



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda City Council Meeting

Tuesday, March 21, 2023

4:30 PM

City Hall - Briefing Room

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

CALL TO ORDER

STAFF PRESENTATIONS

- [1.](#) Tangle Ridge Golf Recommendations
- [2.](#) Food Trucks Discussion
- [3.](#) 2023 Ice Skating Rink (Reviewed by the Finance and Government on 03/07/2023)

AGENDA REVIEW

EXECUTIVE SESSION

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

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

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

RECESS MEETING

6:30 PM Council Chambers

RECONVENE MEETING

Invocation led by Pastor Jeremiah Sarvis of The Rush Creek Church.

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

PRESENTATIONS

- [4.](#) Proclamation to Visiting Nurses Association for March for Meals Month

5. Proclamation for Vietnam Veteran's Day

CONSENT AGENDA

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

6. Minutes of the March 7, 2023, City Council Meeting
7. Annual Contract for facility maintenance, repair, and operations (MRO) and building supplies with related equipment, accessories, supplies and service from Fastenal Company at an estimated cost of \$134,000 for eight months through a national interlocal agreement with Sourcewell, with the option to renew for three additional one-year periods at \$200,000 annually, totaling \$734,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 02/07/2023)
8. Annual Contract for water utility warehouse supplies from Ferguson Enterprises LLC, Core & Main LP, and Zepp Mfg. (up to \$650,000.00 annually). This contract will be for one year with the option to renew for four additional one-year periods totaling \$3,250,000.00 if all extensions are exercised (Reviewed by the Finance & Government on 02/07/2023)
9. Approve application to the Department of Energy Efficiency and Conservation Block Grant to accept allocation of \$220,600 for energy conservation projects (Public Safety, Health & Environment Committee reviewed this item on 03/06/2023)
10. Annual Contract for Gas Well Inspection services with Modern Geosciences for an amount not to exceed \$200,000 for one year with the option to renew for four (4) additional one-year periods totaling \$1,000,000 if all extensions are exercised (Reviewed by the Public Safety, Health & Environment Committee on 03/06/2023)
11. Annual Contract for disposal of household hazardous waste in the amount of \$81,100 annually through a Master Interlocal Agreement with the City of Fort Worth. This contract will be for one year with the option to renew for four one-year periods totaling \$405,500 if all extensions are exercised (Reviewed by the Public Safety, Health & Environment Committee on 03/06/2023)
12. Reject all proposals from RFP #23019 for Accountable Care Act (ACA) Federally-Required Reporting (Reviewed by the Finance and Government Committee on 03/07/2023)
13. Reject all proposals from RFP #23063 for a Tobacco Cessation Program (Reviewed by the Finance and Government Committee on 03/07/2023)
14. Purchase of permanent Right-of-Way designated as Parcel No 4, Ellis County, located near 10745 Davis Drive, Midlothian, TX, from The Karen B. Cramer 2019 Revocable Trust and Karen B. Cramer, required for re-alignment and widening of Davis Drive for \$65,000.00 plus title insurance expenses and closing costs, not-to-exceed \$73,000.00 (Reviewed by Finance and Government Committee on 03/07/2023)

- [15.](#) Purchase of two Cisco firewalls and upgrade service from Flair Data Systems in the amount of \$65,911.08 through a national cooperative agreement with DIR (Reviewed by the Finance & Government Committee on 03/07/2023)
- [16.](#) Purchase of Panasonic “Toughbook” rugged mobile laptops and accessories from GTS Technology Solutions, Inc. in the amount of \$65,934.63, through a cooperative agreement with the Department of Information Resources (DIR) (Reviewed by the Finance and Government Committee on 03/07/2023)
- [17.](#) Personal Services contract with Gary Yakesch for Epic Central Asset Management in the amount of \$27,000 (6 months) with the option to renew for two additional years totaling \$135,000 if all renewal options are exercised (Reviewed by Finance and Government Committee on 03/07/2023)
- [18.](#) Contract for Professional Design Services from Parkhill in the amount of \$247,200 for design of Tyre Park Phase II (Reviewed by the Finance & Government Committee on 03/07/2023)
- [19.](#) Annual Contract with Yellowstone Landscape for landscape maintenance and litter services at EpicCentral. This contract will be for one year (\$846,777) with the option to renew for four additional one-year periods totaling \$4,233,885 if all extensions are exercised (Reviewed by the Finance & Government Committee on 03/07/2023)
- [20.](#) Annual Contract for Heavy Duty Tire Repair Service from T C Tire LLC dba Texas Commercial Tire (up to \$30,000.00 annually). This contract will be for one year with the option to renew for four additional one-year periods totaling \$150,000.00 if all extensions are exercised (Reviewed by the Finance & Government Committee on 03/07/2023)
- [21.](#) Annual Contract for tire recycling from All American Tire (up to \$46,224.00 annually). This contract will be for one year with the option to renew for four additional one-year periods totaling \$231,120.00 if all extensions are exercised (Reviewed by the Finance & Government Committee on 03/07/2023)
- [22.](#) Annual Contract for Rescue Dive Gear from House of Scuba (up to \$17,741.14 annually) for one year with the option to renew for four additional one-year periods totaling \$88,705.70 if all extensions are exercised (Reviewed by the Finance and Government Committee on 03/07/2023)
- [23.](#) Annual Contract for Veterinarian Test Kits and Accessories for testing animal shelter animals from sole-source provider IDEXX Laboratories (up to \$45,000 annually) for one year with the option to renew for four additional one-year periods totaling \$225,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 03/07/2023)
- [24.](#) Annual Contract for Priority Service Plan for a remaining 8-month period which includes video display software and purchase of Jupiter extended warranty at an estimated cost of \$33,899.48, with four one-year renewals at \$23,797.04 annually for a total of \$129,087.64 (Reviewed by the Finance and Government Committee on 03/07/2023)
- [25.](#) Annual Contract for Fence Repairs & Replacements from Llano River Fence Company, LLC (up to \$100,000 annually). This agreement will be for one year with the option to renew for four additional one-year periods totaling \$500,000 if all extensions are exercised. Award a

