



PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, SEPTEMBER 26, 2022 AT 5:30 PM

AGENDA

BRIEFING SESSION - 5:30 PM

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

Call to Order

Agenda Review

REGULAR MEETING - 6:30 PM

Call to Order

Invocation

Pledge of Allegiance

CITIZEN COMMENTS

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

PUBLIC HEARING CONSENT AGENDA

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

1. Approval of Minutes of the September 12, 2022, P&Z meeting
2. PLT-22-08-0079 - Replat - 1000 Post & Paddock Rd (City Council District 1). Replat of Site 3-A and 3-B, Block 2, Industrial Community No. 7, Great Southwest Industrial District, creating two non-residential lots on 3.854 acres. Site 3, Block 2, Industrial Community No. 7, Great Southwest Industrial District, City of Grand Prairie, Tarrant County, Texas, and addressed as 1000 Post and Paddock Road

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

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

ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARING

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

- [3.](#) SUP-22-06-0024 - Specific Use Permit/Site Plan - Victron Convenience and Gas (City Council District 4). Specific Use Permit and Site Plan for a Convenience Store with Gas Sales, Carwash, and Drive Through Restaurant on 4.528 acres. Tract 5B2 and 6C2 of the Jerome C Survey, Abstract 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, and located at the NE corner of Lynn Creek/Mildred Walker Pkwy and SH-360
- [4.](#) CPA-22-07-0008 - 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 Medium Density Residential on 24.776 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
- [5.](#) ZON-22-05-0015 – Ascend at Forum (City Council District 2). Zoning Change from PD-265A for Single Family, Multi-Family, and General Retail Uses to a Planned Development District for Single Family Zero Lot Line, Single Family Townhome, and Multi-Family and a Concept Plan depicting 512 units on 65.672 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

- [6.](#) ZON-22-08-0020 - Zoning Change – Zoning Change – SF-4 to SF-6 at 1901 Varsity Drive (City Council District 3). Zoning Change from Single Family-Four to Single Family-Six Residential District 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

ADJOURNMENT

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

MESSAGE OF RELIGIOUS WELCOME

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

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Planning and Zoning Commission agenda was prepared and posted September 23, 2022.



Monica Espinoza, Planning Secretary



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/26/2022

REQUESTER: Monica Espinoza

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: Approval of Minutes of the September 12, 2022, P&Z meeting

RECOMMENDED ACTION: Approve



PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, SEPTEMBER 12, 2022 AT 6:00 PM

MINUTES

BRIEFING SESSION - 6:00 PM

Chairperson Smith called the Briefing meeting to order at 6:00 p.m.

Call to Order

PRESENT

Chairperson Cheryl Smith
Vice Chairperson Max Coleman
Secretary Julia Perez
Commissioner John Fedorko
Commissioner Ana Coca
Commissioner Martin Caballero
Commissioner Michelle Madden

ABSENT

Commissioner Frank Gonzalez
Commissioner Quentin Pete Jr.

Agenda Review

5. STP-22-08-0038 - Site Plan – First Baptist Church at 950 Mayfield (City Council District 2). Site Plan for Family Life Center on 19.30 acres. Lot 1R, Block 1, First Baptist Church of Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned PD- 91, within the SH-161 and I-20 Corridor Overlay Districts, and addressed as 950 Mayfield Road

Planner June Sin presented the case report and gave a power point presentation.

REGULAR MEETING - 6:30 PM

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

Call to Order

PRESENT

Chairperson Cheryl Smith
Vice Chairperson Max Coleman
Secretary Julia Perez
Commissioner John Fedorko
Commissioner Ana Coca
Commissioner Martin Caballero

Commissioner Quentin Pete Jr.
Commissioner Michelle Madden

ABSENT

Commissioner Frank Gonzalez

Commissioner Perez led the Invocation.

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

CITIZEN COMMENTS

None

PUBLIC HEARING CONSENT AGENDA

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve item one. The motion carried 8-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Fedorko, Commissioner Coca, Commissioner Pete, Commissioner Caballero.

1. Approval of Minutes of the August 22, 2022, P&Z meeting

Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and table items two through four to the next meeting of 09-26-2022. The motion carried 8-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Fedorko, Commissioner Coca, Commissioner Pete, Commissioner Caballero.

2. SUP-22-06-0024 - Specific Use Permit/Site Plan - Victron Convenience and Gas (City Council District 4). Specific Use Permit and Site Plan for a Convenience Store with Gas Sales and a Carwash on 4.528 acres. Tract 5B2 and 6C2 of the Jerome C Survey, Abstract 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, and located at the NE corner of Lynn Creek/Mildred Walker Pkwy and SH-360

Tabled

3. CPA-22-07-0008 - 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 Medium Density Residential on 17.782 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

Tabled

4. ZON-22-05-0015 – Ascend at Forum (City Council District 2). Zoning Change from PD-265 for Single Family, Multi-Family, and General Retail Uses to a Planned Development District for Single Family Zero Lot Line, Single Family Townhome, and Multi-Family and a Concept Plan depicting 522 units on 65.672 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

Tabled

ITEMS FOR INDIVIDUAL CONSIDERATION

5. STP-22-08-0038 - Site Plan – First Baptist Church at 950 Mayfield (City Council District 2). Site Plan for Family Life Center on 19.30 acres. Lot 1R, Block 1, First Baptist Church of Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned PD- 91, within the SH-161 and I-20 Corridor Overlay Districts, and addressed as 950 Mayfield Road

Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct an additional gymnasium for the existing church campus. Site Plan approval by City Council is required for any project within an overlay district or planned development district. The property is within the SH-161 and I-20 Corridor Overlay Districts and zoned PD-91.

The applicant is requesting the following variances:

1. *Horizontal & Vertical Articulation – Variance to the requirement of horizontal and vertical articulations on all four facades.*
2. *Overall Windows – Variance to the requirement that windows account for 50% of the area of all facades to allow the building to be constructed with windows that account for 16.25% of all facades.*
3. *Windows on Street Facing Facades – Variance to the requirement that windows account for 30% of southeast and northeast facades to allow the building to be constructed with 12% windows on the southeast facade and 4.5% windows on the northeast facade.*
4. *Awnings & Canopies – Variance to the requirement for covered walkways, awnings, canopies, or porticos along at least 25% of the length of all four facades to allow 12.7% of canopies.*

The Development Review Committee (DRC) recommends approval. Staff does not object to the requested variances, noting that gymnasiums typically do not have a lot of fenestrations and articulation.

David Waite 901 Main St Dallas TX., stepped forward representing the case.

Buddy White 4203 Adam Dr Grand Prairie TX., stepped forward in support of this request.

Motion made by Commissioner Coleman, Seconded by Commissioner Pete to close the public hearing and approve item STP-22-08-0038 with variances. The motion carried 8-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Fedorko, Commissioner Coca, Commissioner Pete, Commissioner Caballero.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 6:45 p.m.

Cheryl Smith, Chairperson

ATTEST:

Julia Perez, Secretary



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/26/2022

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Charles Lee, AICP, CBO, Senior Planner

TITLE: PLT-22-08-0079 - Replat - 1000 Post & Paddock Rd (City Council District 1). Replat of Site 3-A and 3-B, Block 2, Industrial Community No. 7, Great Southwest Industrial District, creating two non-residential lots on 3.854 acres. Site 3, Block 2, Industrial Community No. 7, Great Southwest Industrial District, City of Grand Prairie, Tarrant County, Texas, and addressed as 1000 Post and Paddock Road

APPLICANT: John P. Goode, Pacheco Koch

RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Replat creating two lots from one lot on 3.854 acres. Industrial Community No. 7, Great Southwest Industrial District, Sites 3-A and 3-B, Block 2 City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) District and addressed 1000 Post and Paddock Rd.

PURPOSE OF REQUEST:

The purpose of the replat is to subdivide the existing non-residential lot into two lots. A commercial office building and an office-warehouse buildings are located on the existing lot. The property owner wishes to subdivide the property to create one lot for the commercial office building and one lot for the office-warehouse buildings to be able to sell them separately.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	Light Industrial	Industrial Warehouse
South	Light Industrial	Industrial Uses
West	Light Industrial	Undeveloped/Industrial
East	Light Industrial	Industrial Warehouse

DENSITY AND DIMENSIONAL REQUIREMENTS:

The lots meet the density and dimensional requirements stated in Article 6 of the Unified Development Code (UDC).

Table 2. Summary of Lot Requirements

Standard	General Retail	Lot 3-B	Lot 3-A	Compliance
Min. Lot Area (Sq. Ft.)	15,000	26,947	167,870	Yes
Min. Lot Width (Ft.)	100	190	420	Yes
Min. Lot Depth (Ft.)	150	142	510	Yes

PLAT FEATURES:

The property was developed and platted in the 1981 as a single industrial lot. Since the property was never intended to function as two separate lots, subdividing the property into two lots creates the following issues:

1. Compliance with minimum parking requirements for each lot, which is required by the UDC.
2. Compliance with minimum landscaping requirements for each lot, which is required by the UDC

This replat creates two lots, establishes access, fire lanes, utility, and drainage easements to serve both lots. The applicant must provide and record a shared parking agreement and plant additional landscaping to satisfy the requirements in the UDC.

VARIANCES:

UDC, Article 10, Off-Street Parking Requirements, Section 7 requires minimum number of parking spaces be provided for each lot based on the land use. The replat as proposed will create a lot with insufficient parking based on the designated office use for Lot 3-B. The applicant proposes to create a shared parking agreement between the two lots to allow 40 spaces located on Lot 3-A be used by Lot 3-B.

UDC, Article 8, Landscaping and Screening, Section 8.5 & 8.7 Landscape Enhancements requires the following for each lot:

- 10% of lot area be landscaped minimum located in Light Industrial zoned property.
- 1 tree per 500 sq. ft. of landscaped area.
- Street trees be provided 25 ft. – 50 ft. per linear feet of street frontage.
- 1 tree per every 20 parking spaces.
- 1 shrub per every 50 sq. ft. of landscape area.

Subdividing the lots will create a deficiency in both lots complying with the above requirements. Collectively, Lots 3-A & 3-B nearly complies with the standards when the required landscape elements are combined.

The applicant is requesting variances to the minimum tree and shrub requirement for Lot 3-B, and the minimum 10% landscape area requirement, parking lot trees, street trees and shrubs requirement for Lot 3-A. The following table illustrates the landscaping provided by both lots.

Table 1. Landscape Requirements

Standard	Required	Provided (Combined Lots)	Meets
Area (Sq. Ft.)	19,481	18,867	No (9.6%)
Parking Lot Trees	8	18	Yes
Street Trees	6	12	Yes
Shrubs	390	106	No
Trees (Area)	39	30	No

The following tables evaluate landscape requirements for Lots 3-A & 3-B when subdivided. Each lot complies with minimum street and parking lot trees, but not the minimum shrub requirement.

Table 2. Lot 3-A Landscape Requirements

Standard	Required	Provided	Meets
Area (Sq. Ft.)	2,694	9,101	Yes
Parking Lot Trees	4	7	Yes
Street Trees	4	8	Yes
Shrubs	54	31	No
Trees (Area)	8	15	Yes

Table 3. Lot 3-B Landscape Requirements

Standard	Required	Provided	Meets
Area (Sq. Ft.)	16,787	9,766	No
Parking Lot Trees	8	11	Yes
Street Trees	2	4	Yes
Shrubs	336	75	No
Trees (Area)	34	15	No

The applicant worked with staff to try and identify areas in which to plant additional trees and shrubs to bring the proposed lots into compliance with the landscaping requirements. Staff and the applicant were unable to identify suitable areas.

RECOMMENDATION:

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

1. The applicant shall provide and record a shared parking agreement between the two lots to satisfy the parking requirements in Article 10 of the UDC prior to submitting the plat for final signatures and recording with the county.

Exhibit A - Location Map
Page 1 of 1

Item2.

Post And Paddock Rd

109th St

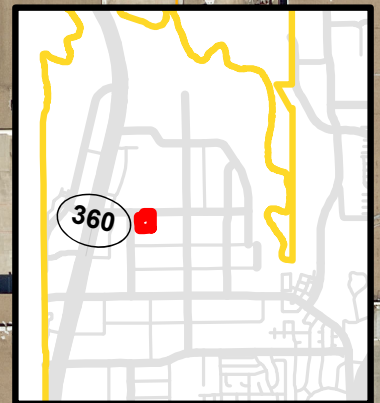
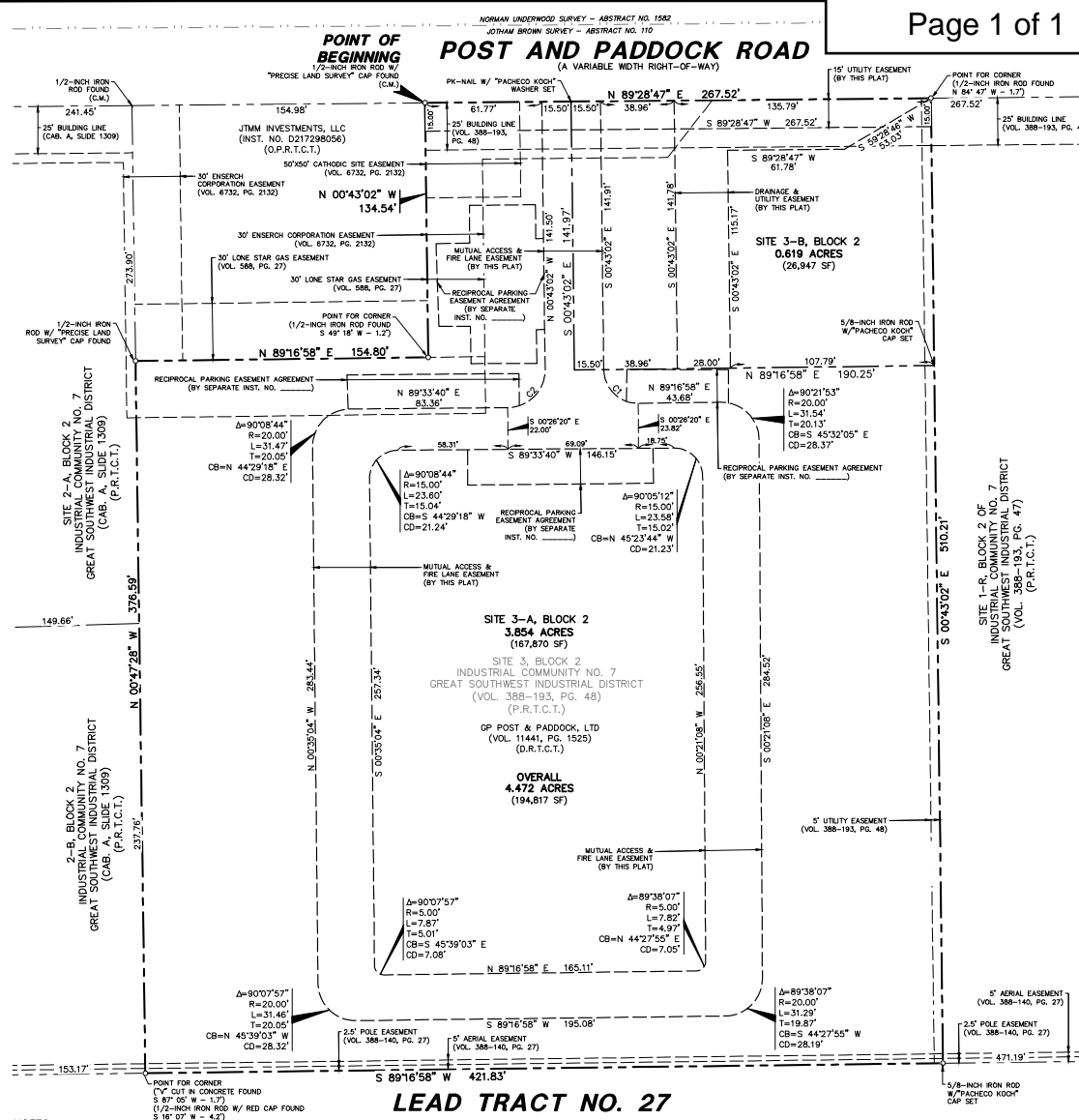


Exhibit B - Final Plat

Page 1 of 1



NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Tarrant County surface adjustment factor of 1.000120000.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and incorporated Areas, Map No. 48439C0245L, Community-Panel No. 48439C0245L, Revised Date: March 21, 2019. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- The purpose of this plat is to create 2 lots from a platted tract of land recorded in Volume 388-193, Page 48 of the Plat Records of Tarrant County, Texas.
- The subject property is not located within the 1% annual chance (100-year floodplain) per FEMA FIRM Map # 48439C0245L in Tarrant County, dated March 21, 2019.

AREA TABLE		
LOT	SF	ACRES
SITE 3-A	167,870	3.854
SITE 3-B	26,947	0.619
OVERALL	194,817	4.472

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	18.00'	28.27'	18.00'
C2	90°00'42"	20.00'	31.51'	20.10'

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GP Post & Paddock, LTD does hereby adopt this plat designating the herein above described property as Site 3-A and 3-B, Block 2, Industrial Community No. 7 Great Southwest Industrial District in addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water conveyance areas created thereby and shown thereon. The easements created thereby and shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements created thereby shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements created thereby are the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements created thereby and as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements created thereby. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Signature of Owner

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the said _____ County and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary's Signature Stamp

OWNER'S CERTIFICATE

WHEREAS, GP Post & Paddock, LTD. is the owner of a 4,472 acre (194,817 square foot) tract of land situated in the Jotham Brown Survey, Abstract No. 110, Tarrant County, Texas; said tract being all of Site 3, Block 2, Industrial Community No. 7 Great Southwest Industrial District in addition to the City of Grand Prairie, Texas according to the plat recorded in Volume 388-193, Page 48 in Deed Records of Tarrant County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to GP Post & Paddock, LTD. recorded in Volume 11441, Page 1525 of the said Deed Records; said 4,472 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PRECISE LAND SURVEY" cap found for corner in the south right-of-way of Post and Paddock Road (a variable width right-of-way); said point being the northeast corner of said Site 3 and the northeast corner of that certain tract of land described in Special Warranty Deed to JMM Investment, LLC recorded in Instrument Number D217298056 of the Official Public Records of Tarrant County, Texas;

THENCE, North 89 degrees, 28 minutes, 47 seconds East, along the said south line of Post and Paddock Road, a distance of 267.52 feet to a point for corner; from said point a 1/2-inch iron rod found bear North 84 degrees 47 minutes West, a distance of 1.7 feet; said point also being the northeast corner of said Site 3 and the northwest corner of Site 1-R, Block 2, Industrial Community No. 7 Great Southwest Industrial District in addition to the City of Grand Prairie, Texas according to the plat recorded in Volume 388-193, Page 47 of the said Deed Records;

THENCE, South 00 degrees, 43 minutes, 02 seconds East, along the west side of said Site 1-R, a distance of 510.21 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set; said point being the southeast corner of said Site 3 and on along the north right-of-way of Lead Tract No. 27 (a variable width right-of-way);

THENCE, South 89 degrees, 16 minutes, 58 seconds West, along the said north line of said Lead Tract No. 27, a distance of 421.83 feet to a point for corner; said point being the southwest corner of said Site 3 and the southeast corner of Site 2-B, Block 2, Industrial Community No. 7 Great Southwest Industrial District in addition to the City of Grand Prairie, Texas according to the plat recorded in Cabinet A, Slide 1309 of Plat Records of Tarrant County, Texas from said point a "Y" cut in concrete found bear South 87 degrees 05 minutes West, a distance of 1.7 feet and 1/2-inch iron rod with red cap found bear South 16 degrees 07 minutes West, a distance of 4.2 feet;

THENCE, North 00 degrees, 47 minutes, 28 seconds West, along the east line Site 2-B and Site 2-A, a distance of 376.59 feet to a 1/2-inch iron rod with "PRECISE LAND SURVEY" cap found; said point being the northwest of said Site 3; said point being the southwest corner of said JMM Investment, LLC tract;

THENCE, along the south and east line of said JMM Investment, LLC tract, the following two (2) calls:

North 89 degrees, 16 minutes, 58 seconds East, a distance of 154.80 feet to a point for corner; from said point a 1/2-inch iron rod found bear South 49 degrees 18 minutes West, a distance of 1.2 feet;

North 00 degrees, 43 minutes, 02 seconds West, a distance of 134.54 feet to the POINT OF BEGINNING;

CONTAINING: 194,817 square feet or 4,472 acres of land, more or less.

