12,000
Collection Service	61380	6,819	6,819	6,819	6,819	6,819
Misc.	61485	2,000	2,000	2,000	2,000	2,000
Admin./Management	61510	19,199	20,159	21,167	22,225	23,336
Postage	61520	200	200	200	200	200
Electric Power	62030	1,575	1,654	1,736	1,823	1,914
Water Utility	62035	15,750	16,538	17,364	18,233	19,144
Irrigation System Maint.	63065	25,000	25,000	25,000	25,000	25,000
Roadway Markings/Signs*	63115	100,000	3,000	3,150	3,308	3,473
Decorative Lighting Maintenance	63146	1,500	1,575	1,654	1,736	1,823
Property Insurance Premium	63147	1,800	1,890	1,985	2,084	2,188
Liability Insurance Premium	64090	800	840	882	926	972
Landscaping**	68250	225,048	-	-	-	-
Irrigation Systems	68635	-	-	-	-	-
Lease Payment-Security Cameras	68901	22,500	22,500	22,500	22,500	22,500
		-	-	-	-	-
TOTAL EXPENSES		\$ 658,184	\$ 301,062	\$ 308,484	\$ 358,777	\$ 326,460
Ending Balance***		\$ 383,141	\$ 494,245	\$ 637,351	\$ 773,530	\$ 989,731

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$65		
\$200,000	\$130		
\$300,000	\$195	Avg. Property Value:	\$ 249,386
\$400,000	\$260	Avg. Property Assessment:	\$ 162
\$500,000	\$325	No. of Properties:	2,211

*Wrought iron sign project, phase 3

**Entry monument and flowerbed renovations

***Wall replacement/repairs



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/07/2023

PRESENTER: Marty Wieder, Director of Economic Development

TITLE: TIF 1 Allocation Request by Integral Health Holdings for Grand Prairie's Hospital District not to exceed \$1,000,000 for street repairs in Grand Prairie's Hospital District (Stewart Drive, Osler Drive and Hospital Boulevard, as well as a complete reconstruction of Mid-Cities Boulevard)

REVIEWING COMMITTEE: (Reviewed by the TIRZ #3 Board on 02/09/2023)

SUMMARY:

<u>Vendor Name</u>	<u>Total Cost</u>
Integral Health Holdings	\$1,000,000

PURPOSE OF REQUEST: Integral Health Holdings, the operators of the to-be-rebranded Grand Prairie Medical Center (former Texas General Hospital) and new campus owner Elysian Capital, have had their general contractor paint campus buildings and make interior improvements in hopes of getting a Certificate of Occupancy in February—with plans to open shortly thereafter.

Nevertheless, Integral Health Holdings representatives have pointed out last October that there is substandard pavement on surrounding roads. City staff has since driven the property and seen that there are issues on Stewart Drive, Osler Drive and Hospital Boulevard, and Mid Cities Boulevard needs a complete reconstruction from asphalt to concrete.

Grand Prairie's Transportation and Mobility Department report that they have existing work crews ready to address these pavement issues, and Director Walter Shumac estimates that that these improvements may be completed with \$1,000,000.

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	TIRZ #3
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CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/07/2023

PRESENTER: Megan Mahan

TITLE: Authorize payment of \$118,662.83 to McGriff Insurance Services, Inc. for renewal of the City's Cyber Liability policy with Underwriters at Lloyd's of London for the period of February 4, 2023, through February 4, 2024

REVIEWING COMMITTEE: (Reviewed by Finance and Government Committee on 3/7/2023)

ANALYSIS:

After the City suffered a ransomware attack in 2019, the City increased its cyber liability coverage in 2020. Due to an increase in cyber attacks globally and a continued decrease in insurers offering cyber liability policies to government entities, the cost of the City's cyber liability policy increased from \$94,957.13 to \$118,662.83.

Local Government Code §252.024 allows the City to use a licensed insurance broker as the sole broker of record to obtain proposals and coverages for insurance. McGriff Insurance Services, Inc. is the City's insurance broker of record and had requested proposals on the City's behalf. Underwriters at Lloyd's of London is one of the few insurers still willing to insure government entities and provided the City's desired level of coverage at the best price.

FINANCIAL CONSIDERATION:

Funding is available in the Risk Fund.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/07/2023

PRESENTER: Megan Mahan, City Attorney

TITLE: Authorize the City Manager to execute a Settlement Agreement and Mutual Release with Spectrum Gulf Coast, LLC settling a dispute over franchise fees and public, educational, and governmental channel ("PEG") fees in the case styled *City of Allen, Texas et al., v. Time Warner Cable Texas, LLC d/b/a Spectrum and Charter Communications*, Case No. 6:10-cv-345-ADA-DTG

**REVIEWING
COMMITTEE:**

ANALYSIS:

There was a legal dispute between the City and Spectrum over the payment of franchise and PEG fees. In 2019, the City, along with other cities, filed a lawsuit against Spectrum arising out of the dispute. The proposed Settlement Agreement and Mutual Release resolves the legal dispute.

FINANCIAL CONSIDERATION:

Franchise fee and PEG fee payments.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/07/2023

PRESENTER: Megan Mahan, Assistant City Manager/ City Attorney

TITLE: Second Lease Extension between the Grand Prairie Local Government Corporation and Calvary Baptist Church for Grand Prairie located at 401 W. Church St, Grand Prairie, TX 75050 until June 30, 2022

REVIEWING COMMITTEE: Grand Prairie Local Government Corporation on 03/07/2023

SUMMARY:

On January 15, 2021, the Grand Prairie Local Government Corporation entered a fifteen and a half month (15 ½) lease agreement with the tenant Calvary Baptist Church of Grand Prairie with a termination date of March 31, 2022. On March 15, 2022, Calvary Baptist Church requested that the Grand Prairie Local Government Corporation extend the lease agreement. As a result, on December 14, 2021, the Grand Prairie Local Government Corporation approved a nine-month (9) lease extension to Calvary Baptist Church, ending on December 31, 2022, with an agreement that Calvary pays all utilities and maintains the property, and a one dollar (\$1) rent payment for the term.

PURPOSE OF REQUEST:

Calvary Baptist Church of Grand Prairie requests that the Grand Prairie Local Government Corporation extend the lease agreement for a second term expiring on June 30, 2023, with an additional option to extend the lease agreement on a month-to-month base provided a 30-day notification period upon request to vacate the property located at 401 W. Church St, Grand Prairie, TX 75050.

FINANCIAL CONSIDERATION:

None.



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/07/2023

REQUESTER: Megan Mahan

PRESENTER: Megan Mahan, Assistant City Manager

TITLE: An Ordinance Amending Chapter 7.5 “Special Events” to Require a Special Event Permit for Block Parties when a Street or Right-of-Way will be Blocked or Closed

RECOMMENDED ACTION: Approve

ANALYSIS:

Currently, the Code of Ordinances exempts all block parties from the requirement to obtain a special event permit from the City. This is true even when there will be a street or public right-of-way closure or blockage. This ordinance will remove the exemption from the requirement to obtain a special event permit in instances where there will be a street or public right-of-way closure or blockage, and will require a special event permit to be obtained.

FINANCIAL CONSIDERATION:

None

BODY

AN ORDINANCE AMENDING CHAPTER 7.5, “SPECIAL EVENTS”, OF THE CODE OF ORDINANCES OF THE CITY OF GRAND PRAIRIE, TEXAS; BY AMENDING SECTION 7.5-1 “DEFINITIONS” AND SECTION 7.5-5 “EXEMPTIONS” TO REQUIRE A SPECIAL EVENT PERMIT FOR BLOCK PARTIES WHEN A STREET OR RIGHT-OF-WAY WILL BE BLOCKED OR CLOSED; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE UPON PASSAGE AND PUBLICATION.

WHEREAS, the City’s special events ordinance currently exempts block parties from the requirement to obtain a special event permit even when it will require a street or public right-of-way closure or blocking; and

WHEREAS, to protect the health, safety, and welfare of the community in instances where a street or public right-of-way closure or blocking is desired in connection with a block party, the City has determined that a special event permit should be obtained.

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

SECTION 1. That Subsection 7.5-1(1)(b) of Chapter 7.5, “Special Events,” of the Code of Ordinances of the City of Grand Prairie, Texas, is hereby amended to read as follows:

“b. Street, public right-of-way, or sidewalk closure or blocking is required (other than in the case of block parties where only sidewalks will be closed or blocked);”

SECTION 2. That Subsection 7.5-1(1) of Chapter 7.5, “Special Events,” of the Code of Ordinances of the City of Grand Prairie, Texas, is hereby amended by adding a new subsection 7.5-1(1)(h) to read as follows:

“h. Block parties, regardless of the number of attendees, when a street or public right-of-way closure or blocking is required;”

SECTION 3. That Section 7.5-5 of Chapter 7.5, “Special Events,” of the Code of Ordinances of the City of Grand Prairie, Texas, is hereby amended to read as follows:

“Sec. 7.5-5 - Exemptions.

The following events are exempt from the permitting process:

- (1) First Amendment events;
- (2) Funeral processions;
- (3) National Night Out;
- (4) Block parties where there will be no street or public right-of-way closure or blocking;
- (5) Governmental agencies acting within the scope of their authorized function;
- (6) Parks, arts, and recreation department routine business;
- (7) Events or gatherings at City-owned venues within the normal scope of business operations.”

SECTION 4. That Chapter 7.5, “Special Events,” of the Code of Ordinances of the City of Grand Prairie, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 5. That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 6. That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 7. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such

inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 8. That this Ordinance shall be and become effective immediately upon and after its passage and publication.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE,
TEXAS ON THIS THE 7TH DAY OF MARCH, 2023.**



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/07/2023

PRESENTER: Noreen Housewright, Director of Engineering Services

TITLE: Ordinance authorizing abandonment of 0.07 of one acre (or 3,024 sf) easement located at 3259 Kosher Drive, Lake Ridge Subdivision, Section 20, Dallas County to Lexie Hopkins and Ernest Hopkins, Jr., current property owners

REVIEWING COMMITTEE:

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Lexie Hopkins and Ernest Hopkins, Jr.	N/A	N/A

PURPOSE OF REQUEST:

The abandonment applicants and property owners, Lexie Hopkins and Ernest Hopkins, Jr., have requested the abandonment of a 10-foot wide and 302-foot long utility and drainage easement located at 3259 Kosher Drive (see metes and bounds description as **Exhibit “B”**).

The utility and drainage easement is located on Lot 2594, Block R, Section 20, Lake Ridge Subdivision, Felix Huston Survey, Abstract No. 1721, Dallas County (see aerial **Exhibit “A”** for location). Abandonment of the utility and drainage easement will allow the applicants to keep and maintain a stone retaining wall in the easement. Drainage on this lot and adjoining lots will be handled with an engineered grass flume.

Staff has reviewed the requested abandonment and finds that the abandonment will not hinder drainage or utilities in the area. All public utilities have agreed to the abandonment. Therefore, staff is recommending approval of the abandonment ordinance, with the conditions set forth in the ordinance, authorizing the abandonment of an un-needed utility and drainage easement containing 0.07 of one acre (or 3,024 sf). Staff is requesting authorization for the City Manager or his designated representative to sign all related documents for the easement abandonment.

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Ordinance
- 2- Exhibit A – Aerial Location
- 3- Exhibit B – Easement Description

BODY

AN ABANDONMENT ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED TO LEXIE HOPKINS AND ERNEST HOPKINS, JR., FOR ABANDONMENT OF AN UN-NEEDED UTILITY AND DRAINAGE EASEMENT CONTAINING 0.07 OF ONE ACRE (3,024 SF) AND LOCATED 3259 KOSHER DRIVE IN THE FELIX HUSTON SURVEY, ABSTRACT NUMBER 1721, LOCATED IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; PROVIDING FOR THE QUITCLAIM TO , THE UNDEDRLYING FEE OWNER OF 3259 KOSHER DRIVE, LOCATED IN THE FELIX HUSTON SURVEY, ABSTRACT NUMBER 1721, DALLAS COUNTY, TEXAS; PROVIDING FOR THE TERMS AND CONDITIONS OF THE ABANDONMENT AND QUITCLAIM MADE HEREIN; PROVIDING FOR THE INDEMNIFICATION OF THE CITY OF GRAND PRAIRIE AGAINST DAMAGES ARISING OUT OF THE ABANDONMENT HEREIN; AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE

WHEREAS, the City Council of the City of Grand Prairie, acting pursuant to law and upon the request and petition of **LEXIE HOPKINS AND ERNEST HOPKINS, JR.**, hereinafter referred to as GRANTEE, deems it advisable to abandon and quitclaim an un-needed utility and drainage easement in the City of Grand Prairie, Dallas County, Texas, more particularly described in **“Exhibit B”**, attached hereto and incorporated herein; and

WHEREAS, the City Council of the City of Grand Prairie is of the opinion that said utility and drainage easement is not needed for public use, and same should be abandoned and quitclaimed to the underlying fee owners (GRANTEE); and

WHEREAS, the City Council of the City of Grand Prairie is of the opinion that the best interest and welfare of the public will be served by abandoning and quitclaiming the same, subject to the conditions and for the consideration hereinafter more fully set forth.

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

SECTION 1. That the utility and drainage easement described in **“Exhibit B”**, which is attached hereto and made a part hereof, be and the same shall be abandoned, vacated and closed insofar as the right, title and easement of the public are concerned; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That for Grantee with his application, the City of Grand Prairie does by these presents QUITCLAIM, subject to the conditions hereinafter made, all its rights, title and interest in and to that certain tract or parcel of land described in **“Exhibit B”**, attached hereto and made a part hereof unto GRANTEE. TO HAVE AND TO HOLD all of such right, title and interest in and to the property and

premises, subject aforesaid, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said GRANTEE.

SECTION 3. That the terms and conditions contained in this ordinance and the application for the abandonment previously submitted to the City shall be binding upon GRANTEE, its successors and assigns.

SECTION 4. That the abandonment provided for herein is made subject to all present zoning and deed restrictions, if the latter exist, and is subject to all existing easement right of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 5. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Grand Prairie may legally and lawfully abandon and vacate.

SECTION 6. That as a condition of this abandonment and as a part of the consideration for the quitclaim to GRANTEE herein, GRANTEE, his heirs, executors and assigns, agree to indemnify, defend, release and hold the City of Grand Prairie whole and harmless against any and all claims for damages, costs or expenses to persons or property that may arise out of, or be occasioned by or from the abandonment, closing, vacation, and quitclaim by the City of Grand Prairie of the area set out in **“Exhibit B”**. GRANTEE his heirs, executors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City on account of same and discharge any judgment or judgments that may be rendered against the City of Grand Prairie in connection therewith.

SECTION 7. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Official Public Records of Dallas County, Texas, and shall deliver to GRANTEE a certified copy of this ordinance, and the City Manager is authorized to sign a quitclaim deed on behalf of the City, subject to the conditions herein specified.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 7TH DAY OF MARCH 2023.



0.01 0 0.01 mi

Grand Prairie Maps

Date: 2/9/2023 Time: 3:09:06 PM

This data has been compiled by the City of Grand Prairie IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



Grand
Prairie
TEXAS

EXHIBIT 'A'

EXHIBIT 'B'

EASEMENT ABANDONMENT 10' UTILITY & DRAINAGE ESMT. LOT 2594, BLOCK R LAKE RIDGE, SECTION 20

Item 11.

Being a portion of Lot 2594, Block R, of Lake Ridge, Section 20, an addition to the City of Grand Praire, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 2007-343408, of the Plat Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

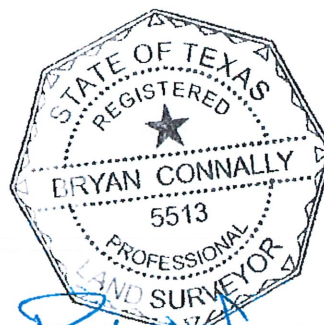
BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 2593 of said addition, and being in the South line of Koscher Drive (a 60 foot private right-of-way);

THENCE North 89 degrees 31 minutes 00 seconds East, along the South line of said Koscher Drive, a distance of 10.00 feet to a point for corner, from which a 1/2 inch iron rod found for witness bears North 89 degrees 31 minutes 00 seconds East, a distance of 90.01 feet;

THENCE South 00 degrees 09 minutes 59 seconds West, across Lot 2594, a distance of 302.47 feet to a point for corner, said corner being in the North line of a tract of land conveyed to William Y. Harvey, by deed recorded in Volume 95021, Page 1207, Deed Records of Dallas County, Texas;

THENCE North 89 degrees 50 minutes 01 second West, along the North line of said Harvey tract, a distance of 10.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of Lot 2592 of said addition;

THENCE North 00 degrees 09 minutes 59 seconds East, along the East line of said Lot 2592, passing a 1/2 inch iron rod at a distance of 150.89 feet, and continuing a total distance of 302.36 feet to the POINT OF BEGINNING and containing 3,024 square feet or 0.07 acres of land.



BRYAN CONNALLY
R.P.L.S. NO. 5513

GENERAL NOTES:

- 1) BEARINGS ARE BASED ON INST. # 2007-343408.



CBG Surveying Texas, LLC.

PLANNING SURVEYING
1413 E-130 Suite 7 Garland, Texas 75043
P 214.349.9485 F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SHEET 1 OF 2
JOB NO: 2221088-01
DRAWN BY: JCM
DATE: 01/11/2023

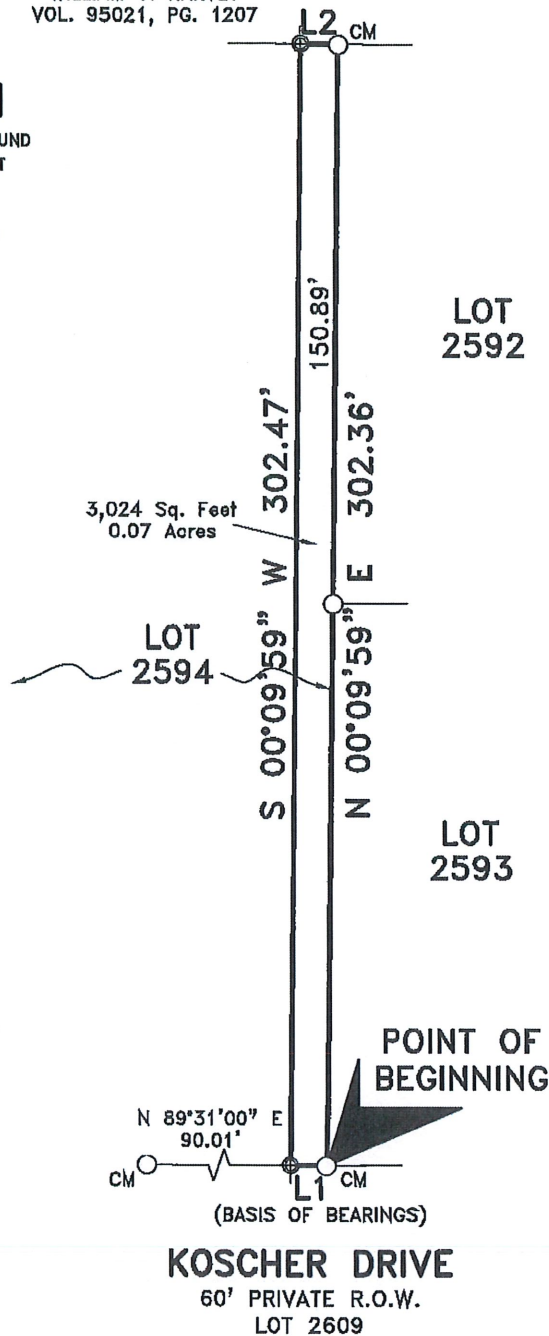
EXHIBIT 'B'

**EASEMENT ABANDONMENT
10' UTILITY & DRAINAGE ESMT.
LOT 2594, BLOCK R
LAKE RIDGE, SECTION 20**

WILLIAM Y. HARVEY
VOL. 95021, PG. 1207

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- ⊕ POINT FOR CORNER
- CM CONTROLLING MONUMENT



0 50 100 150

LINE	BEARING	DISTANCE
L1	N 89°31'00" E	10.00'
L2	N 89°50'01" W	10.00'

GENERAL NOTES:

- 1) BEARINGS ARE BASED ON INST. # 2007-343408.



BRYAN CONNALLY
R.P.L.S. NO. 5513



CBG Surveying Texas, LLC.

PLANNING SURVEYING
1413 E. IH-30 Suite 7 Garland, Texas 75043
P 214.349.9485 F 214.349.2216
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SHEET 2 OF 2
JOB NO. 2221088-01
DRAWN BY: JCM
DATE: 01/11/2023



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/07/2023

PRESENTER: Cheryl DeLeon, Deputy City Manager

TITLE: Ordinance amending the FY23 Economic Development Capital Improvement Projects fund and approval to purchase 207 W Main St for \$405,000 plus anticipated closing costs of up to \$10,000 for a total cost of up to \$415,000.00 from the Estate of Wanda Cober for use by Downtown Staff

REVIEWING COMMITTEE: (Reviewed by the Finance and Government Committee on 03/07/2023)

SUMMARY:

<u>Vendor Name</u>	<u>Total Cost</u>
Estate of Wanda Cober	\$415,000.00

PURPOSE OF REQUEST:

The City Manager's Office and Downtown manager have identified a facility to be used as offices for outreach and community related activities in the downtown Grand Prairie area. We are requesting authorization to purchase an approximate 4,313-square foot office building located at 207 West Main Street. The building is more particularly described as being located in the Original Town of Grand Prairie Subdivision, Block 11, part of Lots 2 and 3, Dallas County, Texas, containing approximately 7,297-square feet of land.

In addition to providing space for the Downtown Manager and team, this will allow for a downtown retail incubator space in one of the suites. See aerial "**Exhibit A**" for location of this property.

As part of the sales agreement, the Estate of Wanda Cober will pay property taxes up to date of closing and broker's commission. Property taxes will be suspended at that time. City will pay all other closing costs and cost of updated survey. The negotiated amount for this property is \$405,000 with a not-to-exceed amount of \$415,000.00, including closing costs mentioned above. Estimated date of closing will be within 60 days after contract date.

FINANCIAL CONSIDERATION:

Budgeted?	<input type="checkbox"/>	Fund Name:	Economic Development CIP Fund
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If Capital Improvement:					
Total Project Budget	\$0	Proposed New Funding:	\$415,000.00 from unobligated fund balance	Remaining Funding:	\$0

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Exhibit A – Aerial location of property

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2023 ECONOMIC DEVELOPMENT CAPITAL PROJECTS FUND (405592) BUDGET BY TRANSFERRING AND APPROPRIATING \$415,000.00 TO ACTIVITY NUMBER 02317201 FOR THE PURCHASE OF 207 W MAIN STREET

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

SECTION 1. THAT the FY2023 Economic Development Capital Projects Fund Budget (405592) be amended by transferring and appropriating \$415,000.00 to Activity Number 02317201 for the purchase of 207 W Main Street from the unobligated fund balance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 7th DAY OF MARCH 2023.



Grand Prairie Maps

Date: 2/6/2023 Time: 10:03:36 AM

This data has been compiled by the City of Grand Prairie IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



Grand
Prairie
TEXAS

Parcels

EXHIBIT 'A'



CITY OF GRAND PRAIRIE RESOLUTION

MEETING DATE: 03/07/2023

REQUESTER: Patrick Cornelius

PRESENTER: William A. Hills, Deputy City Manager

TITLE: Resolution Supporting the Abrogation of the Land Use Restrictions on Approximately 14 Acres of the 47.95 Acres of Property which was Deeded to the City of Grand Prairie by the National Parks Service (NPS) for Park, Recreation and Greenspace Related Uses so that such Property can be Re-Purposed for the Development of a Mixed-Use Affordable Housing Development

RECOMMENDED ACTION: Approve

ANALYSIS:

The City of Grand Prairie desires to abrogate land use restrictions on approximately 14 acres of land previously deeded to the city by the NPS for park, recreation and greenspace related uses. To date this acreage has been used as greenspace and not as a park. To effectively abrogate this land for use as mixed-use affordable housing development, the NPS and General Services Administration (GSA) require a resolution of support from the City Council. The land encompassed by this request is highlighted in Exhibit "A" attached.

FINANCIAL CONSIDERATION:

None

BODY:

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, SUPPORTING THE ABROGATION OF THE LAND USE RESTRICTIONS ON APPROXIMATELY 14 ACRES OF THE 47.95 ACRES OF REAL PROPERTY WHICH WAS DEEDED TO THE CITY OF GRAND PRAIRIE BY THE NATIONAL PARKS SERVICE (NPS) FOR PARK RELATED USES SO THAT SUCH PROPERTY CAN BE RE-PURPOSED FOR THE DEVELOPMENT OF A MIXED-USE AFFORDABLE HOUSING DEVELOPMENT

WHEREAS, City of Grand Prairie owns approximately 47.95 acres of real property, generally known as the Dallas Navy Runway Clear Zone Site, which was acquired for public park, recreational and greenspace purposes under the provisions of 40 U.S.C. § 550 (e) and any regulations and policies promulgated

pursuant thereto; and

WHEREAS, existing restrictive public park, recreation and greenspace covenants in the deed, imposed by the National Park Service, prohibit the use of the Dallas Navy Runway Clear Zone Site for any purpose other than public park and public recreation or greenspace; and

WHEREAS, considering the surrounding plans for redevelopment and infrastructure upgrades, the City believes abrogating the restrictive public park, recreation and greenspace covenants for approximately 14 acres of the Dallas Navy Runway Clear Zone Site described in Exhibit “A”, attached hereto and incorporated for all purposes, to allow a mixed-use residential development will serve the common good more effectively; and

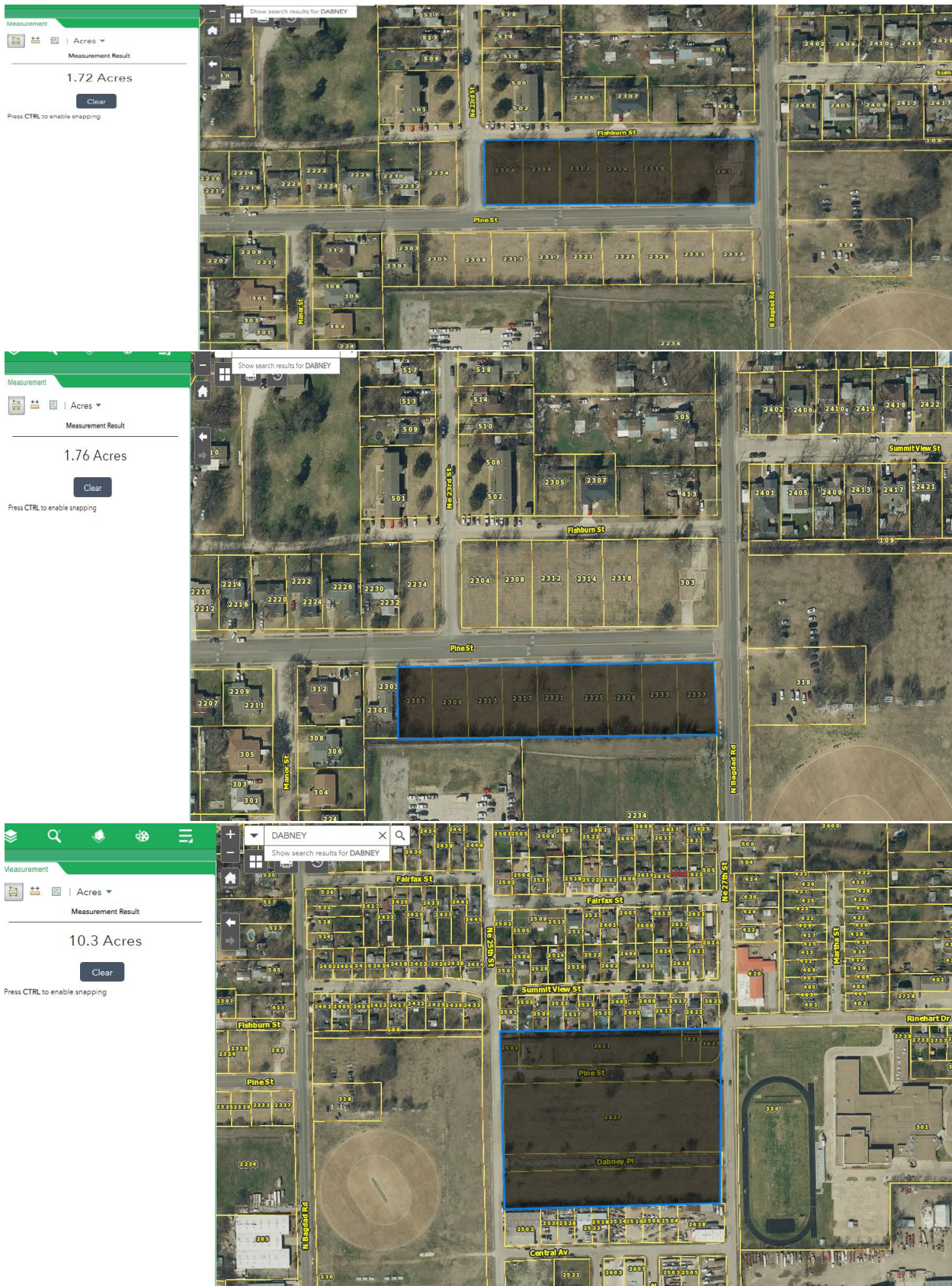
WHEREAS, abrogation of the land use restrictions for the land depicted in Exhibit “A” requires the support of the City of Grand Prairie and the approval of the National Park Service and the U.S. General Services Administration.

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

SECTION 1. The City of Grand Prairie supports the abrogation of the restrictive public park, recreation and greenspace covenants for approximately 14 acres, described in Exhibit “A”, of the 47.95 acres known as the Dallas Navy Runway Clear Zone Site; and

SECTION 2. In accordance with policies of the National Park Service (NPS) and the General Services Administration (GSA), the City Manager or his designee shall follow the procedures and requirements necessary to accomplish an abrogation of the land use restrictive covenants for the land identified in Exhibit “A”, including executing related documents and taking action to modify the deed which conveyed the land known as the Dallas Navy Runway Clear Zone Site from the National Park Service (NPS) to the City of Grand Prairie.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 7th DAY OF MARCH 2023.