secondary to Diamond Fence & Concrete (up to \$100,000 annually) to be used only if the primary is unable to fulfill the needs of the department (Reviewed by the Finance and Government Committee on 03/07/2023)

- [26.](#) Annual Contract for Alternate Daily Cover (ADC) hydromulch materials from Space Savers (up to \$93,120.00) annually. This contract will be for one year with the option to renew for four additional one-year periods totaling \$456,600.00 if all extensions are exercised (Reviewed by the Finance & Government Committee on 03/07/2023)
- [27.](#) Construction contract with McMahon Contracting, LP for FY23 Storm Drain Outfall Repairs for Cherry Street Drainage issues in the total amount of \$587,853.96 for Base Bid and Base Bid Alternate 1, and a 5% contingency in the amount of \$29,392.70; materials testing with Team Consultants for \$14,917.00; in-house engineering in the amount of \$29,392.70; for a total project cost of \$661,556.36 (Reviewed by the Finance and Government Committee on 03/07/2023)
- [28.](#) Construction contract with A & C Construction, Inc for the addition of entry canopies over two (2) existing doors at City Hall in the amount of \$69,900 along with a design contingency of \$2,500, a construction contingency of \$2,500 and a \$5,000 material testing allowance for a total funding request of \$79,900 (Reviewed by the Finance & Government Committee on 03/07/2023)
- [29.](#) Construction Manager at Risk (CMAR) Contract with Modern Contractors, Inc. for pre-construction services for the Public Safety Storage Facility project in the amount of \$1,000 and approve a Construction Services Fee of 2.25% to be applied to the actual approved construction costs for the new construction work at a later time (Reviewed by the Finance and Government Committee on 03/07/2023)
- [30.](#) Professional Design Services Contract with Brown Reynolds Watford (BRW) Architects, Inc. for the design of Fire Station 6 renovations and design of a new Emergency Operations Center in the amount of \$969,500 with additional project allowances of \$186,275 for a total funding request of \$1,155,775 (Reviewed by Finance and Government Committee on 03/07/2023)
- [31.](#) Professional Design Services Contract with Martinez Architects, LP for the design of new Fire Station 11 in the amount of \$455,000 with additional project allowances of \$134,500 for a total funding request of \$589,500 (Reviewed by Finance and Government Committee on 03/07/2023)
- [32.](#) Amendment to an Interlocal Agreement between the City of Grand Prairie and the City of Arlington for the development of 21.971 acres with a portion of the development in each city. The subject property is generally located west of S Great Southwest Pkwy, about 1,600 feet north of W Marshall Dr, and addressed as 1550 S Great Southwest Pkwy
- [33.](#) Annual Comprehensive Financial Report and associated audit services for Fiscal Year ending September 30, 2022 (The Finance and Government Committee reviewed on March 7, 2023, and recommended approval)
- [34.](#) Resolution Approving Tax Increment Reinvestment Zone Planning Services Contract with Catalyst Commercial not-to-exceed \$49,000 (Reviewed by the Finance and Government Committee on 03/07/2023)