SURVEYOR'S CERTIFICATE

I, Luis M. Gonzalez, Registered Professional Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Grand Prairie, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 9/9/22.
Luis M. Gonzalez
Registered Professional Land Surveyor
No. 6793
Luis.gonzalez-gonzalez@westwoods.com

NOTARY CERTIFICATE


STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the said Dallas County and for the State of Texas, on this day personally appeared Luis M. Gonzalez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary's Signature Stamp

REPLAT
SITE 3-A AND 3-B, BLOCK 2
INDUSTRIAL COMMUNITY NO. 7
GREAT SOUTHWEST
INDUSTRIAL DISTRICT
BEING A REPLAT OF SITE 3A AND 3B, BLOCK 2
INDUSTRIAL COMMUNITY NO. 7, GREAT SOUTHWEST INDUSTRIAL DISTRICT
LOCATED IN THE CITY OF GRAND PRAIRIE
AND BEING OUT OF THE
JOTHAM BROWN SURVEY, ABSTRACT NO. 110
TARRANT COUNTY, TEXAS
PLT-22-08-0079

 Pacheco Koch		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000		
DRAWN BY GEB/LAH	CHECKED BY LMG	SCALE 1"=30'	DATE SEPT 2022	JOB NUMBER 5335-22.293



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/26/2022

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Dana Woods, AICP, Senior Planner

TITLE: SUP-22-06-0024 - Specific Use Permit/Site Plan - Victron Convenience and Gas (City Council District 4). Specific Use Permit and Site Plan for a Convenience Store with Gas Sales, Carwash, and Drive Through Restaurant on 4.528 acres. Tract 5B2 and 6C2 of the Jerome C Survey, Abstract 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, and located at the NE corner of Lynn Creek/Mildred Walker Pkwy and SH-360

APPLICANT: Victron Energy, Inc., Melinda Nelson

RECOMMENDED ACTION: The Development Review Committee (DRC) and staff recommends approval with conditions.

SUMMARY:

Specific Use Permit and Site Plan for a Convenience Store with Gas Sales, Carwash, and Drive Through Restaurant on 4.528 acres. Tract 5B2 and 6C2 of the Jerome C Survey, Abstract 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, and located at the NE corner of Lynn Creek/Mildred Walker Pkwy and SH-360.

PURPOSE OF REQUEST:

The applicant intends to construct a 4,930 Sq. Ft. convenience store with a 1,415 Sq. Ft. restaurant with a drive through. An automated car wash is also proposed on the same lot. All non-residential development must have a Site Plan approval by City Council. Additionally, these land uses require a Specific Use Permit approved by the Planning and Zoning Commission and City Council.

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	Agriculture (A)	Undeveloped
South	Planned Development (PD-255A) With Commercial (C) uses	Undeveloped
West	City of Arlington	SH 360
East	Planned Development (PD-255A)	Undeveloped

HISTORY:

- March 15, 2005: The Planning and Zoning Commission approved Planned Development (PD-255A) (Case Number Z010403).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant seeks approval to construct a 4,930 Sq. Ft. convenience store with an adjoined 1,415 Sq. Ft. restaurant with drive through. Additionally, an automated car wash is also proposed on the same lot. The site meets the requirements of the Unified Development Code (UDC) except for the variances from Appendix F, Corridor Overlay District Standards and the delayed review of landscape mentioned below.

ZONING REQUIREMENTS:*Density and Dimensional Requirements*

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

Table 2. Site Data Summary

Standard	Required Com. (C)	Lot 1	Lot 2	Lot 3	Lot 4	Compliance
Min. Lot Area (Sq. Ft.)	5,000	197,237	62,365	42,433	36,640	Yes
Min. Lot Width (Ft.)	50	296	244	127	101	Yes
Min. Lot Depth (Ft.)	100	340	185	323	371	Yes
Front (Ft.)	25	37	39	TBD	TBD	Yes
Rear (Ft.)	0	139	18	TBD	TBD	Yes
Side <35 Ht. (Ft.)	15	20	27	TBD	TBD	Yes
Max. Height (Ft.)	25	31	31	TBD	TBD	No
Max. (FAR)	0.5:1	0.088:1	0.132:1	TBD	TBD	Yes

Parking Requirements

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

Table 3. Parking Summary

Standard	Required	Proposed	Meets
Restaurant Parking (1 space per 100 Sq. Ft.*)	15	17	Yes
Drive Through Queue (6)	6	6	Yes
Retail (1 space per 275 Sq. Ft.)	18	18	Yes

Car Wash (1 space per 150 Sq. Ft.) 2/3 in tandem waiting for wash or vacuums	36	36	Yes
---	----	----	-----

*Designated dining and waiting areas, including outdoor dining areas

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. Staff recommends that the landscape and screening requirements be evaluated during the preliminary plat application. The applicant intends to submit the tree survey, tree preservation plan, and tree mitigation plan upon approval of the Specific Use Permit. The tree survey, tree preservation plan, and tree mitigation plan are part of the landscape plan requirements. It is staff's preference to review them together.

Building Design

The predominant building material along right-of-way facing facades is masonry which includes stone veneer, pre-cast concrete panel, and fiber cement siding. Accent building materials include standing seam metal roof/siding (exceeds 10%) and wood slat mural system (required to be engineered wood, also exceeds 10%). The applicant has requested variances pertaining to glazing, awnings, and canopies as listed in the variance section of this report. The building requirements of Appendix F are not met, but the assembly of the various material along with vertical and horizontal articulation does create texture and visual interest.

Appendix F Checklist

The applicant has 14 items on the Appendix F Menu Items. Enhanced open space has been selected with proposed amenities such as seating, planters, or textured paving as well as a USB charging station or comparable amenities. A public art piece has also been selected from the checklist. The architectural measures have been mentioned under building design along with enhanced windows, and canopy/awning variation. Healthy, smart, and sustainable community contributions include mature trees, 70% native plants and pollinator friendly flowers.

VARIANCES:

The following variances are requested:

1. 50% Window Coverage by Length
 - The car wash has windows along 27% of the total length of all facades. Right of way facing facades have 45% (Lynn Creek) and 20% (SH-360).
 - The convenience store/restaurant has windows along 47% of the total length of all facades. Right of way facing facades have 56% (Lynn Creek) and 37% (SH-360). The rear and east sides have 5% and 20%, respectively.
2. 30% Window Coverage on Primary Facades
 - The car wash does not meet the 30% requirement. Right of way facing facades have 14% (SH-360) and 4% (Lynn Creek).
 - The west side of the convenience store and restaurant does not meet the 30% requirement and has 19%.
3. 10% Maximum on Accent Materials
 - Both structures exceed allowable percentage of standing seam metal roof/siding. The car wash has 56% (Lynn Creek), 91% (back), and 11% (east). The convenience store/restaurant has 12% (SH-360) and 54% (back).
 - The car wash exceeds the allowable percentage of the wood slat mural system.
4. Maximum Allowable Height

- Variance to the maximum allowable height to allow structures that exceed 25 ft.

ANALYSIS:

Appendix F is intended to produce high quality places that enhance the quality of life for people in Grand Prairie, strengthen economic development efforts, and contribute to the positive image of the City. Consideration of any variance is conditioned upon the applicant demonstrating that such variance will fulfill the total intent of these regulations if the variance is granted. Variances 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 which is mandated by the regulations.

The proposed plan generally conforms to the intent of Appendix F with the conditions listed below.

RECOMMENDATION:

The Development Review Committee (DRC) and staff recommends approval with the following conditions.

1. The applicant shall submit landscape plans and tree survey that meet UDC requirements prior to the preliminary plat being presented to the Planning and Zoning Commission. Additionally, landscape plans and tree survey shall be administratively approved if they meet UDC requirements.
2. The applicant shall provide a lidded waste receptacle that is accessible from the drive-through lane.
3. The percentage of standing seam metal roof/siding shall not exceed 30% per facade.
4. The wood slat mural system shall be engineered wood.
5. The applicant shall provide an enhanced gasoline canopy as required by Appendix F.

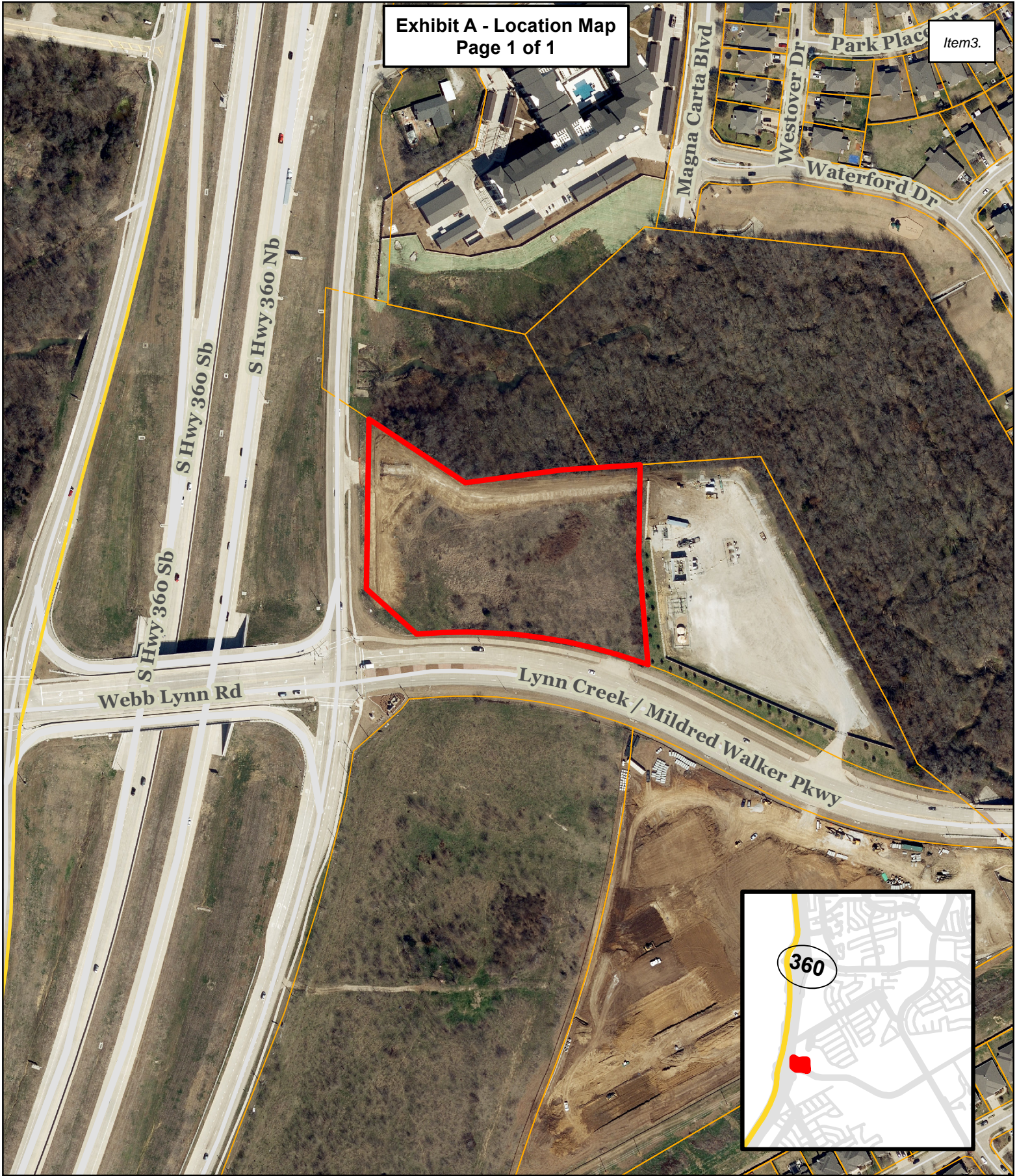


Exhibit A - Location Map
Page 1 of 1

Item3.



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF FLANAGAN LAND SOLUTIONS.

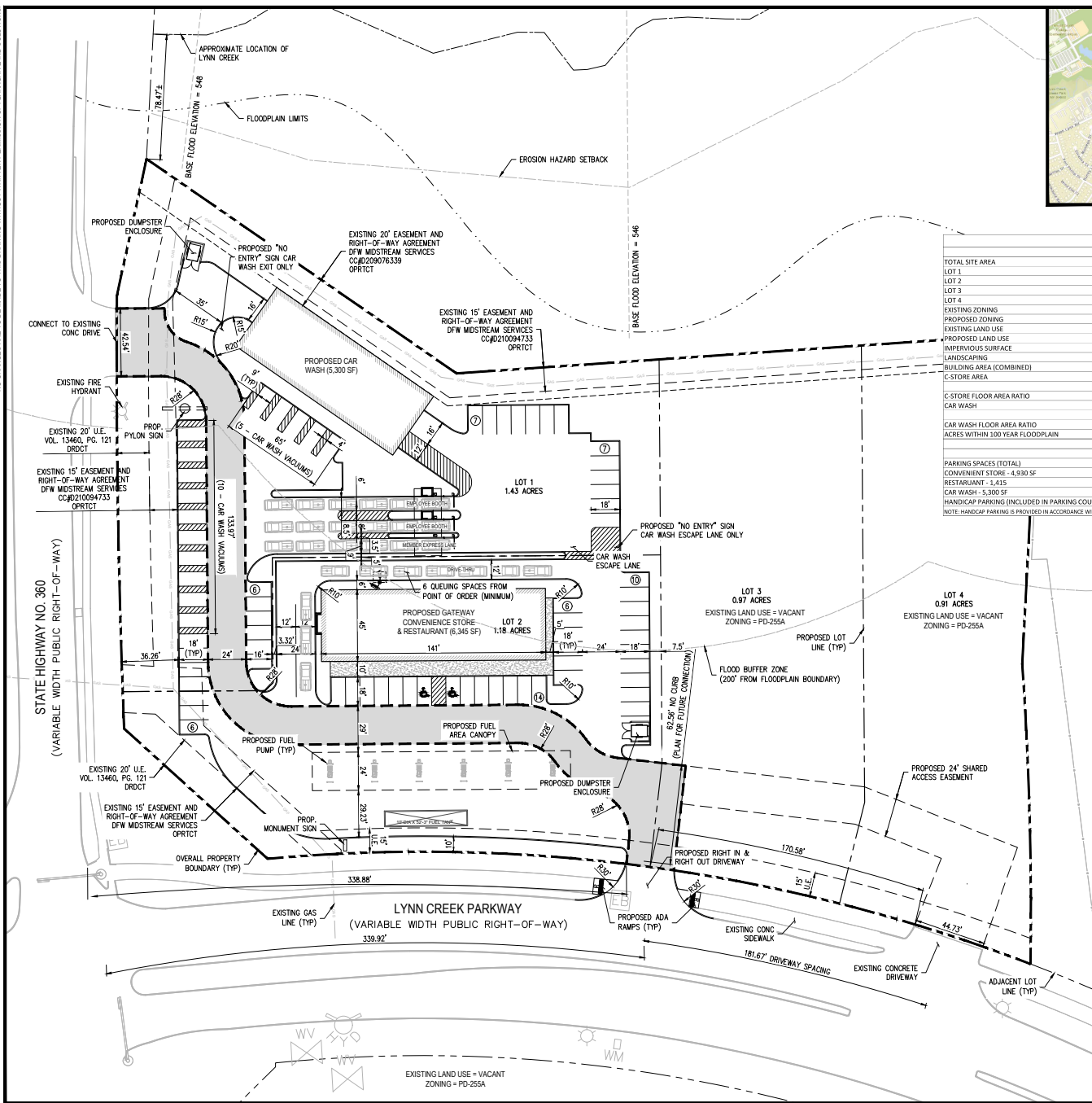


Exhibit B - Site Plan
Page 1 of 1



LOCATION MAP
N.T.S.

SITE INFORMATION			
SITE AREA		SITE AREA	
TOTAL SITE AREA	4.53 ACRES (197,237 SF)		
LOT 1	1.43 ACRES (62,635 SF)		
LOT 2	1.18 ACRES (51,395 SF)		
LOT 3	0.97 ACRES (42,433 SF)		
LOT 4	0.91 ACRES (39,640 SF)		
EXISTING ZONING	PD-255A		
PROPOSED ZONING	N/A (NO ZONING CHANGE)		
EXISTING LAND USE	VACANT LAND		
PROPOSED LAND USE	CONVENIENT STORE, GAS STATION, & CAR WASH		
IMPERVIOUS SURFACE	75,774 SF / 71.6%		
LANDSCAPING	30,600 SF / 28.4%		
BUILDING AREA (COMBINED)	11,645 SF		
C-STORE FLOOR AREA RATIO	MAX 6,345 SF	PROVIDED	
CAR WASH	0.5:1	0.132:1	
CAR WASH FLOOR AREA RATIO	MAX 5,300 SF	PROVIDED	
ACRES WITHIN 100 YEAR FLOODPLAIN	0.5:1	0.088:1	
PARKING DATA			
	REQUIRED	PROVIDED	
PARKING SPACES (TOTAL)	69	72	
CONVENIENT STORE - 4,930 SF	18	18	
RESTAURANT - 1,415	15	17	
CAR WASH - 5,300 SF	36	36	
HANDICAP PARKING (INCLUDED IN PARKING COUNT)	1	2	

NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

PARKING REQUIREMENTS PER ARTICLE 10 IN UDC:

- RESTAURANTS - ONE (1) SPACE PER 100 SQUARE FEET OF DESIGNATED DINING AND WAITING AREAS, INCLUDING OUTDOOR DINING AREAS.
- RETAIL - ONE (1) SPACE PER 275 SQUARE FEET.
- CAR WASH (SELF SERVICE) - TWO (2) TANDEN SPACES PER BAY (WASH BAY NOT INCLUDED).
- CAR WASH (MACHINE) - ONE (1) SPACE PER 150 SQUARE FEET. 2/3 OF THE MINIMUM SPACES SHALL BE TANDEN SPACES FOR CARS AWAITING WASH OR VACUUM.

BUILDING SETBACKS PER ARTICLE 6 IN UDC:

- FRONT - 25'
- REAR - 0'
- SEAR ADJACENT TO RESIDENTIAL - 20'
- SIDE - 10' (BLDG HEIGHT <25') SIDE ADJACENT TO RESIDENTIAL - 10' (BLDG HEIGHT <15') / 20' (BLDG HEIGHT >25')

REVISIONS

NO. DESCRIPTION DATE

Item3.

GENERAL NOTES:

- ZONING: PD-255A
- PROPOSED USE: CONVENIENCE STORE, RESTAURANT, CAR WASH, AND FUEL PUMP AREA
- TOTAL LOTS AREA: 4.53+ ACRES (197,237 SF)
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
- EXISTING FIRE LANE MARKING SHALL CONSIST OF A 4" SOLID RED STRIPE.
- EXISTING FIRE LINES SHALL BE PROPERLY MARKED WITH A SIX INCH RED STRIPE WITH FOUR INCH WHITE LETTERS STATING "FIRE LANE NO PARKING" EVERY TWENTY-FIVE FEET ALONG THE ENTIRE LENGTH OF THE FIRE LANE. FIRE LANE MARKINGS SHALL BE ON THE VERTICAL SURFACE OF THE CURB WHEN A CURB IS PRESENT.
- PARKING STALL LINE SHALL BE A 4" SOLID WHITE STRIPE.
- ALL PROPOSED STORAGE ON THE BUILDING WALLS AND SITE ARE MUST COMPLY WITH UDC ARTICLE 9 SIGN STANDARDS AND PERMITTING.