CITY OF GRAND PRAIRIE RESOLUTION

MEETING DATE: 3/7/2023

PRESENTER: Megan Mahan, Assistant City Manager

TITLE: Resolution Authorizing the City Manager to Seek and Distribute State Funds Pursuant to the Texas Event Trust Fund Relating to and Supporting Efforts to Promote Economic Development by Hosting Major Sporting or Athletic Events

REVIEWING COMMITTEE:

PURPOSE OF REQUEST:

The Event Trust Funds program is comprised of three separate funds—the Events Trust Fund, Major Events Reimbursement Program, and Motor Sports Racing Trust Fund—targeted at attracting various types of events to the State of Texas. The Funds can assist Texas communities with paying costs related to preparing for or conducting an event by depositing projected gains in various local and state taxes generated from the event in a dedicated event-specific trust fund to cover allowable expenses. The City believes that the Cricket World Cup and the Cricket National Championships, which are expected to be held in Grand Prairie, could qualify as an event eligible for these state programs, and the program will help defray some of the local costs.

Who Can Apply?

A municipality, county, or non-profit local organizing committee endorsed by a Texas municipality or county which has been selected to host a qualified event, if the event location in that Texas municipality or county was selected through a highly competitive process by an independent site selection committee which considered other out-of-state locations.

Type of Incentive

Event-specific trust funds created to help pay for qualified expenses associated with an event, to which both the state and applicant must contribute. The state's contribution may not exceed the projected increase in state sales and use, auto rental, hotel and alcoholic beverage taxes generated as a result of the qualified event during the specified event period or "economic impact window" (window varies by type of trust fund). Applicants must contribute \$1 in local tax gains for every \$6.25 the state contributes to the fund. Events Trust Fund grant awards are disbursed on a reimbursement basis following a review by

the Governor's Office of submitted costs after the completion of the qualified event. One-hundred percent of allowable expenses may be funded, provided sufficient tax receipts are deposited in the trust fund. The program is funded through event-generated tax increase; there is no maximum or minimum amount of funds available. Eligibility criteria vary for the three types of event trust funds. To qualify, the amount of the incremental increase in tax receipts for Major Events Reimbursement Program has to equal or exceed \$1 million, for the Event Trust Fund it is \$200,000.

BODY

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SEEK AND DISTRIBUTE STATE FUNDS PURSUANT TO THE TEXAS EVENT TRUST FUND RELATING TO AND SUPPORTING EFFORTS TO PROMOTE ECONOMIC DEVELOPMENT BY HOSTING MAJOR SPORTING OR ATHLETIC EVENTS

WHEREAS, there are many major sporting or competitive events that attract tens of thousands of spectators to cities and counties in the State of Texas, many from out of state, that generate considerable economic activity for the State of Texas; and

WHEREAS, these events result in increased tax revenues for the state treasury, but the cost of bidding for, preparing for, and ultimately hosting a major event is considerable to the local host city or county; and

WHEREAS, to encourage these major events to select Texas as their site and to help alleviate the costs associated with hosting these events, the Legislature created the Event Trust Funds program, which is comprised of three separate funds—the Events Trust Fund, Major Events Reimbursement Program, and Motor Sports Racing Trust Fund; and

WHEREAS, this state law will directly benefit the City of Grand Prairie and the State of Texas from an increase in tourism resulting from the retention or the attraction of events to our city and state and will likely have the effect of:

- An increase in utilized hotel rooms, which has a positive impact on the Hotel Occupancy Tax, and
- An increase in general sales and consumption, which has a positive impact on the local and state sales tax; and
- An increase in mixed beverage tax as well as taxes generated under Title 5 of the Alcohol Beverage Code; and

WHEREAS, the Cricket World Cup and the Cricket National Championships, which are likely to be held in Grand Prairie, can qualify as an event eligible for this state program, and the program will help defray some of the local costs.

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

1. The City Manager is authorized to deposit revenues generated from the incremental increase in taxes generated from the sporting event into a trust fund created by the comptroller and designated as the "Events Trust Fund"; and

2. The City Manager is authorized to submit applications to the State Comptroller to seek state funds for the purpose of utilizing any funds received to assist in enhancing nationally or internationally recognized sports events with a goal of increasing participation and attendance and benefiting the economy of Grand Prairie and the State of Texas; and
3. The City Manager is authorized to negotiate contracts with the explicit guidance that the application and the contract be developed so as to maximize the state funds to support nationally or internationally recognized sports events; and
4. The City Manager is authorized to distribute funds received from the state to the organizations that sponsor the events pursuant to the terms of the contract executed between the sporting events holder and the city.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE,
TEXAS, ON THIS THE 7th DAY OF MARCH 2023.**



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/07/2023

REQUESTER: Monica Espinoza

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: SUP-22-12-0046 - Specific Use Permit/Site Plan – Little Woodrow’s at 3116 S Hwy 161 (City Council District 2). Specific Use Permit for a Restaurant with Alcohol Sales Exceeding 75 Percent and a Mobile Food Court and a Site Plan for a 18,800 sq. ft. development on 3.50 acres. Lot 1R-2, Block C, Epic West Towne Crossing Addition Phase 1, City of Grand Prairie, Dallas County, Texas, Zoned PD-364, and within the SH 161 Overlay District, and addressed as 3116 S Hwy 161

APPLICANT: Robert Wilson Sr., LW Grand Prairie LLC.

RECOMMENDED ACTION: Table to March 21, 2023



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 03/07/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: ZON-23-01-0001 - Zoning Change/Concept Plan - Tranquil Estates at 6310 Webb Lynn Rd (City Council District 4). Zoning Change from Agriculture to a Planned Development District for Single Family Use and a Concept Plan depicting 30 detached units on 6.063 acres. A portion of Tract 3D, William Lynn Survey, Abstract No. 973, Tarrant County, Texas, zoned Agriculture District, and addressed as 6310 Webb Lynn Road (On February 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: David Nelson, Salcedo Group Inc.

RECOMMENDED ACTION: Table to March 21, 2023



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/07/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: SUP-22-10-0042 - Specific Use Permit - Convenience Store at 1033 SW 3rd St. (City Council District 5). Specific Use Permit for a Convenience Store without Gasoline Sales on 0.27 acres. Lots 1 and 2, Block D, Grand Prairie Estates, City of Grand Prairie, Dallas County, Texas, zoned GR district and addressed as 1033 SW 3rd Street (On January 9, 2023, the Planning and Zoning Commission recommended approval by a vote of 9-0)

APPLICANT: Shiva P Kaphle, S & R Trading Corp.

RECOMMENDED ACTION: Approve

SUMMARY:

Specific Use Permit for a Convenience Store without Gasoline Sales on 0.27 acres. Lots 1 and 2, Block D, Grand Prairie Estates, City of Grand Prairie, Dallas County, Texas, zoned GR district and addressed as 1033 SW 3rd Street.

Project Update:

On February 7, 2023, the City Council tabled this item to the March 7, 2023 City Council meeting. Since then, the applicant has provided the following additional information about proposed improvements to the property:

- Repair existing asphalt surface
- Restripe parking lot and fire lane
- Improve sidewalks located adjacent to the property
- Add new curb cut for ADA access to sidewalk
- Install new dumpster enclosure
- Plant two new trees and shrubs as shown on Landscape Plan
- Replace two existing windows on the front facade with new larger windows
- Replace three existing windows on the south facade with new windows
- Paint existing canopy
- Clean surface of building and paint building

PURPOSE OF REQUEST:

The applicant intends to operate a 1,500 sq. ft. convenience store without gas sales on 0.27 acres located at 1033 SW 3rd Street. A convenience store without gas sales 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 a potentially negative impact upon surrounding properties; and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative consequences.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	GR	Dental Office
South	SF-3	Cemetery
West	SF-3	Single-Family Residential
East	SF-3	Undeveloped

HISTORY:

- August 10, 1999: Building Inspections issued a Certificate of Occupancy for a Beauty and Hygiene Salon (Shear Magic Beauty Salon).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to operate a 1,500 sq. ft. convenience store located in an existing building and parking lot on 0.27 acres at 1003 SW 3rd Street. According to the applicant's operational plan, the business will operate from 8:00 AM to 10:00 PM. The business will provide food, snacks, and alcoholic beverages, including beer, wine, and liquor, for off-site consumption.

As reflected on the site exhibit, the applicant plans to improve the parking and drive areas. A dumpster enclosure will be located on the northern section of the property.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

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

Table 2. Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	5,000	11,716	Yes
Min. Lot Width (Ft.)	50	109	Yes
Min. Lot Depth (Ft.)	100	125	Yes

Front Setback (Ft.)	25	60	Yes
Rear Setback (Ft.)	0	10	Yes
Max. Height (Ft.)	25	12	Yes
Max. Floor Area Ratio (FAR)	0.35:1	0.10:1	Yes

Parking Requirements

According to the UDC, the minimum parking requirements for retail is calculated as one space per 275 sq. ft. of floor area. The site provides 19 spaces for the Convenience store including one accessible space. Table 3 summarizes the parking requirements.

Table 3. Parking Summary

Standard	Required	Provided	Meets
Retail	6	19	Yes
Accessible Parking Spaces	1	1	Yes

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use map (FLUM) of the Comprehensive Plan designated this site for Commercial, Retail, Office designation. The proposal for a convenience store use is consistent with the FLUM of the Comprehensive Plan.

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

- On January 9, 2023, the Planning and Zoning Commission recommended approval by a vote of 9-0.
- The Development Review Committee (DRC) recommended approval.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP BY SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR A CONVENIENCE STORE WITHOUT GASOLINE SALES: BEING LOTS 1 AND 2, BLOCK D, GRAND PRAIRIE ESTATES, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AFTER PUBLICATION

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

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on January 9, 2023, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the creation of a Specific Use Permit for a Convenience Store without Gasoline Sales is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a Specific Use Permit for a Convenience Store without Gasoline Sales; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on February 7, 2023, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, on February 7, 2023, the City Council tabled this item to March 7, 2023; and

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

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

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

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

passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for Convenience Store without Gasoline Sales on Lots 1 and 2, Block D, Grand Prairie Estates, City of Grand Prairie, Dallas County, Texas, as depicted in Exhibit A – Location Map, attached hereto.

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

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

1. The development shall adhere to the City Council approved Exhibit B - Site Plan, which is herein incorporated by reference.

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

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

SECTION 5. A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas

Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 7TH OF MARCH 2023.

SPECIFIC USE PERMIT NO. #
CASE NO. SUP-22-10-0042

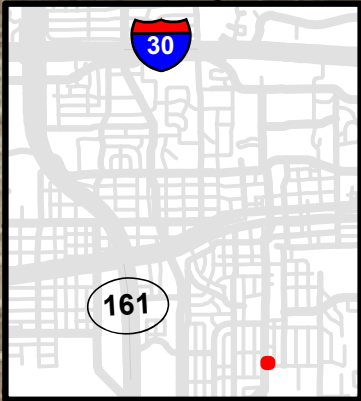


Exhibit A - Location Map
Page 1 of 1

Item 17.

Sw 3rd St

Gramley St



CASE LOCATION MAP
SUP-22-10-0042 - Specific Use Permit
1033 SW 3rd St



City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org

34TRP001
1033 SOUTHWEST 3RD ST
GRAND PRAIRIE, TX 75051

XYZEN
307 PECOS TRL, IRVING, TX 75063

Date Description

Seal / Signature

**NOT FOR
CONSTRUCTION**

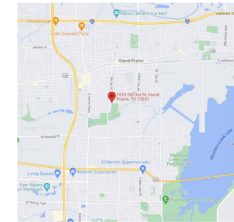
Project Name
**CONVENIENCE STORE
SUP**

Project Number
38SK001

Description
SITE PLAN

Scale
As indicated

VICINITY MAP



LOT 1, 18 AND THE SOUTH 50 FT OF LOT 2,
BLOCK D OF GRAND PRAIRIE ESTATES
ADDITION, VOLUME 13, PAGE 395, MAP
RECORDS OF DALLAS COUNTY, TX
EXISTING RETAIL BUSINESS

STP-22-10-0042

OWNER: DIANE BROOKS KEEBLE
APPLICANT: SHIVA KAPHLE
ADDRESS: 208 MOONLIGHT DR. EULESS, TX 76039
DRAWINGS PREPARED BY: XYZEN DIGITAL, INC.
CONSULTANT ADDRESS: 307 PECOS TRL, IRVING, TX 75063

11/28/2022

SITE DEVELOPMENT NOTES

- EXISTING ZONING DISTRICT = GR (GENERAL RETAIL)
A. EXISTING SPACE = 1500 SQ FT
B. PROPOSED AREA ADDITION = 0 SQ FT
- TOTAL ACCESSIBLE PARKING = 1 (REQUIRED = 1)
TOTAL PARKING PROVIDED = 19 (REQUIRED = 6)
- EXISTING BUILDING HEIGHT = 12 FT SINGLE STORY
FLOOR AREA RATIO = 9.47%
- MINIMUM FRONT YARD SETBACK = 25'-0"
- MINIMUM REAR YARD SETBACK = 20'-0" FOR SF-3
- MINIMUM SIDE YARD SETBACK = 10'-0" FOR >25FT TALL STRUCTURE
- TOTAL GRASS SPACE PROVIDED = 3777 SQ FT (23% OF TOTAL PROPERTY AREA)

AMENITIES PROVIDED:

- SIDEWALKS IMPROVEMENT TO GAIN EASY ACCESS FOR PEDESTRIAN FLOW
- 8" CMU TRASH ENCLOSURE AS PER CITY REQUIREMENTS.
- DRAINAGE PLAN TO BE PREPARED WITH ARCHITECTURAL AND CIVIL ENGINEERING PLANS FOR WATER AND MEDIAN OPENING.
- ALTHOUGH THE NATURE OF OUR DEVELOPMENT ISN'T REQUIRING US TO MEET LANDSCAPING REQUIREMENTS, WE ARE WILLING TO ADD TREES AND SHRUBS DURING REMODELING PROCESS AS IT FITS NECESSARY FOR SITE IMPROVEMENTS.
- AS PER SECTION 8.3.1.2 NON-RESIDENTIAL LANDSCAPING, ITEM B - DOESN'T REQUIRE ADDITIONAL LANDSCAPING REQUIREMENTS FOR THIS PROPERTY.



Drawing North

0 120 240 480 960

1 SITE PLAN - LEVEL 01
SCALE: 1" = 10'-0"

34TRP001

1033 SOUTHWEST 3RD ST
GRAND PRAIRIE, TX 75051



307 PECOS TRL, IRVING, TX 75063

△ Date Description

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name

**CONVENIENCE STORE
SUP**

Project Number

38SK001

Description

LANDSCAPE PLAN

Scale

As indicated

A1

S STATE HWY 360
(VARIABLE RIGHT-OF-WAY)

LANDSCAPE NOTES

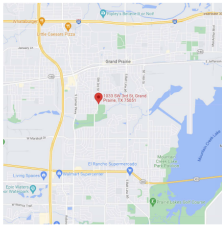
1. MAINTAIN EXISTING GRASS LAND.
2. ADD COUPLE OF TREES FROM THE LIST OF APPROVED PLANTS IN CITY OF GRAND PRAIRIE.
3. ADD CONCRETE SIDEWALK.
4. ADD SHRUBS FROM THE LIST OF APPROVED PLANTS.
5. RESTRIPPING ALL PARKING AND FIRE LANES.
6. INSTALL OUTSIDE TRASH AND DUMPSTER ENCLOSURE.

OVERHEAD UTILITY
ELECTRIC LINES
ADD NEW CURB CUT FOR
ADA ACCESS

ADD TWO TREES WITH
APPROVAL FROM LIST OF
PLANTS

ADD CONCRETE SIDEWALK
TO CONNECT ON THE
NORTH BOUND
PEDESTRIAN TRAFFIC.

VICINITY MAP



LOT 1, 18 AND THE SOUTH 50 FT OF LOT 2,
BLOCK D OF GRAND PRAIRIE ESTATES
ADDITION, VOLUME 13, PAGE 395, MAP
RECORDS OF DALLAS COUNTY, TX.
EXISTING RETAIL BUSINESS

STP-22-10-0042

OWNER: DIANE BROOKS KEEBLE

APPLICANT: SHIVA KAPLE

ADDRESS: 208 MOONLIGHT DR, EULESS, TX 76039

DRAWINGS PREPARED BY: XYZEN DIGITAL INC.

CONSULTANT ADDRESS: 307 PECOS TRL, IRVING, TX 75063

11/28/2022

1 LANDSCAPING PLAN

SCALE: 1" = 10'-0"



0 120 240 480 960

Item 17.

34TRP001
1033 SOUTHWEST 3RD ST
GRAND PRAIRIE, TX 75051



307 PECOS TRL, IRVING, TX 75063

Date Description

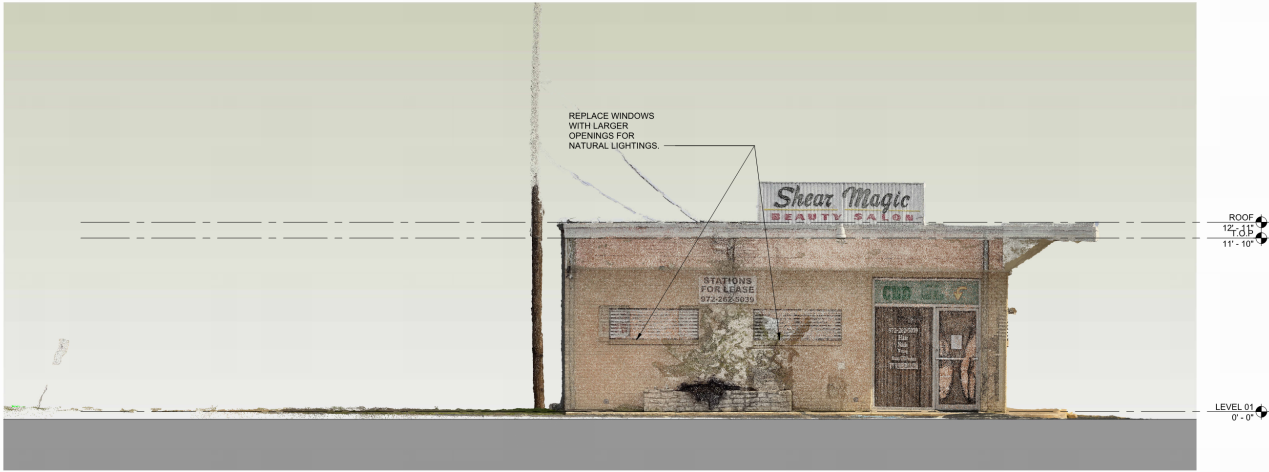
Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
**CONVENIENCE STORE
SUP**
Project Number
38SK001
Description
EXISTING ELEVATIONS

Scale
As indicated 0 1 2 4 8

A2

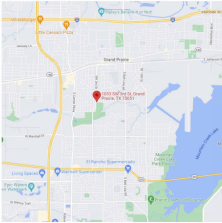


1 ELEVATION EXISTING - WEST
SCALE: 1/4" = 1'-0"



2 ELEVATION EXISTING - EAST
SCALE: 1/4" = 1'-0"

VICINITY MAP



LOT 1, 18 AND THE SOUTH 50 FT OF LOT 2,
BLOCK D OF GRAND PRAIRIE ESTATES
ADDITION, VOLUME 13, PAGE 385, MAP
RECORDS OF DALLAS COUNTY, TX.
EXISTING RETAIL BUSINESS
STP-22-10-0042
OWNER: DIANE BROOKS KEEBLE
APPLICANT: SHIVA KAPHELE
ADDRESS: 208 MOONLIGHT DR, GUILFESS, TX 76039
DRAWINGS PREPARED BY: OXYZEN DIGITAL INC.
CONSULTANT ADDRESS: 307 PECOS TRL, IRVING, TX 75063
11/28/2022

Item 17.

34TRP001
1033 SOUTHWEST 3RD ST
GRAND PRAIRIE, TX 75051



307 PECOS TRL, IRVING, TX 75063

Date Description

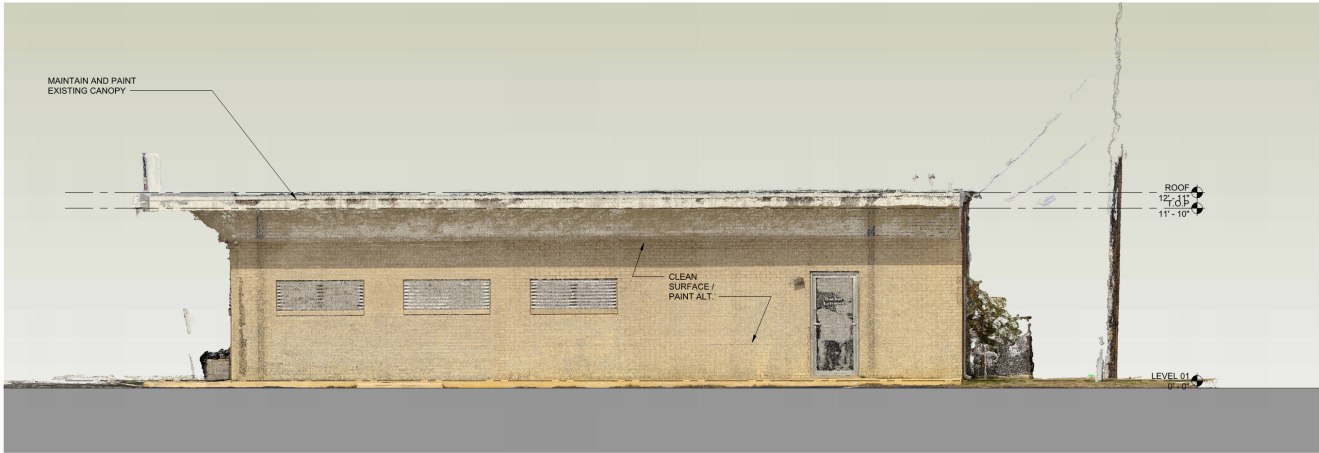
Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
**CONVENIENCE STORE
SUP**
Project Number
38SK001
Description
EXISTING ELEVATIONS

Scale
As indicated 0 1 2 4 8

A2.1

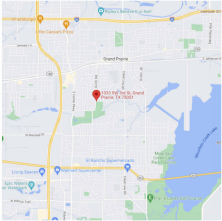


1 ELEVATION EXISTING - SOUTH
SCALE: 1/4" = 1'-0"

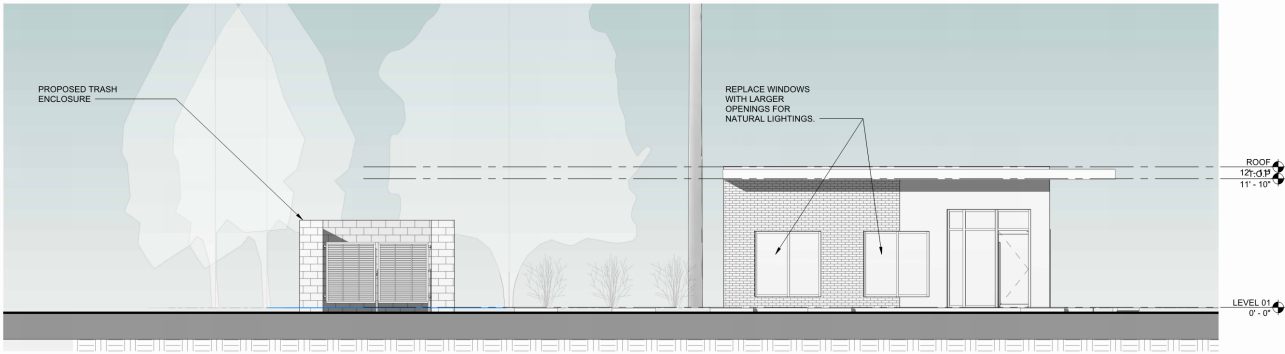


2 ELEVATION EXISTING - NORTH
SCALE: 1/4" = 1'-0"

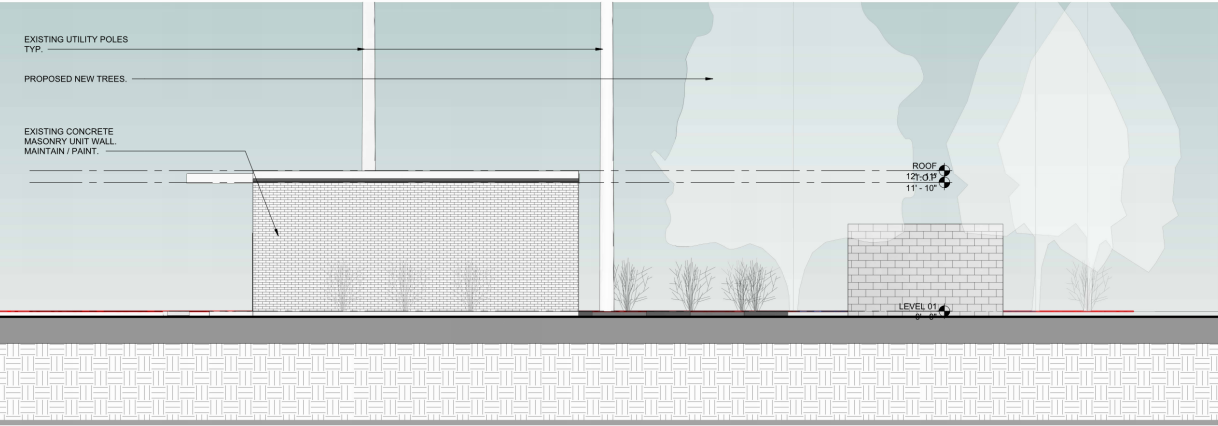
VICINITY MAP



LOT 1, 18 AND THE SOUTH 50 FT OF LOT 2,
BLOCK D OF GRAND PRAIRIE ESTATES
ADDITION, VOLUME 13, PAGE 395, MAP
RECORDS OF DALLAS COUNTY, TX,
EXISTING RETAIL BUSINESS
STP-22-10-0042
OWNER: DIANE BROOKS KEEBLE
APPLICANT: SHIVA KAPRLE
ADDRESS: 208 MOONLIGHT DR, EULESS, TX 76039
DRAWINGS PREPARED BY: XYZEN DIGITAL INC.
CONSULTANT ADDRESS: 307 PECOS TRL, IRVING, TX 75063
11/28/2022



4 ELEVATION - WEST
SCALE: 3/16" = 1'-0"



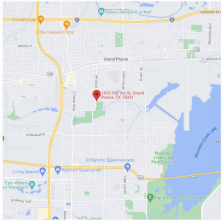
5 ELEVATION - EAST
SCALE: 3/16" = 1'-0"

MATERIAL STATISTICS

SN		South	% Total	East	% Total	West	% Total	North	% Total	Total	% Total
4	Brick Cladding	463	24.73%	343	18.32%	188	10.04%	578	30.88%	1572	83.97%
5	Glass	210	11.22%	0	0.00%	90	4.81%	0	0.00%	300	16.03%
Total Surface Area		673		343		278		578		1872	100.00%

Note: All measurements are in Squared Feet
This summary is for all new materials added into the new construction.
All existing elevations materials and surface calculations are not included in this calculations.

VICINITY MAP



LOT 1, 18 AND THE SOUTH 50 FT OF LOT 2,
BLOCK D OF GRAND PRAIRIE ESTATES
ADDITION, VOLUME 13, PAGE 395, MAP
RECORDS OF DALLAS COUNTY, TX
EXISTING RETAIL BUSINESS
STP-22-10-0042
OWNER: DIANE BROOKS KEEBLE
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ADDRESS: 208 MOONLIGHT DR. EULESS, TX 76039
DRAWINGS PREPARED BY: OXYZEN DIGITAL INC.
CONSULTANT ADDRESS: 307 PECOS TRL, IRVING, TX 75063
11/28/2022

34TRP001
1033 SOUTHWEST 3RD ST
GRAND PRAIRIE, TX 75051

OXYZEN
307 PECOS TRL, IRVING, TX 75063

Date Description

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
**CONVENIENCE STORE
SUP**
Project Number
38SK001
Description
ELEVATIONS

Scale
As indicated 0 1 2 4 8

A2.3

Item 17.

34TRP001
1033 SOUTHWEST 3RD ST
GRAND PRAIRIE, TX 75051

XYZEN
307 PECOS TRL, IRVING, TX 75063

Date Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
CONVENIENCE STORE SUP
Project Number
38SK001
Description
ELEVATIONS

Scale
As indicated 0 1 2 4 8

A2.4

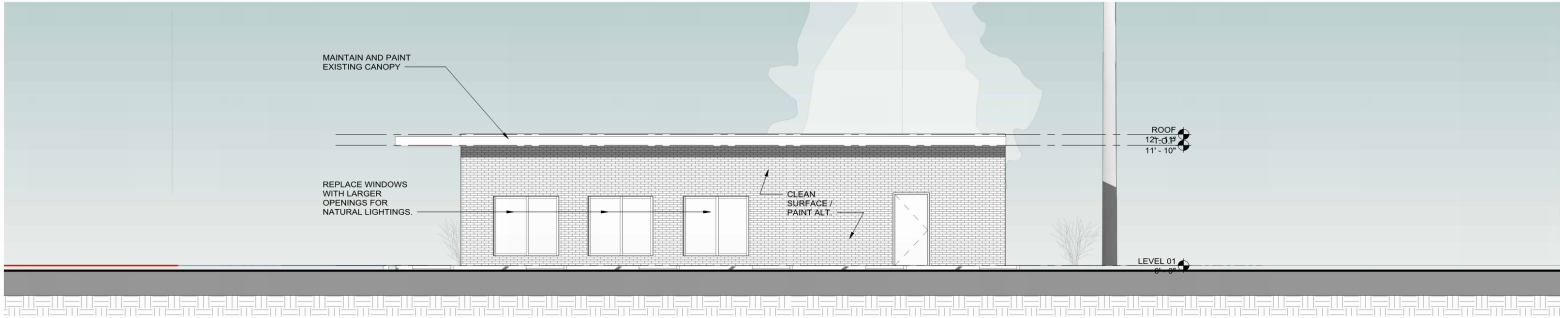
VICINITY MAP

LOT 1, 15 AND THE SOUTH 50 FT OF LOT 2, BLOCK D OF GRAND PRAIRIE ESTATES ADDITION, VOLUME 13, PAGE 385, MAP RECORDS OF DALLAS COUNTY, TX, EXISTING RETAIL BUSINESS

STP-22-10-0042

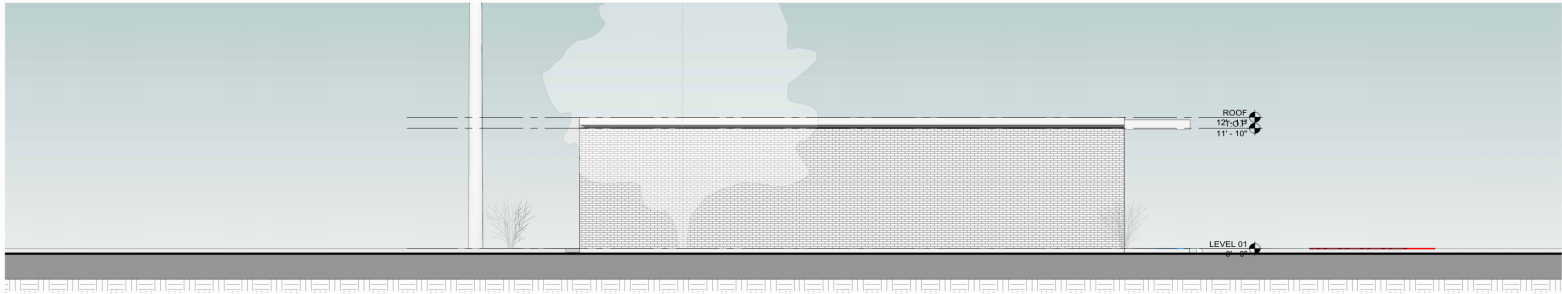
OWNER: DIANE BROOKS KEEBLE
APPLICANT: SHIVA KAPHALE
ADDRESS: 208 MOONLIGHT DR., EULESS, TX 76039
DRAWINGS PREPARED BY: OXYZEN DIGITAL INC.
CONSULTANT ADDRESS: 307 PECOS TRL, IRVING, TX 75063

11/28/2022



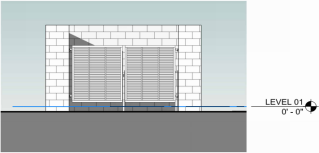
1 ELEVATION - SOUTH

SCALE: 3/16" = 1'-0"



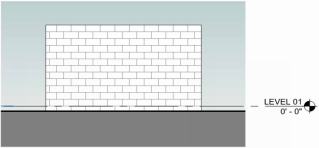
2 ELEVATION - NORTH

SCALE: 3/16" = 1'-0"



3 FRON ELEV. - TRASH ENCLOSURE

SCALE: 3/16" = 1'-0"



4 SIDE ELEV. - TRASH ENCLOSURE

SCALE: 3/16" = 1'-0"

MATERIAL STATISTICS

SN	South	% Total	East	% Total	West	% Total	North	% Total	Total	% Total
4 Brick Cladding	463	24.73%	343	18.32%	188	10.04%	578	30.88%	1572	83.97%
5 Glass	210	11.22%	0	0.00%	90	4.81%	0	0.00%	300	16.03%
Sum Check									1872	100.00%
Total Surface Area		673	343	278	578					

Note: All measurements are in Squared Feet
This summary is for all new materials added into the new construction.
All existing elevations materials and surface calculations are not included in this calculations.