- [35.](#) Resolution amending the Chapter 380 Economic Development Agreement with the Grand Prairie Local Government Corporation for a cash grant of an additional \$124,000 to be used for the purchase and maintenance of real property located at 114 W. Main Street, as a suitable site for the location, relocation, or expansion of a business within the City and authorize the purchase (The Local Government Corporation reviewed this item on 03/07/2023)
- [36.](#) Ordinance Amending the FY2021/2022 Operating Budgets (Reviewed by the Finance and Government Committee on 03/07/2023)
- [37.](#) Ordinance amending the FY23 Economic Development Capital Improvement Projects fund and approval to purchase 207 W Main St for \$405,000 plus anticipated closing costs of up to \$10,000 for a total cost of up to \$415,000.00 from the Estate of Wanda Cober for use by Downtown Staff (Reviewed by the Finance and Government Committee on 03/07/2023 and approved 2-1)

ITEMS FOR INDIVIDUAL CONSIDERATION

- [38.](#) An Ordinance Amending Chapter 25 “Traffic” of the City of Grand Prairie Code of Ordinances to Add Section 25-59.5 to Require All Vehicles Stopped, Standing, or Parked on a Public Street to Display Valid and Current Registration, and Amend Subsection 25-60 to Authorize the Chief of Police to Designate Employees to Enforce On-Street Parking Regulations through the Removal of Illegally Parked or Abandoned Vehicles (Reviewed by the Public Safety, Health & Environment Committee on 03/06/2023)
- [39.](#) Ordinance Amending Chapter 13, Article XX “Automotive Related Business Regulations” of the Grand Prairie Code of Ordinances to Clarify Definitions and Operating Requirements, Update Grounds and Procedures for Revocation, and Make Other Minor Changes; Repealing all Ordinances in Conflict, Providing a Savings Clause, a Severability Clause, and a Penalty Clause; and Providing an Effective Date after Passage, Approval and Publication (Reviewed by Public Safety, Health & Environment Committee on 03/06/2023)

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

- [40.](#) STP-22-11-0057 - Site Plan - Shady Grove Industrial at 1001 W Shady Grove Blvd (City Council District 1). Site Plan for an industrial development consisting of two warehouses on 5.799 acres. A tract of land in the John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned PD-221 and within the SH-161 Corridor Overlay District, and addressed as 1001 W. Shady Grove Road (On February 27, 2023, the Planning and Zoning Commission recommended approval with staff conditions by a vote of 7-0)
- [41.](#) STP-22-12-0062 – Site Plan – Lapiz Flats at 1410 Duncan Perry (City Council District 1). Site Plan for 69 age restricted multi-family units on 2.391 acres. Lots 1-3, Block A, Wash N Shop Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-427, within the IH 30 Corridor Overlay District, and addressed as 1410 Duncan Perry Road (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

PUBLIC HEARING ZONING APPLICATIONS

- [42.](#) ZON-23-01-0006 - Zoning Change/Concept Plan - Our House Salon (City Council District 5). Amendment to Planned Development District No. 324 to add Grooming & Hygiene Salon as an allowable use. Lot 11 and a portion of Lot 12, Block 209, Dalworth Park, City of Grand Prairie, Dallas County, Texas, zoned PD-324, and addressed as 638 Church Street (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-1)
- [43.](#) SUP-23-01-0001 - Specific Use Permit - JH Walker Trucking (City Council District 5). Specific Use Permit/Site Plan for Heavy Truck Parking facility on 3.22 acres. Tract 9, William C. May Survey, Abstract No. 891, City of Grand Prairie, Dallas County, Texas, zoned LI, within the CBD, Section No. 4, and addressed as 3312 E. Jefferson St (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)
- [44.](#) ZON-23-01-0001 - Zoning Change/Concept Plan - Tranquil Estates at 6310 Webb Lynn Rd (City Council District 4). Zoning Change from Agriculture to a Planned Development District for Single Family Use and a Concept Plan depicting 30 detached units on 6.063 acres. A portion of Tract 3D, William Lynn Survey, Abstract No. 973, Tarrant County, Texas, zoned Agriculture District, and addressed as 6310 Webb Lynn Road (On February 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)
- [45.](#) CPA-23-01-0001 - Comprehensive Plan Amendment - Pivotal Residential (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use and Open Space/Drainage to High Density Residential and Commercial/Retail/Office on 42.7 acres. Tracts 2, 36, and 36.1, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-294D and PD-28, within the SH 161 and I-20 Corridor Overlay Districts, and addressed as 1900 IH 20 and 3900 Robinson Rd (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)
- [46.](#) ZON-23-01-0004 - Zoning Change/Concept Plan - Pivotal Residential (City Council District 2). Zoning Change from PD-294B and PD-28 to a Planned Development District for Multi-Family and General Retail Uses and a Concept Plan depicting 320 multi-family units, a hotel, and a restaurant on 42.79 acres. Tracts 2, 36, and 36.1, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-294D and PD-28, within the SH 161 and I-20 Corridor Overlay Districts, and addressed as 1900 IH 20 and 3900 Robinson Rd (On February 27, 2023, the Planning and Zoning Commission recommended approval with staff conditions by a vote of 8-0)
- [47.](#) CPA-23-01-0002 - Comprehensive Plan Amendment - Ascend at Forum (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Residential to High Density Residential and on 11.010 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

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

CITIZEN COMMENTS

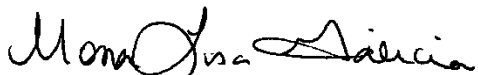
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond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

ADJOURNMENT

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

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the City Council meeting agenda was prepared and posted March 17,2023.