ADA NOTES:

CONTRACTOR TO ASSURE SITE ADA ACCESS AREAS AND ROUTES WITHIN:

- ASSURE THE RUNNING SLOPE AT THE WALKS ALONG THE ACCESSIBLE ROUTE HAVE A RUNNING SLOPE OF 1:20 OR 5% MAXIMUM (EXCEPT AT THE CURB RAMPS, WHICH CAN BE UP TO 1:12 OR 8.33% AND A CROSS SLOPE OF 1:48 OR 2% MAXIMUM. THIS INCLUDES AT THE CROSSING OF DRIVE LANES (A COMMON ISSUE).
- ASSURE THE MANEUVERING CLEARANCE AT THE EXTERIOR SIDE OF ALL ENTRY DOORS HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION.
- ASSURE A 30" X48" CLEAR FLOOR SPACE IS PROVIDED ADJACENT TO THE EXTERIOR SITE ELEMENTS SUCH AS THE BENCHES, TRASH CANS AND BIKE RACKS AND HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION.

FLOODPLAIN NOTE:

- ACCORDING TO THE FEMA FIRM MAP NUMBER 4849C0368L, REVISED MARCH 21, 2019, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SH-360 CORRIDOR OVERLAY DISTRICT NOTE:

THIS PROPERTY LIES WITHIN THE SH-360 CORRIDOR OVERLAY DISTRICT AND ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH THOSE STANDARDS FOR BUILDING AND SITE DESIGN. THIS INCLUDES FACADE REQUIREMENTS FOR MATERIALS AND DESIGN, INCLUDING THE MINIMUM WINDOW REQUIREMENTS.

LEGEND:

24" FIRE LANE

PROPOSED FIRE LANE STRIPING

30 0 30 60

SCALE: 1" = 30'

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

M. REEZE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781

FLANAGAN
land solutions

Dallas, Texas | P: 940.327.7863 | flanagan-lls.com | TBPE Firm No. F-22910

LYNN CREEK C-STORE
GRAND PRAIRIE, TEXAS

SITE PLAN
SUP-22-06-0024

DESIGNED: MRF
CHECKED: RLS
DRAWN: MRF

PROJECT #: 2021-08-05

ISSUE DATE: 09.20.2022

SHEET 1 OF 1

Know what's below.
Call before you dig.

CALL 8 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PROJECT/LOCATION:

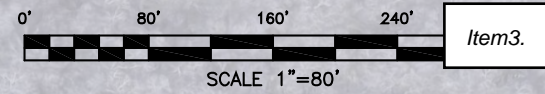
GATEWAY OF GRAND PRAIRIE

Lynn Creek Parkway
Grand Prairie, TX

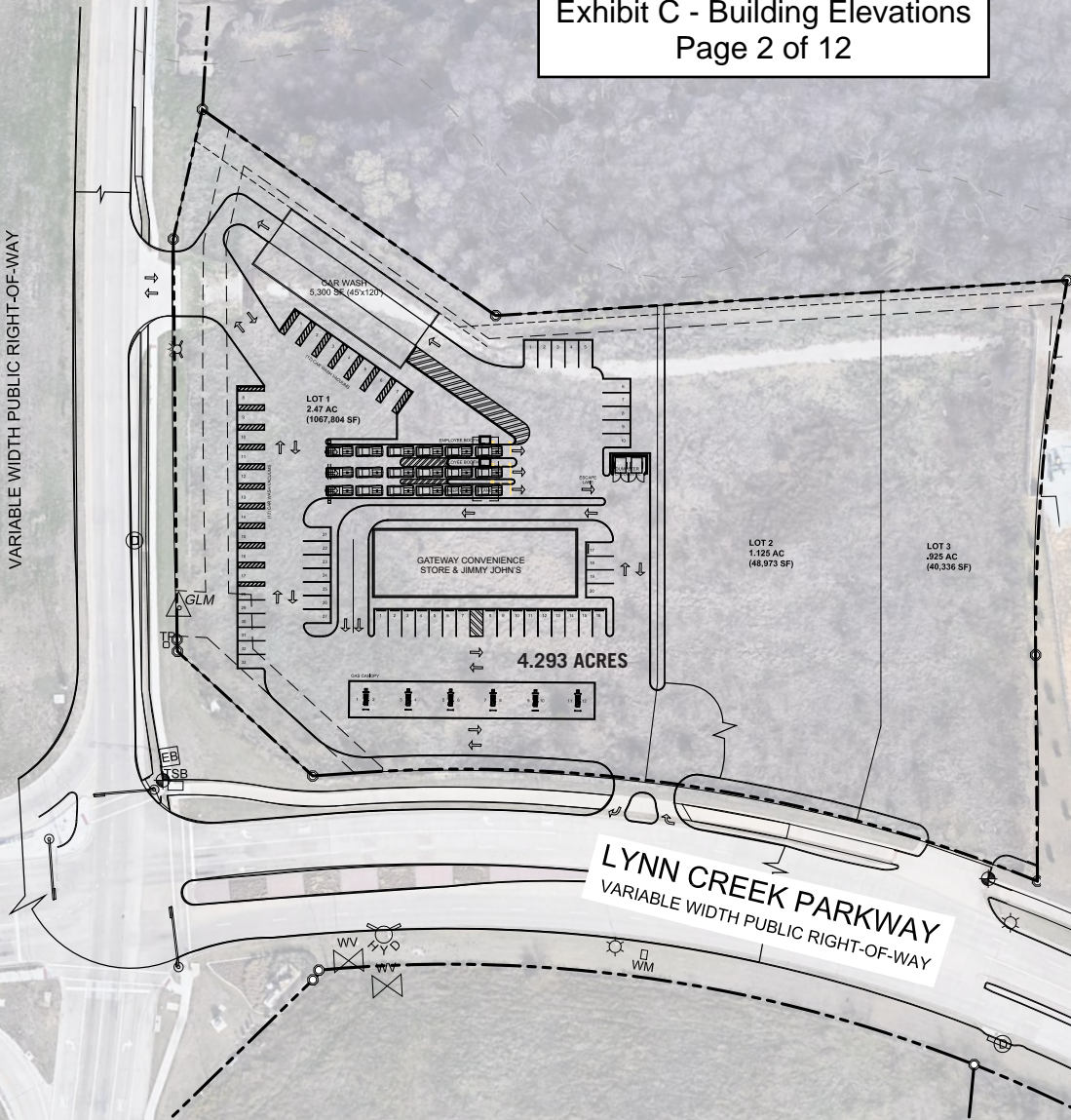


Oculus Inc.

TITLE: COVER SHEET
option 2.3 CS
DATE: AUGUST 2, 2022



STATE HIGHWAY NO. 360
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



LYNN CREEK PARKWAY
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



Oculus Inc.



PROJECT/LOCATION:
GATEWAY OF GRAND PRAIRIE
Lynn Creek Parkway
Grand Prairie, TX

TITLE: CONCEPTUAL SITE PLAN

option 2.3 **1**

DATE: AUGUST 2, 2022



Oculus Inc.



PROJECT/LOCATION:

GATEWAY OF GRAND PRAIRIE
Lynn Creek Parkway
Grand Prairie, TX

TITLE: CONCEPTUAL SITE PLAN

option 2.3

2

DATE: AUGUST 2, 2022



Oculus Inc.



PROJECT/LOCATION:

GATEWAY OF GRAND PRAIRIE
Lynn Creek Parkway
Grand Prairie, TX

TITLE: CONCEPTUAL RENDERING

option 2.3

3

DATE: AUGUST 2, 2022



Oculus Inc.



PROJECT/LOCATION:

GATEWAY OF GRAND PRAIRIE
Lynn Creek Parkway
Grand Prairie, TX

TITLE: CONCEPTUAL RENDERING

option 2.3

4

DATE: AUGUST 2, 2022



Oculus Inc.



PROJECT/LOCATION:

GATEWAY OF GRAND PRAIRIE
Lynn Creek Parkway
Grand Prairie, TX

TITLE: CONCEPTUAL RENDERING

option 2.3

5

DATE: AUGUST 2, 2022



Oculus Inc.



PROJECT/LOCATION:

GATEWAY OF GRAND PRAIRIE
Lynn Creek Parkway
Grand Prairie, TX

TITLE: CONCEPTUAL RENDERING

option 2.3

6

DATE: AUGUST 2, 2022



Oculus Inc.



PROJECT/LOCATION:

GATEWAY OF GRAND PRAIRIE
Lynn Creek Parkway
Grand Prairie, TX








TITLE: CONCEPTUAL RENDERING

option 2.3

7

DATE: AUGUST 2, 2022



EXTERIOR MATERIALS		MATERIAL CALCULATIONS	
		SOUTH	WEST
	STONE VENEER MFGR: ELDORADO STONE STYLE: RUSTIC LEDGE COLOR: CLEARWATER (OR SIM.)	97 SF 3 %	106 SF 8 %
	STONE VENEER OR PRE-CAST CONCRETE PANEL MFGR: TBD STYLE: WAVE PATTERN COLOR: LIGHT GRAY	274 SF 8 %	283 SF 22 %
	FIBER CEMENT SIDING/TRIM MFGR: NICHHA STYLE: LAP SIDING COLOR: ROASTED WALNUT, ASPEN RIDGE (OR. SIM.)	961 SF 29 %	476 SF 37 %
	WOOD SLAT MURAL SYSTEM (TBD)	324 SF 10 %	0 SF 0 %
	STOREFRONT SYSTEM MFGR: KAWNEER (OR SIM.) STYLE: 451 (OR SIM.) COLOR: CHARCOAL	1394 SF 42 %	248 SF 19 %
	METAL COPING/AWNING/FLASHING/TRIMS COLOR: DARK GRAY/CHARCOAL	132 SF 4 %	27 SF 2 %
	STANDING SEAM METAL ROOF/SIDING MFGR.: TBD STYLE: 12" OR 16" STANDING SEAM COLOR: DARK GRAY/CHARCOAL	154 SF 5 %	153 SF 12 %
TOTAL SF:		3,336 SF	1,293 SF



Oculus Inc.



PROJECT/LOCATION:

GATEWAY OF GRAND PRAIRIE
Lynn Creek Parkway
Grand Prairie, TX

TITLE: CONCEPTUAL ELEVATIONS








option 2.3

8

DATE: AUGUST 2, 2022

Item3.



EXTERIOR MATERIALS		MATERIAL CALCULATIONS	
		NORTH	EAST
	STONE VENEER MFGR: ELDORADO STONE STYLE: RUSTIC LEDGE COLOR: CLEARWATER (OR SIM.)	239 SF 7 %	55 SF 4 %
	STONE VENEER OR PRE-CAST CONCRETE PANEL MFGR: TBD STYLE: WAVE PATTERN COLOR: LIGHT GRAY	309 SF 9 %	104 SF 8 %
	FIBER CEMENT SIDING/TRIM MFGR: NICHHA STYLE: LAP SIDING COLOR: ROASTED WALNUT, ASPEN RIDGE (OR. SIM.)	541 SF 16 %	498 SF 38 %
	WOOD SLAT MURAL SYSTEM (TBD)	313 SF 9 %	216 SF 17 %
	STOREFRONT SYSTEM MFGR: KAWNEER (OR SIM.) STYLE: 451 (OR SIM.) COLOR: CHARCOAL	176 SF 5 %	264 SF 20 %
	METAL COPING/AWNING/FLASHING/TRIMS COLOR: DARK GRAY/CHARCOAL	13 SF 1 %	40 SF 3 %
	STANDING SEAM METAL ROOF/SIDING MFGR.: TBD STYLE: 12" OR 16" STANDING SEAM COLOR: DARK GRAY/CHARCOAL	1871 SF 54 %	116 SF 9 %
TOTAL SF:		3,462 SF	1,293 SF

TITLE: CONCEPTUAL ELEVATIONS



Oculus Inc.



PROJECT/LOCATION:

GATEWAY OF GRAND PRAIRIE
Lynn Creek Parkway
Grand Prairie, TX

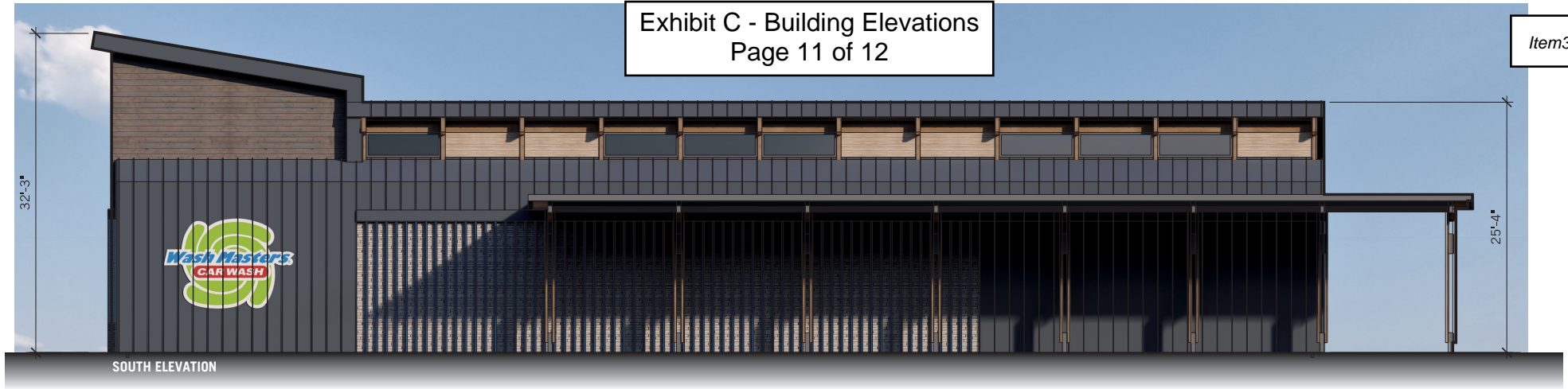
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



9

DATE: AUGUST 2, 2022

Exhibit C - Building Elevations
Page 11 of 12

Item3.



EXTERIOR MATERIALS	MATERIAL CALCULATIONS	
	SOUTH	WEST
 STONE VENEER MFGR: ELDORADO STONE STYLE: RUSTIC LEDGE COLOR: CLEARWATER (OR SIM.)	0 SF 0 %	88 SF 8 %
 STONE VENEER OR PRE-CAST CONCRETE PANEL MFGR: TBD STYLE: WAVE PATTERN COLOR: LIGHT GRAY	0 SF 0 %	308 SF 29 %
 FIBER CEMENT SIDING/TRIM MFGR: NICHHA STYLE: LAP SIDING COLOR: ROASTED WALNUT, ASPEN RIDGE (OR. SIM.)	433 SF 13 %	430 SF 41 %
 WOOD SLAT MURAL SYSTEM (TBD)	835 SF 26 %	0 SF 0 %
 STOREFRONT SYSTEM MFGR: KAWNEER (OR SIM.) STYLE: 451 (OR SIM.) COLOR: CHARCOAL	135 SF 4 %	150 SF 14 %
 METAL COPING/AWNING/FLASHING/TRIMS COLOR: DARK GRAY/CHARCOAL	24 SF 1 %	30 SF 3 %
 STANDING SEAM METAL ROOF/SIDING MFGR.: TBD STYLE: 12" OR 16" STANDING SEAM COLOR: DARK GRAY/CHARCOAL	1,791 SF 56 %	44 SF 4 %
TOTAL SF:	3,218 SF	1,050 SF

TITLE: CONCEPTUAL ELEVATIONS



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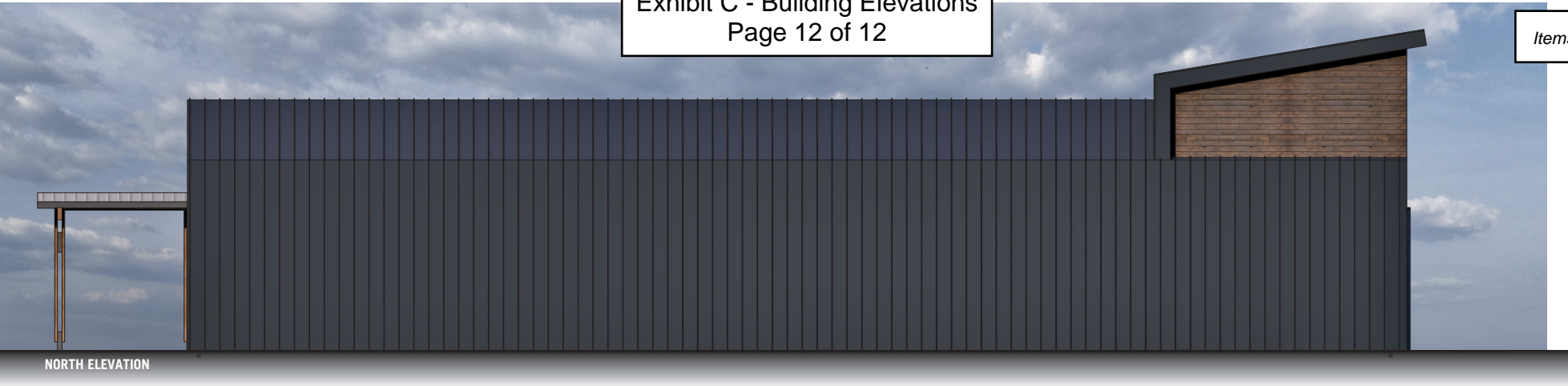
PROJECT/LOCATION:








GATEWAY OF GRAND PRAIRIE
Lynn Creek Parkway
Grand Prairie, TX

option 2.3

10

DATE: AUGUST 2, 2022



EXTERIOR MATERIALS		MATERIAL CALCULATIONS	
		NORTH	EAST
	STONE VENEER MFGR: ELDORADO STONE STYLE: RUSTIC LEDGE COLOR: CLEARWATER (OR SIM.)	0 SF 0 %	88 SF 10 %
	STONE VENEER OR PRE-CAST CONCRETE PANEL MFGR: TBD STYLE: WAVE PATTERN COLOR: LIGHT GRAY	0 SF 0 %	308 SF 36 %
	FIBER CEMENT SIDING/TRIM MFGR: NICHIIHA STYLE: LAP SIDING COLOR: ROASTED WALNUT, ASPEN RIDGE (OR. SIM.)	213 SF 7 %	147 SF 17 %
	WOOD SLAT MURAL SYSTEM (TBD)	0 SF 0 %	0 SF 0 %
	STOREFRONT SYSTEM MFGR: KAWNEER (OR SIM.) STYLE: 451 (OR SIM.) COLOR: CHARCOAL	0 SF 0 %	152 SF 18 %
	METAL COPING/AWNING/FLASHING/TRIMS COLOR: DARK GRAY/CHARCOAL	61 SF 1 %	59 SF 7 %
	STANDING SEAM METAL ROOF/SIDING MFGR.: TBD STYLE: 12" OR 16" STANDING SEAM COLOR: DARK GRAY/CHARCOAL	2944 SF 91 %	97 SF 11 %
TOTAL SF:		3,218 SF	851 SF



Oculus Inc.