Item 17.

34TRP001
1033 SOUTHWEST 3RD ST
GRAND PRAIRIE, TX 75051


307 PECOS TRL, IRVING, TX 75063

Date Description

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
CONVENIENCE STORE
SUP
Project Number
38SK001
Description
PERSPECTIVE VIEWS

Scale

A9



1 GROUND LEVEL PERSPECTIVE
SCALE:

C:\P\ent Local Files\38SK_1033 SW 3RD ST SUP_Rab_1.rvt
2/22/2023 9:38:55 PM



(#617): Contacting Mayor Ron Jensen

Your Information	
First Name	Kay
Last Name	Vaughan-Maxson
Email Address	[REDACTED]
Phone Number	[REDACTED]
Address	1202 SW 5th St, Grand Prairie, TX 75051, USA Map (32.7307689, -97.00937549999999)
Citizen Question / Comment	Although I was not at the meeting tonight , I did watch it on TV, I wish you would reconsider and deny the convenience store permit for 1033 SW 3rd St. We already have 3 other convenience stores in this neighborhood within 3 tenths of a mile of each other. 209 Clarice St, 901 SW 3rd St and 917 SW 3rd St are all convenience stores and a Smoke Shop at 905 SW 3rd St. All of these stores are bringing the neighborhood down. Please reconsider and deny the permit for 1033 SW 3rd St.



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/07/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: CPA-23-01-0001 - Comprehensive Plan Amendment - Pivotal Residential (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use and Open Space/Drainage to High Density Residential and Commercial/Retail/Office on 42.7 acres. Tracts 2, 36, and 36.1, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-294D and PD-28, within the SH 161 and I-20 Corridor Overlay Districts, and addressed as 1900 IH 20 and 3900 Robinson Rd (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

APPLICANT: Amy Matthews, Masterplan

RECOMMENDED ACTION: Staff is unable to support the request because the proposed development is inconsistent with the FLUM. Staff notes though, that the proposed multi-family portion is allowed per the existing zoning.

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

SUMMARY:

Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use and Open Space/Drainage to High Density Residential and Commercial/Retail/Office on 42.7 acres. Tracts 2, 36, and 36.1, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-294D and PD-28, within the SH 161 and I-20 Corridor Overlay Districts, and addressed as 1900 IH 20 and 3900 Robinson Rd.

PURPOSE OF REQUEST:

The applicant wishes to rezone the subject parcels from PD-294B for General Retail Uses and PD-28 for retail, apartment, office, and service uses to a Planned Development District for Multi-Family and General Retail Uses. This request is for a change from Mixed Use and Open Space/Drainage to High Density Residential and Commercial/Retail/Office.

Areas with the Mixed Use designation are intended for an appropriately planned mixture of non-residential and residential uses. They are referred to as mixed-use because it is envisioned that these areas would be integrated developments of retail, public, office, and entertainment, with a residential component appropriately blended into larger scale buildings that would otherwise be used to support those uses independently. Mixed-use areas are intended to provide flexibility for the City and the development community in order to encourage innovative, unique, and sustainable developments. Residential uses in mixed-use developments have begun to appeal to seniors or younger generations. Walkable connections to shopping and dining should be key components of the mixed-use areas.

The Open Space/Drainage Land Use category primarily consists of floodplains located along the many waterways running through Grand Prairie. These areas should be preserved as public and neighborhood-oriented open spaces, and incorporate trails and drainage corridors which are left in a naturalistic state. Impacts on these areas should be closely considered when intense uses are proposed within close proximity.

High density residential is reflective of multi-family apartments. Depending on location, densities in high density residential may vary significantly. Garden style apartments have densities between 12 and 20 dwelling units per acre. Newer construction, particularly if a mixed-use configuration, have densities above 20 dwelling units per acre. The following are policies to guide high density residential areas:

- They are appropriate along major collector or arterial roadways.
- They serve as a buffer between commercial or retail uses and lower density residential areas.

Commercial uses are more intense than retail establishments, yet also provide goods and services for the public. Examples of commercial establishments would include hotels, automotive services, and big box retailers. *Retail* land use type is intended to provide for a variety of restaurants, shops, grocery stores, and personal service establishments. Retail uses require high visibility locations and should be located in high-traffic areas such as along arterial roadways. Office areas provide for low- to medium-rise suburban-scale developments. Generally, permitted uses include corporate, professional, medical and financial offices as well as offices for individuals and non-profit organizations. These areas can also serve as a lower intensity transitional use to adjacent residential areas.

Any amendments to the Comprehensive Plan and accompanying Future Land Use Map are required to be reviewed by the Planning and Zoning Commission. Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan.

RECOMMENDATION:

- On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- Staff is unable to support the request because the proposed development is inconsistent with the FLUM. Staff notes though, that the proposed multi-family portion is allowed per the existing zoning. *Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.*

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE 2021 FUTURE LAND USE MAP, A COMPONENT OF THE 2018 COMPREHENSIVE PLAN, TO CHANGE THE CLASSIFICATION OF 42.7 ACRES OUT OF THE STEPHEN B MCCOMMAS SURVEY, ABSTRACT NO. 888, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM MIXED USE AND OPEN SPACE/DRAINAGE TO HIGH DENSITY RESIDENTIAL AND COMMERCIAL/RETAIL/OFFICE; AND MAKING THIS ORDINANCE CUMULATIVE; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

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

WHEREAS, Notice was given of a public hearing on proposed amendments to the Comprehensive Plan Amendment to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on February 27, 2023, such Notice of the time and place of such hearing having been given at least ten (10) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

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

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on March 7, 2023, to consider the advisability of amending the Comprehensive Plan, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality.

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

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

- A. Change the Future Land Use classification from Mixed Use and Open Space/Drainage to High Density Residential on 37.4094 acres within Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas; as described and depicted on Pages 1-2 of Exhibit B – Boundary Description.
- B. Change the Future Land Use Classification from Open Space/Drainage to Commercial/Retail/Office on 5.3792 acres within the Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, as described and depicted on Page 3 of Exhibit B – Boundary Description.

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 7TH DAY OF MARCH 2022.

ORDINANCE NO. X-2023

CASE NO. CPA-23-01-0001


Exhibit A - Location Map
Page 1 of 1

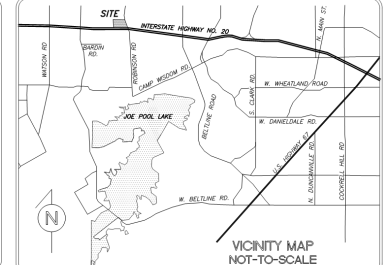
Item 18.



LEGEND

△ FAL	FIRE HYDRANT
○ CHSE	CHESED "X" SET
○ CHSD	CHESED "X" FOUND
○ RFD	IRON ROD FOUND (SIZE AS NOTED)
○ RFD	IRON ROD SET (SIZE AS NOTED)
○ W/ GUY	OVERHEAD UTILITY POLE W/ GUY
○ SSMH	STANTUM SEWER MANHOLE
○ SSMH	SANITARY SEWER MANHOLE
○ SSMH	OVERHEAD MANHOLE
○ CO	SAN. SWR. CLEAN OUT
○ CO	GAS VALVE
○ W	WATER VALVE
○ W	WATER METER
○ BM	BOLLARD
○ SGN	SIGNAL POLE
○ SSB	SIGNAL BOX
○ SV	SIGNAL VAULT
○ ESB	ELECTRIC BOX
○ EV	ELECTRIC VAULT
○ ST	STREET SIGN
○ CM	CABLE MARKER
○ CB	CABLE BOX
○ SGN	SIGN
○ AS	AUTO SPRINKLER
THSD	TRANSFORMER PAD
○	LIGHT POLE

 TREE



SURVEY PLAT

TO ALL PARTIES INTERESTED IN RESOURCES SURVEYED:

IT IS TO BE CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE FOLLOWING TRACT OF LAND:

BEGING AL AT CERTAIN TRACT OR PARCELS OF LAND SITUATED IN THE S.E. QUADRANTS SURVEY, ABSTRACT NO. 888, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAME BEING A PORTION OF CERTAIN TRACT OF LAND OWNED BY SAID COMPANY, AND BEING MORE SPECIFICALLY ASPHALT PRODUCTS COMPANY BY DEED RECORDED IN VOLUME 92215 AT PAGE 263 OF DEEDS RECORDED IN THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS; AND ALSO A PORTION OF HILLSDALE CIRCLE BY DEEDS RECORDED IN VOLUME 2003318 AT PAGE 4897 AND VOLUME 2003319 AT PAGE 4851 OF DEEDS RECORDED IN THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET AT AN EASTERLY SUBSECTION CORNER OF CERTAIN TRACT OF LAND OWNED BY SAID COMPANY, AND BEING MORE SPECIFICALLY A SECTION LINE UNITED PATENTMENT BY DEED DATED MAY 13, 1970 AND RECORDED IN VOLUME 70099 OF DEEDS RECORDED IN THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS; AND ALSO A PORTION OF SAID HILLSDALE CIRCLE TRACT, AS ESTABLISHED BY BOUNDARY LINE AGREEMENT BETWEEN SAID COMPANY AND SAID COMPANY, AND BEING MORE SPECIFICALLY A SECTION INSTRUMENT DATED APRIL 4, 1984 AND RECORDED IN VOLUME 40083, PAGE 311, DEED RECORDED IN THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS; AND ALSO A PORTION OF ROADBORN ROAD, FORMERLY BELTLINE ROAD AS CONVERTED TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND BEING MORE SPECIFICALLY A PORTION OF THE RIGHT-OF-WAY LINE OF ROADBORN ROAD, FORMERLY BELTLINE ROAD AS CONVERTED TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING IN A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET WITH A CHORD BEARING N 27° 20' 42" W AND A CHORD BEARING SOUTH 25° 45' 28" EAST AT A DISTANCE 202.95 FEET;

THENCE SOUTHEREASTY ALONG THE WEST RIGHT-OF-WAY LINE OF SAID ROADBORN ROAD AND THE RIGHT-OF-WAY LINE OF SAID CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 203.77 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 37° 46' 42" EAST AND CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID ROADBORN ROAD, FOR A DISTANCE OF 144.44 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS 404.918 FEET WITH AN ARC DISTANCE OF 98° 54' 54" W AND A CHORD BEARING SOUTH 27° 20' 42" EAST AT A DISTANCE 450.975 FEET;

THENCE SOUTHEREASTY ALONG SAID CURVE TO THE RIGHT, AND CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID ROADBORN ROAD, FOR A DISTANCE OF 119.52 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS 404.918 FEET WITH AN ARC DISTANCE OF 98° 54' 54" W AND A CHORD BEARING SOUTH 27° 20' 42" EAST AT A DISTANCE 450.975 FEET;

THENCE SOUTHEREASTY ALONG SAID CURVE TO THE LEFT, AND CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID ROADBORN ROAD, FOR AN ARC DISTANCE OF 119.52 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID ROADBORN ROAD, THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (6).

1. SOUTH 86° 53' 38" EAST FOR A DISTANCE OF 169.77 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 374.15 FEET, A CENTRAL ANGLE 33° 10' 35" W AND A CHORD BEARING NORTH 77° 28' 35" WEST AT A DISTANCE 200.14 FEET;

2. SOUTHERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 202.65 FEET TO A 5/8" IRON ROD SET FOR CORNER;

3. SOUTH 81° 50' 47" WEST FOR A DISTANCE OF 226.82 FEET TO A 5/8" IRON ROD SET FOR CORNER;

4. NORTH 28° 09' 13" WEST FOR A DISTANCE OF 85.88 FEET TO A 5/8" IRON ROD SET FOR CORNER;

5. SOUTH 48° 51' 54" WEST FOR A DISTANCE OF 207.41 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 374.15 FEET, A CENTRAL ANGLE 28° 05' 51" W AND A CHORD BEARING NORTH 72° 46' 58" WEST AT A DISTANCE 200.14 FEET;

6. NORTHERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 324.89 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAME BEING IN THE WEST LINE OF SAID WRIGHT ASPHALT PRODUCTS COMPANY (159.023 ACRES) TRACT AND THE COMMON EAST LINE OF AFORSAD BOUNDARY LINE AGREEMENT FOR A DISTANCE OF 90.46 FEET TO A "1/2" IRON ROD SET FOR CORNER.

THENCE NORTH 03° 15' 41" EAST, ALONG THE COMMON LINE OF SAID CAMPBELL-BELT LINE TRACT AND SAID WRIGHT ASPHALT PRODUCTS COMPANY (159.023 ACRES) TRACT AND SAID WRIGHT ASPHALT PRODUCTS COMPANY (24.65 ACRES) TRACT FOR SAID BOUNDARY LINE AGREEMENT, FOR A DISTANCE OF 457.07 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAME BEING IN THE WEST LINE OF SAID WRIGHT ASPHALT PRODUCTS COMPANY (159.023 ACRES) TRACT AND THE COMMON EAST LINE OF AFORSAD BOUNDARY LINE AGREEMENT FOR A DISTANCE OF 90.46 FEET TO A "1/2" IRON ROD SET FOR CORNER.

THENCE NORTH 89° 30' 31" EAST, AND CONTINUING ALONG THE COMMON LINE OF SAID CAMPBELL-BELT LINE TRACT AND SAID WRIGHT ASPHALT PRODUCTS COMPANY (159.023 ACRES) TRACT AND SAID WRIGHT ASPHALT PRODUCTS COMPANY (24.65 ACRES) TRACT FOR SAID BOUNDARY LINE AGREEMENT, FOR A DISTANCE OF 457.07 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAME BEING IN THE WEST LINE OF SAID WRIGHT ASPHALT PRODUCTS COMPANY (159.023 ACRES) TRACT AND THE COMMON EAST LINE OF AFORSAD BOUNDARY LINE AGREEMENT FOR A DISTANCE OF 90.46 FEET TO A "1/2" IRON ROD SET FOR CORNER.

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS - MAP NUMBER 17010C01, DATED JULY 7, 2010, THE FOLLOWING PROPERTY SHOWN HEREON LIES PARTIALLY IN ZONE "X" (SHADED OTHER FLOOD AREAS) AND PARTIALLY IN ZONE "AE" (UNSHADED). IT ALSO LIES PARTIALLY IN A FLOODWAY AREA IN ZONE "AE".

ZONE "X" SHADE IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH A DEPTH OF LESS THAN 1.5 FEET; AREAS OF 1% ANNUAL CHANCE FLOOD LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "AE" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS OF 1% ANNUAL CHANCE FLOOD. ZONE "AE" CHANCE FLOOD - BASE FLOOD ELEVATIONS DETERMINED.

THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF OBSTRUCTIONS SO THAT THE FLOODWAY CAN BE MAINTAINED AND CARRIED WITHOUT SUBSTANTIAL INTERFERENCE IN FLOOD FLOW.

CERTIFICATION

THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, MADE ON THE GROUND, THIS DATE, SUBJECT TO ALL EASEMENTS, RESERVATIONS OR RESTRICTIONS THAT MAY BE OF RECORD, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION, TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY; SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED AND THAT THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR HIGHWAY AS SHOWN ON SAID PLAT, THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.

PRELIMINARY / FOR REVIEW

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

BOUNDARY SURVEY


HILLSDALE COLLEGE TRACT

16.6687 ACRES OF LAND

S.B. McCOMMAS SURVEY, A-888

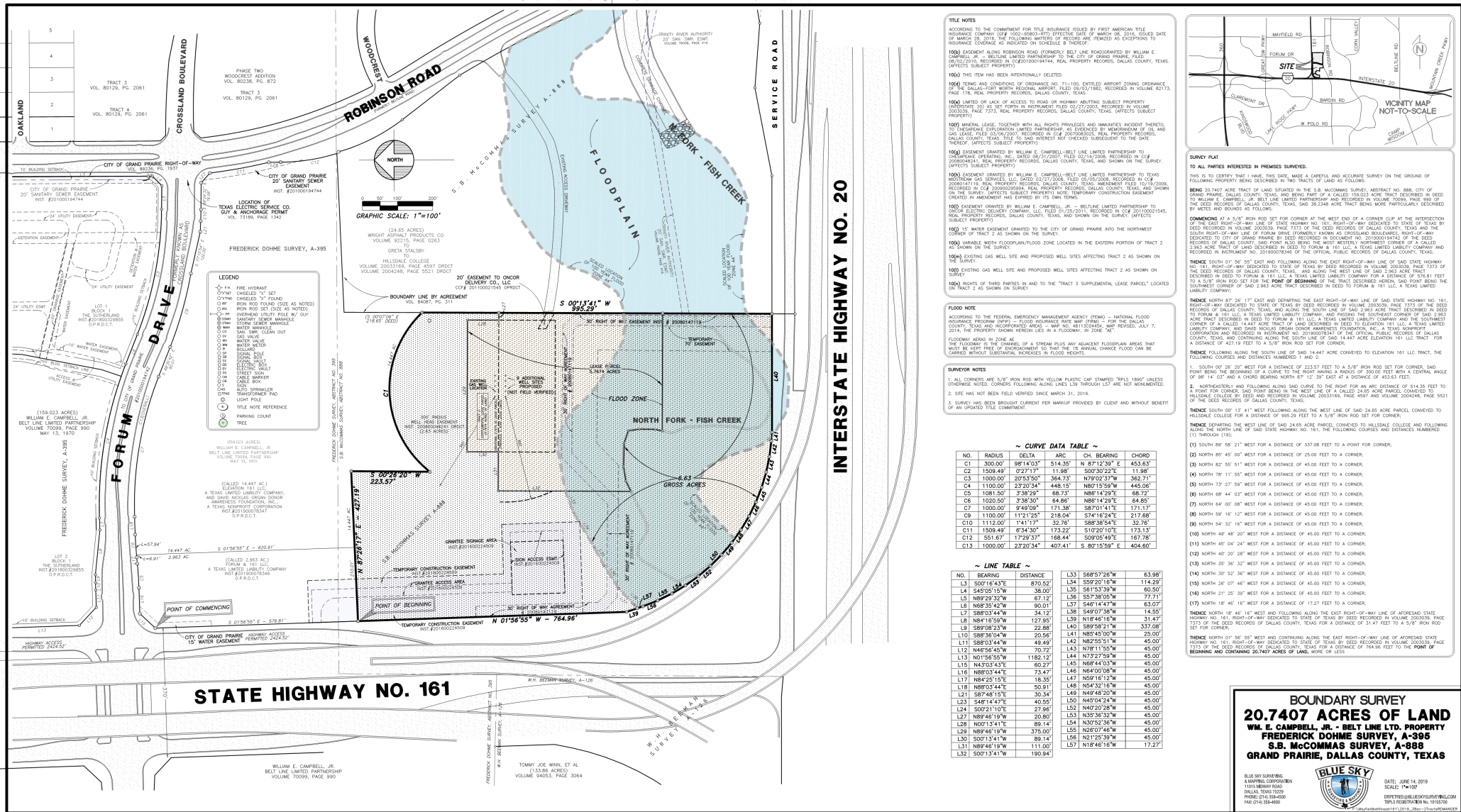
GRAND PRAIRIE, DALLAS COUNTY, TEXAS

BLUE SKY SURVEYING & MAPPING CORPORATION
11155 MENARD ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4000



DATE: AUGUST 15, 2019
SCALE: 1"=50'

DPRETT@BLUESKYSURVEYING.COM
WWW.BLUESKYSURVEYING.COM







CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/07/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: ZON-23-01-0004 - Zoning Change/Concept Plan - Pivotal Residential (City Council District 2). Zoning Change from PD-294B and PD-28 to a Planned Development District for Multi-Family and General Retail Uses and a Concept Plan depicting 320 multi-family units, a hotel, and a restaurant on 42.79 acres. Tracts 2, 36, and 36.1, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-294D and PD-28, within the SH 161 and I-20 Corridor Overlay Districts, and addressed as 1900 IH 20 and 3900 Robinson Rd (On February 27, 2023, the Planning and Zoning Commission recommended approval with staff conditions by a vote of 8-0)

APPLICANT: Amy Matthews, Masterplan

RECOMMENDED ACTION: Staff is unable to support the request because it is inconsistent with the FLUM. However, staff notes that multi-family is currently allowed by the existing zoning.

SUMMARY:

Zoning Change from PD-294B and PD-28 to a Planned Development District for Multi-Family and General Retail Uses and a Concept Plan depicting 320 multi-family units, a hotel, and a restaurant on 42.79 acres. Tracts 2, 36, and 36.1, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-294D and PD-28, within the SH 161 and I-20 Corridor Overlay Districts, and addressed as 1900 IH 20 and 3900 Robinson Rd.

PURPOSE OF REQUEST:

The applicant wishes to rezone the subject parcels from PD-294B for General Retail Use and PD-28 for retail, apartment, office, and service uses to a Planned Development District for Multi-Family and 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 Use

Direction	Zoning	Existing Use
North	PD-383 for General Retail and Multi-Family Uses	General Retail and Multi-Family
South	PD-342 for Commercial; PD-400 for Commercial and Multi-Family Uses; SF-1	I-20, Quik Trip; Undeveloped, Multi-Family; Undeveloped, Single Family Residential
West	PD-422; PD-29	161, Undeveloped (Approved Site Plan for Townhomes); Undeveloped
East	PD-304; PD-27	Undeveloped, Single Family Residential, Undeveloped

HISTORY:

- 1972: City Council approved Planned Development District No. 28 for retail, apartment, office, and service uses.
- July 24, 2007: City Council approved a Planned Development District No. 294B for General Retail Uses (Case Number Z070101).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant wishes to rezone the subject parcels from PD-294B for General Retail Use and PD-28 for retail, apartment, office, and service uses to a Planned Development District for Multi-Family and General Retail Uses.

The accompanying Concept Plan depicts a multi-family development with 320 units in seven buildings. The development will be accessible from Robinson Rd via a gated entry. The Concept Plan also depicts non-residential development with a hotel and a 5,000 sq. ft. restaurant. This portion of the development will be accessible from Robinson Rd and the I 20 frontage road.

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

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

The Future Land Use Map (FLUM) designates this location as Mixed Use and Open Space/Drainage. The proposal is inconsistent with the FLUM. An accompanying request to amend the FLUM to High Density Residential and Commercial/Retail/Office is under concurrent review (Case Number CPA-23-01-0001).

ZONING REQUIREMENTS:

The applicant is proposing General Retail as the base zoning district for the non-residential portion of the development and Multi-Family Three for the multi-family portion of the development. The table below compares the standards for Multi-Family Three found in the Unified Development Code (UDC) to those that are proposed.

The Article 10 of the Unified Development Code (UDC) specifies the following:

Table 3. Multi-Family (MF-3) Parking Requirements

Standard	Required	Provided	Meets
1.5 Parking Spaces/One-Bedroom	160 units – 240	-	-
2 Parking Spaces/Two-Bedroom-Three-Bedroom	126 units - 320	-	-
Total Multi-Family Parking Spaces	560	576	Yes
Covered Parking 20%	116	119	Yes

VARIANCES:

The applicant is requesting the following variances:

1. Hotel Allowed By Right – The applicant is proposing that a hotel be allowed by right. The UDC requires approval of a Specific Use Permit for hotels.
2. Setbacks for Multi-Family – The applicant is proposing a five ft. setback along Robinson Rd, a 10 ft. setback along 161, and a 10 ft. internal setback.
3. Perimeter Fence – The UDC requires that multi-family development have a gated perimeter fence. The applicant is proposing to construct the project without a perimeter fence and with a gated entry to control vehicular access.

RECOMMENDATION:

- On February 27, 2023, the Planning and Zoning Commission recommended approval with staff conditions by a vote of 8-0.
- Staff is unable to support the request because it is inconsistent with the FLUM. However, staff notes that multi-family is currently allowed by the existing zoning. Should the Planning and Zoning Commission choose to recommend approval of this request, staff recommends the following conditions:
 1. The number of multi-family units shall not exceed 320.
 2. The development shall provide the required perimeter fencing.
 3. The developer shall obtain approval from franchise utilities agreeing to the five ft. setback along Robinson Rd and 10 ft. setback along SH 161. The developer shall provide written documentation of the agreement to City staff prior to applying for a Site Plan.
 4. A hotel shall require approval of a Specific Use Permit.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 42.79 ACRES LOCATED WITHIN THE STEPHEN B MCCOMMAS SURVEY, ABSTRACT NO. 888, CITY OF GRAND PRAIRIE, DALLAS COUNTY,

TEXAS FROM PLANNED DEVELOPMENT NO. 28 AND PLANNED DEVELOPMENT NO. 294B TO A PLANNED DEVELOPMENT DISTRICT FOR MULTI-FAMILY AND GENERAL RETAIL USES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 7779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to change the zoning designation of said property from PD-28 and PD-294B to a Planned Development District for Multi-Family and General Retail Uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on February 27, 2023, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from PD-28 and PD-294B to a Planned Development District for Multi-Family and General Retail Uses; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on March 7, 2023, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance, changing the zoning from its classification of PD-28 and PD-294B to a Planned Development District for Multi-Family and General Retail Uses and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

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

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

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone the following described area from PD-28 and PD-294B to a Planned Development District for Multi-Family and General Retail Uses.

Description of Land:

42.79 ACRES OF LAND BEING MULTIPLE PARCELS LOCATED WITHIN THE STEPHEN B MCCOMMAS SURVEY, ABSTRACT NO. 888, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND AS DEPICTED IN THE ATTACHED EXHIBIT A – LOCATION MAP AND EXHIBIT B – BOUNDARY DESCRIPTION, INCORPORATED HEREIN BY REFERENCE.

SECTION 2. The intent of this zoning ordinance is to create a horizontal mixed-use development that substantially conforms to referenced exhibits, Exhibit B – Concept Plan, and Exhibit C – Conceptual Elevations, which are hereby incorporated by reference.

SECTION 3. The following development standards shall apply to all development within this district.

A. APPLICABILITY

1. All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in these Planned Development District Standards.
2. Except as provided, these Planned Development District Standards govern development within this Property. In the event of any conflict or inconsistency between these Planned Development District Standards and the applicable City regulations, the terms and provisions of these Planned Development District Standards shall control. In the event of any conflict between the text of the Planned Development District Standards and the concept plan, the concept plan shall control.

B. GENERAL

1. Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) unless otherwise specified herein.

C. CONCEPT PLAN

1. A Concept Plan has been included, to delineate the building and driveway layout. The Concept Plan is conceptual in nature and intended to be illustrative of the standards herein. Detailed

Site Plans will be submitted as required in the UDC, in subsequent applications as parcels are developed.

2. Approval of a detailed Site Plan shall be required with the Final Plat for each phase to ensure compliance with the standards of the Planned Development. If the Detailed Site Plan is shown to comply with the standards and requirements of the PD, approval by the Planning and Zoning Commission and City Council shall be non-discretionary and no public hearing shall be required.

D. LAND USES AND DEVELOPMENT REQUIREMENTS

1. Base Zoning Districts (Refer to Page 2 of Exhibit C for location and designation of districts)
 - a. Multi-Family District: Multi-Family development shall comply with the provisions for Multi-Family Three (MF-3) District and Appendix W in the UDC, as amended, except as amended as follows.
 1. The minimum internal side setback shall be 10 ft.
 2. The minimum setback along Robinson Rd shall be 5 ft.
 3. The minimum setback along SH 161 shall be 10 ft.
 4. A perimeter fence shall not be required.
 - b. General Retail: General Retail development shall comply with the provisions for General Retail District and Appendix F in the UDC, as amended.
2. Permitted Uses
 - a. Multi-Family District: The uses in the Multi-Family District shall be those uses provided for Multi-Family Three (MF-3) District in the UDC, as amended.
 - b. General Retail District: The uses in the General Retail District shall be those uses provided for the General Retail District in the UDC, as amended, except as amended as follows.
 1. A Hotel shall be allowed by right.

SECTION 4. A Site Plan shall be reviewed and approved by the City Council prior to the issuance of any building permits.

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

SECTION 6. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE,

TEXAS, ON THIS THE 7TH DAY OF MARCH 2023.