Mona Lisa Galicia, City Secretary

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



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Duane Strawn, Parks, Arts and Recreation Director

TITLE: Tangle Ridge Golf Recommendations

**REVIEWING
COMMITTEE:**



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Cindy Mendez, Public Health Director and Dwayne Strawn, Parks, Arts and Recreation Director

TITLE: Food Trucks Discussion

**REVIEWING
COMMITTEE:**



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Chip Nami, Downtown Manager, City Manager's Office

TITLE: 2023 Ice Skating Rink

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



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Mayor Ron Jensen

TITLE: Proclamation to Visiting Nurses Association for March for Meals Month

REVIEWING COMMITTEE:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/21/2023

PRESENTER: Mayor Ron Jensen

TITLE: Proclamation for Vietnam Veteran's Day

**REVIEWING
COMMITTEE:**



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Mona Lisa Galicia, City Secretary

TITLE: Minutes of the March 7, 2023, City Council Meeting

**REVIEWING
COMMITTEE:**

SUMMARY:

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



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, March 07, 2023

4:30 PM

City Hall - Briefing Room

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:32 p.m.

PRESENT

Mayor Ron Jensen

Mayor Pro Tem Cole Humphreys

Deputy Mayor Pro Tem John Lopez

Council Member District 1 Jorja Clemson

Council Member District 2 Jacquin Headen

Council Member District 3 Mike Del Bosque

Council Member District 6 Kurt Johnson

Council Member At Large Place 7 Jeff Copeland

Council Member At Large Place 8 Junior Ezeonu

STAFF PRESENTATIONS

1. Recap of First Small Business and Subcontractor Expo

Economic Development Director Marty Wieder and Economic Development Business Manager Kay Brown Patrick presented highlights of the recently held expo. Ms. Brown Patrick provided a summary of the event and details of the educational sessions held. She showed a video capturing the event and discussed results from the attendee and vendor surveys. Ms. Brown Patrick advised marketing was the number one topic attendees wanted to know more about and noted it will be the first entrepreneur session to be held in March. Council Member Del Bosque noted the turnout was great and asked Ms. Brown Patrick and staff to consider a larger location for potential growth in attendance for subsequent events.

PRESENTED

2. Epic Central Update

Zane King, Creative Producer at Epic Central, discussed branding, the Epic Central program and key activities and events. Mr. King discussed 2023 projections and showed a video of the development design of the one hundred seventy-two acres area. He discussed all venues at Epic Central and reviewed the timeline of the opening of several restaurants. Mr. King discussed the development of the hotel with two-hundred seventy-six hotel rooms and convention center. He discussed the bridge and water show at Epic Central and noted there is a 650 square foot stage for local artists of different genres to perform and advised family friendly artists would be invited to perform. He reviewed the event calendar and proposed

community events and discussed website and social media pages, noting the goal is for people to have a great experience with food and entertainment with smaller events. There was discussion regarding current wait times at venues, how a variety of acts are chosen and suggestions for Epic Central tenants to collaborate to provide programming and entertainment on stage. Deputy Mayor Pro Tem Lopez asked to clarify the entertainment budget. Deputy City Manager Cheryl De Leon advised one hundred fifty thousand dollars was available for this fiscal year and seventy-five thousand dollars would be budgeted from the Epic Fund moving forward. There was discussion regarding bands, local entertainment and signs prohibiting alcohol within a certain area. Mr. King provided information on a few bands and City Manager Steve Dye requested Council make suggestions. There was discussion on the sale of food and drinks by the surrounding restaurants. Mayor Jensen noted Council and the city want businesses there to thrive. Council Member Copeland asked staff to update the website with pertinent information of what is allowed/not allowed. There was discussion on whether Arlington's Texas Live has the same rules regarding the permitting of alcohol. Assistant City Manager / City Attorney Megan Mahan noted Texas Live has one Texas Alcohol Beverage Commission (TABC) license holder. Mr. King said he will be scheduling a walk-through of the site and take suggestions from Council.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Humphreys asked if council had questions on any agenda items. Council Member Ezeonu asked for clarification on item eight. Assistant City Manager / City Attorney Megan Mahan advised it would be discussed during Executive Session. Mayor Jensen noted it can then be discussed in the regular meeting if additional information is needed. Council Member Del Bosque asked for clarification of item six. City Manager Steve Dye and Economic Development Director Marty Wieder informed the item was reviewed by the Tax Increment Reinvestment Zone (TIRZ) Board and includes repair of four streets surrounding the hospital. Council Member Ezeonu asked for information about the group who will be operating the hospital, and Mr. Wieder provided details about the operator and principal of the group of the Grand Prairie Medical Center. Mayor Jensen noted Deputy Mayor Pro Tem Lopez sits on the TIRZ board.