PROJECT/LOCATION:

GATEWAY OF GRAND PRAIRIE
Lynn Creek Parkway
Grand Prairie, TX

TITLE: CONCEPTUAL ELEVATIONS

option 2.3

11

DATE: AUGUST 2, 2022

Appendix F Menu Items Checklist

The Appendix F Menu Items Checklist intended to help developers organize their Development Request submittal and communicate Menu Items choices to Staff. This checklist is not intended to be used without first reading Appendix F. Developers must select a total of 12 Menu Items. Unless otherwise indicated, each Menu Item counts as 1 Menu Item.

Instructions: Complete checklist by indicating which Menu Items you select. After completing the checklist fill out the Menu Item Summary Table.

Usable Open Space & Pedestrian Linkages		
✓ If Selected	Menu Item	Description
<input checked="" type="checkbox"/>	Enhanced Usable Open Space	Usable Open Space that exceeds the minimum requirements with at least four Tier 1 amenities and three or more Tier 2 amenities. <ul style="list-style-type: none"> Tier 1 Amenities: two types of seating, active water feature, furnished play area, dog park, sculpture, artwork, furnished outdoor game area, or comparable amenity proposed by the developer. Seasonal plantings in decorative planters, textured paving, living wall, mural, decorative lighting, USB charging station, electrical hook-up to allow programming, or a comparable amenity proposed by the developer. → Circle or highlight the proposed amenities.
<input type="checkbox"/>	Above-and-Beyond Usable Open Space (2)	Developers who are able to demonstrate to the Planning and Zoning Commission and City Council that the proposed Usable Open Space goes above-and-beyond the Enhanced Usable Open Space may count the space as two Menu Items. <ul style="list-style-type: none"> * Include project narrative or exhibit that lists the proposed amenities and describes why the space should be considered above-and-beyond Usable Open Space.
<input checked="" type="checkbox"/>	Public Art Piece	Dedicate at least 1% of the total project cost to one major public art piece to be centrally located.
<input type="checkbox"/>	Public Art Series	Dedicate at least 1% of the total project cost to multiple public art pieces to be located throughout the development.
Site Design & Building Orientation (Select at Least Two Menu Items)		
✓ If Selected	Menu Item	Description
<input type="checkbox"/>	75% Parking Behind Buildings	Buildings shall be placed towards the street with 75% of off-street parking located to the side or rear of buildings.
<input type="checkbox"/>	100% Parking Behind Buildings (1.5)	Buildings shall be placed towards the street with 100% of off-street parking located to the side or rear of buildings.
<input type="checkbox"/>	Add Parking Lot Trees	Provide one parking lot tree per five spaces. Parking lot trees should be capable of achieving 30% canopy coverage over the parking area within 10 years of planting.
<input type="checkbox"/>	Rain Gardens	Provide bioretention areas, or rain gardens, between every other row of parking.
<input type="checkbox"/>	Permeable Surface	Use permeable concrete and pavers on 15% of the surface parking lot.
<input type="checkbox"/>	Strategic Parking	Submit one of the following Strategic Parking Plans: <ul style="list-style-type: none"> Parking Reclamation Plan – Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse. Parking Flex Plan – Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.

		<ul style="list-style-type: none"> Phased Parking Plan – Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green spaces until converted to parking spaces. If, after five years, future parking spaces have not been constructed, they shall become permanent green space. <p>→ Circle or highlight selected parking plan.</p>
<input type="checkbox"/>	Ceremonial Drive	Developments over 20 acres or developments that include multiple lots/buildings shall provide a grand promenade or ceremonial drive with trees planted every 30 feet.
<input type="checkbox"/>	Gateway	Developments over 20 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a gateway, frame usable open space, or create a view corridor with appropriate terminus.
<input type="checkbox"/>	Park Once Environment (1.5)	<p>Developments over 10 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a park once environment.</p> <ul style="list-style-type: none"> Shared parking agreements between different lots/occupants must be in place.
Building Design (Select at Least Six Menu Items)		
✓ If Selected	Menu Item	Description
<input checked="" type="checkbox"/>	Materials Mix	A single material, color, or texture shall not exceed 60% of a single facade.
<input checked="" type="checkbox"/>	Stone Accent	All four facades shall include a stone accent in a contrasting color and texture from the primary building material. The combined area of the stone accent shall be at least 25% of the vertical surface area of all facades.
<input checked="" type="checkbox"/>	Color Contrast	Each facade shall include at least two contrasting colors.
<input type="checkbox"/>	Specialty Accent	Color and/or material shall be used to highlight entrances of multi-tenant buildings. Specialty accents should reflect the personality or character of the occupant.
<input checked="" type="checkbox"/>	Corner Treatment	<p>Developers shall use at least three architectural elements to emphasize corners of the buildings: corner entrance, accent material, projecting cornice, tower element, enhanced windows, cupolas, gables, dormers, balconies, articulation, or a comparable element chosen by the developer. Corner treatments must be one of the Menu Items for buildings at key intersections.</p> <p>→ Circle or highlight the proposed architectural elements.</p>
<input type="checkbox"/>	Articulated Public Entrance	<p>The primary building entrance shall be visibly prominent from a public street. At least three of the following shall be used: recessed facade, projecting facade, raised canopy, taller door dimensions, double doors, lighting fixtures on either side of the entry, steps or stoops, changes in materials, arches, columns, eave treatment, transom windows, or a comparable element chosen by the developer.</p> <p>→ Circle or highlight the proposed elements.</p>
<input type="checkbox"/>	Buildings at Key Intersections	<p>Developers should highlight key intersections by using additional design elements to create gateways or landmarks. Buildings at key intersections shall include at least three of the following features: corner plaza with plantings and seating, corner tower form, cupolas, large window openings, sloped or pitched roof form, richer colors, seasonal plantings, or a comparable element chosen by the developer.</p> <p>→ Circle or highlight the proposed features.</p>
<input checked="" type="checkbox"/>	Roof Profile Variation	Developers shall use parapets or another technique to create a distinctive roof profile.
<input checked="" type="checkbox"/>	Articulation Elements	Each facade shall include at least three of the following items every 60 feet: change in roofline, facade modulation, window

		fenestration patterns, vertical columns, and change in material texture. → Circle or highlight the proposed items.
<input checked="" type="checkbox"/>	Enhanced Windows	All facades with windows shall include at least two types of windows that differ in the style, size, shape, or placement.
<input checked="" type="checkbox"/>	Canopy Variation	<p>Facades shall include multiple types of canopies. Changes in shape, color, or material should be used to highlight an architectural feature or particular user while complementing the established design theme.</p> <p>* It is likely that individual tenants will determine the final design of the canopy. If tenants are unknown at this time, submit an exhibit that illustrates variations in shape, color, and material within the intended design theme.</p>
<input checked="" type="checkbox"/>	Design Elements	<p>Facades shall include at least three other design elements: trellises, towers, overhang eaves, banding, pilasters, projecting cornices, columns, string courses, rustication, lintels, or a comparable element proposed by the developer.</p> <p>→ Circle or highlight the proposed design elements.</p>

Healthy, Smart, and Sustainable Community (Select at Least Two Menu Items)

✓ If Selected	Menu Item	Description
<input checked="" type="checkbox"/>	Mature Trees	Provide mature trees for 30% of required trees. The locations of the mature trees should be focused in usable open spaces and along pedestrian paths.
<input type="checkbox"/>	Connect to Parks and/or Trails	<p>Provide a connection to existing or proposed parks and/or trails. The connection should function as a continuation, not just a point of access. The connection shall include appropriate amenities such as bike racks, pet waste disposal stations, water fountains, misting stations, or a comparable amenity proposed by the developer.</p> <p>→ Circle or highlight the proposed amenities.</p>
<input type="checkbox"/>	Community Garden	Provide a community garden and participate in the City's community gardens partnership program.
<input type="checkbox"/>	Parking Reclamation Plan	Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse.
<input type="checkbox"/>	Parking Flex Plan	Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.
<input type="checkbox"/>	Phased Parking Plan	Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green space until converted to parking spaces. If, after five years, future parking phases have not been constructed, they shall become permanent green space.
<input type="checkbox"/>	Green Infrastructure	Provide and maintain green infrastructure such as bioretention areas (rain gardens), planter boxes, or vegetated buffer strips consistent with NCTCOG's integrated Stormwater Management (ISWM) Program.
<input type="checkbox"/>	Solar Energy	Use solar energy to satisfy 25% or more of on-site energy demand.
<input type="checkbox"/>	Preserve Open Space	Reserve existing natural areas comprising at least 5% of the overall project size. Such areas should incorporate quality non-invasive tree stands, habitat or riparian areas. Such areas should not include existing floodplain or other areas already protected or inherently unsuitable for development.

<input checked="" type="checkbox"/>	70% Native Plants	Use native and drought tolerant species for at least 70% of planting materials.
<input type="checkbox"/>	Wi-Fi (.5)	Provide Free Wi-Fi in common areas.
<input type="checkbox"/>	USB Charging Stations (.5)	Provide USB charging stations in usable open spaces.
<input type="checkbox"/>	Smart Parking (.5)	Provide web-connected sensors in pavement that help people find and/or reserve a parking space.
<input type="checkbox"/>	Ride-Sharing Drop-Off (.5)	Provide designated spaces for ride-sharing pick-ups and drop-offs.
<input type="checkbox"/>	Permeable Paving (.5)	Use permeable pavement on 15% of the parking lot.
<input type="checkbox"/>	Green Roofs (.5)	Provide a green roof that is at least 50% of total roof area.
<input type="checkbox"/>	Living Wall (.5)	Provide a living wall that is at least 60% of the area of the facade on which it is constructed.
<input type="checkbox"/>	Recycling Program (.5)	Institute a mandatory recycling program for occupants. Provide recycling bins in addition to trash bins in common areas.
<input type="checkbox"/>	30% Native Plants (.5)	Use native and drought tolerant species for at least 30% of planting materials.
<input checked="" type="checkbox"/>	Pollinator Friendly Flowers (.5)	Use native plants that attract bees, butterflies, moths, and hummingbirds for at least 20% of required landscape materials.

Alternative Compliance

The Menu Items listed do not represent an exhaustive list. Developers may propose a comparable item not listed. If developers are able to prove that the proposed item meets the intent of Appendix F, Staff may recommend that the proposed item be counted as a Menu Item. Indicate the proposed item, identify which of the four elements the proposed item will count towards, and provide a brief description.

✓ If Selected	Proposed Item/Element	Description
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		

Menu Item Summary Table

Element	# of Menu Items
Usable Open Space & Pedestrian Walkways	2
Site Design & Building Orientation	0
Building Design	9
Healthy, Smart, Sustainable Community	3
Alternative Compliance	0
Total Menu Items:	14



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/26/2022

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Dana Woods, AICP, Senior Planner

TITLE: CPA-22-07-0008 - 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 Medium Density Residential on 24.776 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

APPLICANT: Jennifer Burns, DHI Communities

RECOMMENDED ACTION: Staff is unable to support the request because it is inconsistent with the Future Land Use Map (FLUM). *Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.*

SUMMARY:

Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Residential to High Density Residential and Medium Density Residential on 24.776 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 158 Single Family Zero Lot Line homes, 93 Single Family Townhomes, and 261 Multi-Family residential units. This request is for a change from Mixed Residential to High Density Residential and Medium Density Residential on the Future Land Use Map (FLUM) to accommodate the proposed 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.

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:

- Concurrently: Zoning Change/Concept Plan for Development (PD) District for 158 Single Family Zero Lot Line homes, 93 Single Family Townhomes, and 261 Multi-Family residential units on 65.672 acres (Case Number ZON-22-05-0015).

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 multiple residential housing types. The proposed zoning includes a portion of the site being used for Single Family Zero Lot Line residential which aligns with the FLUM. The proposed Multi-Family and Townhome zoning does not align with the FLUM.

RECOMMENDATION:

Staff is unable to support the request because it is inconsistent with the FLUM. *Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city’s comprehensive plan.*

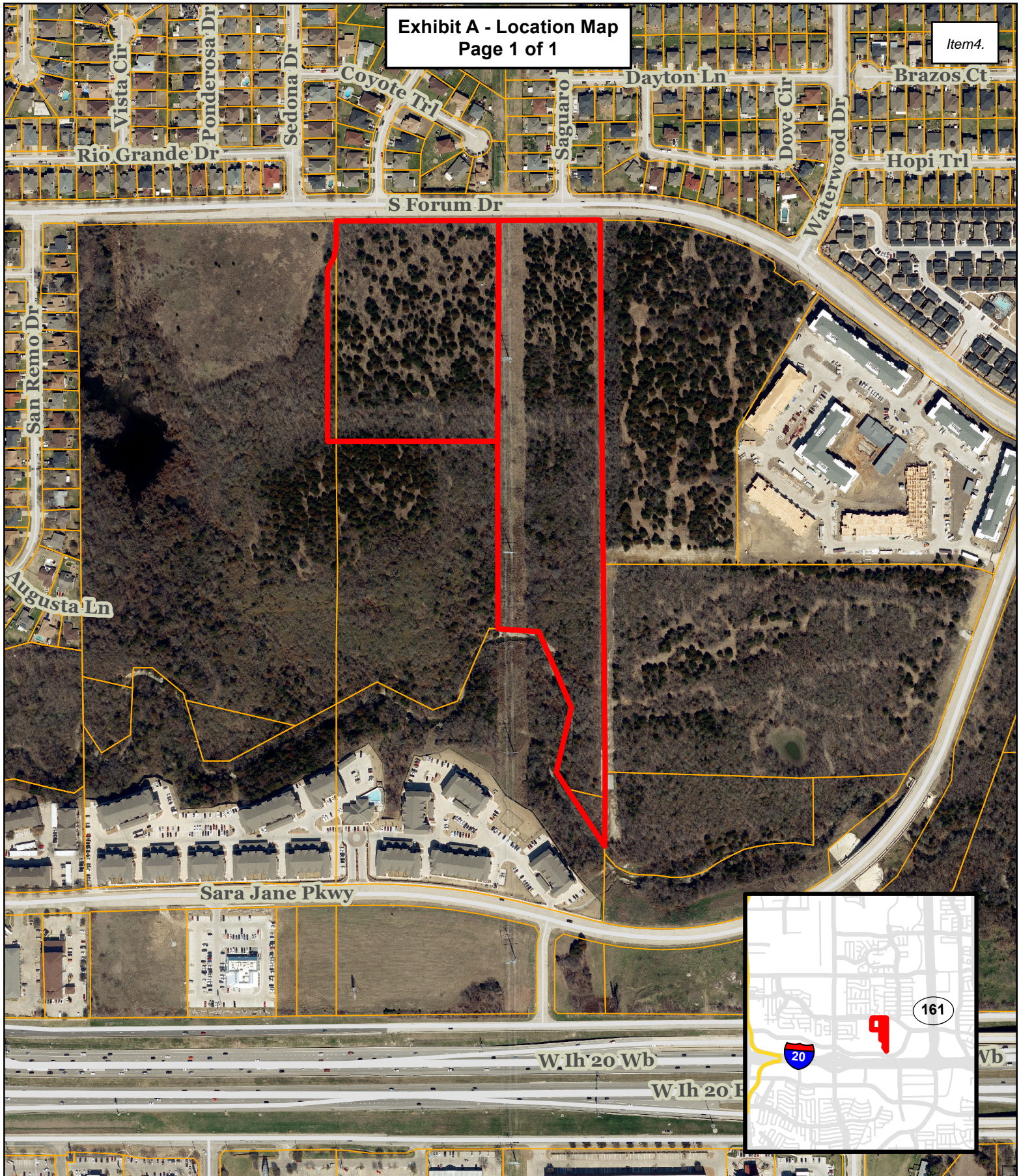


Exhibit A - Location Map
Page 1 of 1

Item4.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/26/2022

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Dana Woods, AICP, Senior Planner

TITLE: ZON-22-05-0015 – Ascend at Forum (City Council District 2). Zoning Change from PD-265A for Single Family, Multi-Family, and General Retail Uses to a Planned Development District for Single Family Zero Lot Line, Single Family Townhome, and Multi-Family and a Concept Plan depicting 512 units on 65.672 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

APPLICANT: Jennifer Burns, DHI Communities

RECOMMENDED ACTION: Staff is unable to fully support the development because a portion of the request does not align with the Future Land Use Map (FLUM).
Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.

SUMMARY:

Zoning Change from PD-265A for Single Family, Multi-Family, and General Retail Uses to a Planned Development District for Single Family Zero Lot Line, Single Family Townhome, and Multi-Family and a Concept Plan depicting 512 units on 65.672 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 to allow 158 Single Family Zero Lot Line homes, 93 Single Family Townhome units, 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).

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 158 Single Family Zero Lot Line homes, 93 Single Family Townhomes, and 261 Multi-Family residential units. The development includes approximately 30 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 at the northwest portion of the property with 158 Single Family Zero Lot Line homes that propose 30 ft. lot width with an eight ft. side yard. Tract 2 includes a Multi-Family development with 261 units. Tract 3 proposes 93 townhomes.

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 Zero Lot Line 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. Lastly, the Townhome on Tract 3 must also change

from Mixed Residential to Medium Density Residential with densities between 6 and 12 dwelling units per acre. These changes are proposed in the accompanying Comprehensive Plan Amendment (Case Number CPA-22-07-0008).

ZONING REQUIREMENTS:

The applicant is proposing Single Family Zero Lot Line (SF-Z), Multi-Family Three (MF-3) and Single-Family Townhome (SF-T) 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-Zero Lot Line (SF-Z) Residential District and the proposed density and dimensional requirements.

Table 2. Single-Family SF-Z Density and Dimensional Requirements

Standard	UDC SF-Z Appendix W	Tract 3 Proposed	Complies
Total Number of Dwelling Units	N/A	158	N/A
Maximum Density (DU/AC)	8.7	3.9	Yes
Min. Lot Area (Sq. Ft.)	5,000	3,300	Variance
Min. Lot Width (Ft.)	50 (UDC) 65 (App. W)	30	Variance
Min. Lot Depth (Ft.)	100	110	Yes
Min. Front Yard on Street (Ft.)	25	20	Variance
Min. Front Yard on Mews (Ft.)	N/A	20	N/A
Min. Side Yard (Ft.)	0/10	0/8	Variance
Min. Side Yard on Street (Ft.)	15	15	Yes
Min. Rear Yard (Ft.)	10	10	Yes
Min. Rear Entry Garage Door Setback (Ft.)	20	20	Yes
Maximum Height (Ft.)	25	30	Variance
Minimum Living Area (Sq. Ft.)	1,400	1,400	Yes
Fence along Forum Street	6 Ft. Wrought Iron w/ Masonry Columns	✓ Front facing street Otherwise, Masonry with Columns.	Yes

Table 3. Multi-Family Three Density and Dimensional Requirements

Standard	UDC and Appendix W	Tract 2 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

Table 4. Townhouse Density and Dimensional Requirements

Standard	Article 6 and (SF-Townhouse)	Tract 1 Proposed	Compliance
Total Number of Dwelling Units	N/A	93	N/A
Max. Density (DUA)	13.2	6.8	Yes
Min. Living Area (Sq. Ft.)	1,150 to 1,299 - 30% (Max) ≥1,300 - 70% (Min)	≥1,300 – 100%	Yes
Min. Lot Area (Sq. Ft.)	1,680-3,299 - 30% (Max) = or >3,300 - 70% (Min)	1,680-3,299 100%	Variance
Min. Lot Width (Ft.)	21-29 FT - 30% (Max) ≥30 FT - 70% (Min)	21-29 – 100%	Variance
Min. Lot Depth (Ft.)	80-99 FT - 30% (Max) ≥100 FT - 70% (Min)	80-99 – 100%	Variance
Min. Front Yard Setback (Ft.)	17	7	Variance
Min. Rear Yard (Ft.)	10	20	Yes
Min. Garage Setback (Ft.)	20	20	Yes
Min. Int. Side-Not Attached (Ft.)	5	5	Yes
Min. Int. Side-Attached (Ft.)	0	0	Yes
Min. Side-Street (Ft.)	15	15	Yes
Max. Height (Ft.)	35 (3 Stories)	30 (2 Stories)	Yes
Max. Lot Coverage (%)	60%	68%	Variance

Parking Requirements

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

Table 5. Single-Family-Zero Lot Line Parking Requirements*

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

Guest Parking* (1 space per 5 units)	1 space per 5 units*	2 per unit 20' rear driveways	Yes
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*Due to proposed lot width, staff recommends 1 guest space per 5 units. Also note that 50 Ft. ROW provides additional on street parking.