Ordinance No. #-2023

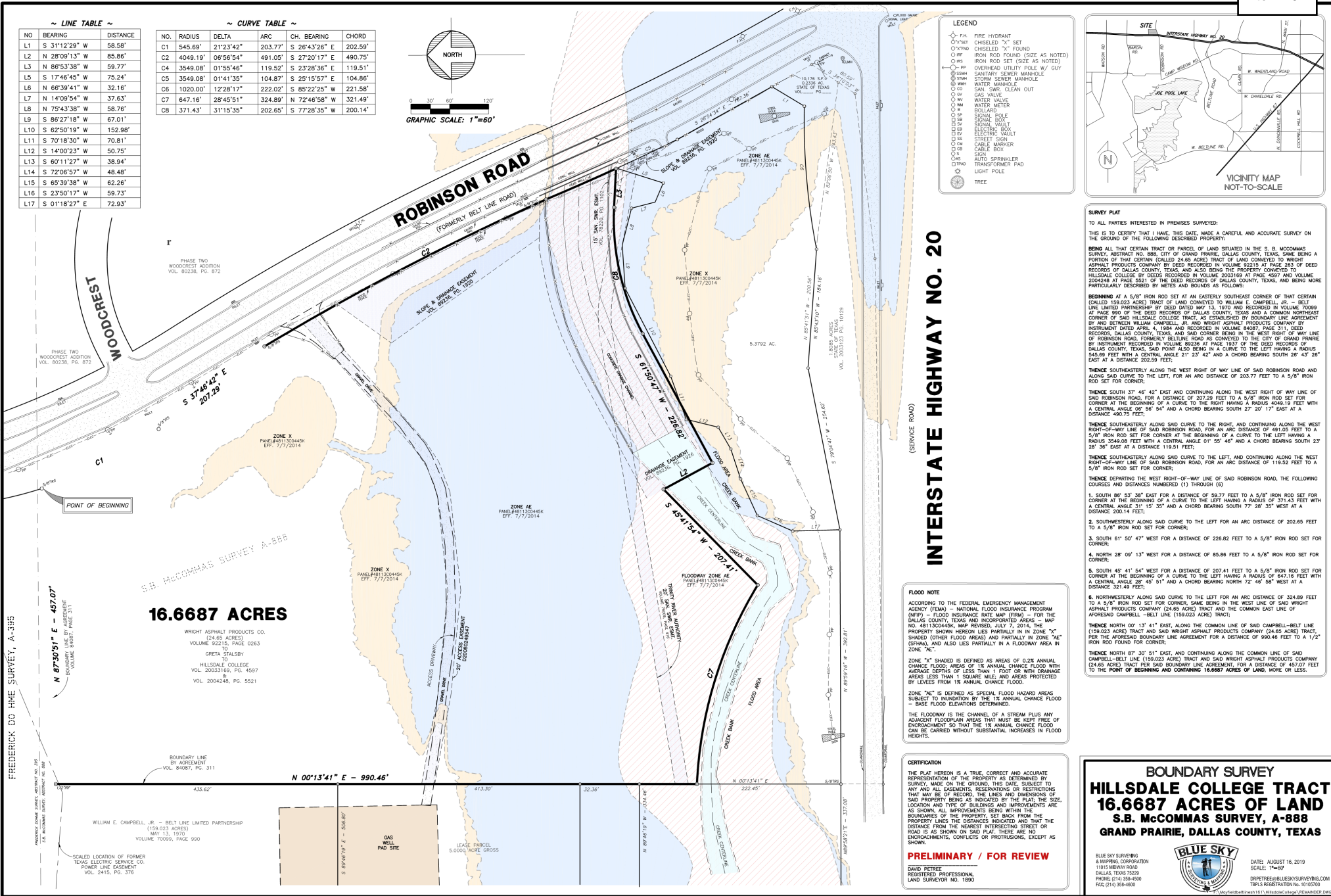
Zoning Case No. ZON-23-01-0004

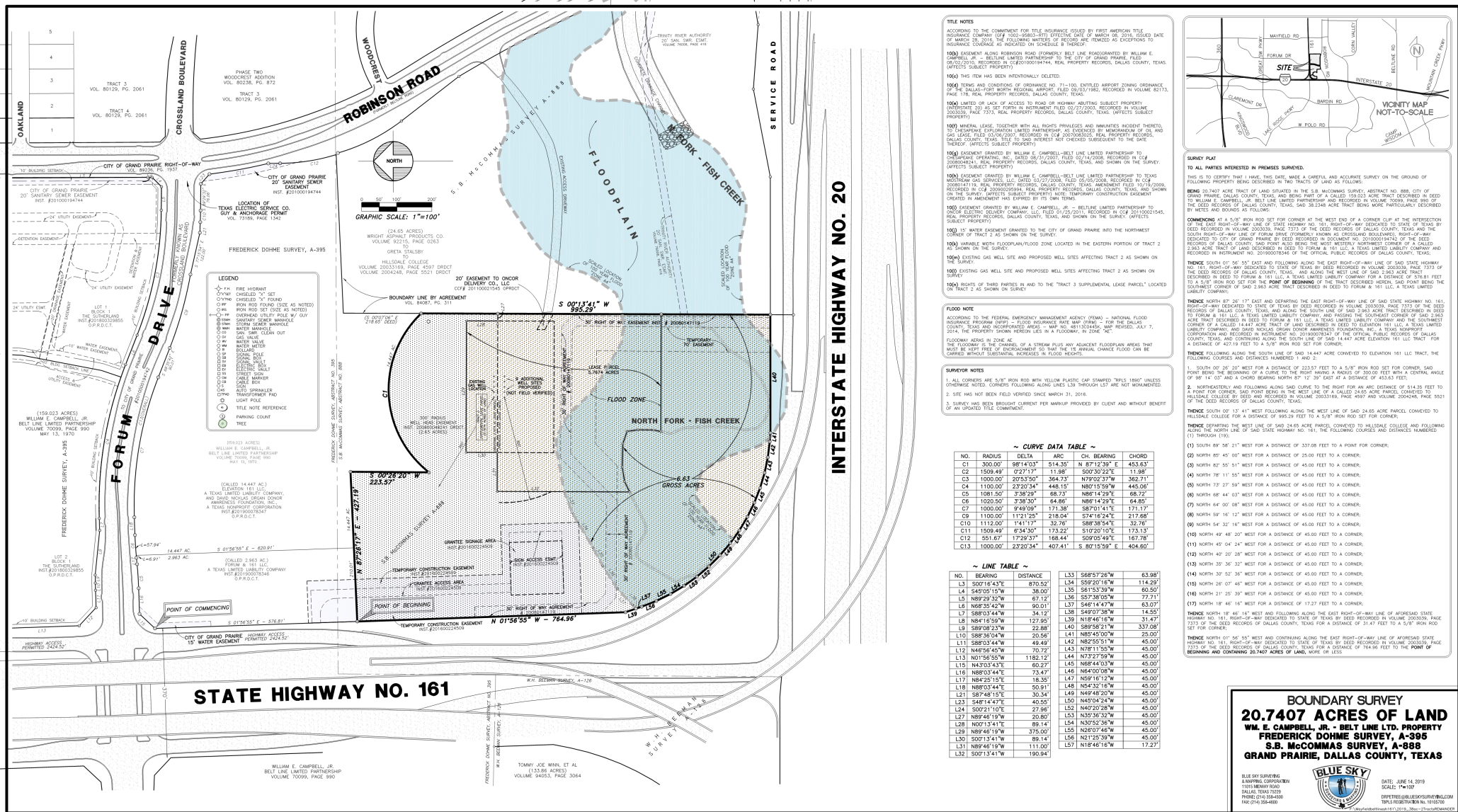
Planned Development No. #

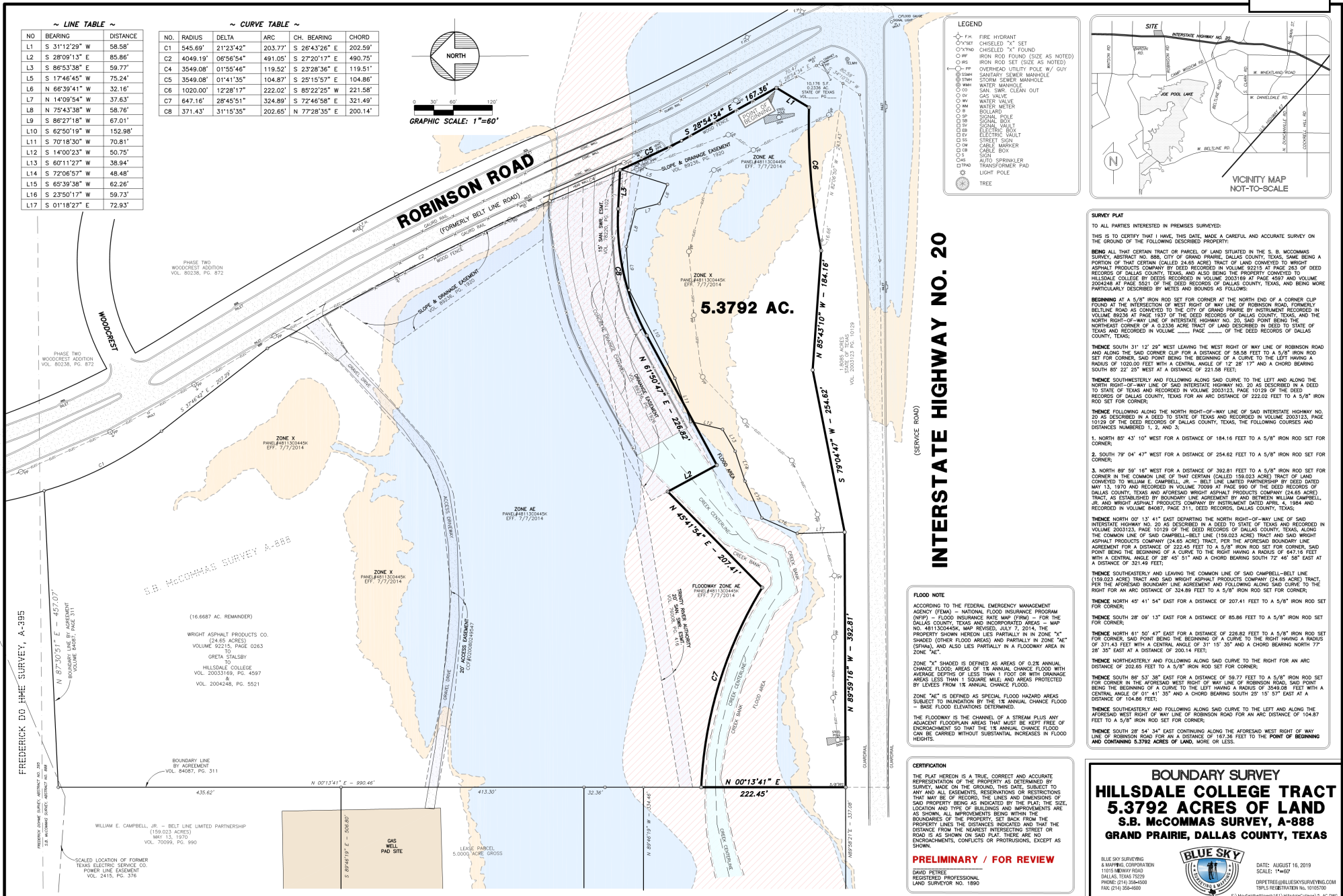
Exhibit A - Location Map
Page 1 of 1

Item 19.











PROJECT DATA

RESIDENTIAL SITE

1 BR UNITS	160
2 BR UNITS	128
3 BR UNITS	32
TOTAL UNITS	320

RESIDENTIAL SITE AREA & DENSITY

37.41 ACRES / 1,629,580 SF
8.6 UNITS PER ACRE

PARKING CALCULATIONS

1 BR UNITS	160 * 1.5	= 240 SPACES
2 BR UNITS	128 * 2	= 256 SPACES
3 BR UNITS	32 * 2	= 64 SPACES
OFFICE +/- 5,000 SF	1/325 SF	= 16 SPACES

TOTAL PARKING REQUIRED = 576 SPACES

COVERED PARKING CALCULATIONS

576 SPACES * 2 = 116 COVERED SPACES REQUIRED

70 GARAGE SPACES PROVIDED

49 CAR PORT SPACES PROVIDED

TOTAL PARKING PROVIDED

SURFACE SPACES PROVIDED = 437 SPACES

COVERED SPACES PROVIDED = 119 SPACES

TOTAL SPACES PROVIDED = 576 SPACES

HOTEL AND RESTAURANT SITE

HOTEL CALCS (1 SPACE / KEY + 4 SPACES)

90 HOTEL KEYS 90 * 1 = 90 SPACES

ADDITIONAL SPACES = 4

RESTAURANT CALCS (1 SPACE / 100 SF)

5,000 SF 5,000 / 100 = 50 SPACES

TOTAL PARKING REQUIRED = 144 SPACES

TOTAL PARKING PROVIDED = 144 SPACES

HOTEL AND RESTAURANT SITE AREA

37.41 ACRES / 230,868 SF

ENGINEERING NOTES

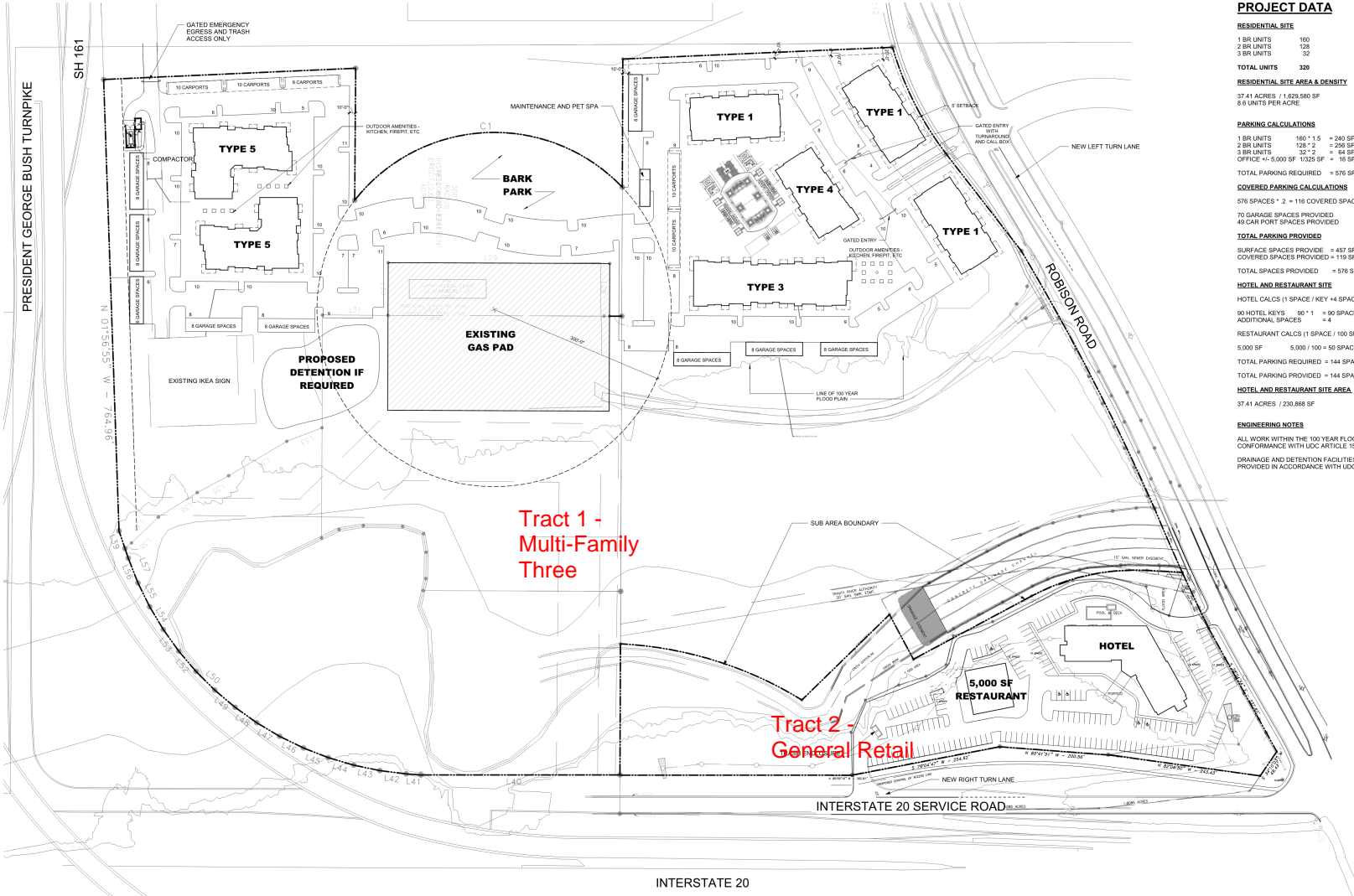
ALL WORK WITHIN THE 100 YEAR FLOODPLAIN TO BE IN

CONFORMANCE WITH UDC ARTICLE 15.

DRAINAGE AND DETENTION FACILITIES IF REQUIRED TO BE

PROVIDED IN ACCORDANCE WITH UDC ARTICLE 14.





PROJECT DATA

RESIDENTIAL SITE	
1 BR UNITS	160
2 BR UNITS	128
3 BR UNITS	32
TOTAL UNITS	
320	
RESIDENTIAL SITE AREA & DENSITY	
37.41 ACRES / 1,829,580 SF	
8.6 UNITS PER ACRE	

PARKING CALCULATIONS

1 BR UNITS	160 * 1.0	= 240 SPACES
2 BR UNITS	128 * 2	= 256 SPACES
3 BR UNITS	32 * 2	= 64 SPACES
OFFICE	5,000 SF / 100 SF	= 16 SPACES
TOTAL PARKING REQUIRED		= 576 SPACES

COVERED PARKING CALCULATIONS

576 SPACES * 2	= 1152 COVERED SPACES REQUIRED
70 GARAGE SPACES PROVIDED	
49 CAR PORT SPACES PROVIDED	

TOTAL PARKING PROVIDED

SURFACE SPACES PROVIDED	= 457 SPACES
COVERED SPACES PROVIDED	= 119 SPACES
TOTAL SPACES PROVIDED	= 576 SPACES

HOTEL AND RESTAURANT SITE

HOTEL CALCS (1 SPACE / KEY + 4 SPACES)	
90 HOTEL KEYS	90 * 1 = 90 SPACES
ADDITIONAL SPACES	= 4
RESTAURANT CALCS (1 SPACE / 100 SF)	
5,000 SF	5,000 / 100 = 50 SPACES
TOTAL PARKING REQUIRED	= 144 SPACES
TOTAL PARKING PROVIDED	= 144 SPACES

HOTEL AND RESTAURANT SITE AREA

37.41 ACRES / 230,868 SF

ENGINEERING NOTES

ALL WORK WITHIN THE 100 YEAR FLOODPLAIN TO BE IN CONFORMANCE WITH UDC ARTICLE 15
DRAINAGE AND DETENTION FACILITIES (IF REQUIRED) TO BE PROVIDED IN ACCORDANCE WITH UDC ARTICLE 14.



GRAND PRAIRIE CONCEPTUAL SITE PLAN



GRAND PRAIRIE, TX

CASE NUMBER ZON-23-01-0004
PRELIMINARY CONCEPT
01/05/2023













LIEVEN J. VAN RIET
NINETEEN SOUTH EAST
2121 KIRBY DRIVE # 19NE
HOUSTON, TEXAS 77019

Office Phone 713 874-1122

February 7, 2023

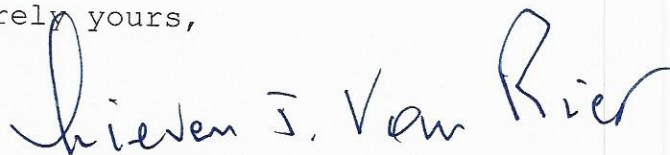
Savannah Ware
Chief City Planner
Grand Prairie, Texas
Planning and Development #034
P.O.Box 534045
Grand Prairie, Texas 75053-4045

Dear Savannah Ware,

Thank you for sending the Notice of Public Hearing
concerning CPA-23-01-0001 and ZON-23-01-0004.

I am in favor of the zoning change as the application will
be positive for the neighborhood.

Sincerely yours,

A handwritten signature in blue ink that reads "Lieven J. Van Riet". The signature is written in a cursive style with a large initial 'L'.

Lieven J. Van Riet, Trustee

Register Position

Submission date: **6 February 2023, 5:40PM**

Receipt number: **270**

Related form version: **4**

First Name **Elizabeth**

Last Name **Garcia**

Your Address Line 1 **837 Woodhaven Ln.**

Your Address Line 2

City **Grand Prairie**

State **Texas**

Zip Code **75052**

Case Number **Zon-23-01-0004**

I am registering my: **Opposition**

Additional Comments

Our TAXES going to go up even more.

Traffic is going to be CRAZY.

Is too Close to our neighborhood not going to have any privacy.

CRIMES are going to increase.

This is not California y'all want to built apartments close our homes.

We want our quiet neighborhood back.

Register Position

Submission date: **6 February 2023, 6:24PM**

Receipt number: **271**

Related form version: **4**

First Name **Raul**

Last Name **Garcia**

Your Address Line 1 **837 Woodhaven Ln.**

Your Address Line 2

City **Grand Prairie**

State **Texas**

Zip Code **75052**

Case Number **Zon-23-01-0004**

I am registering my: **Opposition**

Additional Comments **Taxes going to increase
Traffic is going to be crazy
No privacy
Crimes going to increase
Building apartments, hotels and restaurants is too
close to our neighborhood homes.**

We want our quiet neighborhood back

Register Position

Submission date: **2 March 2023, 8:40AM**

Receipt number: **333**

Related form version: **4**

First Name **Deborah**

Last Name **Johnston**

Your Address Line 1 **1651 ERNIE LN**

Your Address Line 2

City **GRAND PRAIRIE**

State **Texas**

Zip Code **75052**

Case Number **Zon-23-01-004**

I am registering my: **Opposition**

Additional Comments **Please no more apartments. Do not take away more trees for concrete.**

Register Position

Submission date: **2 March 2023, 1:42PM**

Receipt number: **337**

Related form version: **4**

First Name **Jesse**

Last Name **Magers**

Your Address Line 1 **2644 Basswood Dr**

Your Address Line 2

City **Grand Prairie**

State **Texas**

Zip Code **75052**

Case Number **ZON-23-01-0004**

I am registering my: **Opposition**

Additional Comments

Please note: I mistakenly submitted an opposition to ZON-23-01-0003 thinking it was this one. My apologies. I don't mind all the apartments that have been popping up around my neighborhood but I drove past this area today and it looks to be all trees. I have to speak up about that. We need trees, we can't just level all the trees that make our city prettier with healthier air. When they built a Wal-Mart right in front of my house they leveled a ton of trees and, to my knowledge, didn't do anything to replace them. They displaced all the wildlife and didn't help the area. We need trees, please consider my opposition and do not let them level the pretty forests around 161/20. Thanks.



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/07/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: CPA-23-01-0002 - Comprehensive Plan Amendment - Ascend at Forum (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Residential to High Density Residential and on 11.010 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: Andrew Wiley, DHI Communities

RECOMMENDED ACTION: Staff is unable to support the request because a portion of the proposed development is inconsistent with the FLUM. Staff notes though, that the proposed multi-family portion is allowed per the existing zoning.

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

SUMMARY:

Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Residential to High Density Residential on 11.010 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr.

PURPOSE OF REQUEST:

The applicant wishes to rezone the subject parcels from PD-265A for Single Family, Multi-Family, and General Retail Uses to a Planned Development (PD) zoning district to allow 167 Single Family Detached Dwelling Units and 261 Multi-Family Residential Units. This request is for a change from

Mixed Residential to High Density Residential on the Future Land Use Map (FLUM) to accommodate the proposed multi-family development.

The Mixed Residential Use designation is intended for master planned neighborhoods with a range of size and type of residential at densities between three and a half and six dwelling units per acre. These types of developments blend a variety of housing types but can also serve as a transition between neighborhoods with different densities. The following are policies to guide mixed residential areas:

- They should be integrated into mixed use areas.
- Can serve as a transition between areas of neighborhoods with different densities.
- Should be located near neighborhood retail and services.
- Should be pedestrian oriented.

High density residential is reflective of multi-family apartments. Depending on location, densities in high density residential may vary significantly. Garden style apartments have densities between 12 and 20 dwelling units per acre. Newer construction, particularly if a mixed-use configuration, have densities above 20 dwelling units per acre. The following are policies to guide high density residential areas:

- They are appropriate along major collector or arterial roadways.
- They serve as a buffer between commercial or retail uses and lower density residential areas.

Any amendments to the Comprehensive Plan and accompanying Future Land Use Map are required to be reviewed by the Planning and Zoning Commission. Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan.

HISTORY:

- November 1, 2022: City Council denied a Zoning Change/Concept Plan for Development (PD) District for 200 Single Family Zero Lot Line homes and 261 Multi-Family residential units on 65.672 acres (Case Number ZON-22-05-0015).
- Concurrently: Zoning Change/Concept Plan for 167 Single Family Detached Residential Units and 261 Multi-Family Residential Units (Case Number ZON-23-01-0003).

ANALYSIS:

On Tuesday, August 17, 2021, the City of Grand Prairie City Council adopted the Housing Analysis Policy and Guidelines. The policy states that all future residential development shall conform with policy guidelines. The proposed development aligns with the following guidelines:

- New housing should be appropriate to the context of its surroundings and compatible with the form and density of adjacent residential development. This housing should also be easily accessible by vehicle, bicycle, and walking to services and amenities.
- Amenities should include public parks, public trails, schools, libraries, community centers, other public resources, areas of multi-sector employment, retail, restaurants, grocery stores, or other similar resources.
- No one housing type should constitute a disproportionate share of new housing construction. No substantial “gaps” in the city’s housing profile should exist and development should be incentivized where it fills an area of housing need without unduly concentrating a particular housing type. While new housing construction should align with market demand, a high

concentration of a single type of housing can create or worsen economic disparities, can lead to rapid population growth or decline based on demographic changes over time, and produce a vicious cycle of neglect and disinvestment over time with no corresponding mechanism for incremental reinvestment over multiple generations.

As noted, the applicant wishes to change the existing zoning to a Planned Development District to accommodate two residential housing types. The proposed zoning includes a portion of the site being used for Single Family Detached residential which aligns with the FLUM. The proposed Multi-Family zoning does not align with the FLUM.

RECOMMENDATION:

- On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0.
- Staff is unable to support the request because a portion of the proposed development is inconsistent with the FLUM. Staff notes though, that the proposed multi-family portion is allowed per the existing zoning. *Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.*

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE 2021 FUTURE LAND USE MAP, A COMPONENT OF THE 2018 COMPREHENSIVE PLAN, TO CHANGE THE CLASSIFICATION OF 11.010 ACRES OUT OF THE CHARLES D BALL SURVEY, ABSTRACTS NO. 197 AND 1699, CITY OF GRAND PRAIRIE, TARRANT AND DALLAS COUNTIES, TEXAS, FROM MIXED RESIDENTIAL TO HIGH DENSITY RESIDENTIAL; AND MAKING THIS ORDINANCE CUMULATIVE; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

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

WHEREAS, Notice was given of a public hearing on proposed amendments to the Comprehensive Plan Amendment to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on February 27, 2023, such Notice of the time and place of such hearing having been given at least ten (10) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, after consideration of said amendment, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Comprehensive Plan Amendment should be approved since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on March 7, 2023, to consider the advisability of amending the Comprehensive Plan, such Notice of the time and place of such hearing

having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality.

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

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

- A. Change the Future Land Use classification from Mixed Residential to High Density Residential on 11.010 acres located within the Charles D Ball Survey, Abstracts No. 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas; as described and depicted in Exhibit A – Boundary Description.

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 7TH DAY OF MARCH 2022.