EXECUTIVE SESSION

Mayor Jensen called a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney" - City of Allen, Texas et al., v. Time Warner Cable Texas, LLC d/b/a Spectrum and Charter Communications; Case No. 6:19-cv-345-ADA-DTG, Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations."

RECESS MEETING

Mayor Jensen adjourned the closed session, opened the regular meeting and called a recess at 6:11 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

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

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

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

CONSENT AGENDA

Mayor Jensen called forward speaker Harold Willis, who recorded opposition to items six, eight and nine. Mr. Willis discussed each item (noted below) before the vote was taken. Mayor Pro Tem Humphreys moved, seconded by Deputy Mayor Pro Tem Lopez, to approve items three through thirteen, with the typo correction in Item 9 which should read 2023 instead of 2022. The motion carried unanimously.

3. Minutes of the February 21, 2023, City Council Meeting

Approved on Consent Agenda

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

Approved on Consent Agenda

5. Oak Hollow/Sheffield Village PID Contract with SPSD for Irrigation Installation and Landscape Improvements beneath Trees along Great Southwest Parkway in the amount of \$345,484.15 (Council District 4) (Reviewed by the Oak Hollow/Sheffield Village PID Board 2/16/23)

Approved on Consent Agenda

6. TIF 1 Allocation Request by Integral Health Holdings for Grand Prairie's Hospital District not to exceed \$1,000,000 for street repairs in Grand Prairie's Hospital District (Stewart Drive, Osler Drive and Hospital Boulevard, as well as a complete reconstruction of Mid-Cities Boulevard) (Reviewed by the TIRZ #3 Board on 02/09/2023)

Mr. Willis asked why the city is subsidizing a Wall Street equity firm. Mr. Dye discussed the deteriorated conditions of the streets. He noted the city is working with the new developer of the hospital facility and the repairs would be paid from TIRZ funding. Mayor Jensen and Mr. Dye explained TIRZ funding is specific to that area which cannot be spent anywhere else in the city. Mr. Willis expressed that the previous hospital was not sufficient.

Approved on Consent Agenda

7. Authorize payment of \$118,662.83 to McGriff Insurance Services, Inc. for renewal of the City's Cyber Liability policy with Underwriters at Lloyd's of London for the period of February 4, 2023, through February 4, 2024 (Reviewed by Finance and Government Committee on 3/7/2023)

Approved on Consent Agenda

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

Mr. Willis asked for details of the lawsuit and Ms. Mahan said the city sued spectrum over how our franchise fees are calculated. Mayor Jensen added it is a multicity lawsuit settlement.

Approved on Consent Agenda

9. Second Lease Extension between the Grand Prairie Local Government Corporation and Calvary Baptist Church for Grand Prairie located at 401 W. Church St, Grand Prairie, TX 75050 until June 30, 2022 (Reviewed by the Grand Prairie Local Government Corporation on 03/07/2023)

Mr. Willis asked for more information regarding the lease extension and what was paid for the property. Mayor Jensen discussed intentions to demolish the Calvary Baptist Church building, which is now owned by the city, once the downtown development project begins, and the city is allowing the church to stay a little longer while the city is waiting on the downtown development plan. Mr. Dye advised the city paid under five million dollars for the property.

Approved on Consent Agenda

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

ADOPTED

ORD 11342-2023

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

ADOPTED

ORD 11343-2023

12. Ordinance amending the FY23 Economic Development Capital Improvement Projects fund and approval to purchase 207 W Main St for \$405,000 plus anticipated closing costs of up to \$10,000 for a total cost of up to \$415,000.00 from the Estate of Wanda Cober for use by Downtown Staff (Reviewed by the Finance and Government Committee on 03/07/2023)

ADOPTED

ORD 11344-2023

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

ADOPTED

RES 5331-2023

ITEMS FOR INDIVIDUAL CONSIDERATION

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

Ms. Mahan and Mr. Wieder presented this item, noting there are two types of programs which allow the city to get reimbursed from state sales tax dollars when there is certain competition. Deputy Mayor Pro Tem Lopez asked which congress member is involved. Mr. Wieder noted Senator Royce West has worked on this. Mayor Pro Tem Humphreys moved, seconded by Deputy Mayor Pro Tem Lopez to approve as presented. The motion carried unanimously.