Table 6. 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	459	Yes
Guest Parking 10%	42	42	Yes
Covered Parking 20%	84	88	Yes
Garage Parking 30%	126	126	Yes

Table 7. Townhome Parking Requirements

Standard	Appendix W (UDC)	Tract 1 Proposed	Compliance
2 Garage Parking spaces (units with ≥ 2 bedrooms)	2 per unit	2 per unit	Yes
Guest Parking (1 space per 5 units)	1 space per 5 units	2 per unit	Yes*

*On-street parking is also available.

VARIANCES:

1. Minimum Lot Area for Single Family Zero Lot Line: The UDC requires 5,000 sq. ft. and 3,300 sq. ft. is proposed.
2. Minimum Lot Width for Single Family Zero Lot Line: The UDC requires 50 ft. with Appendix X requiring 60 ft. where 30 sq. ft. is proposed.
3. Minimum Front Yard for Single Family Zero Lot Line: The UDC requires 25 ft. where 20 ft. is proposed.
4. Minimum Side Yard for Single Family Zero Lot Line: The UDC requires 0 and 10 ft. where 0 and 8 ft. is proposed.
5. Maximum Height for Single Family Zero Lot Line: The UDC limits height to 25 ft. where a maximum of 30 ft. is proposed.
6. Minimum Lot Area for Townhomes: The UDC designates a maximum of 30% of lots with 1,680-3,299 sq. ft. and requires a minimum of 70% of lots with ≥ 30 ft. where 100% is proposed in the smaller range.
7. Minimum Lot Width for Townhomes: The UDC designates a maximum of 30% of lots to have a minimum width from 21-29 ft. and a minimum of 70% \geq of lots to have a minimum width of 30 ft. The applicant is proposing 100% of lots in the smaller range.
8. Minimum Lot Depth for Townhomes: The UDC allows a maximum of 30% of lots to have a minimum depth of 80 to 99 ft. and requires a minimum of 70% of lots to have a minimum depth of ≥ 100 ft. where 100% of lots in the smaller range.

9. Minimum Front Setback for Townhomes: The UDC requires a minimum of 17 ft. where 7 ft. is being proposed.
10. Maximum Lot Coverage for Townhomes: The UDC limit is 60% where 68% is being proposed.

RECOMMENDATION:

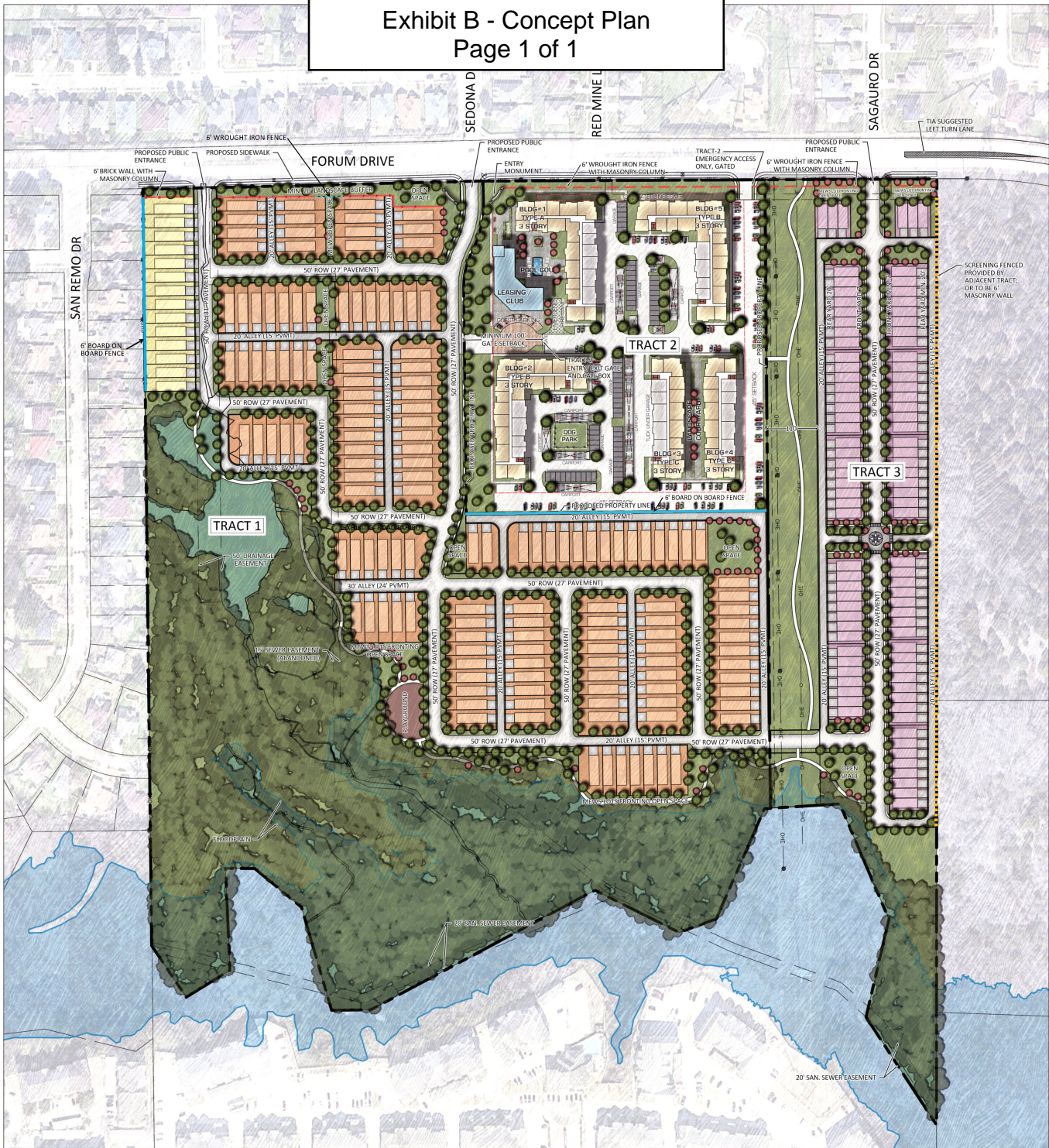
Staff is unable to fully support the development because a portion of the request does not align with the Future Land Use Map (FLUM). *Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.*



Exhibit A - Location Map
Page 1 of 1

Item5.

Exhibit B - Concept Plan
Page 1 of 1



TRACT - 1 (v-40.9 Acre): SF Zero Lot Line Density and Dimensional Requirements			
Standard	Article 6 and (S-2)	Proposed	Compliance
Total Number of Dwelling Units	N/A	158	N/A
Max. Density (DUA)		3.9	Yes
Min. Living Area (Sq. Ft.)	1,400	1,400	Yes
Min. Lot Area (Sq. Ft.)	5,000	3,300	Variance
Min. Lot Width (Feet)	500/DC 65(Ap. v)	30 FT	Variance
Min. Lot Depth (Feet)	100	110	Yes
Min. Front Yard on Street (Feet)	N/A	20	N/A
Min. Front Yard on News (Feet)	0/10	0/8	Variance
Min. Side Yard (Feet)	25/10	0/8	Variance
Min. Side Yard on Street (Feet)	15	15	Yes
Min. Rear Yard Setback (Feet)	10	10	Yes
Min. Rear Entry Garage Door Setback (Feet)	20	20	Yes
Max. Height (Feet)	25	30	Variance
Max. Lot Coverage (%)	40%	45%	Variance
Fencing Along Forum Street	6' Wrought Iron w/ Masonry Columns 6' masonry wall w/ Masonry Columns	If building facing street: 6' Wrought Iron w/ Masonry Columns; if building along back-facing lot: 6' masonry wall w/ Masonry Columns	Yes

Standard	Appendix W (UDC)	Proposed	Compliance
2 Garage Parking spaces (units with = or > 2 bedrooms)	2 per unit	2 per unit	Yes
Guest Parking (1 space per 5 units)	1 per 5 units	2 per unit (20' rear driveways)	Yes

TRACT 2 (+/-11 Acres): Multi-Family (MF-3) Density and Dimensional Requirements				
Standard	UBC and Appendix W	Tract-2 Min.		Complies
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
Maximum Density (DU/AC)	26	24		Yes
Minimum Living Area (Sq. Ft.)	600	650		Yes
Maximum % Single Bed Units	60%	60%		Yes
Fencing Along Front Street	Wrought Iron or Masonry Columns	Wrought Iron or Masonry Columns		Yes
Perimeter Fence Height (Ft.)				Yes

TRACT 2: Multi-Family (MF-3) Parking Requirements			
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	42	Yes
Covered Parking 20%	84	88	Yes
Garage Parking 30%	126	126	Yes

TRAC - 3 (+/-13.7 Acre): Townhouse Density and Dimensional Requirements			
Standard	Article 6 and (SF-Townhouse)	Proposed	Compliance
Total Number of Dwelling Units	N/A	93	N/A
Max. Density (DUA)	13.2	6.8	Yes
Min. Living Area (Sq. Ft.)	1,150 to 1,299 sq. ft. ≥ 1,300 - 70% (Min)	≥1,300 - 100%	Yes
Min. Lot Area (Sq. Ft.)	1,680-3,299-30% (Max) or ≥3,300 - 70% (Min)	1,680-3,299-100%	Variance
Min. Lot Width (Ft.)	21-29 Ft. - 30% (Min) ≥30 Ft. - 70% (Min)	21-29 Ft. - 100%	Variance
Min. Lot Depth (Ft.)	80-99 Ft. - 30% (Max) ≥100 Ft. - 70% (Min)	80-99 Ft. - 100%	Variance
Min. Front Yard Setback (Ft.)	17	7	Variance
Min. Rear Yard Setback (Ft.)	10	20	Yes
Min. Garage Setback (Ft.)	20	20	Yes
Min. Int. Side-Not-Attached (Ft.)	5	5	Yes
Min. Int. Side-Attached (Ft.)	0	0	Yes
Min. Side-Street (Ft.)	15	15	Yes
Max. Height (Ft.)	35 (3 Stories)	30 (2 Stories)	Yes
Max. Lot Coverage (%)	60%	68%	Variance

Fencing Along Forum Street	6' Wooding Iron w/ Masonry Columns 6' Wooding Iron w/ Masonry Columns; 6' masonry wall w/ Masonry Columns	If building facing: 6' Wooding Iron w/ Masonry Columns; If building along/behind: 6' masonry wall w/ Masonry Columns	Yes
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Standard	Appendix W (UDC)	Proposed	Compliance
2 Garage Parking spaces (units with = or > 2 bedrooms)	2 per unit	2 per unit	Yes
Guest Parking (1 space per 5 units)	1 per 5 units	2 per unit (20' rear driveways)	Yes

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Exhibit C - Building Elevations
Page 1 of 23

Item5.



FRONT ELEVATION

GRAND PRAIRIE FORUM TOWNHOMES - BLDG 1



SCHEMATIC FRONT ELEVATION

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08.26.2022



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Exhibit C - Building Elevations
Page 2 of 23

Item5.



SCHEMATIC BUILDING PERSPECTIVE

GRAND PRAIRIE FORUM TOWNHOMES - BLDG 1



PERSPECTIVES

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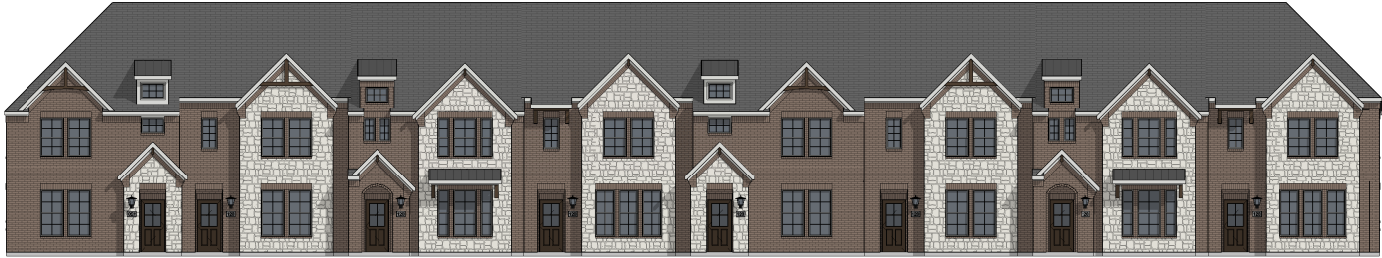
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Exhibit C - Building Elevations
Page 3 of 23

Item5.



1830 RH - ELEVATION
A END UNIT

1708 LH - ELEVATION A
INTERIOR UNIT

1830 LH - ELEVATION
B INTERIOR UNIT

1708 LH - ELEVATION B
INTERIOR UNIT

1830 LH - ELEVATION A
INTERIOR UNIT

1708 LH - ELEVATION
A INTERIOR UNIT

1830 LH - ELEVATION
B INTERIOR UNIT

1708 LH - ELEVATION
B END UNIT

1 FRONT ELEVATION
1/16" = 1'-0"

GRAND PRAIRIE FORUM TOWNHOMES - BLDG 6



SCHEMATIC FRONT ELEVATION

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PERSPECTIVE

GRAND PRAIRIE FORUM TOWNHOMES - BLDG 6



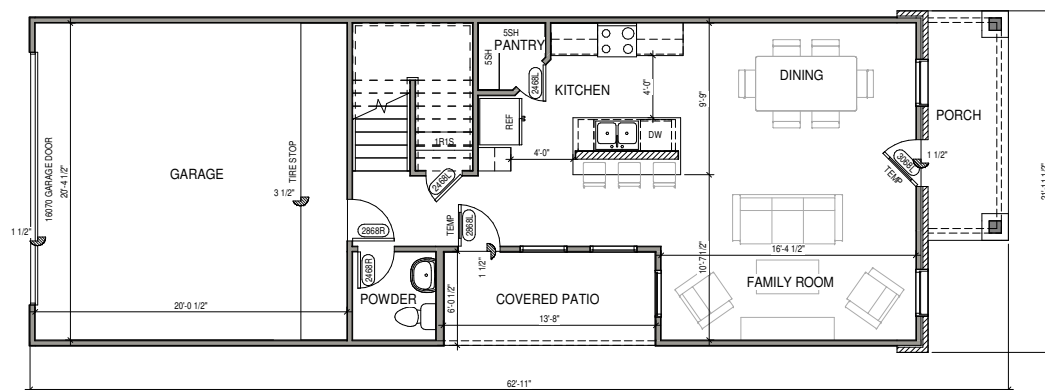
SCHEMATIC PERSPECTIVE

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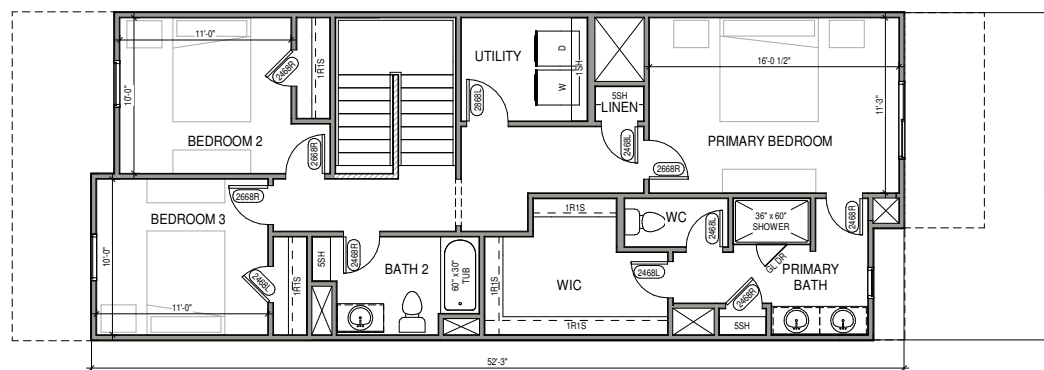


Item5.



① SCHEMATIC PLAN - 1ST FLOOR

1/8" = 1'-0"



② SCHEMATIC PLAN - 2ND FLOOR

$$1/8'' = 1'-0''$$

22 FT WIDE - 1698 SQ FT

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SCHEMATIC FLOOR PLAN

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ELEVATION F



ELEVATION G

22 FT WIDE - 1698 SQ FT



SCHEMATIC ELEVATIONS

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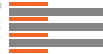
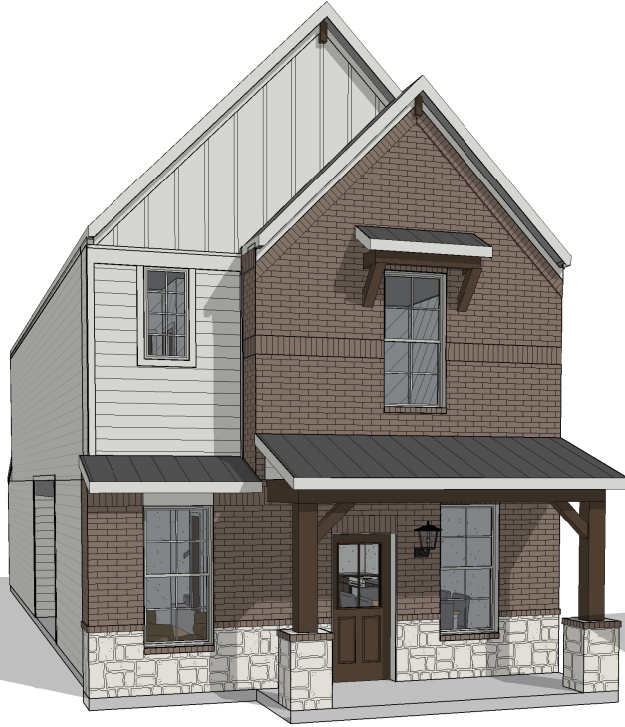
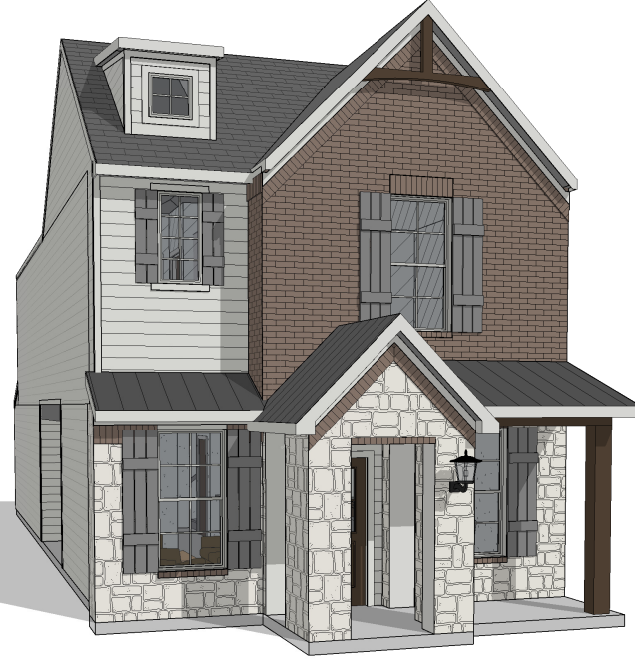


Exhibit C - Building Elevations
Page 7 of 23

Item5.