ORDINANCE NO. X-2023

CASE NO. CPA-23-01-0002

Tract 2

BEING a tract of land situated in the C. Ball Survey, Abstract No. 1699 (Dallas County), and the C. Ball Survey, Abstract No. 197 (Tarrant County), City of Grand Prairie, in Dallas and Tarrant Counties, Texas, being part of a tract conveyed to Bob Smith Management Company, Ltd., by deed recorded in Volume 13017, Page 37 of the Deed Records, Tarrant County, Texas (DRTCT), and also being part of that tract described in deed, recorded in Volume 84013, Page 2372, Deed Records, Dallas County, Texas (DRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the south line of Forum Drive, a public road, from which a 1/2" iron rod with plastic cap found for the northwest corner of Lot 1, Block A, Forum at Sara Jane Addition, recorded in Instrument No. 202000007454, Official Public Records, Dallas County, Texas (OPRDCT), bears N 89°53'32" E, 378.59 feet;

THENCE departing said road, the following:

S 00°29'50" E, 729.96 feet;

S 89°30'10" W, 663.45 feet;

N 00°39'13" W, 497.06 feet;

A tangent curve to the right having a central angle of 25°47'47", a radius of 175.00 feet, a chord of N 12°14'41" E - 78.13 feet, an arc length of 78.79 feet;

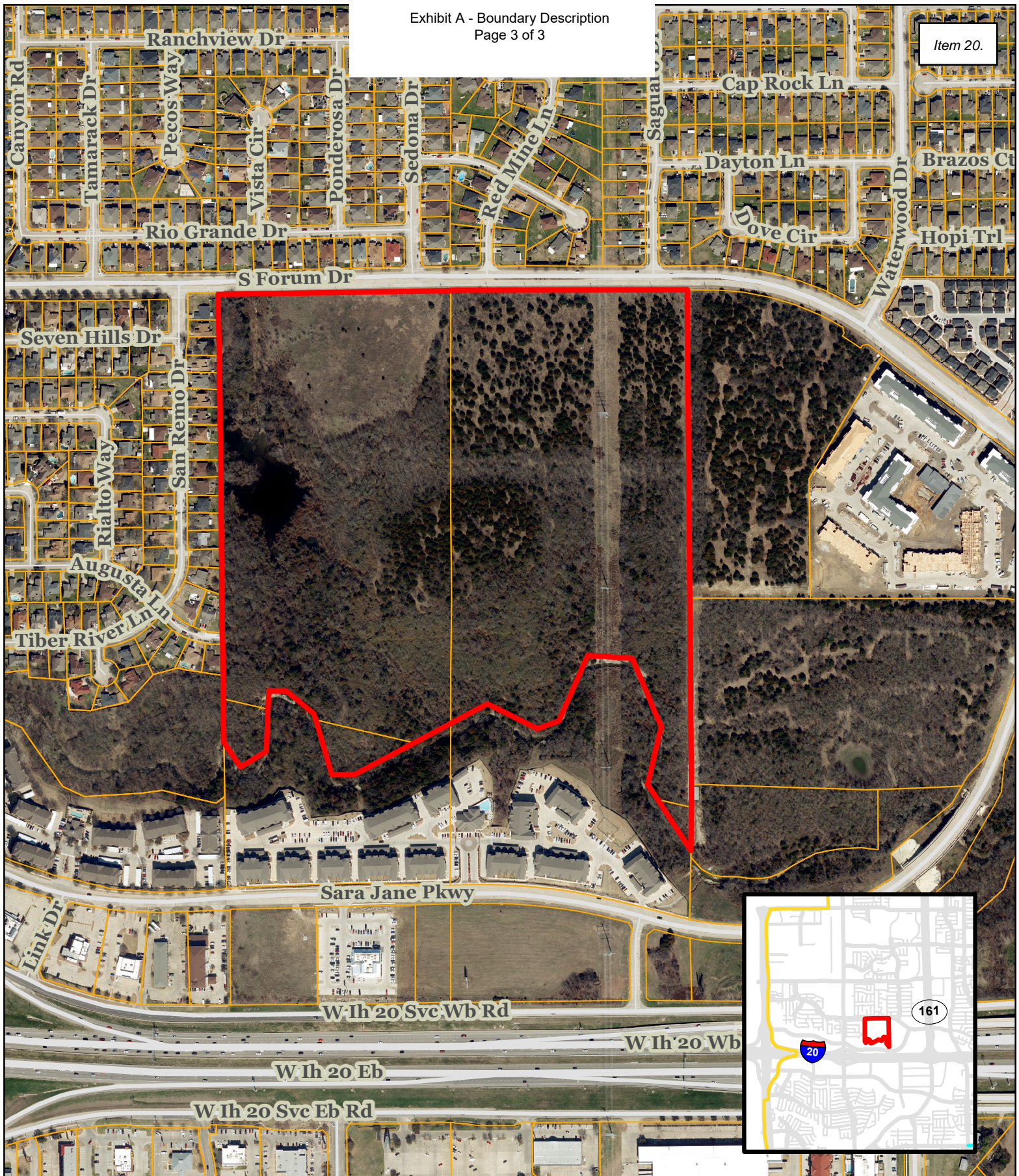
N 25°08'35" E, 13.52 feet;

A tangent curve to the left having a central angle of 26°33'05", a radius of 225.00 feet, a chord of N 11°52'02" E - 103.34 feet, an arc length of 104.27 feet;

And N 01°24'31" W, 45.18 feet to a point on the south line of Forum Drive;

THENCE N 88°35'03" E, 114.56 feet along the south line thereof to a 1/2" iron rod with plastic cap found;

THENCE N 89°53'32" E, 505.78 feet continuing along the south line of Forum Drive to the POINT OF BEGINNING with the subject tract containing 479,615 square feet or 11.010 acres of land.



Item 20.





CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/07/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: ZON-23-01-0003 - Zoning Change/Concept Plan - Ascend at Forum (City Council District 2). Zoning Change from PD-265A for Single Family Residential, Private Open Space and Environmental Preservation, General Retail, and Multi-Family Uses to a Planned Development District for Single Family Residential and Multi-Family Uses and a Concept Plan depicting 167 single family units and 261 multi-family units on 65.6 acres of land. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: Andrew Wiley, DHI Communities

RECOMMENDED ACTION: Staff is unable to fully support the development because the multi-family portion of the request does not align with the Mixed Residential designation of the Future Land Use Map (FLUM). Staff notes though, that the proposed multi-family portion is allowed per the existing zoning. *Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.*

SUMMARY:

Zoning Change from PD-265A for Single Family Residential, Private Open Space and Environmental Preservation, General Retail, and Multi-Family Uses to a Planned Development District for Single Family Residential and Multi-Family Uses and a Concept Plan depicting 167 single family units and 261 multi-family units on 65.6 acres of land. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr.

PURPOSE OF REQUEST:

The applicant wishes to rezone the subject parcels from PD-265A to allow 167 Single Family Detached homes, and 261 Multi-Family residential units.

ADJACENT LAND USES:

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

Table 1. Adjacent Zoning and Land Use

Direction	Zoning	Existing Use
North	Planned Developments (PD 231 and 231C)	Residential (Cimarron Estates)
South	Planned Development (PD-353)	Residential (Winding Creek)
West	PD-83	Residential (Forum Village SW)
East	Planned Development (PD-377)	Vacant and Multi-Family (Copeland)

HISTORY:

- August 1, 2000: City Council approved Planned Development No. 265 for Single Family, Multi-Family, and General Retail uses (Case Number Z000103).
- September 15, 2015: City Council approved an amendment to Planned Development District No. 265, transferring 336 of the available 600 multi-family dwelling units to Planned Development District No. 353 (Case Number Z150903).
- November 11, 2022: City Council denied a Zoning Change/Concept Plan for Single Family Zero Lot Line and Multi-Family Uses (Case Number ZON-22-05-0015).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant wishes to rezone the subject parcels from PD-265A for Single Family, Multi-Family, and General Retail Uses to a Planned Development (PD) zoning district to allow 167 Single Family Detached homes and 261 Multi-Family residential units. The development includes approximately 20 acres of nature preserve which includes floodplain and an electrical easement. A shared trail system is incorporated into the open space for the entire development.

The Concept Plan depicts tract one which extends south around the Multi-Family development with 167 Single Family Detached homes. Tract 2 includes a Multi-Family development with 261 units.

An ornamental fence with masonry columns is proposed along Forum Drive with a wooden screening fence along the existing west side of the property.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Future Land Use Map

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

The Future Land Use Map (FLUM) designates this location as Mixed Residential for master planned neighborhoods with a range of size and type of residential at densities between three and a half and six dwelling units per acre. The Single Family Detached designation on Tract 1 aligns with the FLUM. The FLUM for the Multi-Family tract must change from Mixed Residential to High Density Residential which has densities between 12 and 20 dwelling units per acre. This change is proposed in the accompanying Comprehensive Plan Amendment (Case Number CPA-23-01-0002).

ZONING REQUIREMENTS:

The applicant is proposing Single Family-Six (SF-6) and Multi-Family Three (MF-3) as base zoning districts for this development. The tables below compare the standards for these districts found in the Unified Development Code (UDC) to those that are proposed.

Density and Dimensional Requirements

The following table provides a comparison between the Single Family-Six (SF-6) Residential District, Appendix W, and the proposed density and dimensional requirements.

Table 2. Single-Family Density and Dimensional Requirements

Standard	SF-6	Appendix W	Proposed	Complies
Total Number of Dwelling	N/A	N/A	167	N/A
Maximum Density	8.7	N/A	3.1	Yes
Min. Lot Area (Sq. Ft.)	5,000	7,800-8,999 (70%) 9,000 (30%)	5,000	Variance
Min. Lot Width (Ft.)	50	65	50	Variance
Min. Lot Depth (Ft.)	100	N/A	100	Yes
Min. Front Yard on Street	25	N/A	25	Yes
Min. Side Yard (Ft.)	5	N/A	5	Yes
Min. Side Yard on Street	15	N/A	15	Yes
Min. Rear Yard (Ft.)	10	N/A	10	Yes
Maximum Height (Ft.)	25	N/A	30	Variance
Minimum Living Area	1,400	N/A	1,400	Yes
Maximum Lot Coverage	50%	60%	50%	Yes
Fence along Forum Street	Masonry Screening Wall	Masonry Screening Wall	Masonry Screening Wall	Yes

Table 3. Multi-Family Three Density and Dimensional Requirements

Standard	Required	Proposed	Complies
Total Number of Dwelling Units	N/A	261	N/A
Max. Density (DU/AC)	26	24	Yes
Min. Lot Area (Sq. Ft.)	12,000	478,289	Yes
Min. Lot Width (Ft.)	100	620	Yes
Min. Lot Depth (Ft.)	120	720	Yes

Min. Front Yard on Street (Ft.)	30	30	Yes
Min. Side Yard (Ft.)	30	30	Yes
Maximum Height (Ft.)	60	60	Yes
Minimum Living Area (Sq. Ft.)	600	650	Yes
Maximum % Single Bed Units	60%	60%	Yes
Fence along Street	Wrought Iron w/	Wrought Iron w/ Masonry Columns	Yes
Perimeter Fence Height (Ft.)	6	6	Yes

Parking Requirements

The Article 10 of the Unified Development Code (UDC) specifies the following:

Table 4. Single-Family-Six (SF-6) Parking Requirements

Standard	Appendix W (UDC)	Tract 3 Proposed	Compliance
2 Garage Parking spaces (non-stacked)	2 per unit	2 per unit	Yes

Table 5. Multi-Family (MF-3) Parking Requirements

Standard	Article 10 / UDC	Tract 2 Provided	Meets
1.25 Parking Spaces/One-Bedroom	135 units - 169	200	Yes
2 Parking Spaces/Two-Bedroom-Three-Bedroom	126 units - 252	257	Yes
Total Multi-Family Parking Spaces	421	457	Yes
Guest Parking 10%	42	42	Yes
Covered Parking 20%	84	88	Yes
Garage Parking 30%	126	126	Yes

VARIANCES:

The applicant is requesting the following variances for the single family portion of the development.

1. Minimum Lot Width – The applicant is requesting a variance to the minimum lot width of 65 ft. required by Appendix W of the UDC to allow a minimum lot width of 50 ft. The applicant is proposing a lot width of 65 ft. for 14 lots as a compensatory measure.
2. Minimum Lot Area – The applicant is requesting a variance to the minimum lot area of 7,800 sq. ft. – 8,999 sq. ft. for a maximum of 70% of the total lots and a minimum of 9,000 sq. ft. for at least 30% of the total lots to allow a minimum lot area of 5,000 sq. ft.
3. Maximum Height – The applicant is requesting a variance to the maximum allowable height of 25 ft. to allow a maximum allowable height of 30 ft.
4. Garage Type – The applicant is requesting a variance to the garage requirements in Appendix W to allow front-entry garages. The applicant is proposing garage door enhancements as a compensatory measure.

RECOMMENDATION:

- On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0.
- Staff is unable to fully support the development because the multi-family portion of the request does not align with the Mixed Residential designation of the Future Land Use Map (FLUM). Staff notes though, that the proposed multi-family portion is allowed per the existing zoning. *Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.*

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 65.6 ACRES OF LAND LOCATED WITHIN THE CHARLES D. BALL SURVEY, ABSTRACTS NO. 197 AND 1699, CITY OF GRAND PRAIRIE, TARRANT AND DALLAS COUNTIES, TEXAS FROM PLANNED DEVELOPMENT NO. 265A TO A PLANNED DEVELOPMENT DISTRICT FOR MULTI-FAMILY AND SINGLE FAMILY DETACHED RESIDENTIAL USES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 7779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to change the zoning designation of said property from PD-265A to a Planned Development District for Multi-Family and Single Family Detached Residential Uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on February 27, 2023, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from PD-265A to a Planned Development District for Multi-Family and Single Family Detached Residential Uses; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on March 7, 2023, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance, changing the zoning from its classification of PD-265A to a Planned Development District for Multi-Family and Single Family Detached Residential Uses and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

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

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

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone the following described area from PD-265A to a Planned Development District for Multi-Family and Single Family Detached Residential Uses.

Description of Land:

65.6 ACRES OF LAND BEING MULTIPLE PARCELS LOCATED WITHIN THE CHARLES D. BALL SURVEY, ABSTRACTS NO. 197 AND 1699, CITY OF GRAND PRAIRIE, TARRANT AND DALLAS COUNTIES, TEXAS, AND AS DEPICTED AND DESCRIBED IN EXHIBIT A – LOCATION MAP AND EXHIBIT B – BOUNDARY DESCRIPTION, INCORPORATED HEREIN BY REFERENCE.

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

SECTION 3. The homeowner's association (HOA) is responsible for review, maintenance, and enforcement of HOA design and other internal development standards. The HOA is also responsible for ensuring resources are available for the care of the common elements and amenities of the community which are typically limited to the community fence(s) and landscaping outside of public street rights-of-way.

SECTION 4. The following development standards shall apply to development within this Planned Development District.

- A. The development shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit B – Concept Plan incorporated herein by reference. The Concept Plan is intended to be a graphic depiction of the likely lot and block configuration, street layout and amenity plan of the development. It is not intended to constitute a final design or approval, implied or otherwise, of the development. The ultimate development design will be based on the development standards herein contained and/or site limitations at the time of final platting.
- B. The development shall include landscaping and open spaces that are planned and coordinated throughout the development. The development shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit B – Concept Plan.
- C. Building elevations shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit C – Conceptual Building Elevations.
- D. All utilities shall be placed below ground, except for major high voltage transmission lines.
- E. All streets, driveways, and vehicular circulation areas shall be constructed of concrete. Temporary parking and drive areas for model homes may be asphalt.
- F. Any zoning, land use requirements and restrictions not contained within this Planned Development Ordinance shall conform to those requirements for Single Family-Six (SF-6) and Multi-Family Three District (MF-3) in the Unified Development Code (UDC), as amended, and except as amended below.
 - i. At least 14 lots shall have a minimum lot width of 65 ft.
 - ii. The minimum lot width for the remaining SF-6 lots shall be 50 ft.
 - iii. The minimum lot area for SF-6 shall be 5,000 sq. ft.
 - iv. The maximum height for SF-6 shall be 30 ft.
 - v. Front entry garages are allowed and shall include design upgrades depicted in Exhibit D – Garage Door Enhancements.
- G. A Planned Development Site Plan for the Multi-Family development shall be approved by the City of Grand Prairie City Council prior to the issuance of any building permits.
- H. A Preliminary Plat and Final Plat shall be reviewed and approved by the City of Grand Prairie Planning and Zoning Commission prior to the issuance of any building permits.

SECTION 5. All appeals to the density, dimensional, architectural, and land use requirements of this Ordinance, as well as appeals to other applicable requirements of the Unified Development Code relating to this Ordinance, shall require an amendment to this Ordinance. Such amendment shall be considered by the Planning and Zoning Commission and the City Council at a public hearing.

SECTION 6. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 7. The Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 8. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 7TH DAY OF MARCH 2023.

ORDINANCE NO. X-2023

PLANNED DEVELOPMENT NO. X

ZONING CASE NO. ZON-23-01-0003

METES AND BOUNDS DESCRIPTION

Tract 1

BEING a tract of land situated in the C. Ball Survey, Abstract No. 1699 (Dallas County), and the C. Ball Survey, Abstract No. 197 (Tarrant County), City of Grand Prairie, in Dallas and Tarrant Counties, Texas, being part of a tract conveyed to Bob Smith Management Company, Ltd., by deed recorded in Volume 13017, Page 37 of the Deed Records, Tarrant County, Texas (DRTCT), and also being part of that tract described in deed, recorded in Volume 84013, Page 2372, Deed Records, Dallas County, Texas (DRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the south line of Forum Drive, a public road, for the northwest corner of Lot 1, Block A, Forum at Sara Jane Addition, recorded in Instrument No. 202000007454, Official Public Records, Dallas County, Texas (OPRDCT);

THENCE S 00°01'11" W, along the west line of Lot 1, passing at 1147.69 feet a 5/8" iron rod with plastic cap found for the southwest corner thereof, being the northwest corner of a tract conveyed to Continental 519 Fund, LLC, recorded in Instrument No. 202100099553 OPRDCT, passing at 1834.11 feet a 5/8" iron rod with plastic cap found for the southwest corner thereof, being the northwest corner of a tract conveyed to Leland Gjetley, recorded in Instrument No. 201200049596 OPRDCT, and continuing along the west line thereof a total distance of 2082.10 feet to a point for the northeast corner of Lot 1, Block A, Winding Creek Addition, recorded in Instrument No. 201600336739 OPRDCT;

THENCE along the north line of Lot 1, the following:

N 33°09'04" W, 283.72 feet;

N 13°09'37" E, 221.06 feet;

N 23°04'42" W, 275.82 feet;

S 86°23'11" W, 165.97 feet;

S 23°36'43" W, 264.58 feet;

S 69°44'08" W, 87.11 feet;

N 63°19'50" W, 207.48 feet;

S 61°54'30" W, 559.11 feet;

S 89°25'04" W, 86.06 feet;

N 16°18'08" W, 236.12 feet;

N 50°20'30" W, 133.65 feet;

N 89°42'35" W, 64.12 feet;

S 02°28'06" E, 224.38 feet;

S 58°20'54" W, 113.17 feet;

And N 33°47'41" W, 136.64 feet to a point for the northwest corner of Lot 1, being on the east line of Lot 4, The Parkways, an addition recorded in Cabinet A, Slide 7312, Plat Records, Tarrant County, Texas (PRTCT);

THENCE N 00°39'40" W, along the east line of Lot 4, passing at 253.59 feet the northeast corner thereof and the southeast corner of Forum Village Southwest, an addition recorded in Volume 388-153, Page 76 PRTCT, and continuing along the east line thereof, passing at 1652.65 feet a 1/2" iron rod found for the northeast corner thereof, being on a south line of Forum Drive, and continuing along the south line thereof a total distance of 1664.53 feet to a point for corner;

THENCE N 88°35'03" E, 748.19 feet along the south line of Forum Drive;

THENCE departing said right-of-way, the following:

S 01°24'31" E, 45.18 feet;

A tangent curve to the right having a central angle of 26°33'05", a radius of 225.00 feet, a chord of S 11°52'02" W - 103.34 feet, an arc length of 104.27 feet;

S 25°08'35" W, 13.52 feet;

A tangent curve to the left having a central angle of 25°47'47", a radius of 175.00 feet, a chord of S 12°14'41" W - 78.13 feet, an arc length of 78.79 feet;

S 00°39'13" E, 497.06 feet;

N 89°30'10" E, 663.45 feet;

And N 00°29'50" W, 729.96 feet to the south line of Forum Drive;

THENCE N 89°53'32" E, 378.59 feet continuing along the south line thereof to the POINT OF BEGINNING with the subject tract containing 2,381,038 square feet or 54.661 acres of land.

Tract 2

BEING a tract of land situated in the C. Ball Survey, Abstract No. 1699 (Dallas County), and the C. Ball Survey, Abstract No. 197 (Tarrant County), City of Grand Prairie, in Dallas and Tarrant Counties, Texas, being part of a tract conveyed to Bob Smith Management Company, Ltd., by deed recorded in Volume 13017, Page 37 of the Deed Records, Tarrant County, Texas (DRTCT), and also being part of that tract described in deed, recorded in Volume 84013, Page 2372, Deed Records, Dallas County, Texas (DRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the south line of Forum Drive, a public road, from which a 1/2" iron rod with plastic cap found for the northwest corner of Lot 1, Block A, Forum at Sara Jane Addition, recorded in Instrument No. 202000007454, Official Public Records, Dallas County, Texas (OPRDCT), bears N 89°53'32" E, 378.59 feet;

THENCE departing said road, the following:

S 00°29'50" E, 729.96 feet;

S 89°30'10" W, 663.45 feet;

N 00°39'13" W, 497.06 feet;

A tangent curve to the right having a central angle of 25°47'47", a radius of 175.00 feet, a chord of N 12°14'41" E - 78.13 feet, an arc length of 78.79 feet;

N 25°08'35" E, 13.52 feet;

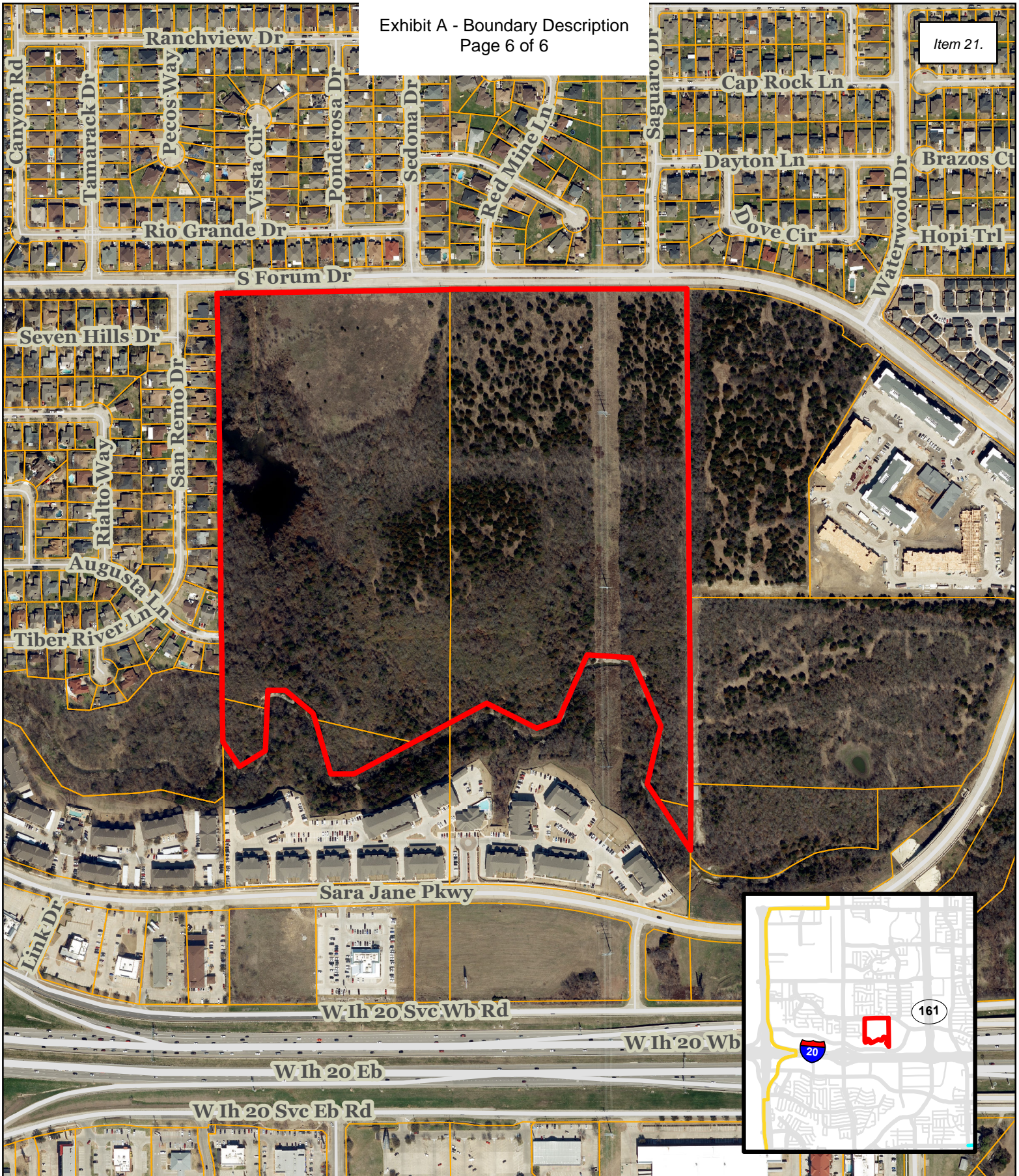
A tangent curve to the left having a central angle of 26°33'05", a radius of 225.00 feet, a chord of N 11°52'02" E - 103.34 feet, an arc length of 104.27 feet;

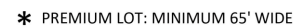
And N 01°24'31" W, 45.18 feet to a point on the south line of Forum Drive;

THENCE N 88°35'03" E, 114.56 feet along the south line thereof to a 1/2" iron rod with plastic cap found;

THENCE N 89°53'32" E, 505.78 feet continuing along the south line of Forum Drive to the POINT OF BEGINNING with the subject tract containing 479,615 square feet or 11.010 acres of land.

Item 21.





Standard	Article 10 / UDC	Provided	Meets
1.25 Parking Spaces/One Bedroom	135 units - 169	200	Yes
2 Parking Spaces/Two & Three-Bedroom	126 units - 252	257	Yes
Total Multi-Family Parking Spaces	421	457	Yes
Guest Parking 10%	42	457	Yes
Covered Parking 20%	84	88	Yes
Garage Parking 30%	126	126	Yes

CASE NUMBER:
ZON-23-01-0003

H40D - DENTON

1,614 SQ. FT. | 3 BED 2 BATH 1 STORY 2 CAR



Elevation A



Elevation B

H156

1,620 SQ. FT. | 3 BED 2 BATH 1 STORY 2 CAR



Elevation A



Elevation B

H156 - V2

H153

1,735 SQ. FT. | 3 BED 2 BATH 1 STORY 2 CAR



Elevation A



Elevation B



Elevation C

H40H - HUNTSVILLE

1,791 SQ. FT. | 4 BED 2 BATH 1 STORY 2 CAR



Elevation A



Elevation B

H144

1,829 SQ. FT. | 4 BED 2 BATH 1 STORY 2 CAR



Elevation A



Elevation B

H401 - TEXAS CALI

1,836 SQ. FT. | 4 BED 2 BATH 1 STORY 2 CAR



Elevation E



Elevation F

H105

1,868 SQ. FT. | 4 BED 2 BATH 1 STORY 2 CAR



Elevation A



Elevation B



Elevation H

H154

1,880 SQ. FT. | 4 BED 3 BATH 1 STORY 2 CAR



Elevation A



Elevation B

H154 - V3

H106

2,014 SQ. FT. | 4 BED 2 BATH 1 STORY 2 CAR



Elevation A



Elevation B



Elevation E

H40Z - ZAMBONI

2,026 SQ. FT. | 4 BED 2 BATH 1 STORY 2 CAR



Elevation E



Elevation F

H40Z - V5

H133

2,060 SQ. FT. | 4 BED 2 BATH 1 STORY 2 CAR



Elevation A



Elevation B

H133 - V6

H231

2,185 SQ. FT. | 4 BED 3 BATH 2 STORY 2 CAR



Elevation A



Elevation B

H231 - V5

H232

2,335 SQ. FT. | 4 BED 3 BATH 2 STORY 2 CAR



Elevation C



Elevation D

H232

H201

2,526 SQ. FT. | 4 BED 3 BATH 2 STORY 2 CAR



Elevation A



Elevation B



Elevation E

H201 - V7

H203

2,519 SQ. FT. | 4 BED 2.5 BATH 2 STORY 2 CAR



Elevation A



Elevation B

H204

2,913 SQ. FT. | **4** BED **3** BATH **2** STORY **2** CAR



Elevation A



Elevation B

Forum Garage Door Options:



Decorative Brackets



Wood look with decorative brackets



Top light



Carriage

Register Position

Submission date: **9 February 2023, 5:09PM**

Receipt number: **276**

Related form version: **4**

First Name **Richard**

Last Name **Fogarty**

Your Address Line 1 **3657 San Remo Dr**

Your Address Line 2

City **Grand Prairie**

State **Texas**

Zip Code **75052**

Case Number **Zon-23-01-0003-Ascend at Forum**

I am registering my: **Opposition**

Additional Comments **I do not support this.**

Register Position

Submission date: **8 February 2023, 12:50PM**

Receipt number: **274**

Related form version: **4**

First Name **Christopher**

Last Name **Sheffield**

Your Address Line 1 **2435 Rio Grande Dr**

Your Address Line 2

City **Grand Prairie**

State **Texas**

Zip Code **75052**

Case Number **ZON-23-01-0003**

I am registering my: **Opposition**

Additional Comments **I am opposing this zoning change as the area in question is already overpopulated and traffic congestion is ridiculous, and this will only exacerbate the problem at hand.**



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/07/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

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

TITLE: ZON-23-01-0007 - Zoning Change/Concept Plan - Downtown Planned Development District (City Council District 5). Zoning Change from Central Area District to a Planned Development District for Central Area Use and a Concept Plan. Legally described as Lots 1-8, Block K 10, Thomas 2; Lots 1-4, Block J/9, Thomas 2; Lots 1-8, Block H, Thomas 2; Lots 1 and 2, Block 229/A1, Thomas Second Revised; JD Duncan Lots 7, 8, 9, 10, 11, 12; Lots 1, 2, Chase; Lot 10-11, Block B, Chase; Lot 1, Block 1, Grand Prairie Fire Station; Lot 1, Block 1, Grand Prairie Municipal Campus Addition; Lot 1-R, Block 250/10, Original Town of Grand Prairie; Part of Lots 3-5, Block 23, Original Town of Grand Prairie; Lots 8-16, Block 9, Original Town of Grand Prairie; Lot 4R, Block F6, W H Thomas 2nd Revised. Addressed as 310, 400 College St; 401, 406, 409, 410, 413, 421, 423, 428, 500, 510, 514, 518, 522, 526 W Church St; 114 NW 5th St; 116, 118, 120, 121, 130, 200, 210, 300, 321, 402, 406, 516 W Main St; 103, 151 SW 5th St (On February 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: City of Grand Prairie

RECOMMENDED ACTION: Approve

SUMMARY:

ZON-23-01-0007 - Zoning Change/Concept Plan - Downtown Planned Development District (City Council District 5). Zoning Change from Central Area District to a Planned Development District for Central Area Use and a Concept Plan. Legally described as Lots 1-8, Block K 10, Thomas 2; Lots 1-4, Block J/9, Thomas 2; Lots 1-8, Block H, Thomas 2; Lots 1 and 2, Block 229/A1, Thomas Second Revised; JD Duncan Lots 7, 8, 9, 10, 11, 12; Lots 1, 2, Chase; Lot 10-11, Block B, Chase; Lot 1, Block 1, Grand Prairie Fire Station; Lot 1, Block 1, Grand Prairie Municipal Campus Addition; Lot 1-R, Block 250/10, Original Town of Grand Prairie; Part of Lots 3-5, Block 23, Original Town of Grand Prairie; Lots 8-16, Block 9, Original Town of Grand Prairie; Lot 4R, Block F6, W H Thomas 2nd Revised. Addressed as 310, 400 College St; 401, 406, 409, 410, 413, 421, 423, 428, 500, 510, 514, 518, 522, 526

W Church St; 114 NW 5th St; 116, 118, 120, 121, 130, 200, 210, 300, 321, 402, 406, 516 W Main St; 103, 151 SW 5th St.

PURPOSE OF REQUEST:

The purpose of the request is to rezone a portion of the Downtown and City Hall Plaza area into one cohesive zoning district suited for pedestrian, entertainment, and residential uses. The city adopted a [Downtown Master Plan](#) for the subject area on May 17, 2019. The master plan outlined the vision and strategic actions for the Downtown Grand Prairie area. The current zoning in the subject area is not in line with the vision and future development intent for the area. This rezoning would be step one in achieving the vision for the downtown area. The rezoning will consolidate the subject area into one Planned Development zoning district with downtown specific development and land use standards. Certain uses will be allowed by right, some prohibited, and others will require a Specific Use Permit within the district. All standards or uses not addressed in the Planned Development will be regulated by the underlying Central Area zoning district.