ADOPTED

RES 5332-2023

PLANNING AND ZONING ITEMS TO BE TABLED

Mayor Pro Tem Humphreys moved, seconded by Deputy Mayor Pro Tem Lopez, to table items fifteen and sixteen to a later date. The motion carried unanimously.

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

TABLED

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

TABLED

PUBLIC HEARING ZONING APPLICATIONS

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

Chief City Planner Savannah Ware presented the request for a special use permit, noting the developer provided additional information. She reviewed project updates including exhibits for improvements on the property, including curb cuts for Americans With Disability Act (ADA) access, dumpster enclosure, new trees, repair of existing asphalt surface, restriping of parking lot and fire lane, improved sidewalks, replacement of windows, painting of existing canopy and cleaning of the surface of the building. Property Owner Diane Keeble, 1118 Nadine Lane, said the renter wanted to purchase the building to upgrade it and noted her support. Mayor Pro Tem Humphreys asked to clarify the current zoning/rights. Ms. Ware clarified the current convenience store is allowed and there is a six-month window to allow for another convenience store. Mayor Pro Tem Humphreys moved to deny this item as presented. There was no second. Mayor Jensen advised the motion dies for a lack of second.

Motion to close the public hearing and approve made by Council Member District 3 Del Bosque, Seconded by Council Member District 6 Johnson.

Voting Yea: Mayor Jensen, Deputy Mayor Pro Tem Lopez, Council Member District 1 Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, Council Member District 6 Johnson, Council Member At Large Place 7 Copeland, Council Member At Large Place 8 Ezeonu

Voting Nay: Mayor Pro Tem Humphreys

The motion passed.

ADOPTED

ORD 11345-2023

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

Ms. Ware presented items eighteen and nineteen together. She reviewed the Comprehensive Plan Amendment request noting the Planning and Zoning Commission recommended approval, but staff was unable to recommend due to it does not comply with the Future Land Use Map (FLUM).

TABLED

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

Ms. Ware discussed existing current and proposed zoning for this development with three hundred-twenty units. She reviewed the proposed concept plan and requested variances, noting a hotel is allowed by right, and discussed setbacks for multifamily and a perimeter fence. Mayor noted staff suggests going with what the Unified Development Code (UDC) requires and he explained categories of hotels. Ms. Ware said the Planning and Zoning Commission recommended approval, but staff cannot support due to it does not comply with the FLUM. Council asked to review request in detail, and Ms. Ware reviewed requested variances, staff recommendations, existing zoning, and the concept plan. There was discussion on height of the buildings, access to the adjacent development and traffic impact. Andrew Ruegg with Masterplan, 2201 Main Street, Dallas, discussed how the project would fit with new and upcoming developments, noting their request to reorient where the multifamily would be allowed. He said he spoke with neighbors about reducing density and reviewed the overall concept plan for high amenitized, market rate luxury apartments which would be four stories with a maximum of three hundred twenty units including luxury pools, outdoor living area, a trail, gym and bark park. Mr. Ruegg reviewed elevations and renderings and discussed the four to six story hotel/restaurant tract. Karl Crawley, 2201 Main Street, Dallas, discussed the overall concept plan and its horizontal mixed use. He reviewed the planned development details and location of the existing gas pad and flood plain. Mr. Crawley said they had two neighborhood meetings with most present in support of the project. Bernie H, 8700 Freeport Pkwy, Irving, provided a summary of the traffic impact study, noting their multifamily development has very little impact on key study intersections, in most cases three seconds of additional delay and for many locations less than one second of additional delay. Developer Michael Ramsey, 15 Richard Arrington Boulevard, Birmingham, Alabama said they want to develop the site with less density and grow the density to the western side of the site, and he expressed excitement to be there. There was discussion on the development type allowed, whether there would be a south fence for the property owner to maintain and access to the property. Additional discussion was held on the setbacks and the perception of density with four story versus five story buildings. Mr. Ramsey said the five story is not what they would want to build but that is what is allowed. Deputy Mayor Pro Tem Lopez asked how many people attended the community meetings. Mr. Ramsey said no one attended the first meeting and there were five who attended the second meeting.

Jackie Gaff, 3557 Canyon, did not record support/opposition but asked if there would be a traffic signal. Mayor Jensen said there would be no traffic signal. Mr. Bernie advised their traffic study did not warrant a signal.