ELEVATION A



ELEVATION B

22 FT WIDE - 1698 SQ FT

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SCHEMATIC PERSPECTIVES

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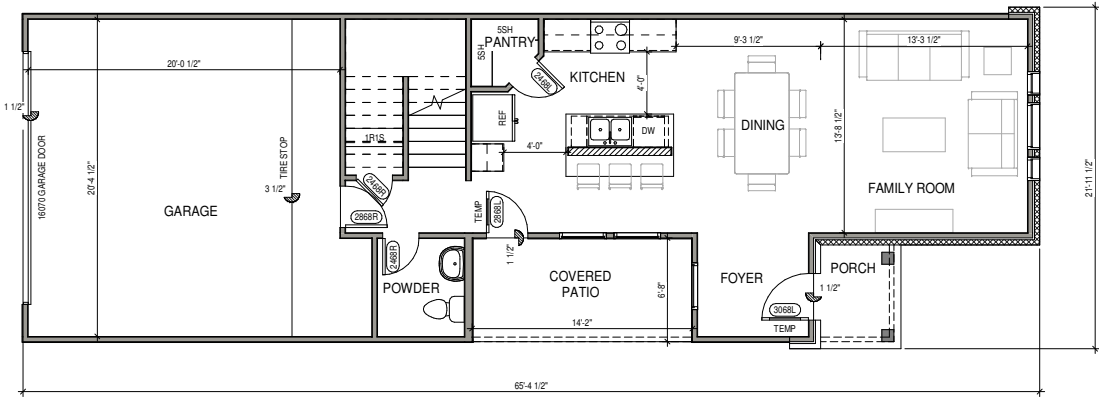


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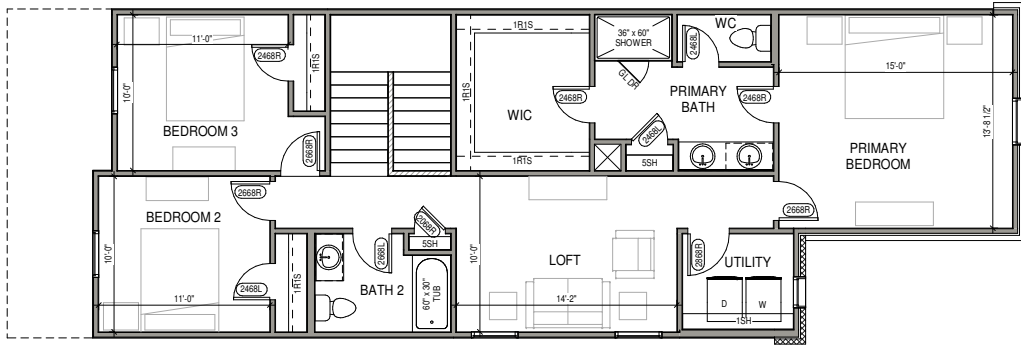
Exhibit C - Building Elevations
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Item5.



1 SCHEMATIC PLAN - 1ST FLOOR

1/8" = 1'-0"



2 SCHEMATIC PLAN - 2ND FLOOR

1/8" = 1'-0"

22 FT WIDE - 1834 SQ FT

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SCHEMATIC FLOOR PLANS

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ELEVATION F



ELEVATION G

22 FT WIDE - 1834 SQ FT



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ELEVATION F



ELEVATION G

22 FT WIDE - 1834 SQ FT



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22 FT WIDE - 2019 SQ FT

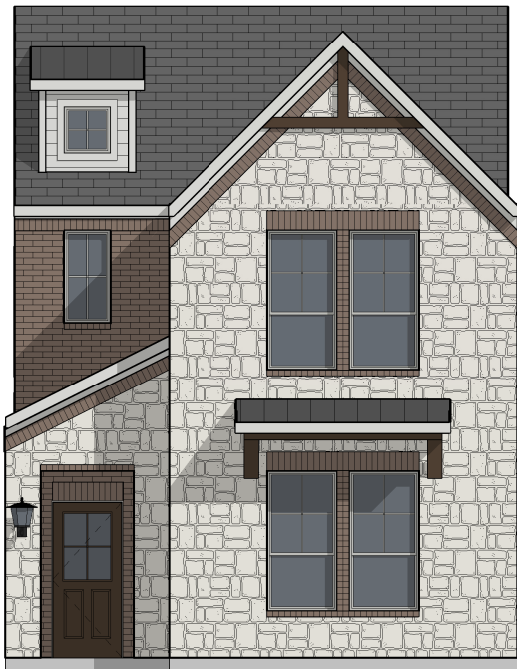
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ELEVATION F



ELEVATION G

22 FT WIDE - 2019 SQ FT

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SCHEMATIC ELEVATIONS

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STRAND 2217230

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ELEVATION F



ELEVATION G

22 FT WIDE - 2019 SQ FT

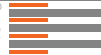


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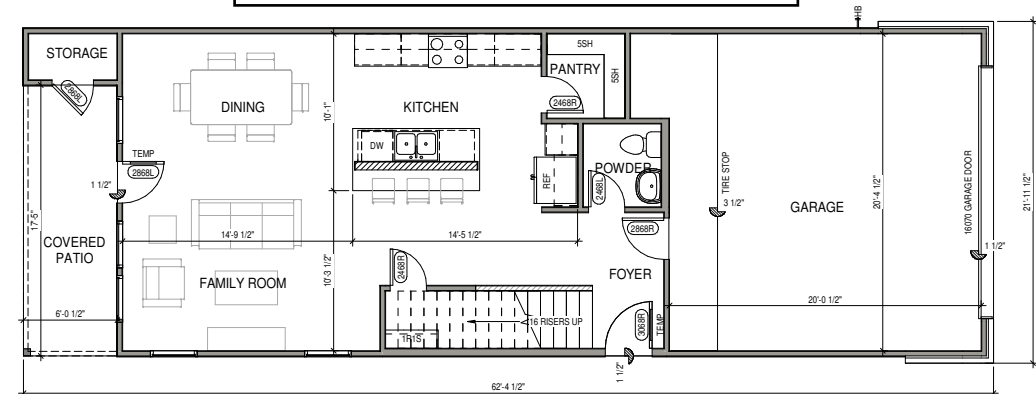
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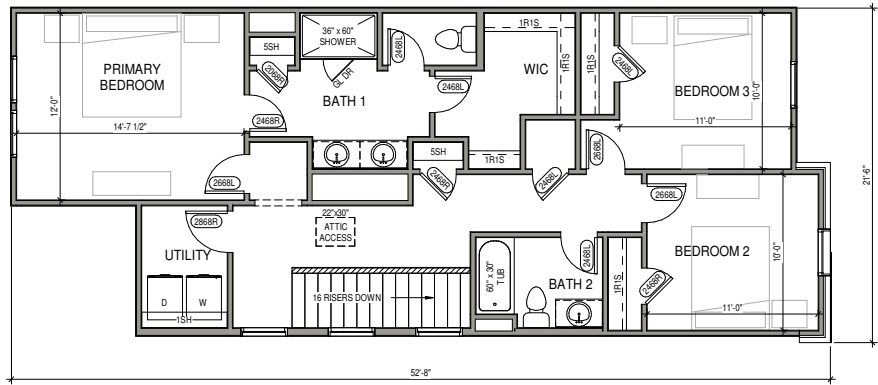
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STRAND 2218297R1

Exhibit C - Building Elevations
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Item5.



1 SCHEMATIC FIRST FLOOR
1/8" = 1'-0"



2 SCHEMATIC SECOND FLOOR
1/8" = 1'-0"

22 FT WIDE - 1711 SQ FT



SCHEMATIC FLOOR PLANS

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Exhibit C - Building Elevations
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ELEVATION F



ELEVATION G

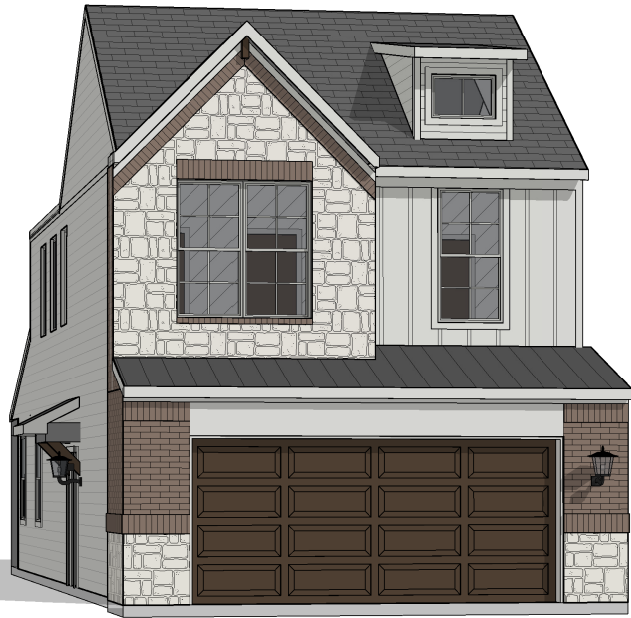
22 FT WIDE - 1711 SQ FT



Exhibit C - Building Elevations
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ELEVATION F



ELEVATION G

22 FT WIDE - 1711 SQ FT



FORUM

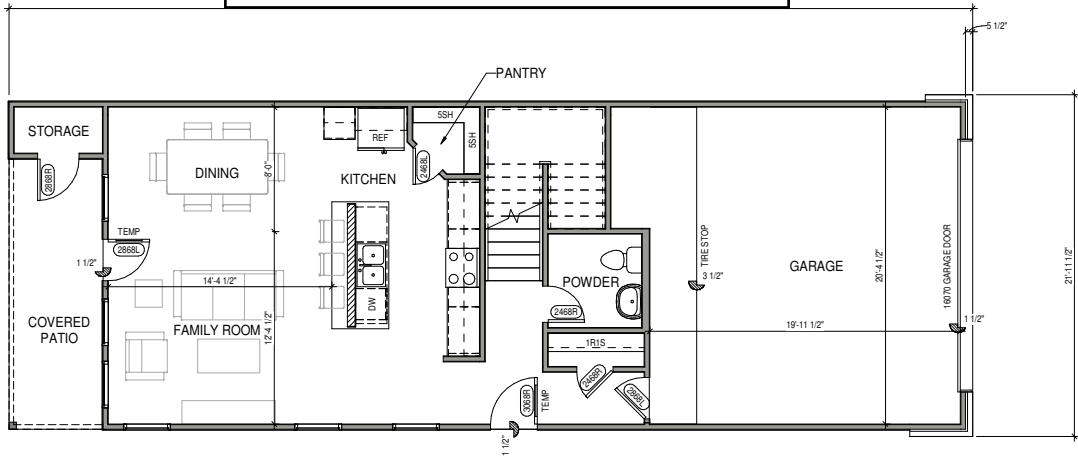
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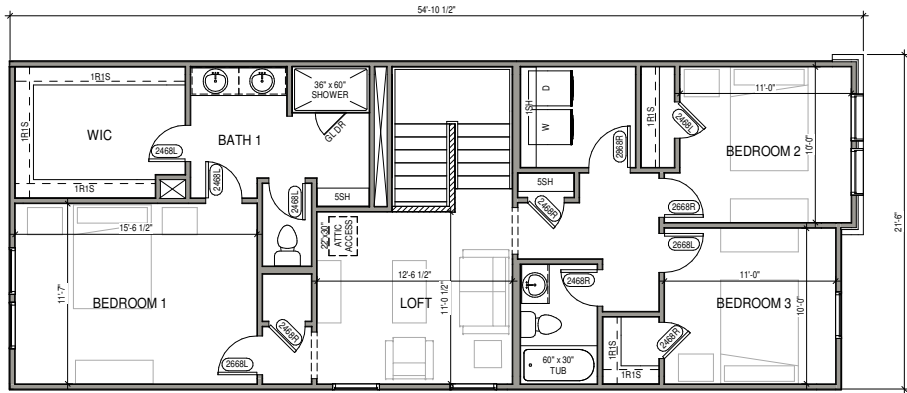
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STRAND 2218298

Exhibit C - Building Elevations
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Item5.



SCHEMATIC FIRST FLOOR



SCHEMATIC SECOND FLOOR

22 FT WIDE - 1793 SQ FT

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SCHEMATIC FLOOR PLANS

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STRAND 2218298

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ELEVATION F



ELEVATION G

22 FT WIDE - 1793 SQ FT



DR HORTON - IDFW CENTRAL

SCHEMATIC ELEVATIONS

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STRAND 2218298

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ELEVATION F

ELEVATION G

22 FT WIDE - 1793 SQ FT



DR HORTON - IDFW CENTRAL

PERSPECTIVES

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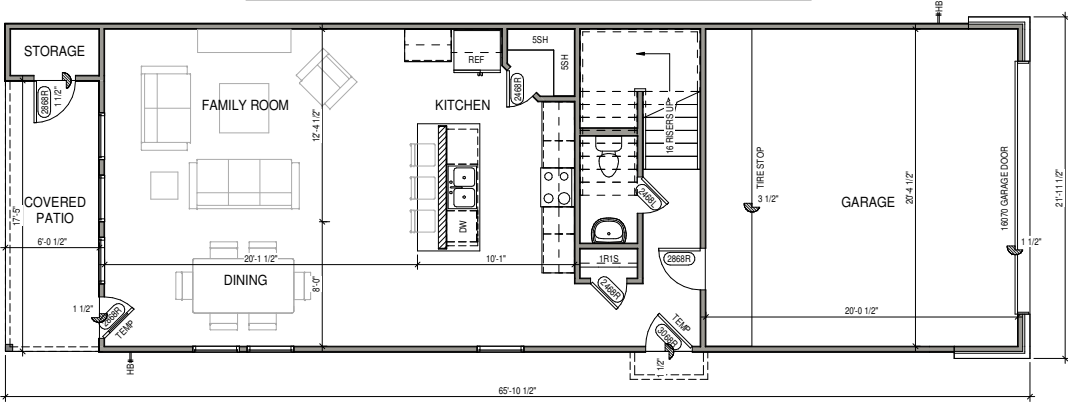
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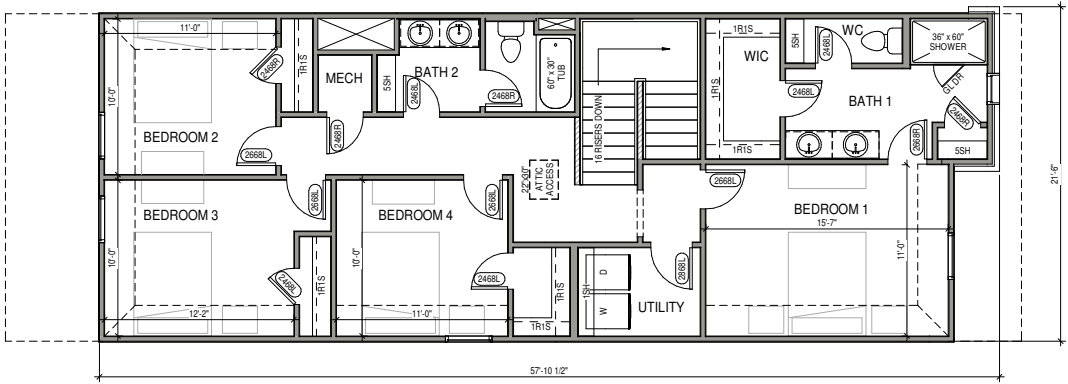
Exhibit C - Building Elevations
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Item5.



1 SCHEMATIC FIRST FLOOR

1/8" = 1'-0"



2 SCHEMATIC PLAN - 2ND FLOOR

1/8" = 1'-0"

22 FT WIDE - 1933 SQ FT



SCHEMATIC FLOOR PLAN

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STRAND 2218301

Exhibit C - Building Elevations
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Item5.



ELEVATION F



ELEVATION G

22 FT WIDE - 1933 SQ FT



Exhibit C - Building Elevations
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Item5.



ELEVATION F



ELEVATION G

22 FT WIDE - 1933 SQ FT

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PERSPECTIVES

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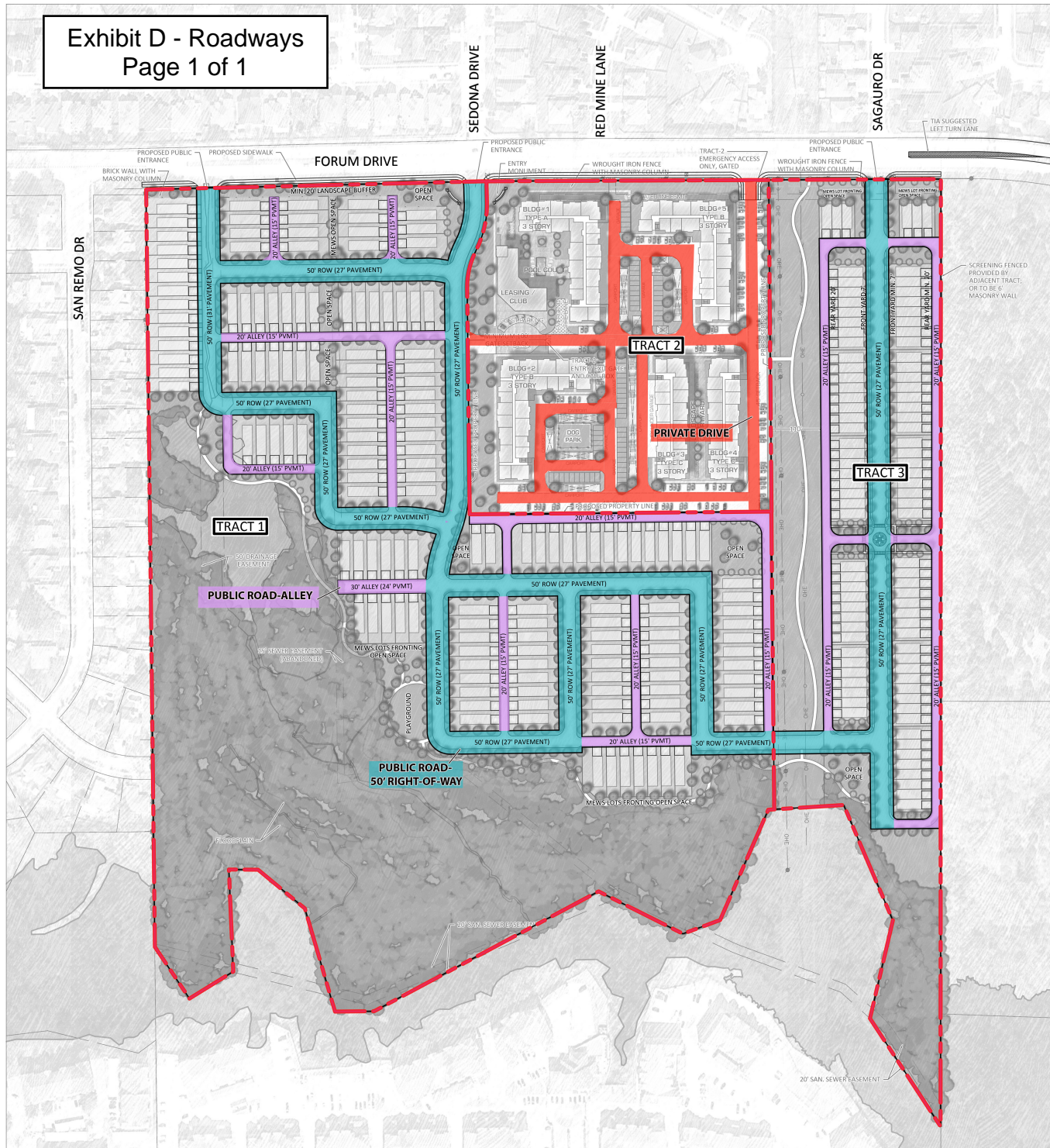
FORUM



**MULTI-FAMILY THREE (MF-3)
RESIDENTIAL DISTRICT
CONCEPTUAL ELEVATIONS**
*NOTE- ALL BALCONIES SHALL
BE INSET



Exhibit D - Roadways
Page 1 of 1





CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/26/2022

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: June Sin, Planner

TITLE: ZON-22-08-0020 - Zoning Change – Zoning Change – SF-4 to SF-6 at 1901 Varsity Drive (City Council District 3). Zoning Change from Single Family-Four to Single Family-Six Residential District 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

APPLICANT: Saul Zuniga

RECOMMENDED ACTION: Staff is unable to recommend approval of this request because this requested zoning is inconsistent with the surrounding development. Staff recommends that the property be developed in line with the existing SF-4 zoning standards.