This Planned Development will require high-quality design and development standards while also allowing for maximum flexibility in density/dimensional standards to help foster downtown development. The Concept Plan depicts three subareas that will regulate land uses. High intensity retail & entertainment uses are focused along Main Street (green area), whereas the urban residential and civic uses are within the interior core of the district (blue & red areas) and will focus upon less intense neighborhood service 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	2F, SF-4, GR	Residential, GPISD Boze Learning Center
South	CA	Railroad and Jefferson Street retail
West	CA, GR, SF-4	Retail, Restaurants, Residential
East	CA	Dallas County Offices, Commercial, Residential

HISTORY:

- May 17, 2019: City Council approved the Downtown Master Plan.

RECOMMENDATION:

- On February 21, 2023, the City Council Development Committee recommended approval.
- On February 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0.
- The Development Review Committee (DRC) recommends approval.

BODY:

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE PROPERTY LEGALLY DESCRIBED AS LOTS 1-8, BLOCK K 10, THOMAS 2; LOTS 1-8, BLOCK H, THOMAS 2; LOTS 1 AND 2, BLOCK 229/A-1, THOMAS SECOND REVISED; JD DUNCAN LOTS 7,8,9,10,11,12; LOTS 1, 2, CHASE; LOT 10-11, BLOCK B, CHASE; LOT 1, BLOCK 1, GRAND PRAIRIE FIRE STATION; LOT 1, BLOCK 1, GRAND PRAIRIE MUNICIPAL CAMPUS ADDITION; LOT 1-R, BLOCK 250/10, ORIGINAL TOWN OF GRAND PRAIRIE, PART OF LOTS 3-5, BLOCK 23, ORIGINAL TOWN OF GRAND PRAIRIE; LOTS 8-16, BLOCK 9, ORIGINAL TOWN OF GRAND PRAIRIE; LOT 4R, BLOCK F6, W H THOMAS 2ND REVISED. ADDRESSED AS 310, 400 COLLEGE ST; 401, 406, 409, 410, 413, 421, 423, 428, 500, 510, 514, 518, 522, 526 W CHURCH ST; 114 NW 5TH ST; 116, 118, 120, 121, 130, 200, 210, 300, 321, 402, 406, 516 W MAIN ST; 103, 151, SW 5TH ST.; FROM CENTRAL AREA DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR CENTRAL AREA USES AND A CONCEPT PLAN; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the City of Grand Prairie, Texas, initiated an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of Central Area District to a Planned Development District for Central Area Use and a Concept Plan; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on February 13, 2022, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7-0 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Central Area District to a Planned Development District for Central Area Use and a Concept Plan; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on March 7, 2022, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city

limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of Central Area District to a Planned Development District for Central Area Use and a Concept Plan; and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

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

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone from its classification Central Area District to a Planned Development District for Central Area Use and a Concept Plan tracts of land as depicted in Exhibit A – Boundary Map.

SECTION 2. The purpose and intent of this Planned Development District is to encourage and facilitate the development of this district in accordance with the Downtown Master Plan vision.

SECTION 3. All boundaries, zoning, development standards, land uses, and other conditions of this Planned Development District shall conform to all requirements contained within Exhibit B – Concept Area Plan and Exhibit C – Downtown Planned Development, incorporated herein by reference.

SECTION 4. Appeals to the requirements of this Ordinance shall require approval by the City Council upon recommendation of the Planning and Zoning Commission.

Consideration of any appeal is conditioned upon the applicant demonstrating that such appeal will fulfill the total intent of these regulations if the appeal is granted. Appeals to these regulations shall be granted only when an applicant demonstrates that an alternative design or measure provides an equal or greater level of quality and standard of development as that mandated by these regulations.

SECTION 5. It is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 6. All ordinances or parts of ordinances in conflict herewith are specifically repealed.

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE,
TEXAS, THIS THE 7TH DAY OF MARCH, 2023.**

Ordinance No. # -2023

Zoning Case No. ZON-23-01-0007

Planned Development No. X



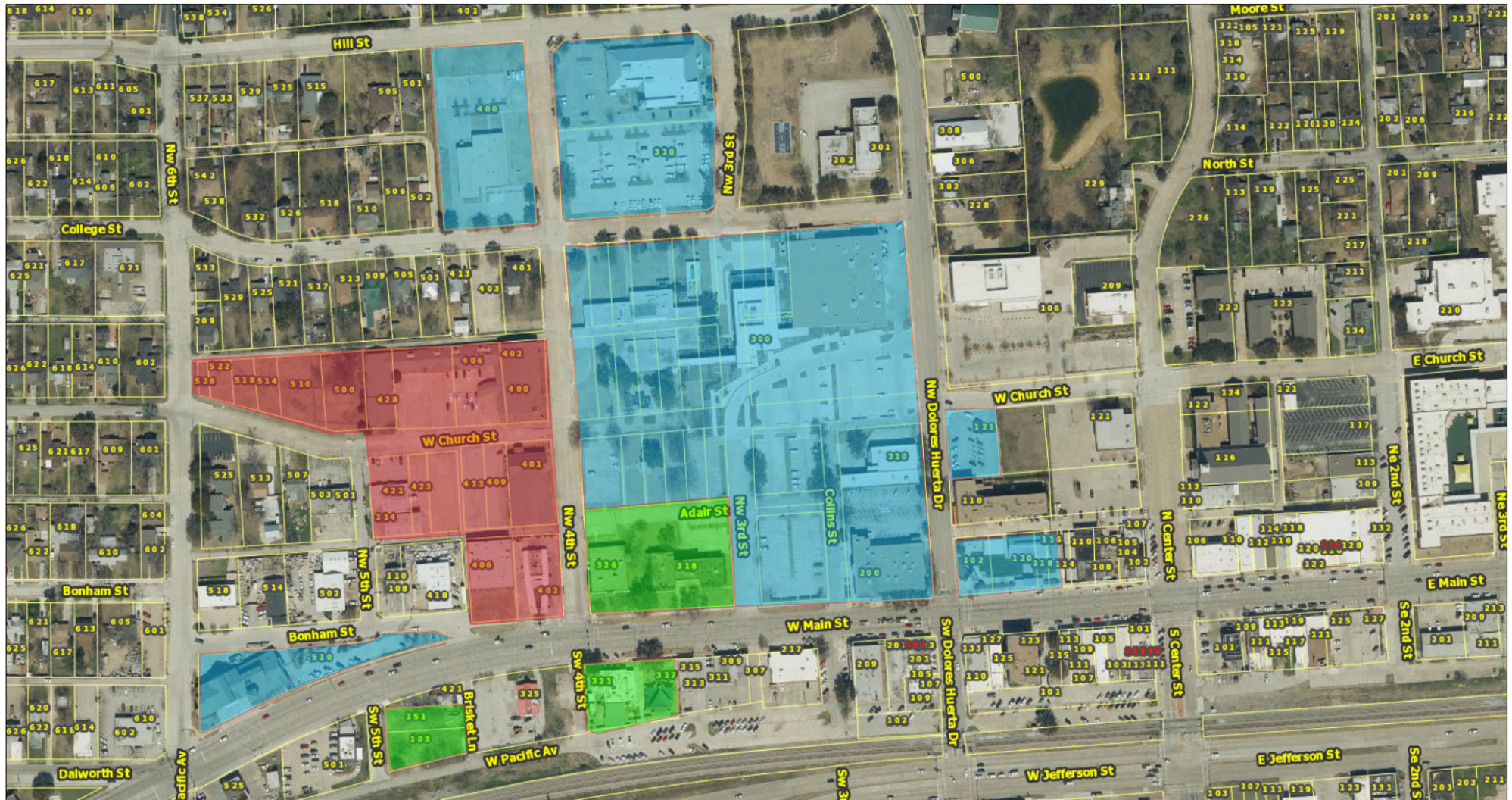
This data has been compiled by the City of Grand Prairie IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

Downtown Planned Development District
Boundary / Property Map



0.065 0mi





Downtown Planned Development District - Concept Area Plan

Concept Plan Areas
Red = Urban Residential ; Green = Entertainment / Retail or Mixed Use; Blue = Civic Uses

This data has been compiled by the City of Grand Prairie IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

Grand
Prairie
TEXAS

0.005 0 mi



Downtown Planned Development

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SECTION 1 – General Provisions

A. Title

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

B. Enactment, Effective Date, and Repeal

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

C. Applicability

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

D. Conflicting Provisions

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

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

E. Severability

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

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

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

H. Concept Plan Required.

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

I. Site Plan Required.

1. *Generally.* A Site Plan complying with Article 16, Site Plan Approval of the UDC, shall be submitted for all development of individual sites within this PD.
2. *Phased Developments.* For phased developments, approval of a detailed Site Plan in compliance with Article 16, Site Plan Approval of the UDC, shall be submitted with the final plat for each phase to ensure compliance with the standards of this PD.
3. *Non-Discretionary Approval.* If the Planning and Development Director finds the Site Plan complies with the standards and requirements of this PD, the site plan may be placed on the consent agenda of the Planning and Zoning Commission and the City Council.

SECTION 2 – District Establishment

A. Purpose

The purpose the Downtown PD is to create standards and conditions for the development and operation of entertainment venues, retail and commercial establishments, offices, and other primary and accessory uses which may accompany them while protecting the public health, safety, and general welfare, and minimizing the secondary negative effects of such uses by ensuring they are compatible with existing and anticipated land uses. Priority is placed on optimizing the physical characteristics of the built environment for increased walkability and the creation of a vibrant entertainment area for pedestrian activities.

B. Boundaries

1. *Entire PD.* The boundaries of this PD are reflected on Exhibit B, *District Boundaries*.
2. *Area Boundaries.* Exhibit C, *Concept Plan*, shows development areas on the Concept Plan. These areas, and their associated colors are:
 - a. Urban Residential, Red;
 - b. Entertainment/Retail and Office or Mixed Use, Green.; and
 - c. Civic, Blue.

C. Concept Plan

A Concept Area Plan has been included as Exhibit C, *Concept Plan*, of this PD to delineate a potential development for the subject property. The Area Plan is conceptual in nature and intended to be illustrative of the development areas in this PD. The applicant shall submit Concept and Detailed Site Plans as required in this PD, in subsequent applications as parcels are developed. Consideration of subsequent concept plans is a legislative act.

SECTION 3 – Base Zoning District and Land Uses

A. Base Zoning Districts

1. *Repeal of Existing PDs.* Upon adoption of this PD, the former zoning district designations within the boundaries of this PD shall be repealed and replaced with this PD-XXX. It is specifically provided that Central Area Zoning District shall remain in full force and effect for all areas subject to that zoning district which are not included in the boundaries of this PD-XXX.

2. *Base District.* The Central Area (CA) zoning district shall be the base district for this PD. All standards related to the Central Area (CA) zoning district shall apply to the property that is subject to this PD unless this PD indicates otherwise.

B. Land Uses

1. *Permitted Uses.* Table 3-1, *Permitted Uses*, denotes the uses, as defined by the UDC, that are permitted within this PD. Refer to Exhibit C, *Concept Plan*, for areas delineated as Urban Residential, Entertainment / Retail & Office or Mixed Use and Civic Area.

Table 3-1 Permitted Uses			
X = Use Permitted Blank = Use Not Permitted S=Specific Use Permit			
Use ¹	Urban Residential Area (Red Boundaries)	Entertainment / Retail & Office or Mixed Use Area (Green Boundaries)	Civic Area (Blue Boundaries)
All uses allowed by right in the Central Area (CA) zoning district not specifically referenced in this PD	X	X	
All uses allowed by Specific Use Permit in the Central Area (CA) zoning district not specifically referenced in this PD	S	S	
Residential Uses			
SF-Detached	X		
SF-Zero Lot Line	X	S	
SF-Townhouse	X	S	
Mixed Retail & Residential (Mixed Use)	X	X	

MF-Apartments	X	S	
Live/Work Units	X	S	S
Use¹	Urban Residential Area (Red Boundaries)	Entertainment / Retail & Office or Mixed Use Area (Green Boundaries)	Civic Area (Blue Boundaries)
Entertainment Uses			
Amusement Services (Indoor)		X	S
Amusement Services (Outdoors)		S	
Amusement Devices Arcade (>4)	S (lower level retail only) ³	X	
Artist Studio	S (lower level retail only) ³	X	
Billiard Parlor	S (lower level retail only) ³	S	
Bowling Center	S (lower level retail only) ³	X	
Dinner Theater	S (lower level retail only) ³	X	
Health Club	S (lower level retail only) ³	X	S
Motion Picture (Indoor)		X	
Museum		X	
Performing Arts including Theater	S (lower level retail only) ³	X	
Restaurant	X (lower level retail only) ³	X	X
Restaurant (W / Event Space) (See Section 4.15 of the UDC)	S (lower level retail only) ³	X	X
Smoking Lounge (Cigar Only)	S (lower level retail only) ³	S	
Retail & Commercial Uses			
Art Dealer		X	
Artisan Manufacturing With Storefront	S (lower level retail only) ³	X	X
Bakery Retail		X	
(Alcohol) Brewpub	S	S	
Convenience Store without Gas	S (lower level retail only) ³	S	

Drive Through/ In Restaurant		S	
Drug Store / Pharmacy	S (lower level retail only) ³	S	
Farmers Market (Outdoors)		S	
Florist		S	
Grocery Store	S	X	
Hardware Store		S	
Laundry / Dry Cleaner (drop off /pick-up) ²	S (lower level retail only) ³	S	
Lodging Facilities (Hotel and B&B Facilities) (See Section 4.16 of the UDC)		S	
Medical and Dental Offices	S	S	
Private Club (with Alcohol)		S	
Misc. Retail Store	S (lower level retail only) ³	S	
Winery		S	
Civic / City Uses			
Civic / City Uses	X	X	X
Plaza	X	X	X
Court Building			X
City Office Building / City Hall			X
Farmers Market			X
TABLE NOTES: ¹ Uses as defined by the UDC and shown in Article 4: Permissible Uses of the UDC. ² Unless otherwise noted in this PD, noted uses shall adhere to the performance standards set forth in the UDC. ³ Use only allowed on lower level of a mixed use development.			

2. *Prohibited Uses.* The following uses, as defined by the UDC, are prohibited within this PD.

- a. Adult Day Health Care Center;
- b. Adult Day Care Center;
- c. Auto Sales and related uses (See uses included under “Auto Sales” subheading in the Use Chart of Article 4 of the UDC.);
- d. Auto Repair and related uses (See uses included under “Auto Repair” subheading in the Use Chart of Article 4 of the UDC.);
- e. Convenience Store with Gas;
- f. Exterminator Service (Storage);
- g. Emergency Care Clinic;
- h. Farm Products Food (Wholesale);
- i. Funeral Home;
- j. Garden Center (Outside Storage);
- k. Garden Center (Inside Storage);
- l. Heavy Machine Sales (Outside);
- m. Hospice;
- n. Livestock (Wholesale);
- o. Lumber Sales (Wholesale);
- p. Mini-Storage;
- q. Mobile Home Dealer;
- r. Outdoor Storage;
- s. Paper Products (Wholesale);
- t. Parole / Probation Office;
- u. Portable Buildings;
- v. RV Park;
- w. Tool Rental (Outdoors);
- x. Sewage Station;
- y. Veterinary Clinic;
- z. Veterinarian w/ Indoor Kennel;

- aa. Wind Turbines (Ground Mounted)
- 3. *Accessory Uses*. The following accessory uses are permitted, along with other accessory uses, as the need arises, on a site-specific basis.
 - a. ATM;
 - b. Outdoor Display of Merchandise; and
 - c. *Temporary Uses*. Uses that are temporary or special events are permitted within this PD when in compliance with all standards and procedures of Chapter 7.5, *Special Events of the City's Code of Ordinances*, and other provisions required by the Office of Emergency Management.

SECTION 4 – Dimensional Requirements

A. Density and Dimensional Requirements.

- 1. Unless otherwise approved by the City, all developments in this PD shall be in accordance with Table 4-1, *Dimensional Requirements*, below. Refer to Exhibit C, *Concept Plan*, for the boundaries of the areas of the PD shown in the table. ***The applicant may propose site-specific dimensional requirements that differ from the requirements of Table 4-1 as part of the Site Plan for a given property.***

Table 4-1 Dimensional Requirements⁷					
	Urban Residential (Multifamily)	Urban Residential (SF-Z)	Urban Residential (SF-T)	Entertainment / Retail & Office Area or Mixed Use	Civic Area
Lot and Intensity⁷					
Minimum Lot Area	10,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.
Minimum Lot Width	50 ft.	50 ft.	30 ft.	50 ft.	50 ft.
Maximum Floor Area Ratio ³	Site-Specific	Site-Specific	Site-Specific	Site-Specific	Site-Specific
Minimum Living Area	600 sq.ft.	1,400 sq.ft.	1,200 sq.ft.	N/A	N/A
Building Placement⁷					
Min./Max. Street Setback (Front)	5 ft. / 30 ft.	10 ft. ⁹ / N/A	10 ft. ⁹ / N/A	5 ft. / 30 ft.	5 ft. / 30 ft.
Min. Interior Side Setback	N/A (per building code)	0/10 ft.	5 ft (not attached) 0 ft. (attached)	Site-Specific	Site-Specific
Min. Street Side Setback	15 ft.	15 ft. ⁹	15 ft. ⁹	Site-Specific	Site-Specific
Min. Rear Setback	Site-Specific ⁹	Site-Specific ⁹	Site-Specific ⁹	Site-Specific	Site-Specific
Frontage and Height⁷					
Min. Building Frontage ⁶	60%	N/A	N/A	Site-Specific	Site-Specific
Min. / Max. Building Height	0 ft. / 70 ft.	0 ft. / 35 ft.	0 ft. / 35 ft.	Site-Specific	Site-Specific
Minimum Landscaping Area¹	Site-Specific	Site-Specific	Site-Specific	Site-Specific	Site-Specific
Minimum Common Open Space²	N/A	N/A	N/A	Site-Specific	Site-Specific

TABLE NOTES:

¹ See Section 7, *Landscaping*, for landscaping requirements.

² See subsection 5.C, *Open Space and Pedestrian Linkages*, for common open space requirements.

³ Does not apply to parking structures. Floor Area Ratio may be increased with the approval of a site-specific Site Plan by the City Council.

⁴ “Site-Specific” indicates that the specific dimensional requirement is set on a case-by-case basis subject to site-specific Site Plan review for the proposed use. The base UDC standards should be used and/or varied from as needed.

⁵ Variations from the noted dimensional requirements may be requested for specific developments during the site plan review process.

⁶ See Building Frontage definition for explanation.

⁷ Residential development, SF-Detached, SF-Zero Lot Line, SF-Townhouse and MF-Apartments shall adhere to the density and dimensional requirements noted in Article 6 of the UDC if variations to those requirements are not noted in this PD.

⁸ The residential component of a Mixed Retail & Residential (Mixed Use) development shall adhere to the minimum living area and max density noted in Article 6 of the UDC.

⁹ If front or rear entry garages are proposed, the minimum driveway length shall be 20 feet.

SECTION 5 – Building Orientation, Design and Materials

A. Guiding Principles.

The guiding principles of the building design standards of this PD are to create a lively entertainment and pedestrian environment.

Buildings should be well-designed with the majority of parking to the side and rear. Building should be designed so they are close to the street to define the street edge with shading devices and street furniture to encourage pedestrian activity. Sidewalk should be able to accommodate pedestrian activity and the possibility of outdoor dining areas.

B. Building Orientation and Design.

The standards related to building orientation and entrances in Section 6, *Site Design & Building Design*, of UDC Appendix F, *Corridor Overlay District Standards*, shall apply to the site and buildings in this PD.

- a. Except as modified by this Subsection, *Building Design*, the standards related to building design in Section 7, *Building Design*, of UDC Appendix F, *Corridor Overlay District Standards*, shall apply to the site and buildings in this PD.
- b. Building design techniques shall be used in proportion to a building’s overall mass. For example, building articulation is needed as a building’s length increases. A single method is insufficient to achieve a reduced scale and provide visual interest.
- c. Historic buildings or early era buildings should be preserved. Additions to these structures should be consistent with the existing building façade.

1. *Building Materials.*

a. *Generally.*

- i. Building materials should be detailed to convey a sense of authenticity in construction.
- ii. Where differing materials are used on a single building, the materials shall transition to accentuate building forms, design elements, and edges so as not to appear as a superficial application to a wall plane.
- iii. The images in Tables 5-1 through 5-3, below, serve to provide examples of the building materials requirements of Appendix F of the UDC.

b. *Alternative Materials.*

- i. The applicant may propose other building materials and demonstrate by specifications that the material has comparable durability, impact resistance, and aesthetic quality as the approved materials. These materials may also include those that are:
 - A. *LEED Standard.* Designed for bronze (or higher) certification in Leadership in Energy and Environmental Design ("LEED"), and the materials qualify for LEED points under both the "energy and atmosphere criteria" and the "materials and resources criteria" of the LEED checklists; or
 - B. *Energy Star Standard.* EPA certified and designed to earn ENERGY STAR, and the materials substantially improve the energy efficiency of the building compared to approved materials.
- ii. Achievement of, at minimum, LEED Certification (a performance score of 40 to 49 points) shall result in the following permitted modifications to the requirements of this PD:
 - A. The Maximum building height may increase two additional stories beyond what is allowed in Table 4-1, *Dimensional Requirements*;
 - B. The minimum landscape area or the minimum common open space area required in Table 4-1, *Dimensional Requirements*, may be reduced to 10 percent; and








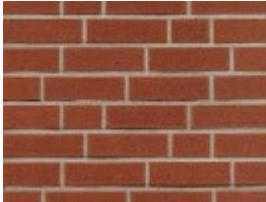
Table 5-1 Principal Masonry Building Materials				
Masonry Materials		Photo Examples		
A	Modular Brick	A 	B 	C 
B	Modular Stone			
C	Architectural cast or precast concrete (detailed)	D 	E 	F 
D	Architectural reinforced concrete (glass fiber, fiber)			
E	Cement Board Siding			
F	Terra cotta			
G	Cast stone	G 	H 	I 
H	Architectural concrete masonry unit			
I	Prefabricated brick			

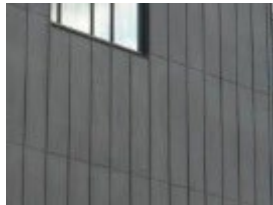

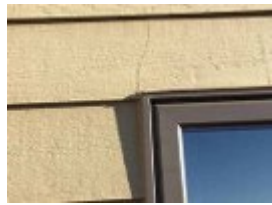

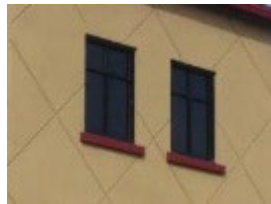
Table 5-2 Accent Building Materials				
Metal Materials		Photo Examples		
A	Metal panels			
B	Metal accents			
C	Composite wall panel			
Siding		Photo Example		
D	Wood lap (natural or cement)			
E	Wood (natural or cement)			
F	Cement board siding			
Stucco		Photo Example		
G	Authentic (detailed)			
H	Synthetic (scored)			
I	Synthetic (not scored)			








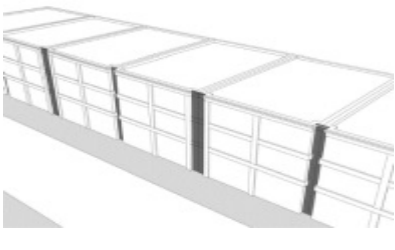
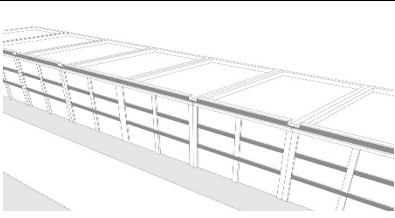
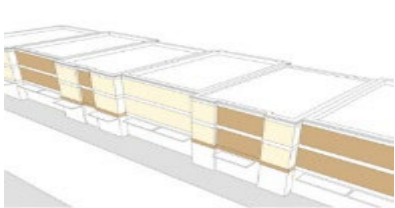
Table 5-2 Accent Building Materials				
Glass		Photo Example		
J	Curtain wall			
K	Glass accent			

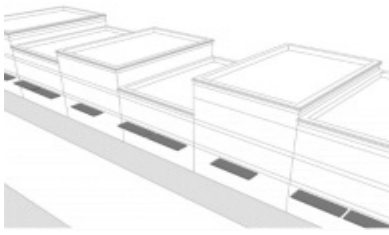
Table 5-3 Permitted Roofing Materials				
Roofing Materials		Photo Examples		
A	Asphalt Shingle			
B	Concrete or clay tile			
C	Standing seam tile			
D	Metal shingles			
E	Solar shingles			

2. *Wall Articulation.*

- a. In the Urban Residential Area (when lower level retail is incorporated) and Entertainment / Retail & Office Area, at least 40 percent of the length of all four facades shall include covered walkways, awnings, canopies, or porticos along the length of all elevations excluding those facades not facing the street. In all cases, covered walkways should still be included along a pedestrian walkways.
- b. The images in Table 5-4, below, serve to elaborate upon the building articulation requirements of Appendix F of the UDC. Increased wall articulation is needed as a building's length increases.

Table 5-4
Wall Articulation Features (Below)

Description	Image	Standards
Wall Plane Offsets		
Wall plane offsets are modest changes in wall planes that divide a façade into smaller modules to reduce scale.		<ul style="list-style-type: none"> • Minimum depth of wall offset: 1 foot • Minimum width of offset: 3 feet
Accent Lines		
Accent lines are vertical elements, such as an attached column, or a horizontal element, such as a cornice or molding that creates rhythm and sense of scale on a façade.		<ul style="list-style-type: none"> • Minimum projection from the primary wall plane: 4 inches • Minimum width: 4 inches
Material and Color Variations		
Material and color variations help to express a traditional façade dimension in height and width. When applied in units, panels, or modules, materials can help convey a sense of scale.		<ul style="list-style-type: none"> • A change in material or color may only count as an articulation technique when used in combination with another articulation technique.
Canopies, Marquee Signs, and Awnings		

<p>Canopies, marquee signs, awnings, or other projecting features help define the ground floor of a building and frame the pedestrian environment. They also provide shelter from the elements.</p>		<ul style="list-style-type: none"> • Awnings and canopies shall be arranged to express individual building spaces in order to count as an articulation technique. • The applicant shall provide specifications for a marquee sign together with the Site Plan for a given property.
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3. *Blank Walls.*

In some cases, a building may have windowless areas in response to internal functions. However, if a blank wall is larger than 15 feet tall by 25 feet wide, it shall include one or more of the elements listed in Table 5-5, *Blank Walls Options*.

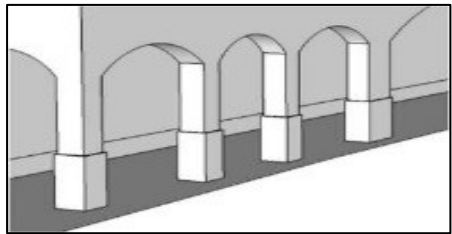
Table 5-5 Blank Wall Options	
Element Type	Illustrated Example
<p>Arcades</p>	

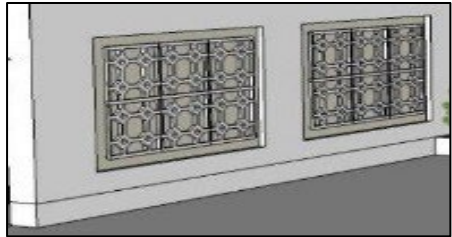

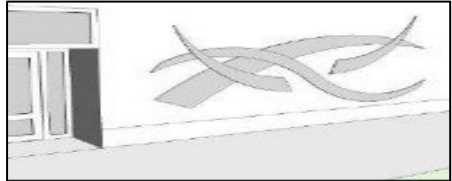

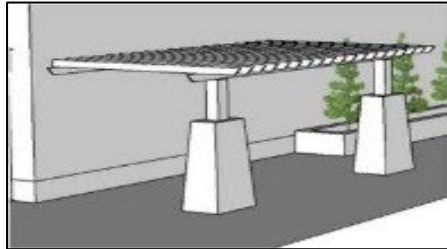

Table 5-5 Blank Wall Options	
Element Type	Illustrated Example
Architectural Details or Screening	
Display Cases or Boxes	
Murals	

Table 5-5 Blank Wall Options	
Element Type	Illustrated Example
Outdoor Dining Areas (Subsection F.5)	
Pergolas or Other Landscaping Structures	
Vertical Trellis (can be done in combination with a planter box)	

C. Open Space and Pedestrian Linkages.

1. *Applicability.* The following open space and pedestrian linkage standards apply and are encouraged to be incorporated into the design of developments in the Entertainment / Retail & Office Area.
2. *Open Space.*
 - a. Development should include or provide access to usable open space.
 - b. Usable open spaces shall include at least three of the following active amenities:
 - i. Active water feature such as a fountain, waterfall, or children's water-spray area;
 - ii. Furnished play area;
 - iii. Sculpture or artwork;
 - iv. Furnished outdoor game area; or
 - v. Living wall;
 - vi. Mural,
 - vii. Decorative lighting;
 - viii. Electrical hook-up to allow programing; or
 - ix. A comparable amenity proposed by the developer.
3. *Pedestrian Access.*
 - a. *External Access.* Walkways shall connect from public sidewalks on the perimeter of the site to all buildings and between buildings on the same or adjoining development sites. Pedestrian walkways shall be distinguished from vehicular areas by a change in pavement material, pattern, color, or striping and signage.
 - b. *Internal Access.* Sidewalks shall be provided and shall be at least six feet wide. Additional width shall be required where streetscape amenities or outdoor dining may be incorporated.
4. *Streetscape Amenities.* Where possible, streetscape amenities shall be provided. When provided, they shall comply with the following standards. Figure 5-1, *Examples of Appropriate Streetscape Amenities*, shows examples of appropriate streetscape amenities.
 - a. *Benches.* Benches contribute to a comfortable, useable, and active pedestrian environment. Specific bench designs shall be subject to approval by the Planning and Development Director or Downtown Coordinator.