There was further discussion on concerns of homeless camping out in woods and council requested clarification on flood plain. Engineering Director Noreen Housewright clarified where building can take place, explained mitigation would have to be performed and they would go thru Federal Emergency Management Agency (FEMA) process in order to build. Council Member Clemson asked the applicant to define upscale apartments. Mr. Ramsey discussed details of a ten thousand square foot clubhouse, mailroom, fitness area and discussed design and elevations. He noted rent would average seventeen hundred per month. Council Member Headen asked to clarify apartment sizes. Deborah Johnston, 1651 Ernie Lane, noted her opposition and said she has concerns with traffic and asked the developer to build three story buildings. Council Member Ezeonu asked what kind of hotels they are considering. Mr. Ramsey noted they would like to bring a recognized brand. Mayor Jensen noted bottom tier hotels will not be allowed. Ms. Ware clarified the scale. Council Member Headen moved to deny both items, Mayor Pro Tem Humphreys, seconded the motion. Council Member Ezeonu asked to table for further discussion and consideration. Council Member Headen withdrew the motion to deny.

Motion to Table items nineteen and twenty to next meeting made by Council Member District 2 Headen. Seconded by Mayor Pro Tem Humphreys.

Voting Yea: Mayor Pro Tem Humphreys, Deputy Mayor Pro Tem Lopez, Council Member District 2 Headen Council, Member District 6 Johnson, Council Member At Large Place 8 Ezeonu

Voting Nay: Mayor Jensen, Council Member District 1 Clemson, Council Member District 3 Del Bosque, Council Member At Large Place 7 Copeland

Motion to Table items nineteen and twenty to the March 21st meeting passed.

TABLED

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

Ms. Ware presented items twenty and twenty-one together. She discussed the Comprehensive Plan to change from mixed residential to high density residential, and noted staff is unable to support to do it is not consistent with the to FLUM.

Ms. Ware reviewed the zoning change concept plan, discussing existing zoning and proposed zoning to allow for single family detached. She reviewed density and dimensional requirements and reviewed requested variances, including minimum lot area and minimum lot width, and their request to increase height. Ms. Ware reviewed conceptual elevations with garage door

upgrades and reviewed written opposition received. Ms. Ware said the Planning and Zoning Commission recommended approval, but staff cannot support due to it is inconsistent with the FLUM but is allowed per existing zoning.

Andrew Wiley, 1341 Horton Circle, said they reviewed council's requests and had discussions with Council Member Headen. Council Member Headen said previously they presented several townhouses but now they will have single family with home ranging from eighteen hundred to twenty-four hundred square feet. Mr. Wylie said yes, but there are about fourteen lots that are going to be larger lots. Quadri Akamo, 4422 Meadow Hawk Drive, Arlington, gave further details on the lots. There was further discussion on details of the larger lots and whether they would be part of a Public Improvement District and/or homeowners association and how many homes would be built. Mr. Akamo noted one hundred sixty-seven homes would be built. Council Member Clemson asked for details on how aesthetically attractive the homes would be and asked to review building elevations. Mr. Akamo said they are large lots and would be attractive to new and second home buyers as well.

Council Member Headen requested more visually upgraded homes. She then moved, seconded by Council Member Clemson, to table the item until the March 21st council meeting.

Voting Yea: Mayor Jensen, Deputy Mayor Pro Tem Lopez, Council Member District 2 Headen Council, Member District 6 Johnson, Council Member At Large Place 8 Ezeonu, Council Member District 1 Clemson, Council Member District 3 Del Bosque, Council Member At Large Place 7 Copeland

Voting Nay: Mayor Pro Tem Humphreys

Motion to Table items twenty-one and twenty-two to the March 21st meeting passed.

TABLED

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

TABLED

8:34 p.m. Mayor Jensen called a recess.

8:41 p.m. Mayor Jensen called the meeting back to order.

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

Mayor Pro Tem Humphreys moved, seconded by Council Member Headen, to table this item to next council meeting. The motion carried unanimously.

TABLED

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

Council Member Copeland moved, seconded by Deputy Mayor Pro Tem Lopez, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11348-2023

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

Council Member Copeland moved, seconded by Deputy Mayor Pro Tem Lopez, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11349-2023

CITIZEN COMMENTS

Collin Packer, 103 N. Dallas Avenue, Lancaster, from District 109 Representative Sherman's Office provided a legislative update.

Gordon Jones, 305 Oak Trail Drive, discussed worshipping and government mandated religion then spoke against hate comments made by Mr. Shelly, a resident of Grand Prairie.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:52 p.m.

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

Mona Lisa Galicia, City Secretary



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Douglas Taylor, Water Utility Operations Manager

TITLE: Annual Contract for facility maintenance, repair, and operations (MRO) and building supplies with related equipment, accessories, supplies and service from Fastenal Company at an estimated cost of \$134,000 for eight months through a national interlocal agreement with Sourcewell, with the option to renew for three additional one-year periods at \$200,000 annually, totaling \$734,000 if all extensions are exercised

REVIEWING COMMITTEE: (Reviewed by the Finance and Government Committee on 02/07/2023)

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Fastenal	\$200,000	\$734,000

PURPOSE OF REQUEST:

This contract will be for departments to utilize for the purchase of facility maintenance, repair, and operations (MRO) & building supplies with related equipment, accessories, supplies & service on an as needed basis. Fastenal Company through their national contract offers products and services used by multiple departments for everyday operations and special projects.