SUMMARY:

Zoning Change from Single Family-Four to Single Family-Six Residential District on 0.69 acres. Legally described as a portion of Lot 5, Block A, Lakeland Heights Addition, City of Grand Prairie, Texas, Dallas County, zoned Single Family-Four District, and addressed as 1901 Varsity Drive.

PURPOSE OF REQUEST:

The applicant is requesting to change the zoning of 0.69 acres. The property is in the Lakeland Heights single-family detached residential neighborhood. The applicant intends to subdivide the lot into six 5,000-square-foot lots and build six single-family houses on the property.

ADJACENT LAND USES:

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

Table 1. Adjacent Land Uses and Zoning

Direction	Zoning	Existing Use
North	SF-4	SF-Detached Residential
South	SF-4	SF-Detached Residential
West	SF-2	SF-Detached Residential
East	SF-4	SF-Detached Residential

HISTORY:

Lakeland Heights subdivision was created in October of 1989. The subject lot was originally platted as Lot 5 and then illegally subdivided by meets and bound as a northern portion of Lot 5. The remaining portion of Lot 5 is located directly south of the subject property, which is a 0.68-acre lot that fronts Varsity Drive.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

Rezoning the property to Single Family-Six (SF-6) District will allow for the construction of six single-family detached houses conforming to the minimum density and dimensional requirements of the Unified Development Code. The maximum density allowed in the SF-6 District is 8.7 dwelling units per acre. Water and sanitary sewer services are available to serve the property.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this area as Low-Density Residential. The FLUM designates this site area as Low-Density Residential, which corresponds with the request. However, the zoning request change is inconsistent with surrounding zoning and land uses. The subject lot is surrounded by SF-4 on three sides. The lots to the north and east, zoned SF-4, are generally 0.18 acres or greater. The subject property abuts SF-2 zoning to the west. These lots are generally 0.20 acres or greater. The applicant is proposing 0.114 acre lots, which are smaller than the surrounding lots. With the proposed layout, the applicant will also need to request two variances from the Zoning Board of Adjustment and Appeals (ZBA). The proposed lot can only work if variances for a 5-foot reduction of the front yard and a 3-foot reduction of the corner lot width are granted.

Under the current zoning, the applicant could create four lots that meet the lot area requirement of the current zoning. SF-4 zoning requires min lot area to be 7,200 square feet. These four lots will be at 7,500 square feet (0.17 acres) which is more consistent with the surrounding area. The applicant will need a ZBA variance for a 10-foot reduction of the lot depth, which staff could support.

ZONING REQUIREMENTS:

Table 2 summarizes the density and dimensional requirements for Single Family-Six. The property will not meet all the SF-6 requirements once subdivided into six lots.

Table 2. Density and Dimensional Requirements

Standard	Current Zoning (SF-4)	Requested Zoning (SF-6)	Provided (SF-6)	Meets
Maximum Density (DUA)	5.8	8.7	8.7	Yes
Minimum Living Area (Sq. Ft.)	1,800	1,400	1,800	Yes
Minimum Lot Area (Sq. Ft.)	7,200	5,000	5,000	Yes
Minimum Lot Width (Ft.)	60	50	50	Yes*
Minimum Lot Depth (Ft.)	110	100	100	Yes
Minimum Front Yard Setback (Ft.)	25	25	20	No

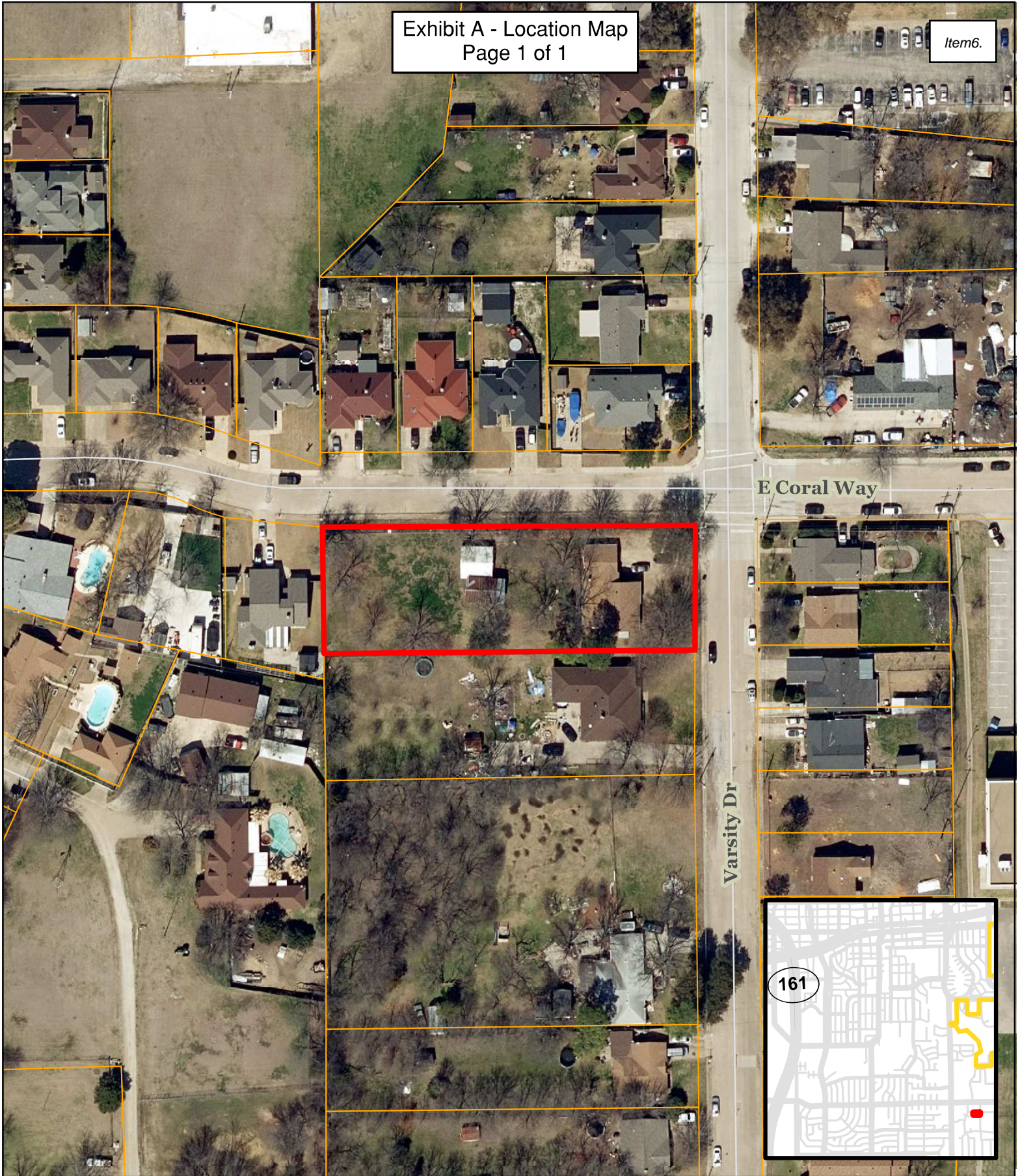
*The corner lot would require a variance from ZBA.

VARIANCES:

If zoning is approved, the applicant would require variances to front setbacks and corner lot width.

RECOMMENDATION:

The Development Review Committee (DRC) is unable to recommend approval of this request because the requested zoning is inconsistent with the surrounding development. Staff recommends that the property be developed in line with the existing SF-4 zoning standards.



E Coral Way

Varsity Dr

161

Being the north half of Lot 5, Block A, of Lakeland Heights, an addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat recorded in Volume 8, Page 55, of the Map records of Dallas County, Texas also described in deed to Dolphin Custom Homes, recorded in Inst. No. 202100383061, of the Deed Records of Dallas County, Texas, and being more particularly described as follows;

BEGINNING at a point for corner at the southwest intersection of East Coral Way and Varsity Dr. same being the northeast corner of said Lot 5;

THENCE S. 00°05'50" E., with the east line of said Varsity Dr. and the west line of said Lot 5. a distance of 100.00 feet to a point for;

THENCE S. 89°54'01" W., over and across said Lot 5 a distance 302.00 feet to a point for corner in the east line of Lot 1, Block B, of Coral Heights No. 1, according to the Plat recorded in Volume 97193, Page 3774, of the Deed records of Dallas County,;

THENCE N. 00°05'50" W., with the common line of said Lot 1 and said Lot 5 a distance of 100.00 feet to a point for corner in the south line of said E. Coral Way;

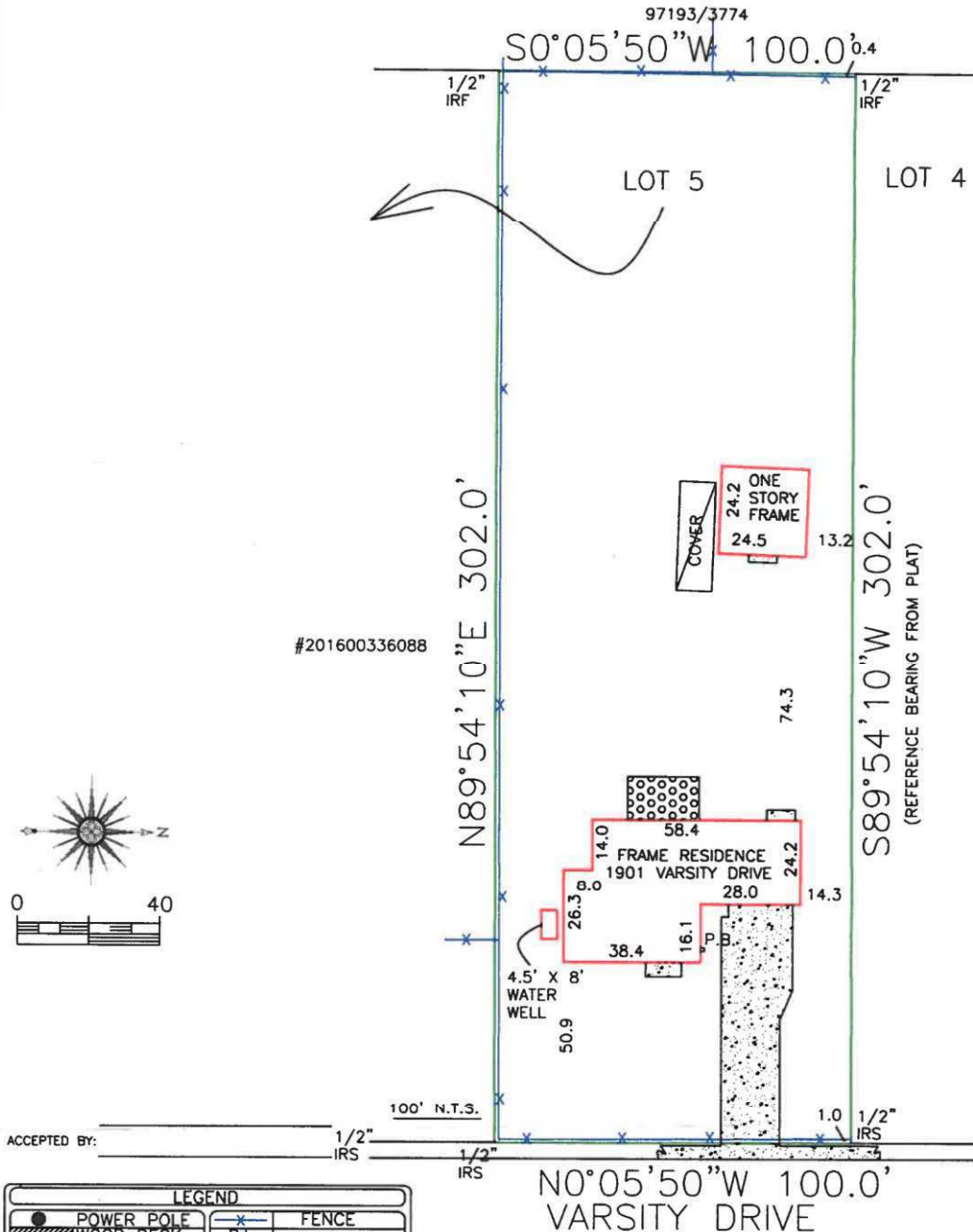
THENCE N. 89°54'10" E., with the south line of said E. Coral Way and the north line of said Dolphin tract a distance of 302.00 feet to the POINT OF BEGINNING and containing 30,200 square feet or 0.693 acres of land, more or less.

Exhibit B - Boundary Description Page 2 of 2

Item6.

SURVEY PLAT

NORTH ONE-HALF (1/2) OF LOT 5, BLOCK A, OF LAKELAND HEIGHTS, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 55, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.



NOTE: THE FOLLOWING EASEMENTS DO NOT TO MY KNOWLEDGE AND BELIEF AFFECT THIS PROPERTY.
VOL.1546, PG.469 AND VOL.1999, PG.31; C.C.R.D.C.T.

LEGEND	
● POWER POLE	— FENCE
▨ WOOD DECK	— B.L. BUILDING LINE
▨ CONCRETE	— E.L. EASEMENT LINE
▨ GRAVEL	— IRF IRON ROD FOUND
▨ BRICK	— IRS IRON ROD SET
▨ ASPHALT	— P.W.L. POWER LINE
▨ ROCK	— P.B. POWER BOX
▨ COVERED AREA	— U.E. UTILITY EASEMENT
▨ PROPERTY LINE	— BUILDINGS

JIMMY W. POGUE, INC.
"Registered Professional Land Surveyors"

3510 Marvin D. Love Freeway (214) 371-0666 Voice
Dallas, Texas 75224 (214) 371-9900 Fax

Jimmilyn D. Woodard R.P.L.S. 5398
Website : www.jimmywpogue.com
Email: kstuart@jimmywpogue.com

Job Number: 122479 Date: 1/03/17 Drawn by: MT
G.F. Number: 75-22991 Title Company: WFG NATIONAL
Certified to: JOSE VILLAREAL JR.

FIRM #101219-00

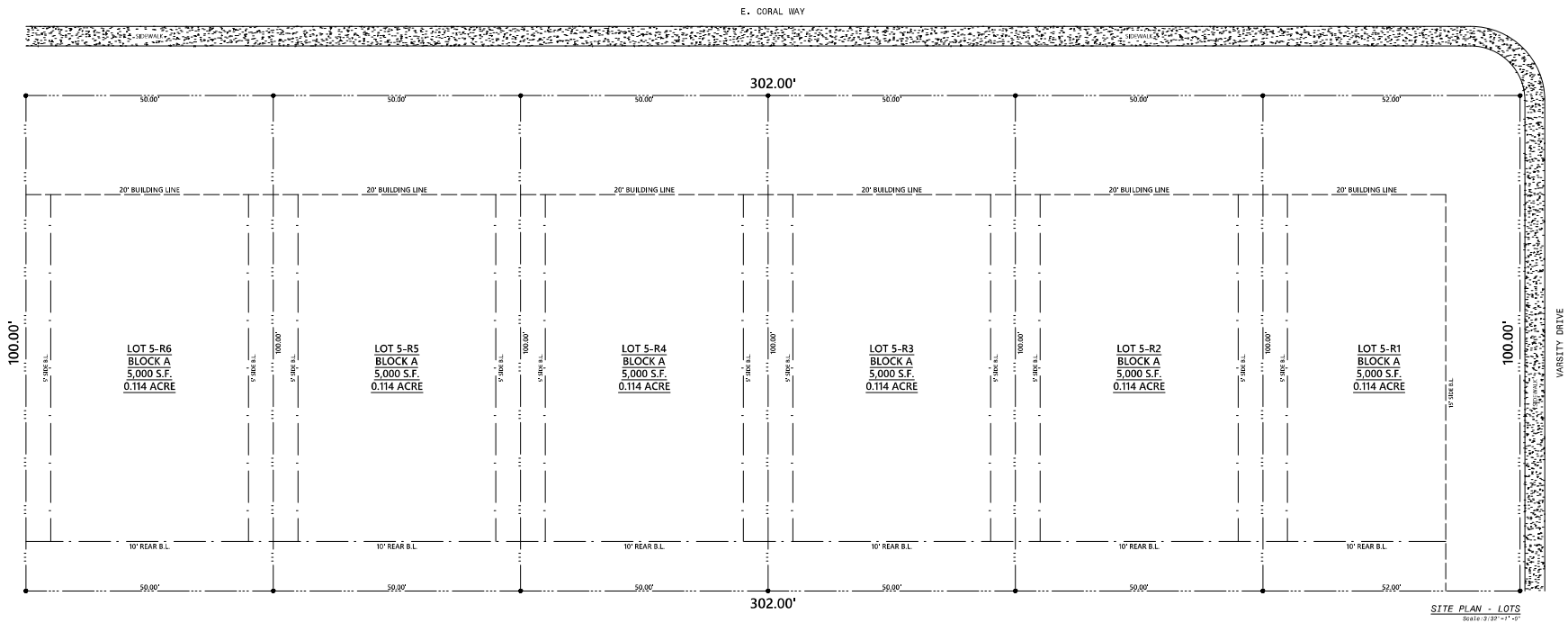
I, Jimmilyn D. Woodard, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true and correct representation of the property shown hereon as determined by a survey on the ground.

The plot hereon is a representation of the property, as determined by an on the ground survey, the lines and dimensions of said property being as indicated by the plot.
The size, location and type of above ground improvements are as shown.
Corner monuments are as shown on survey.
EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

This Survey was performed exclusively for the parties shown hereon and is licensed for a single use. This Survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright Law and International Treaties. All rights reserved. Do not make, legal copies.

Jimmilyn D. Woodard RPLS #5398
THIS SURVEY VALID WITH EMBOSSED SEAL ONLY

Exhibit C - Concept Plan
Page 1 of 2



GENERAL NOTES:

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE PLANS/DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.

3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.

4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.

5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER.

AD

AMAYA'S DESIGN
Tel: 972.358.1645
ps_ag@hotmail.com



Customer(s)/Owner(s):

Dolphin Custom Homes Inc.