- b. *Trash Receptacles.* Trash receptacles shall be easily accessible for pedestrians and trash collection and shall be located to be unobtrusive. They shall abide by the following standards:
 - i. Receptacles shall be installed at all primary street intersections and shall be conveniently placed near benches and other activity nodes. They shall be arranged and coordinated with other streetscape elements to be functional and reduce the amount of sidewalk obstruction.
 - ii. Trash receptacles shall be a minimum of 36 gallons in size.
 - iii. Trash receptacles shall be powder-coated red.
 - iv. Receptacles shall be firmly attached to the pavement.
 - v. The design of a receptacle shall include an inner container that is easily removed for pickup and an outer shell. The top shall be mostly covered, and bottom shall be sealed to keep the contents out of sight.
 - vi. The trash receptacle(s) shall be subject to approval by the Planning and Development Director, Downtown Coordinator, or designee.
- c. *Bicycle Racks.* If bicycle racks are provided, they shall meet all of the standards below.
 - i. Bicycle parking racks shall support the frame of the bicycle and at least one wheel. Racks shall allow the frame and one wheel to be locked to the rack. Racks shall be securely anchored. Racks shall accommodate a wide variety of sizes and types of bicycles.
 - ii. Bicycle parking racks shall support the bikes in a stable, upright position, without damage to wheels, frame, or other components.
 - iii. Bicycle parking racks shall be permanently mounted/installed within private property or in approved locations in the public right-of-way on solid surfaces. Racks placed adjacent to sidewalks shall not encroach upon required pedestrian accessways, accessible routes, or accessible passing space areas.



D. Outdoor Dining.

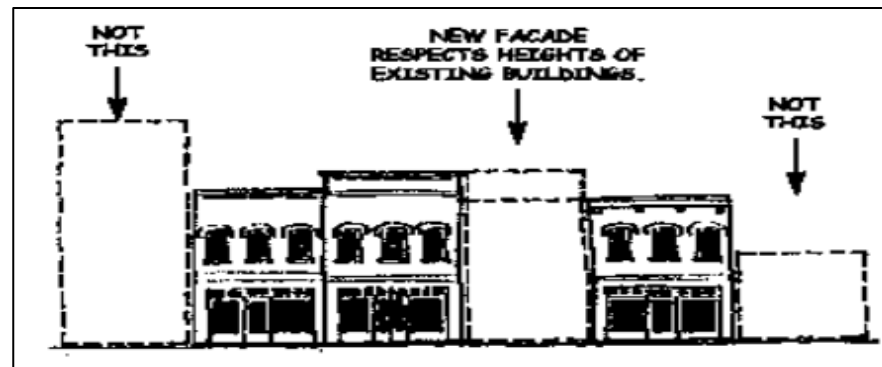
When provided, either as required in Subsection D.4, Blank Walls, above, or at the option of the applicant, areas for outdoor dining shall comply with the following standards:

1. *Barrier.* Where abutting a public right-of-way, outdoor dining areas shall use one of the following methods to separate the dining area from the ROW:
 - a. Fencing that is three feet in height and compatible with the quality and appearance of the associated building; or
 - b. Implementing large planters between the street and outdoor dining area. With the City's permission, these planters may be permitted in the ROW.
2. *Pedestrian Pathway.* An unobstructed pedestrian pathway of at least 4 feet shall be provided. If there is more than a four-foot-wide pathway provided, outdoor dining may be located outside of the required four feet.
3. *Waste Receptacles.* Outdoor waste receptacles for customers shall be provided, conveniently located, regularly serviced, and maintained.

4. *Maintenance.* Outdoor dining and seating areas shall always remain clear of litter.

E. Historic Preservation.

1. *Commercial / Retail Additions.* New additions and infill developments should respect the character and design style of surrounding developments but may also integrate newer elements of today's modern design trends. Additions should be designed to be compatible with the primary building. The character of the existing building should be easily identified when seen from the public right of way. Additions, when possible, should be located in the rear of the building. If not possible, the additions can be on the side of the building but must be compatible in scale, building material and character with the primary structure.
2. *Architectural Elements.* Additions or new construction should use similar architectural elements found within the Entertainment / Retail & Office Area. Innovation and unique style are allowed but the character of the buildings should be preserved. Design should incorporate historic architectural elements such as, display windows, transom windows, awnings, recessed entry's, pediments, and cornices.
3. *Building Mass.* A buildings size should consider its relationship with surrounding buildings and how it will interact with its users. The form of the new building should consider the pedestrian and the historic details of the building era surrounding it.



F. Mechanical Equipment and Utilities.

1. *Mechanical Equipment.* Rooftop mechanical or other equipment more than three feet in height shall be screened from public view utilizing screening techniques that either blend with the building or complement its design. Screening materials shall be architecturally compatible with materials used elsewhere on the structure.
2. *Utilities.* With the exception of fire hydrants, utilities shall run underground, and above-ground projections of utilities shall be placed in or along rights-of-way of streets of lower street hierarchy, wherever practicable.

SECTION 6 - Parking and Loading

A. Guiding Principles

The guiding principles of the parking and loading standards of this PD are to create parking areas that provide a sufficient number of spaces and are located and designed to encourage pedestrian movement throughout this PD. In the Entertainment / Retail & Office Area (Main Street Corridor), the majority of parking should be located to the side and rear. In the other areas of the PD, the majority of the parking is located within parking structures or parking lots. Buildings should screen parking lots where possible.

B. General Parking Requirements

1. *Pedestrian Walkway.* A pedestrian walkway of at least six feet wide shall be installed to connect public sidewalks to building entrances, parking structures or areas, open spaces, and any other destinations warranting pedestrian access. Variations from this standard may be allowed during the site plan review process.
2. *Parking Space Dimensions.* Individual surface parking spaces and drive aisles shall comply with Appendix D, *Parking Layout and Design Standards*, of the UDC.
3. *Accessible Parking Spaces.* Parking spaces that are accessible to disabled persons (“accessible parking spaces”) shall be provided as required by federal law and regulations and in compliance with Appendix D, *Parking Layout and Design Standards*, of the UDC.
4. *Parking Area Lighting.* All parking area lighting shall comply with Article 10, Section 15, *Glare and Lighting Standards*, of the UDC

C. Required Parking

1. *Generally.* Generally, uses within this PD will have varying traffic and parking and loading demand characteristics.
 - a. *Parking Study Required.* A parking study meeting the requirements outlined in subsection C.1.c, below, may be requested during site plan review to establish the minimum and maximum parking requirements for uses within the areas of this PD.

- b. *Requirements of Parking Study.*
 - i. A special study shall be conducted by a qualified, certified traffic engineer at the applicant's and/or owner's expense.
 - ii. The special study shall provide:
 - A. A peak parking analysis of at least five functionally comparable uses; and
 - B. Documentation regarding the comparability of the referenced uses, including: name, function, location, gross floor area, parking availability, access to transportation networks (including vehicular, bicycle, pedestrian, and transit, as applicable), use restrictions, and other factors that could affect the parking demand.
 - c. *Approval of Special Study.*
 - i. The Planning and Development Director and/or Transportation Director may rely upon the special study or may request additional information or analysis, including, but not limited to: alternative or new data points, or consideration of additional or alternative factors related to comparability or peak demand, as supported by sound engineering principles.
 - ii. In conjunction with the review of the submitted parking study, the Planning and Development Department or Transportation Department may consider any other materials relating to the parking and loading requirements of uses and their ancillary land uses that the Planning and Development or Transportation Director deems useful and necessary.
 - iii. As a condition of approval of a special study, the Planning and Development or Transportation Director may require that land be reserved or land-banked for additional parking if:
 - A. There is a demonstrably high probability the land use could change, resulting in a higher demand for parking; or
 - B. The variability in the special study justifies the reservation of additional land to mitigate a material risk that the land use may be insufficiently parked.
 - C. Areas that are reserved or land-banked shall be of an appropriate location and dimension to provide for the additional parking by connection to existing parking lots.
 - d. *Traffic Impact Analysis.* A Traffic Impact Analysis (TIA) and resulting proposals for specific improvements may be required by the Transportation Director in accordance with Article 23, *Master Transportation Plan*, of the UDC.
2. *Required Parking Spaces.*
- a. *Minimum Required Parking.* The minimum parking ratios listed in Article 10, Section 7, *Off-Street Parking Requirements*, shall apply. Due to the limited space available in the downtown area, variation requests will be considered depending upon the intensity of the use. Parking garage development is encouraged.

- b. *Maximum Parking.* The maximum allowable parking spaces for a development shall not exceed 115 percent of the number of required minimum parking spaces. Variations from this standard may be allowed during the site plan review process.

D. Parking Layout and Design

1. Parking Layout

- a. One row of parallel parking may be located in front of structure. All other parking areas shall be located to the side or rear of structure.
- b. Parking areas may include surface parking lots or parking structures.
- c. Parking is encouraged to be located in shared parking structures / garages.

2. Parking Lot Screening. If not screened by a building, where an allowed parking lot adjoins a street, screening shall occur by providing:

- i. A minimum five-foot wide buffer with a solid row of hedges across 100 percent of the linear dimension parallel, or roughly parallel, to street rights-of-way;
- ii. A masonry wall that is a minimum of 30 inches and a maximum of four feet in height; or
- iii. A decorative fence and shrubbery across 50 percent of the linear dimension parallel, or roughly parallel, to street rights-of-way.


E. Structured Parking

- 1. *Configuration of Structured Parking Spaces.* Individual parking spaces for structured parking facilities shall comply with Appendix D, *Parking Layout and Design Standards, of the UDC.*
- 2. *General Standards.* When provided, all parking structures shall meet the following standards:
 - a. *Height.* The height of the parking structure shall not exceed the height of the structure it serves.
 - b. *Rooftop Parking.* Rooftop open-air parking shall be screened with a parapet of at least four feet in height.
 - c. *Safety Mirrors.* Pedestrian safety devices such as convex mirrors or other warning devices are required where it would be a significant risk to public health or safety without the installation of those devices.
 - d. *Gates and Booths.* Any vehicle exit barrier, including but not limited to a gate or payment booth, shall be located at least 20 feet inside the exterior wall of the parking structure.
 - e. *Lighting.* Parking structures shall contain lighting sufficient for security purposes.

3. *Parking Structure Types and Standards.* Table 6-1, *Parking Structure Types and Standards* details the different types of parking structures and their corresponding standards.

Table 6-1 Parking Structure Types and Standards		
Parking Structure Type Description	Image	Standards
<p>Stand-alone parking structures are freestanding structures located in the center of a larger block.</p>		<ul style="list-style-type: none"> Stand-alone structures shall be separated from adjacent buildings by a minimum of 20 feet to provide sufficient light and privacy for adjacent structures. This separation may accommodate an alley and/or rear yards. Stand-alone parking structures shall have foundation plantings as required in Section 7, <i>Landscaping</i>. Stand-alone parking structures shall comply with standards for exterior design and vehicle entry/exit design as set forth in Subsections E.5, <i>Exterior Design</i>, and E.6, <i>Vehicle Entry/Exit Design</i>.
<p>Activated parking structures consist of retail uses at the base that are oriented solely toward the street.</p>		<ul style="list-style-type: none"> Liner buildings associated with activated structures may be directly attached or detached by a minimal fire separation distance. Liner buildings shall comply with standards set forth in Subsection E.4, <i>Liner Buildings for Parking Structures</i>.

**Table 6-1
Parking Structure Types and Standards**

Parking Structure Type Description	Image	Standards
Integrated parking structures are located within an occupied building or surrounded by liner buildings		<ul style="list-style-type: none"> Integrated structures may be fully or partially integrated with the surrounding building. Liner buildings shall comply with standards set forth in Subsection E.4, <i>Liner Buildings for Parking Structures</i>.

4. *Liner Buildings for Parking Structures*. Liner buildings that are part of activated or integrated parking structures shall comply with the following standards:
 - a. Liner buildings shall be at least two stories in height with no less than 15 feet in depth.
 - b. Liner buildings may be detached from or attached to the principal building
 - c. Liner buildings may be used for any purpose allowed on the lot on which they are located except for parking only.
5. *Exterior Design*. Facades on the ground floor of stand-alone parking structures shall meet one of the following standards:
 - a. Be constructed of materials of similar quality and shall be compatible in appearance with adjacent buildings; or
 - b. Be articulated using three or more of the following architectural features:
 - i. Windows or window-shaped openings with decorative mesh or similar features as approved by the Planning and Development Director or designee;
 - ii. Masonry columns;
 - iii. Decorative wall insets or projections;
 - iv. Awnings;
 - v. Changes in color or texture of materials;

- vi. Public art;
 - vii. Integrated landscape planters; or
 - viii. Other similar features approved by the Planning and Development Director or designee.
6. *Vehicle Entry/Exit Design.*
- a. Vehicle entries and exits of stand-alone parking structures shall be oriented away from the primary street frontage and shall minimize conflicts with pedestrian circulation.
 - b. Street front openings in stand-alone parking structures shall not exceed 55 percent of facade area.

F. Off-Street Loading

- 1. *Dimensions and Maneuvering Space.* All loading areas shall comply with Appendix E, *Parking and Loading Areas*, of the UDC.
- 2. *Location.* All loading areas are required to be located on the same lot as the building or lot served by the loading area. Semi-trailer loading spaces and loading docks shall be located behind buildings and screened from view from adjacent properties and public rights-of-way. If access to an alley is available, unloading areas should be accessible from the alleyway instead of a street.
- 3. *Fire Exit or Emergency Access.* Off-street loading facilities shall be designed so as not to interfere with any fire exits or emergency access facilities to either a building or site.

G. Residential Parking Standards

- 1. *Residential Parking.* All parking shall comply with Appendix W, *Residential Development Standards*, of the UDC.
 - a. *Single Family Garage Orientation.* All single family development shall comply with the driveway and garage orientation standards noted in the UDC. Single Family Zero Lot Line (SF-Z) and Single Family Townhome (SF-T) development shall be developed with rear entry garages.

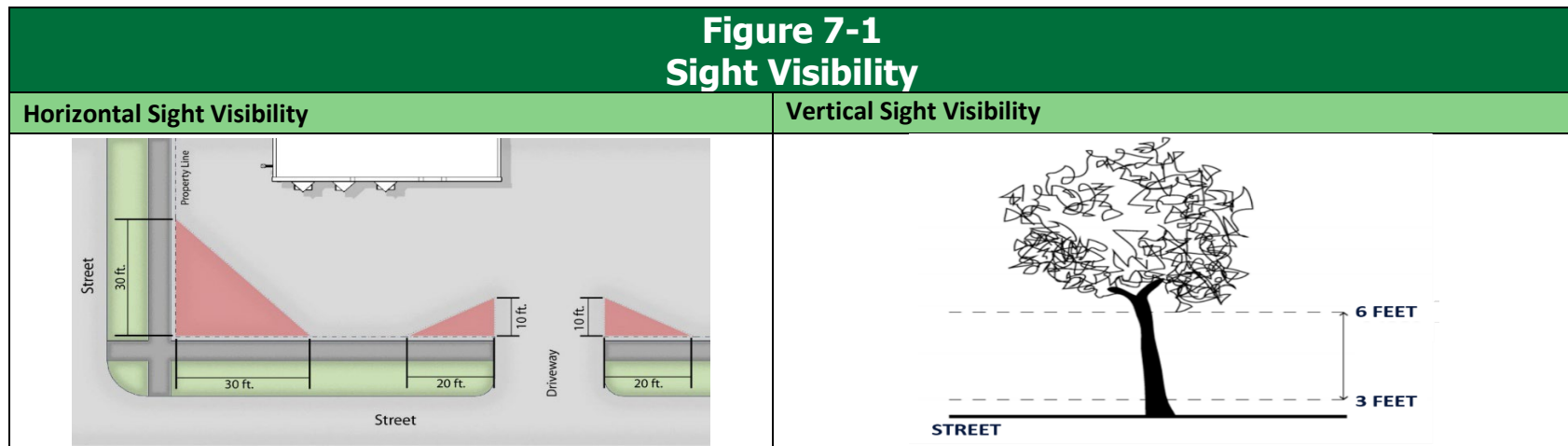
- H. **Parking Requirements by Use.** Parking calculations standards noted in Article 10 : Parking and Loading Standards of the UDC shall apply unless otherwise noted below. A reduction in parking requirements may be requested as permitted in the Unified Development Code. A parking study may be requested to justify a reduction.

Use	Requirement
Restaurant	1 space /100 sq. ft. of dining area, including outdoor dining area
Office	1 space /375 sq. ft.
Museum/Art Gallery	1 space / 800 sq. ft.
B&B/Hotel/Rooming	Rooming 1.25 / room Hotel 4 + 1/guest room
Light Manufacturing	1 space / 1,000 sq. ft.
Retail	1 space / 275 sq. ft.
Brewpub/Alcoholic Beverage Establishment/Beer or Wine Manufacturing	Use Retail calculations for the storefront + Light Manufacturing calculations for the manufacturing portion
Artisan Manufacturing with Storefront/Art or Craft Production Facility	Retail calculations for the storefront + Manufacturing calculations for the manufacturing portion
Residential	1.5 space / unit

SECTION 7 – Landscaping

A. General Standards

1. *Sight Visibility.* A sight visibility triangle is formed by a diagonal line connecting two points located on intersecting street right-of-way lines, or a right-of-way line, and the curb or edge of a driveway. Trees and shrubs shall not be installed in locations where there is a substantial likelihood that the mature form of the tree would have to be materially compromised to maintain sight visibility in conformance with Figure 7-1, *Sight Visibility (Horizontal and Vertical)*. Understanding the limitations of some existing sites downtown, variations from these standards may be allowed during the site plan review process for redevelopment of existing establishments.



2. *Timing of Installation.* Required trees, shrubs, and sod shall be installed on each lot prior to the issuance of a certificate of occupancy for that lot.
3. *Biodiversity.* Biodiversity of the genus and species of trees and shrubs is required in order to prevent monocultures which could result in large-scale losses in the event of disease or blight. Recommended varieties are listed as Exhibit 5 of Article 8, *Landscaping and Screening* in the UDC.

4. *Healthy Nursery Stock.* Trees and shrubs planted pursuant to this Section shall be good, healthy nursery stock.
5. *Minimum Size of Plants at Installation.* Plant material that is installed to comply with the requirements of this Section shall be of the sizes set out as follows:

Table 7-1 Minimum Planting Size at Installation	
Type of Plant Material	Minimum Size at Installation
Tree	3" caliper
Evergreen Tree	8' in height
Shrub	5 gal. container

B. Minimum Plantings.

The required number of plantings are outlined in Table 7-2, *Minimum Landscaping Planting Requirements*.

Table 7-2 Minimum Landscape Planting Requirements					
Area within PD	Street Trees¹	Pedestrian Walkway Trees¹	Foundation Plantings²	Parking Lot Plantings³	Landscaping Area Plantings⁴
All Areas	1 per 40 linear feet of street frontage	1 tree per 20 linear feet	50% of linear footage of facade	1 tree per 20 parking spaces in a surface lot	1 tree per 500 square feet of site landscaping area 1 shrub for every 50 square feet of site landscaping area
TABLE NOTES: ¹ See subsection 7.C for standards for street trees and pedestrian walkway trees. ² See subsection 7.D for standards for foundation plantings. ³ See subsection 7.E for standards for parking lot plantings. ⁴ See subsection 7.F for standards for landscaping area plantings.					

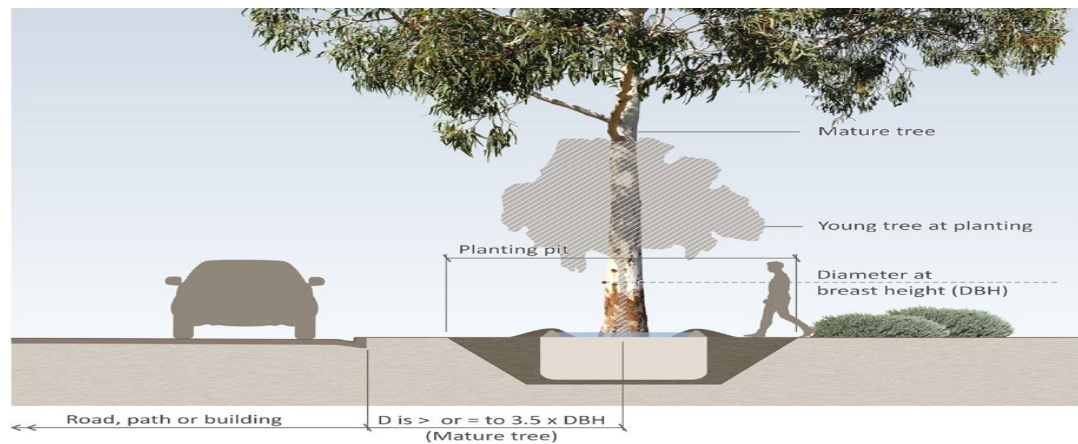
C. Street Trees and Pedestrian Walkway Trees.

1. Location.

- a. Street trees are those trees that are planted at regular intervals in the street right-of-way. To avoid damage from the roots, street trees shall be planted at a distance from the back of the curb that is at least equal to the result of multiplying three and one half by the expected Diameter at Breast Height "DBH" of the tree when matured ($D = 3.5 \times \text{DBH}$), as illustrated in Figure 7-2, *Street Tree Planting Location*.

**Figure 7-2
Street Tree Planting Location**

EXAMPLE: A street tree being planted is expected to have a dbh of 8 inches when mature. The minimum distance from back-of-curb would be the product of multiplying 3.5 by 8 inches, which is 28 inches ($3.5 \times 8 = 28$). The street tree would have to be planted at least 28 inches from the back of curb.



- b. Pedestrian walkway trees are those trees that are planted at regular intervals along pedestrian walkways in, for example, parking lots or in pedestrian-oriented areas of larger developments.
- 2. *Species*. To maintain a consistent appearance along individual street and walkway segments, the species of trees that are planted shall be the same on both sides of the street. The trees planted in a landscaped median may be different in species from those which are planted adjacent to the sidewalk.

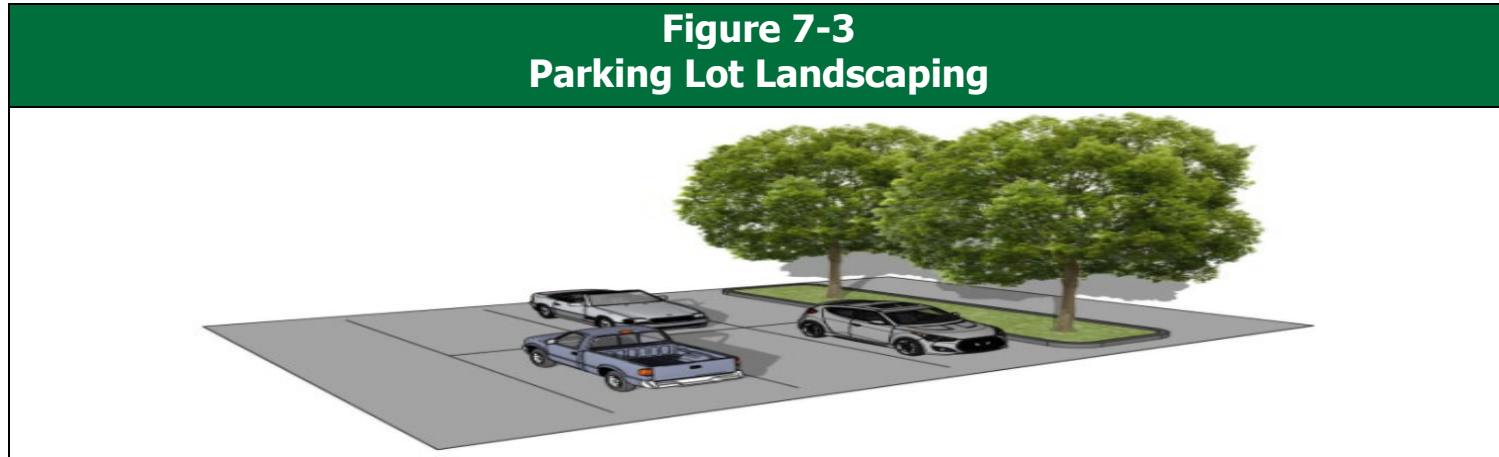
D. Foundation Planting

- 1. *Location*. Applicable buildings shall have foundation planting areas adjacent to the base of the building, with a minimum percentage of linear feet along the street, side, and rear as set out in Table 7-2, Minimum Landscaping Planting Requirements. Where planting areas are required, they may be crossed with walkways to provide access to the building.
- 2. *Width*. Required foundation plantings shall be a minimum of six feet wide on the façade of the building adjacent to the street and side setbacks and a minimum of four feet wide on the façade of the building adjacent to the rear setback.
- 3. *Rear Setback Exception*. Foundation plantings are not required along rear facades that do not have adjacent drive aisles for personal vehicles or that are not visible to the general public.
- 4. *Groundcover and Public Art*. Remaining portions of the planting area shall be planted with groundcover or consist of xeriscape groundcover, rocks, decorative pavers, or public art.

E. Parking Lot Plantings

- 1. *Planting Islands*.
 - a. One planting island, as depicted in Figure 7-3, *Parking Lot Landscaping*, of at least 324 square feet in area shall be provided for each 20 spaces in the parking lot. No planting island shall be less than 18 feet in any dimension, measured from the outside of the curb to the outside of the opposite curb.
 - b. Each island shall have a minimum of two canopy trees, three ornamental trees, or 30 shrubs.
 - c. Parking lot landscaping shall be evenly distributed within interior parking lot islands or within islands in entrance and circulation drives. Such landscaping may also be located in the perimeter or corners of the lot, as provided in subsection 2, *Small Parking Lots*, below. Trees shall be given adequate room for healthy growth and stability.

2. *Small Parking Lots.* For interior parking lots with fewer than 15 spaces, the island(s) may be the lot's corners. For parking lots requiring less than six canopy trees, the landscaping may be on the perimeter of the parking lot.



F. Landscaping Area Plantings

All areas not designated as street trees, pedestrian walkway trees, foundation plantings, parking lot plantings, or utilized for pedestrian and vehicular access to the building (for example, sidewalks, parking spaces, loading spaces, or service areas) shall be landscaped with groundcover or consist of xeriscape groundcover, rocks, or decorative pavers and designated as site landscaping area in order to meet the minimum required landscaping area per lot as stated in Table 4-1, *Dimensional Requirements*.

G. Tree Mitigation

The preservation and protection of mature, existing trees located within the PD is encouraged. In order to mitigate effects of removal of protected trees and to receive credit for existing trees, the standards of Article 8, Section 16, Tree Protection Standards, in the UDC shall apply to development within this PD.

SECTION 8 – Outdoor Lighting

A. Guiding Principles.

The guiding principles of the outdoor light standards of this PD are to minimize the glare aspects of excessive outdoor lights while maximizing a property's visual interest and safe nighttime use.

B. Exempted Lighting.

The following types of outdoor lighting are exempt from the requirements of this Section:

1. *Emergencies*. Lighting used only under emergency conditions;
2. *Street Lights*. Lighting used for the principal purpose of illuminating streets and sidewalks;
3. *Signs*. Lighting solely used for signs;
4. *Temporary Uses*. Lighting associated with an approved temporary use;
5. *Temporary Lighting*. Temporary lighting associated with a development site;
6. *Monuments and Statues*. Lighting for public monuments and statues;
7. *Water Features*. Underwater lighting in fountains, swimming pools, and other water features;
8. *State and Federal Mandates*. Lighting required pursuant to state and federal laws (e.g., FAA);
9. *Building Code*. Lighting required by the City's adopted building code;
10. *Ornamental Lighting*. Ornamental Lighting with a rated initial luminaire lumen output of 525 lumens or less;
11. *Seasonal Lighting*. Seasonal Lighting, provided the lighting does not create unsafe glare on street rights-of-way and is in compliance with the adopted electrical code; and
12. *Historic or Antique Lighting*. Historic or antique-style pedestrian light fixtures approved by the City.

C. Prohibited Lighting

The following types of outdoor lighting are prohibited in the City.

1. *Outdoor Lighting Resembling Emergency Signals*. Outdoor lighting that contains reflectors or glaring, strobe, or rotating lights, beacons, beams or flashing illumination resembling an emergency signal; and

2. *Searchlights, Aerial Lasers, and Beacons.* Searchlights, aerial lasers, or any type of beacon used to attract attention to a property, without prohibiting the use of a searchlight by authorized personnel for emergency purposes.

D. Outdoor Lighting Standards

1. *Compliance with UDC.* Lighting within this PD shall comply with Article 10, Section 15, *Glare and Lighting Standards*, of the UDC.
2. *Design Standards.*
 - a. *Scale and Context.* All lighting shall be designed and installed in scale and context with the architecture of the building. Standard security lighting shall not be used in lieu of architectural lighting. In general, actual light bulbs should not be visible.
 - b. *Accent Lighting.* Accent lighting shall be used to highlight architectural fenestration, entry and access points, landscaping elements, and artwork.
 - c. *Rope Lighting.* Holiday and other styles of temporary rope lighting may not be used on a permanent basis. Light fixtures shall be in compliance with the adopted electrical code.

SECTION 9 – Signs

A. Guiding Principles

The guiding principles of the signage standards of this PD are to ensure quality signage that is compatible with development within this PD, while maintaining content neutrality and accommodating the expression rights of the First Amendment to the U.S. Constitution.

B. Unified Signage Plans

Signage may be required to be submitted as part of a Unified Signage Plan as described in Article 9, *Sign Standards*, of the UDC for master planned developments. Individual tenant signs may be approved administratively on a case by case basis.

C. Design Guidelines

All signage within this PD should fulfill the spirit and intent of Appendix G, *Design Guidelines for Signage* of the UDC.

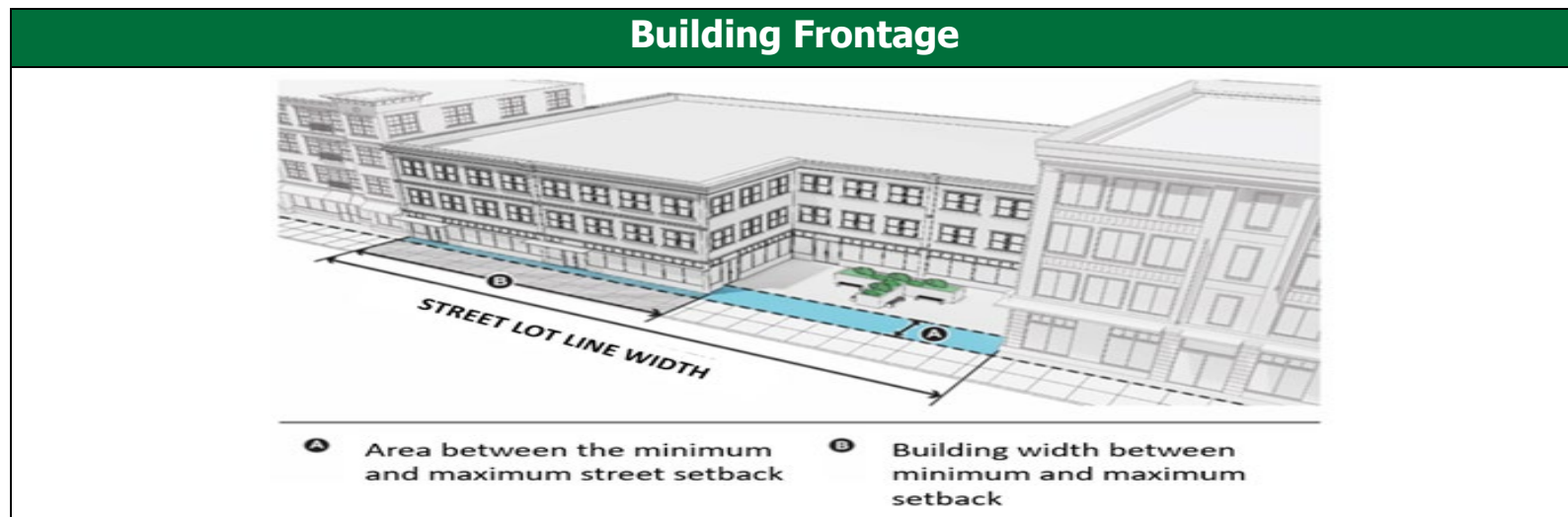
1. *Monument Sign.* To assure walkability and uniform sign design, individual signage is encouraged to be attached to the main structure or located outside of the public walkway. Signage should be incorporated with the design of the primary structure. Stand-alone monument signage is discouraged.
2. *Multi-Tenant Sign.* To assure walkability and uniform sign design, multi-tenant signage is encouraged to be attached to the main structure or located outside of the public walkway.

SECTION 10 – Definitions

Words defined within this Section are in addition to the ones found in Article 30, *Definitions*, of the UDC.

Director means Grand Prairie's Planning and Development Director or designee.

Building Frontage means the widest measurement of the building ("B" in the illustration below) that is within the minimum and maximum street setback or side setback ("A" in the illustration below), as measured parallel to the specified lot line, represented as a percentage of the total width of the parallel lot line.



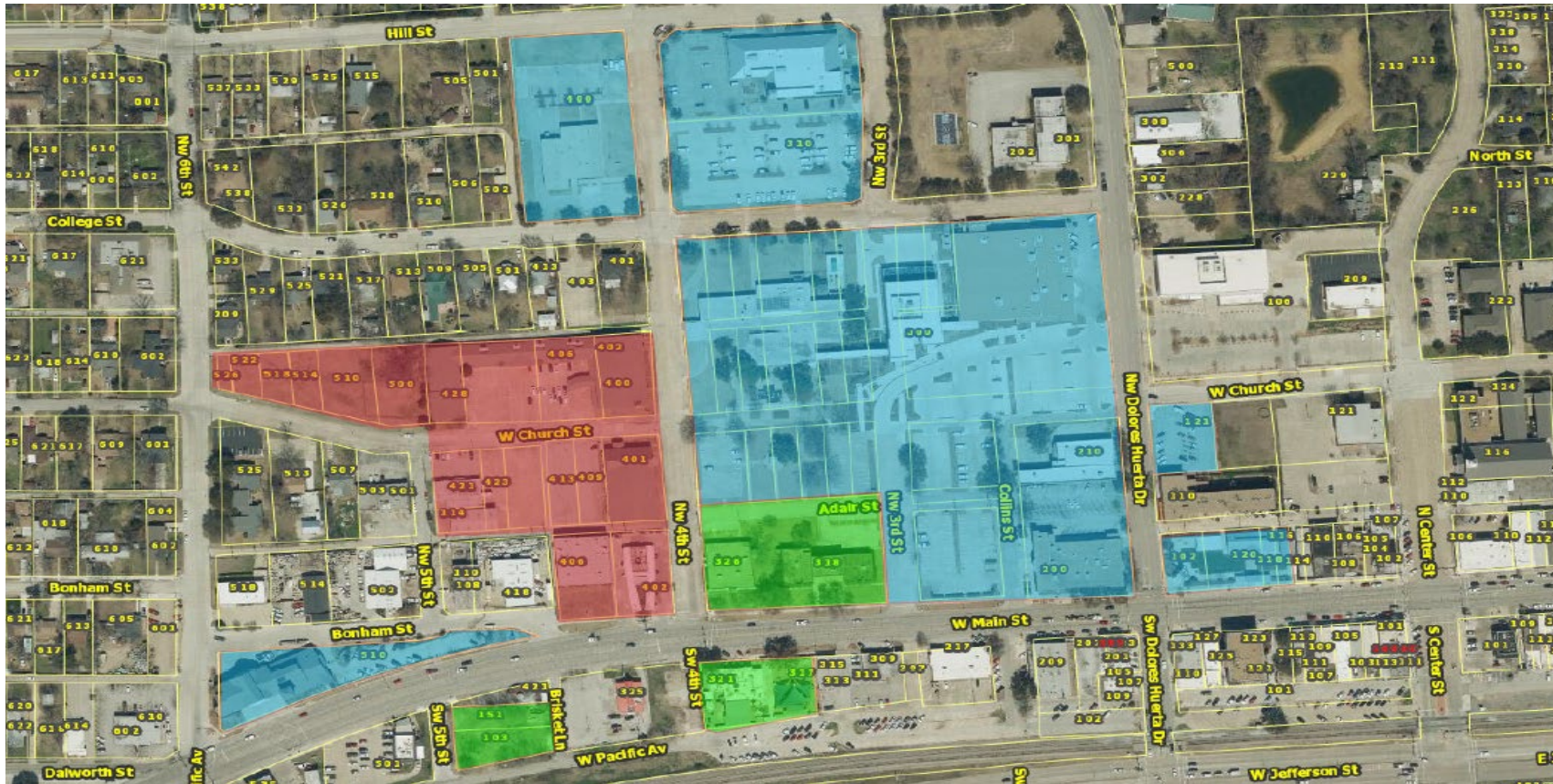
Primary Building Entrance means a building entrance that serves the public and is not meant solely for employee or service use. A building may have more than one primary building entrance.

DBH (Diameter at Breast Height) means the standard method of measuring the size of the trunk of a matured tree at 4.5 feet above the ground.

Exhibit B, District Boundary Map



Exhibit C, Concept Plan



Concept Plan Areas

Red = Urban Residential ; Green = Entertainment / Retail or Mixed Use; Blue = Civic Uses



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/07/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: TAM-22-12-0014 - Text Amendment - Article 12: Platting. An Ordinance amending Article 12 of the Unified Development Code of the City of Grand Prairie, Texas, by retitling the article from “Platting” to “Subdivision and Utilities,” and amending Section 27, “Public Facilities” to provide for the placement of utilities underground; providing a savings clause and a severability clause; and providing an effective date (On February 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: City of Grand Prairie

RECOMMENDED ACTION: Approve

SUMMARY:

An Ordinance amending Article 12 of the Unified Development Code of the City of Grand Prairie, Texas, by retitling the article from “Platting” to “Subdivision and Utilities,” and amending Section 27, “Public Facilities” to provide for the placement of utilities underground; providing a savings clause and a severability clause; and providing an effective date.

PURPOSE OF REQUEST:

The purpose of the request is to retitle Article 12 of the Unified Development Code from “Platting” to “Subdivision and Utilities” and add a section requiring the placement of utilities underground. The proposed new section is below.

12.27.22 *Undergrounding Utilities.*

- A. *Generally.* Utility service placed within developments for which subdivision plats were approved by the City after the effective date of this ordinance, shall conform to the requirements of this section.

- B. *Definitions.*

1. Utility service shall mean electrical and communication distribution and service, such as electrical, telephone, internet, and television service or similar service, in which lines, cables, or wires are used for distribution or delivery of the utility service to the end user of such service. Utility service shall not include an electric transmission system or electric feeder lines.
2. Electric transmission system shall mean all conductors, circuit breakers, switches and related facilities and appurtenances of the electric transmission system rated to deliver 69 kv or above.
3. Electric feeder lines shall mean all electrical lines that emanate from substations to distribute power throughout an area and not to an end user of electric service.

C. *Residential, Commercial, and Industrial.* Utility service for residential, subdivision, multi-family, commercial, and industrial developments shall be installed and maintained underground in compliance with applicable utility service regulations.

D. *Auxiliary equipment; sand site lighting equipment.* In those areas in which utility service is required by this section to be placed underground, the following equipment shall be pad-mounted on grade or placed underground:

1. Auxiliary equipment for such utility service, such as transformers, connection enclosures, switching devices, and amplifiers; and
2. Street and site lighting equipment, except for the poles to which the lights are affixed.

E. *Cost.* The cost of installing utility service underground shall be the responsibility of the property owner or developer who is seeking utility service for their property. The provisions of this section shall not be construed to require the City or the utility company to bear the additional cost of placing utility service underground.

F. *Temporary Service.* Temporary utility service to construction sites may be provided by overhead means, provided that when underground utility service to the entire subdivision is completed, such overhead electrical lines and facilities will be promptly removed.

RECOMMENDATION:

- On February 21, 2023, the City Council Development Committee recommended approval.
- On February 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0.
- The Development Review Committee (DRC) recommends approval.

BODY:

AN ORDINANCE AMENDING ARTICLE 12 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, BY RETITLING THE ARTICLE FROM “PLATTING” TO “SUBDIVISION AND UTILITIES,” AND AMENDING SECTION 27, “PUBLIC FACILITIES” TO PROVIDE FOR THE PLACEMENT OF UTILITIES UNDERGROUND; PROVIDING SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 1.11.3.1 of the Unified Development Code of the City of Grand Prairie, Texas states: “Amendments to the text of the Unified Development Code shall be initiated only by action of the City Council or City Council Development Committee directing the City Manager or designee to initiate such a request on behalf of the City, or by the initiative of the City Manager or designee”; and

WHEREAS, after consideration of said amendments, the City Manager of the City of Grand Prairie, Texas directed city staff to initiate the preparation of an ordinance amending the Unified Development Code for submittal to the Planning and Zoning Commission of Grand Prairie, Texas for consideration of a recommendation to the City Council; and

WHEREAS, Notice was given of a public hearing on said amendments to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 P.M. on February 13, 2023, such Notice of the time and place of such hearing having been given at least ten (10) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, after consideration of said amendments, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7-0 to recommend approval to the City Council of Grand Prairie, Texas, that said amendments should be approved since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on March 7, 2023 to consider the advisability of amending the Unified Development Code as recommended by the Planning and Zoning Commission, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality.

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

SECTION 1: Article 12 of the Unified Development Code is hereby retitled as “Subdivision and Utilities.”

SECTION 2: Section 27 “Public Facilities” of Article 12 of the Unified Development Code of the City of Grand Prairie, Texas, is hereby amended by adding new subsection 12.27.22 to read as follows:

12.27.22 *Undergrounding Utilities.*

- A. *Generally.* Utility service placed within developments for which subdivision plats were approved by the City after the effective date of this ordinance, shall conform to the requirements of this section.
- B. *Definitions.*
1. Utility service shall mean electrical and communication distribution and service, such as electrical, telephone, internet, and television service or similar service, in which lines, cables, or wires are used for distribution or delivery of the utility service to the end user of such service. Utility service shall not include an electric transmission system or electric feeder lines.
 2. Electric transmission system shall mean all conductors, circuit breakers, switches and related facilities and appurtenances of the electric transmission system rated to deliver 69 kv or above.
 3. Electric feeder lines shall mean all electrical lines that emanate from substations to distribute power throughout an area and not to an end user of electric service.
- C. *Residential, Commercial, and Industrial.* Utility service for residential, subdivision, multi-family, commercial, and industrial developments shall be installed and maintained underground in compliance with applicable utility service regulations.
- D. *Auxiliary equipment; and site lighting equipment.* In those areas in which utility service is required by this section to be placed underground, the following equipment shall be pad-mounted on grade or placed underground:
3. Auxiliary equipment for such utility service, such as transformers, connection enclosures, switching devices, and amplifiers; and
 4. Street and site lighting equipment, except for the poles to which the lights are affixed; and
 5. Underground Utilities shall install tracers on the lines.
- E. *Cost.* The cost of installing utility service underground shall be the responsibility of the property owner or developer who is seeking utility service for their property. The provisions of this section shall not be construed to require the City or the utility company to bear the additional cost of placing utility service underground.
- F. *Temporary Service.* Temporary utility service to construction sites may be provided by overhead means, provided that when underground utility service to the entire subdivision is completed, such overhead electrical lines and facilities will be promptly removed.

G. Upon completion of the work, the City requests record drawings showing the horizontal and vertical locations of the new underground utilities.

SECTION 3. Unchanged sections of affected Articles and Appendices, shall remain in full force and effect, save and except for necessary modifications to the “Table of Contents” affecting page numbering, and for necessary modifications to related terminology or phrases that have been modified by this amendment that will affect a similar modification to interrelated terminology and phrases cross-referenced in other Articles in the Unified Development Code.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5. All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Grand Prairie, Texas, in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved of all personal liability for any damage that might occur to persons or property as a result of any act required or permitted in the discharge of his said duties.

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

SECTION 7. Any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provisions of this article shall be fined in an amount not to exceed two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative or other remedies provided by state law, and the power of injunction as provided in V.T.C.A. Local Government Code Section 54.016 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 7TH DAY OF MARCH 2023.

ORDINANCE NO. #-2023

CASE NO. TAM-22-12-0014



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/07/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: TAM-23-01-0001 - Text Amendment - Article 6: Density and Dimensional Standards. An Ordinance of the City of Grand Prairie, Texas, amending Article 6: Density and Dimensional Standards of the Unified Development Code to consolidate carport standards into a single section; Repealing all Ordinances or parts of Ordinances in conflict herewith; Containing a savings clause and a severability clause; and to become effective upon its passage and approval (On February 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: City of Grand Prairie

RECOMMENDED ACTION: Approve

SUMMARY:

An Ordinance of the City of Grand Prairie, Texas, amending Article 6: Density and Dimensional Standards of the Unified Development Code to consolidate carport standards into a single section; Repealing all Ordinances or parts of Ordinances in conflict herewith; Containing a savings clause and a severability clause; and to become effective upon its passage and approval.

PURPOSE OF REQUEST:

The purpose of the request is to revise carport standards in Section 6 of Article 6 to consolidate the standards to make them easier for customers to understand and provide clarity on the administrative approval process.

PROPOSED STANDARDS:

See Exhibit A – Section 6 of Article 6

RECOMMENDATION:

- On February 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0.

- The Development Review Committee (DRC) recommends approval.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING ARTICLE 6: DENSITY AND DIMENSIONAL STANDARDS OF THE UNIFIED DEVELOPMENT CODE TO CONSOLIDATE CARPORT STANDARDS INTO A SINGLE SECTION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, Section 1.11.3.1 of the Unified Development Code of the City of Grand Prairie, Texas states: “Amendments to the text of the Unified Development Code shall be initiated only by action of the City Council or City Council Development Committee directing the City Manager or designee to initiate such a request on behalf of the City, or by the initiative of the City Manager or designee”; and

WHEREAS, after consideration of said amendments, the City Council Development Committee of the City of Grand Prairie, Texas directed city staff to initiate the preparation of an ordinance amending the Unified Development Code for submittal to the Planning and Zoning Commission of Grand Prairie, Texas for consideration of a recommendation to the City Council; and

WHEREAS, Notice was given of a public hearing on said amendments to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 P.M. on February 13, 2023, such Notice of the time and place of such hearing having been given at least ten (10) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, after consideration of said amendments, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7-0 to recommend approval to the City Council of Grand Prairie, Texas, that said amendments should be approved since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on March 7, 2023 to consider the advisability of amending the Unified Development Code as recommended by the Planning and Zoning Commission, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality.

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

SECTION 1. Section 6 of Article 6: Density and Dimensional Standards of the Unified Development Code of the City of Grand Prairie, Texas be amended as shown in Exhibit A – Section 6 of Article 6 of this ordinance, with proposed additions of text being in red, and deleted text being shown in red with a single line strikethrough.

SECTION 2. Unchanged sections of affected Articles and Appendices, shall remain in full force and effect, save and except for necessary modifications to the “Table of Contents” affecting page numbering, and for necessary modifications to related terminology or phrases that have been modified by this

amendment that will affect a similar modification to interrelated terminology and phrases cross-referenced in other Articles in the Unified Development Code.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Grand Prairie, Texas, in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved of all personal liability for any damage that might occur to persons or property as a result of any act required or permitted in the discharge of his said duties.

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

SECTION 6. Any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provisions of this article shall be fined in an amount not to exceed two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative or other remedies provided by state law, and the power of injunction as provided in V.T.C.A. Local Government Code Section 54.016 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

SECTION 7. This ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 7TH DAY OF MARCH 2023.

ORDINANCE NO. #-2023

CASE NO. TAM-23-01-0001

SECTION 6 - ACCESSORY STRUCTURES

6.6.1 Definitions and Standards for Specific Accessory Structures

6.6.1.1. Carports: A structure that is open sided or devoid of walls, supported by poles or decorative posts, and may or may not be attached to an existing structure. A carport is to be used for temporary parking of no more than two operable motor vehicles, trailers or recreational vehicles, and shall not be used for any other purpose including storage of any type. Carports are not a substitute for a garage, and do not meet the requirements set forth in **Article 10, "Parking and Loading Standards" of the Unified Development Code** for dedicated on-site residential parking requirements. All carports, detached or attached, shall conform to the density and dimensional requirements prescribed in Table 6E of this code.

- A. Rear yard carports are permitted in any single-family residential zoning district in the City of Grand Prairie provided the proposed carport conforms to the standards in Section 6.6.1.1.D.
- B. Front yard and side yard carports in any single-family residential zoning district in the City of Grand Prairie, may be permitted only by Special Exception. If the proposed carport conforms to the distance requirement in Section 6.6.1.C and to the standards in Section 6.6.1.1.D, the Planning and Development Director or designee may administratively approve the Special Exception.
- C. Prior to granting a Special Exception, the Planning and Development Director or designee must determine that at least one other legally permitted front yard or side yard carport is located within eight hundred (800) feet of the subject property as measured in a straight line from the nearest property line of the subject property to the nearest property line of the parcel where the existing carport is located.
- D. For constructing a carport in a residential zoning district, the carport shall conform to each of the following standards:
 - ~~1. The Planning and Development Director or designee may grant a Special Exception for the purpose of constructing a front yard or side yard carport in a residential zoning district only if the carport conforms to each of the following standards:~~
 - a. The width of the carport shall not exceed 26 feet;
 - b. The total area of the carport shall not exceed 500 square feet;
 - c. The ridgeline of the carport shall not exceed the height of the house, as defined in Article 30, "Definitions";
 - d. The carport shall be set back a minimum of five (5) feet from all property lines adjacent to public rights-of-way;

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- e. The carport shall be set back a minimum of three (3) feet from all internal property lines, and any projection or overhang of eaves, gutters, or other roof elements that protrude into the established building setback may not exceed twenty-four (24") inches in accordance with Section 6.5.1.A of this Article;
 - f. The carport shall not encroach, intrude, or overhang any easements that have been established on the subject property;
 - g. All areas beneath the roof of the carport shall be paved with a city approved paving material prior to the applicant's use of the carport;
 - h. It is recommended that the carport be constructed of materials, color, roofing type and roof pitch that are fully consistent and harmonious with the primary residential structure, and shall in appearance and function be an integral part of the primary structure;
 - ~~i. Prior to granting a Special Exception, the Director or designee must determine that at least one other legally permitted front yard carport is located within eight hundred (800) feet of the subject property as measured in a straight line from the nearest property line of the subject property to the nearest property line of the parcel where the existing carport is located.~~
 - i. The carport shall not pose a negative impact on any of the adjacent or surrounding properties based on its proposed location, design, or visual impact to the streetscape; and
 - j. The carport shall not create a visual obstruction to motorists.
- ~~B. Rear yard located carports are permitted in any single-family residential zoning district in the City of Grand Prairie provided the proposed carport conforms to each of the following standards:~~
- ~~k. The width of the carport shall not exceed 26 feet;~~
 - ~~l. The total area of the carport shall not exceed 500 square feet;~~
 - ~~m. The ridgeline of the carport shall not exceed the height of the house, as defined in Article 30, "Definitions";~~
 - ~~n. The carport shall be set back a minimum of five (5) feet from all property lines adjacent to public rights-of-way;~~
 - ~~o. The carport shall be set back a minimum of three (3) feet from all internal property lines, and any projection or overhang of eaves, gutters, or other roof elements that protrude into the established building setback may not exceed twenty-four (24") inches in accordance with Section 6.5.1.A of this Article;~~

- ~~p. The carport shall not encroach, intrude, or overhang any easements that have been established on the subject property;~~
- ~~q. All areas beneath the roof of the carport shall be paved with a city approved paving material prior to the applicant's use of the carport;~~
- ~~r. It is recommended that the carport be constructed of materials, color, roofing type and roof pitch that are fully consistent and harmonious with the primary residential structure, and shall in appearance and function be an integral part of the primary structure;~~
- ~~s. The carport shall not pose a negative impact on any of the adjacent or surrounding properties based on its proposed location, design, or visual impact to the streetscape, and~~
- ~~t. The carport shall not create a visual obstruction to motorists.~~

- E. If any of the above noted minimum carport standards are not met or if a carport request is denied by the Planning and Development Director or designee, the Zoning Board of Adjustment and Appeals may accept an appeal and grant a Special Exception to construct a carport upon finding that the applicant has a hardship particular to the individual property which cannot be remedied in any other reasonable way.
- F. Carports, regardless of zoning or site location, exclusive of perimeter boundary line setbacks of the development, are permitted by right in any mobile home park or single-family detached housing condominium development upon written approval of the development's governing body and/or Management Company. If no such body exists, it is recommended carports in a mobile home park be constructed of material similar to the mobile home and shall meet the square footage, height, and setback requirements for carports in other residential districts.

6.6.1.2. Covered Patios or Porches: A covered, open-air entrance or exit to a residence that either extends from the interior of the residence in a manner that forms a vestibule within the exterior wall; or, a roof structure that either projects, is attached or contiguous with the existing roofline and exterior wall surface. Covered porches and patios are open-air structures if they are open (not enclosed) on two or more sides. Totally enclosed and climate controlled porches, or "sun room" type additions, are a habitable addition to the residence and are required to meet all requirements for a habitable space (Reference [Article 6, "Density and Dimensional Requirements"](#)).

Covered patios or porches will be subject to the rules and regulations listed for accessory structures in Section 6 of this Article with the exception of the following provisions:

1. Covered patios and porches are additions to the residence and shall be calculated as part of the building footprint of the residence. In no case should a covered porch

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result in the residence exceeding the maximum lot coverage stipulated in Section 10 of this article.

2. Covered patios and porches may be attached to or contiguous with the residence.
3. For the purposes of this section, covered porches that are attached or contiguous with the residence are an addition to the residence and are subject to the same building setbacks established for the primary structure. If the covered patio is detached from the primary structure, it shall be classified as an accessory structure and conform to the requirements of accessory structures listed in Table 6E of this Article.
4. Covered porches shall not exceed the total height of the residence to the top of the roof.

6.6.1.3. Garage (Residential): An attached or detached accessory structure which is subordinate to the primary structure, is not designed for human habitation, and which is used for the parking and storage of motor vehicles that are owned and operated by the residents of the residence. Such accessory structure shall have a minimum of three or more enclosed side walls and have an operational door large enough to drive a standard sized vehicle through it. Attached and detached residential garages satisfy the off street parking requirements stipulated in [Article 10, "Parking and Loading Standards."](#) Such buildings shall meet all regulations located within this Article, and will be subject to all standards stipulated in Section 6, "Residential Off-Street/On-Site Parking Requirements," of [Article 10, "Parking and Loading Standards", of the Unified Development Code.](#)

Residential garages are subject to the rules and regulations listed for accessory structures in Section 6 of this Article with the exception of the following provisions:

1. It is recommended that detached residential garages be constructed in a manner and design consistent in materials and color as the primary structure, and clad in materials as defined in [Section 6.15.1.](#)
2. The maximum square footage for a detached residential garage shall follow the requirements of Table 6E of this Article. The Zoning Board of Adjustment and Appeals may grant an exception per [Section 6.6.5](#) of this ordinance.
3. Detached residential garages are required to meet the setbacks stipulated for the primary structure.
4. All garages are required to have a city approved concrete drive and approach.

6.6.1.4. Greenhouse: A building or enclosure whose roof and/or sides are made of glass or other approved transparent or translucent materials, and in which the temperature and humidity may be regulated for the cultivation of delicate or out-of-season plants for subsequent sale.

1. Greenhouses are EXEMPT from masonry recommendations as long as 90% or more of the exterior of the structure is covered in an approved transparent or translucent material. Greenhouses are subject to all other rules and regulations listed for accessory structures in Section 6 of this Article.

6.6.1.5. Pergolas: A structure that is composed of horizontal trellis or framework that is supported on poles or posts. These structures are characterized as being open with a flat roof, with rafters that run at regular intervals horizontally across the top of the structure. Such structures are typically constructed from wood or other materials (Reference Article 6, "Density and Dimensional Requirements").

Pergolas will be subject to the rules and regulations listed for accessory structures in Section 6 of this Article with the exception of the following provisions:

1. Pergolas shall not exceed a maximum of 500 square feet in area.
2. Pergolas may be attached to or contiguous with the primary structure and shall not be subject to lot coverage limitations.

Note: Any type or variation of an accessory structure not explicitly addressed in Section 6.6.1 of this Article is subject to all standards and regulations established in Section 6 for accessory structures.

6.6.2 Yard Setbacks for Accessory Structures

- A. For any detached accessory use or structure, not exceeding 10 feet in maximum height in a single family or multi-family residential zoning district (excluding detached garages), the side and rear yard setback from the property line shall be a minimum of three (3) feet.
- B. If any accessory use or structure exceeds 10 feet in maximum height, the side and rear yard setbacks established for the primary structure shall apply.
- C. Height for accessory uses or structures shall follow the requirements of Table 6E of this Article. The Zoning Board of Adjustment and Appeals may grant an exception per **Section 6.6.5** of this ordinance.
- D. If an easement exists adjacent to a property line and such easement encroaches into the yard by less than three (3) feet; the accessory structure or use shall have a minimum setback of three (3) feet from such property lines. If the easement is greater than three (3) feet, the accessory structure or use may be located directly adjacent to such easement. Under no circumstances shall any structure overhang an easement.
- E. No detached accessory use or structure shall be allowed in the front yard. However, on key lots and double frontage lots which have front yards on two or more street frontages, a swimming pool, spa, hot tub, sauna, playhouse, gazebo or other accessory structure not exceeding eight (8) feet in total height may be placed within three (3) feet of the side and/or rear street property line, as determined by the orientation of the main structure, if the yard in which the accessory structure is placed is encompassed by a minimum six (6) foot tall solid fence.

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- F. No detached accessory use or structure shall be allowed in the required rear or side yard setback established for the principal structure when such rear or side yard is adjacent to a street. However, a swimming pool, spa, hot tub, sauna, playhouse, gazebo, or other accessory structure not exceeding eight (8) feet in total height may be placed in accordance with paragraphs A., B., and C. above if the yard in which the accessory structure is placed is encompassed by a minimum six (6) foot high solid fence.
- G. Attached accessory uses or structures shall comply with the front, side and rear setbacks and height restrictions established for the primary structure. Carports, attached or detached, shall conform to the setbacks stipulated in Table 6E of this Article.
- H. 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 drainage easements, access easements and easements intended for the mutual use and accommodation of all public utilities.
- I. No improvements, which may obstruct the flow of water, may be constructed or placed in drainage easements. Vegetation, not considered low-lying vegetation, may only be placed in easements after written approval is obtained from all the utilities using the easements and the City of Grand Prairie Public Works Department. 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, maintenance and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.
- J. No structure or other improvements, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across, easements intended for the use and accommodation of a single public utility or other entity unless such structures or improvements are specifically authorized by the public utility or other entity to which the easement has been dedicated. Such authorization shall be submitted in written form from the utility or entity that has rights to the easement in a manner determined acceptable by the Building Official. Any construction so authorized shall be subject to all other requirements of this Code. The 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 construction, maintenance or efficiency of its respective system.
- K. The City of Grand Prairie, shall at all times have the full right of ingress or 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.

6.6.3 Maximum Square Footage for Accessory Structures on a Residential Lot

- A. The square footage of an accessory structure includes all areas under roof, which is

established as any portion of the structure that is obstructed to the sky at a point of 30 inches above the ground level of the graded lot. Pergolas are not considered to be under roof and are not calculated in the square footage for an accessory structure.

- B. For a residential lot or tract less than 0.5 acres (one-half acre), the total of the square footage of all accessory structures shall not exceed 50% (fifty percent, one-half) of the footprint of the primary structure. In no case shall the total square footage of the primary structure and accessory structures exceed the maximum lot coverage for the zoning district.
- C. For a residential lot or tract 0.5 acres (one-half acre) or greater, the total of the square footage of all accessory structures shall not exceed 10% (ten percent, one-tenth) of the square footage of the total area of the residential lot or tract of land. In no case shall the total square footage of the primary structure and accessory structures exceed the maximum lot coverage for the zoning district.
- D. In any case, the maximum permissible size for a single accessory structure shall follow the requirements of Table 6E of this Article. The Zoning Board of Adjustment and Appeals may grant an exception per **Section 6.6.5** of this ordinance.
- E. Residential properties are permitted to have a maximum of three (3) accessory structures on a single lot. Total square footage for the primary structure and accessory structures shall not exceed the maximum lot coverage for the zoning district.

6.6.4 Building Construction for Accessory Structures

A. For All Residential Lots or Tracts:

- 1. Accessory structures that are 200 square feet or less are permitted to be constructed of metal with a baked enamel finish.
- 2. Accessory structures larger than 200 square feet may be allowed to be constructed of metal with a baked enamel finish if the structure is located behind the front setback line.

6.6.5 Variances to the Accessory Structure Requirements

The Zoning Board of Adjustments and Appeals may grant a variance to the building construction requirements for accessory structures or to requirements for residential accessory structure standards in a Planned Development District. In authorizing a variance, the Board may establish conditions and safeguards to ensure the proposed structure is compatible with adjacent structures and will not have an adverse impact on the surrounding properties.

6.6.6 In considering a variance to a requirement for an accessory structure, the Board shall consider the following factors:

- A. That the structure is not intended to be used as a dwelling and does not contain any elements of a dwelling - such as facilities for food preparation, sleeping and bathrooms.

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- B. Whether separate utility hook-ups are proposed for the structure.
- C. The extent to which windows may impact adjacent properties when a two-story structure is proposed.