Legal Description:

Lakeland Heights
Block A
N 1/2 Lot 5

Project Address:

1901 Varsity Drive
Grand Prairie TX 75051

Project Name:

New House

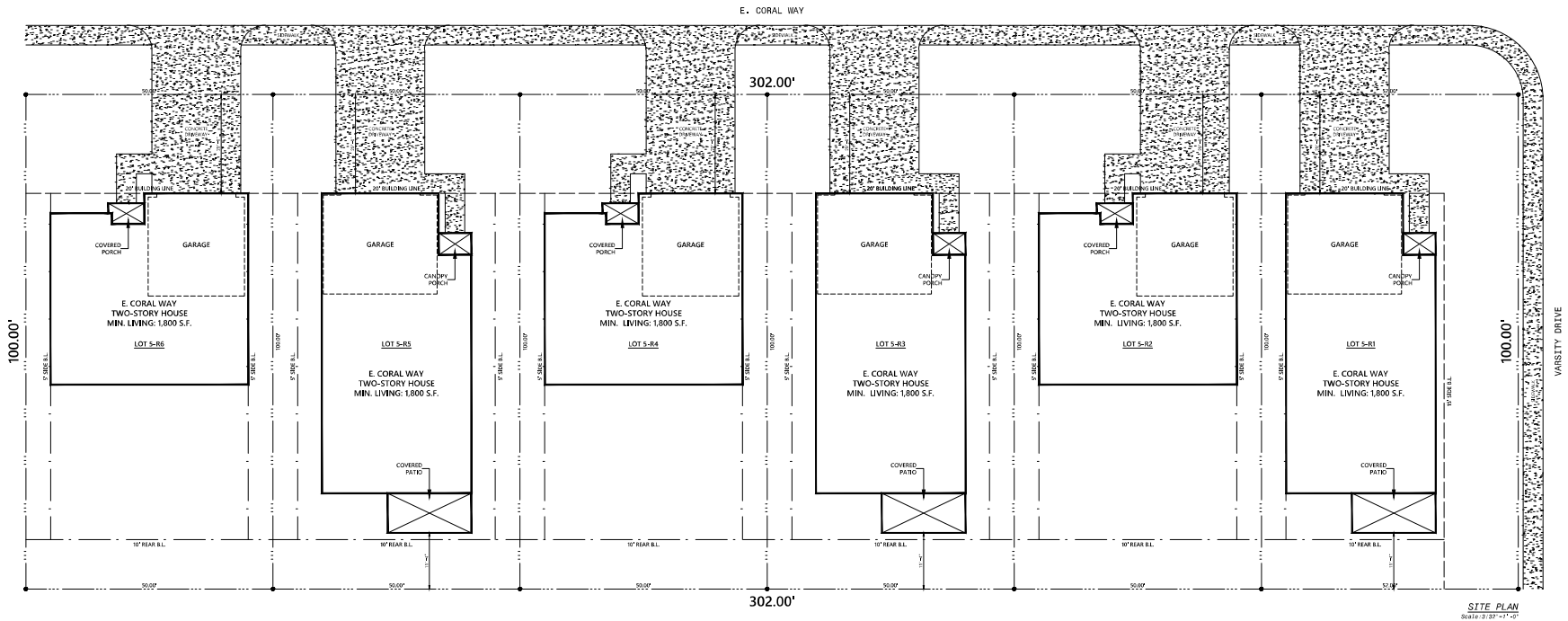
Plan Name:

SITE PLAN

Project #: SA#22-L5	Drawn By: PSA
Date: 09-08-2022	Scale: 3/32"=1'-0"

Page: 1

Exhibit C - Concept Plan
Page 2 of 2



SITE PLAN
Scale: 3/32" = 1'-0"

Standard	SF-4 (Current)	SF-6 (Required)	SF-6 (Proposed)	Meets?
Max. Density	5.8	8.7		Yes/No?
(dwelling units per acre)				
Min. Lot Area (SF)	1,800	1,400	1,800	Yes/No?
Min. Lot Area (Sq. Ft.)	7,200	5,600	7,200	Yes/No?
Min. Lot Width (Ft.)	60	50	60	Yes/No?
Min. Lot Depth (Ft.)	110	100	110	Yes/No?
Front Setback (Ft.)	25	25	25	Yes/No?
Rear Setback (Ft.)	10	10	10	Yes/No?
Internal Side (Ft.)	0	5	5	Yes/No?
Side on Street (Ft.)	10	10	10	Yes/No?
Lot Coverage (%)	50	50	50	Yes/No?

GENERAL NOTES:

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS AND DOCUMENTS AND SHALL NOTIFY OWNERS PRIOR TO THE START OF CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
4. ALL WORK PERFORMED ON THE PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURES OF THE PROJECT. FURTHERMORE, IT IS RECOMMENDED THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER.



AMAYA'S DESIGN
Tel: 872.358.1645
ps_ag@hotmail.com



Customer(s)/Owner(s):

Dolphin Custom Homes Inc.

Legal Description:

Lakeland Heights
Block A
N 1/2 Lot 5

Project Address:

1901 Varsity Drive
Grand Prairie TX 75051

Project Name:

New House

Plan name:

SITE PLAN

Project #:

SAP22 - LS

Drawn By:

PSA

Date:

08-08-2022

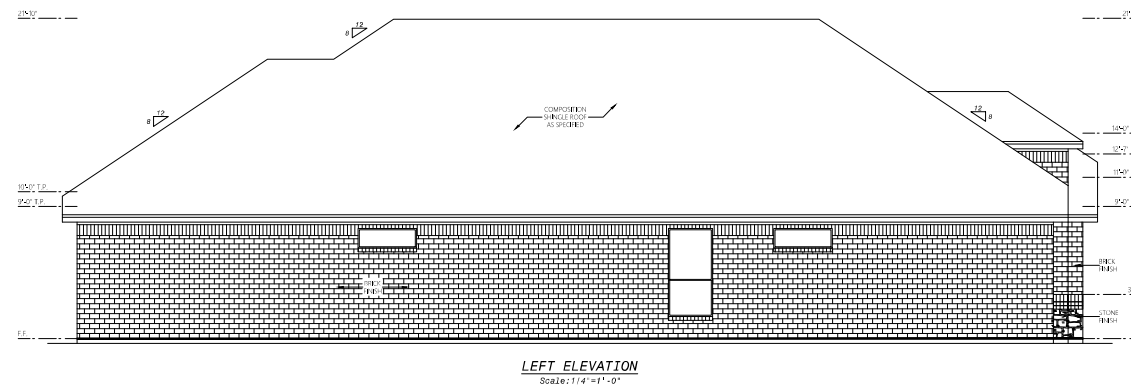
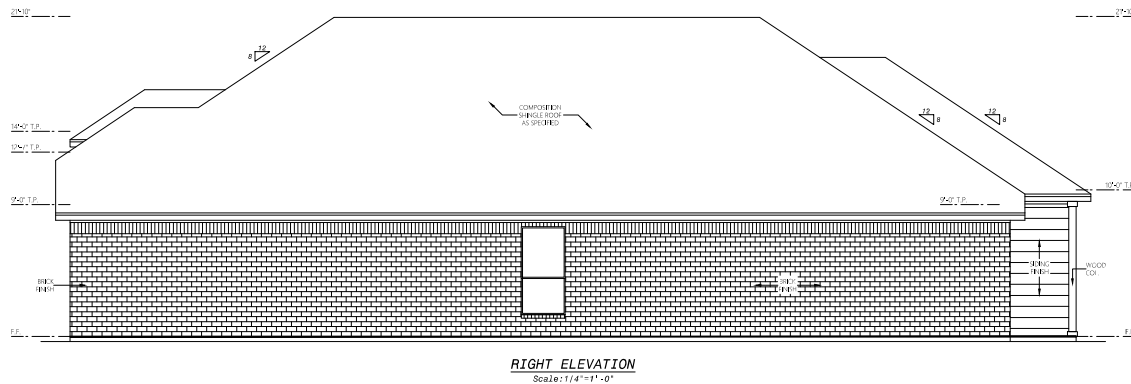
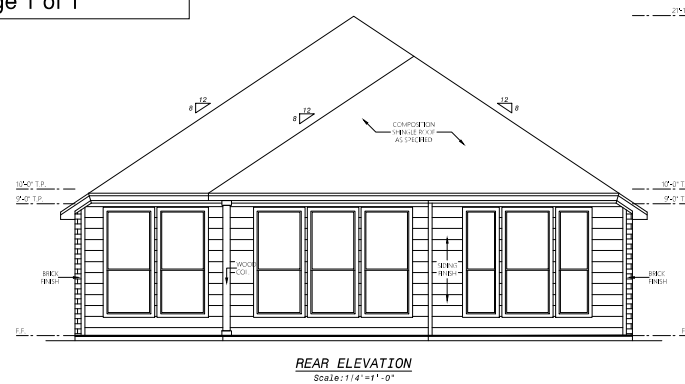
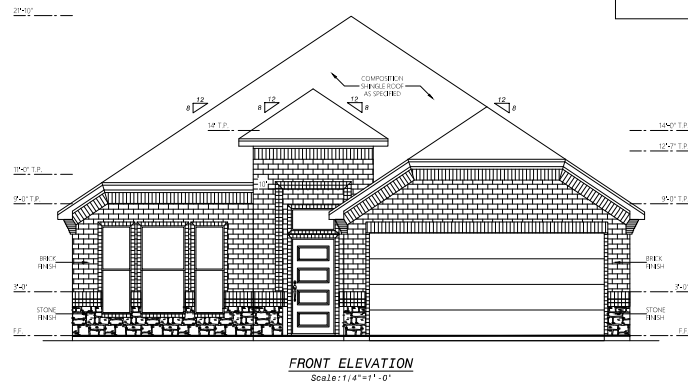
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3/32" = 1'-0"

Page:

1

Exhibit D - Concept Elevations
Page 1 of 1



MASONRY CALCULATIONS			
SIDE	MATERIAL	SQUARE FTG.	PERCENTAGE
FRONT ELEVATION	BRICK	239 S.F.	100 %
	SIDING	-----	-----
RIGHT ELEVATION	BRICK	495 S.F.	92 %
	SIDING	40 S.F.	8 %
REAR ELEVATION	BRICK	7 S.F.	4 %
	SIDING	188 S.F.	96 %
LEFT ELEVATION	BRICK	535 S.F.	100 %
	SIDING	-----	-----
TOTAL EXTERIOR WALL AREA:		1,479 S.F.	
TOTAL HOUSE SIDING PERCENTAGE:		15.42 %	
TOTAL HOUSE BRICK PERCENTAGE:		84.58 %	

- GENERAL NOTES:
1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS AND DOCUMENTS AND SHALL NOTIFY OWNERS OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
 2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
 3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
 4. ALL WORK PERFORMED ON THE PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES AND REGULATIONS.
 5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURES OF THE PROJECT. FURTHERMORE, IT IS RECOMMENDED THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER.

AD
AMAYA'S DESIGN
Tel: 872.358.1645
ps_ag@hotmail.com

Customer(s)/Owner(s):
Dolphin Custom Homes Inc.

Legal Description:
Lakeland Heights
Block B
Lot 30-R2

Project Address:
1914 Varsity Drive
Grand Prairie TX 75051

Project Name:
New House

Plan name:
ELEVATIONS
Project #: SA#21-2530-30R2
Drawn By: PSA
Date: 06-04-2021
Scale: 1/4" = 1'-0"

Page: 3

Exhibit E - Lot Area Comparison
Page 1 of 2

Item 6.

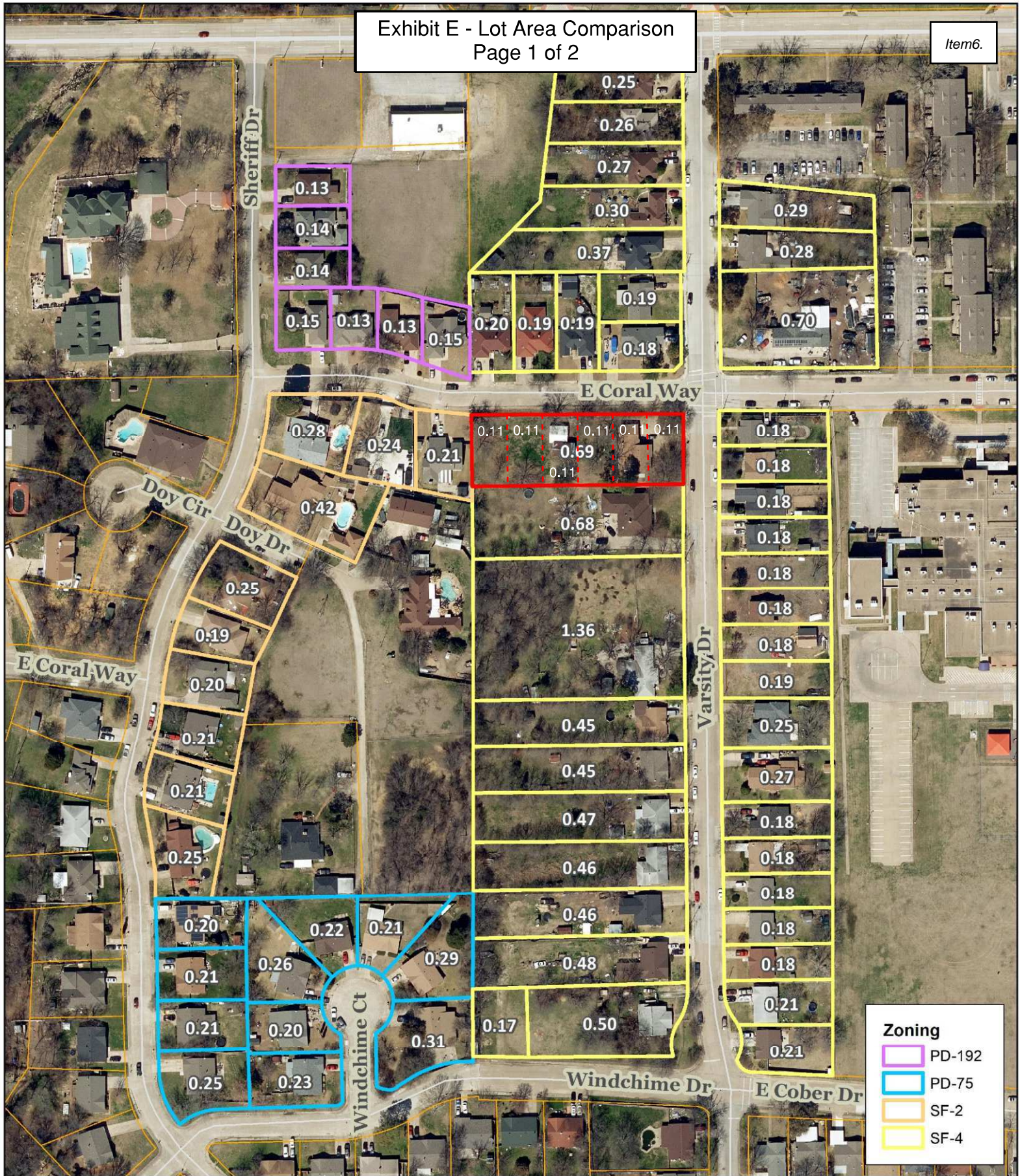
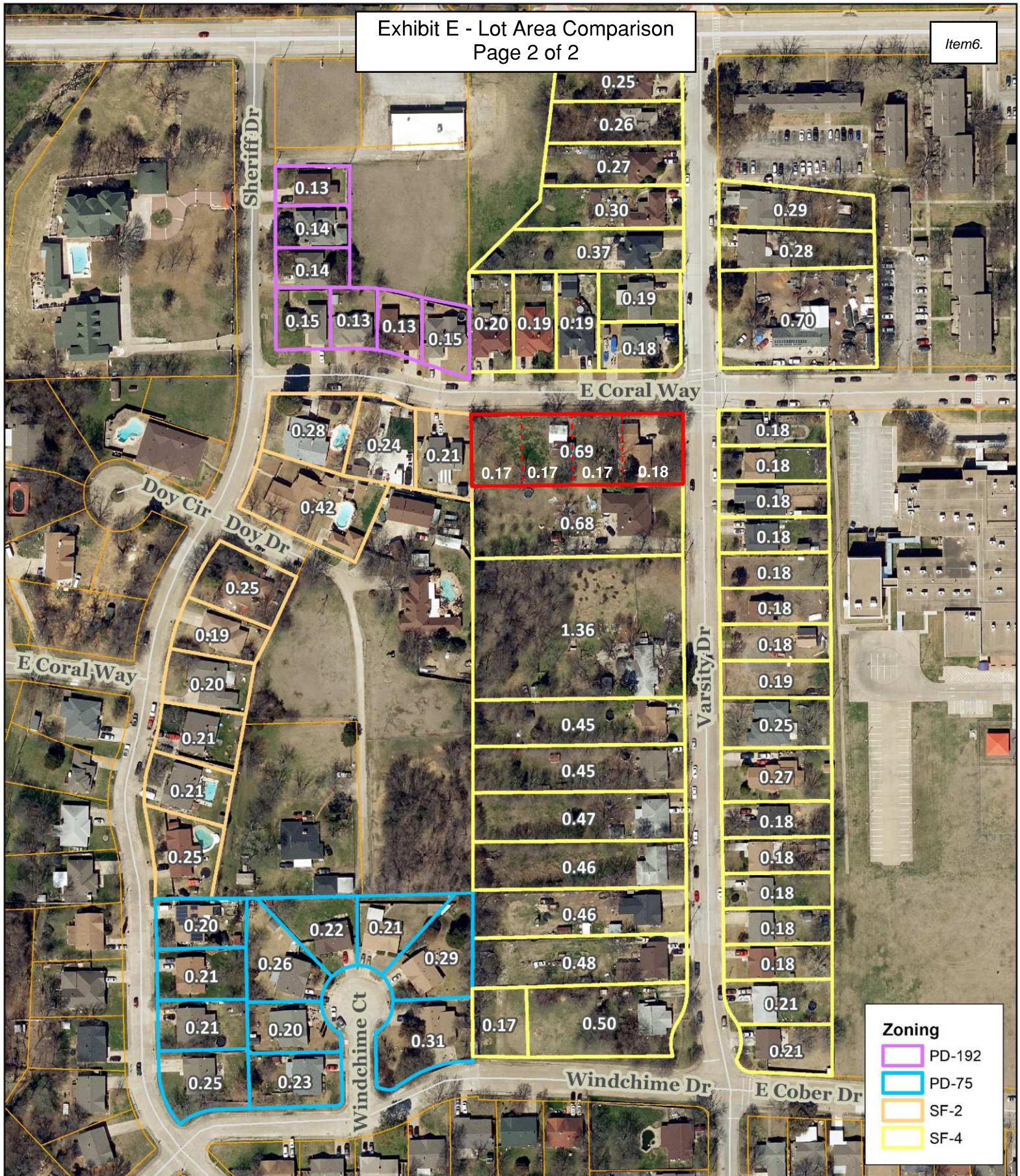


Exhibit E - Lot Area Comparison
Page 2 of 2

Item 6.



June Sin

From: marc sanchez <[REDACTED]>
Sent: Thursday, September 22, 2022 12:15 PM
To: June Sin
Cc: Monica S. Espinoza
Subject: No to Case # ZON-22-080020

Good morning,

I'm Marc Sanchez, a resident who lives near the job site
which is proposed for development.

Thank you for the notice about next week's meeting.

After speaking with Monica in your department, she suggested
that I send my concerns about this development to you.

Density

I learned that ordinance exceptions would be granted for this
development that could compromise public safety.

For example, the exception of a minimum distance between
structures from an already concerning 6' to an even lesser 5'.

I believe that this creates an unnecessary hazard given two
recent, separate instances here in Dallas County where two
entire rows of homes were destroyed. We live in a drought
prone region.

The building code should reflect this fact with no exceptions.

Also, residents in the immediate vicinity of the proposed development
have been dealing with street crowding for a few years now from the
twice a day drop offs and pickups at the Early Childhood Development
Center on the next block over on Coral Way. At times, traffic is at a
standstill, as cars line up from both directions on Varsity Dr. and on
Coral Way as well. The backup can stretch all the way around the corner

and down another block to Marshall Dr.

So, several months of construction at the intersection of Coral Way and Varsity Dr. would make the site impassable at times for emergency services and for current residents. That was the case already when one large tract was divided and developed into four single family properties on the 1900 block of Varsity Dr. recently.

I know that the city and the school district would more than welcome the additional, perpetual property tax revenues, but this is already a long established neighborhood which was developed on a much more considerate building code.

So, with these concerns, especially the density, I'm against the currently proposed development of the six homesites.