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

Sourcewell (Formerly NJPA) through a comprehensive 12-step process creates national cooperative contract purchasing solutions on behalf of its member agencies which include all government, education, and non-profit agencies nationwide and in Canada. These cooperative contract opportunities offer both time and money savings for their users by consolidating the efforts of numerous individually prepared solicitations to one national, cooperatively shared process. This process leverages the aggregation of volume from members nationwide.

The Sourcewell contract #R091422-FAS began November 30, 2022, and will expire November 08, 2026, with the option to extend two times, for one additional year per extension, upon request of Sourcewell and written agreement by supplier.

Fiscal Year	Months	Estimated Expenditure
Mar 23'- Nov 23'	8*	\$134,000.00 *to align contract dates with Sourcewell
Dec 23'- Nov 24'	12	\$200,000.00
Dec 24'- Nov 25'	12	\$200,000.00
Dec 25'- Nov 26'	12	\$200,000.00
Total		\$734,000.00

A modified eight-month term is requested to align our contract dates with the Sourcewell contract dates.

PROCUREMENT DETAILS:

Procurement Method: ☒ Cooperative/Interlocal ☐ RFB/RFP ☐ Sole Source ☐ Professional Services ☐ Exempt

☐ Local Vendor ☐ HUB Vendor

Number of Responses: RFP/RFB #:

Selection Details: ☐ Low Bid ☐ Best Value

FINANCIAL CONSIDERATION:

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

MEETING DATE: 03/21/2023

PRESENTER: Douglas Taylor, Manager, Water Utility Department

TITLE: Annual Contract for water utility warehouse supplies from Ferguson Enterprises LLC, Core & Main LP, and Zepp Mfg. (up to \$650,000.00 annually). This contract will be for one year with the option to renew for four additional one-year periods totaling \$3,250,000.00 if all extensions are exercised

REVIEWING COMMITTEE: (Reviewed by the Finance & Government on 02/07/2023)

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Ferguson Enterprise LLC	\$300,000.00	\$1,500,000.00

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Core & Main LP	\$300,000.00	\$1,500,000.00

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Zepp Mfg.	\$50,000.00	\$250,000.00

PURPOSE OF REQUEST:

These annual contracts will be utilized by the Water Utility Warehouse Department for repair and replacement stock on various jobs throughout the city. Ferguson's bid had the most low-cost items. The bid will be awarded to Ferguson Enterprise LLC and Core & Main due to the nationwide supply shortage of parts. Zepp is awarded one item only. Orders will be placed as needed from these suppliers.

PROCUREMENT DETAILS:

Procurement Method: ☐ Cooperative/Interlocal ☒ RFB/RFP ☐ Sole Source ☐ Professional Services ☐ Exempt

Number of Responses: Three RFB #: 23034
Selection Details: ☒ Low Bid ☐ Best Value


FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Water & Wastewater Funds
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ATTACHMENTS / SUPPORTING DOCUMENTS:


1- Bid Summary


		Bid Tabulation Water Utility Warehouse RFB #23034	Ferguson Enterprises, LLC	Core & Main	Zepp, Inc.
			Tyler, TX	Dallas, TX	Grand Prairie, TX
Item	Description	UOM	Unit Price	Unit Price	Unit Price
WATER FITTINGS					
1	2 INCH BRASS COUPLING	each	57.32	\$ 27.40	
2	2 INCH X2 INCH BRASS ALL THREAD	each	9.71	\$ 12.55	
3	2 INCH X CLOSE NIPPLE	each	9.71	\$ 12.55	
4	METER YOKE 5/8 INCH X 3/4 INCH X 12 INCH RISE	each	111.32	\$ 111.32	
5	METER YOKE 5/8 INCH X 3/4 INCH X 15 INCH RISE	each	116.00	\$ 116.00	
6	METER YOKE 5/8 INCH X 3/4 INCH X 24 INCH RISE	each	141.55	\$ 141.55	
7	METER YOKE 5/8 INCH X 3/4 INCH X 7 INCH RISE	each	106.22	\$ 106.22	
8	METER YOKE 5/8 INCH X 3/4 INCH X 9 INCH RISE	each	107.53	\$ 107.53	
9	1 INCH COMPRESSION ANGLE VALVE	each	129.02	\$ 61.72	
10	1 INCH COMPRESSION UNION	each	23.66	\$ 23.66	
11	1 INCH FEMALE CURB STOP	each	93.01	\$ 93.01	
12	1 INCH FLARED ANGLE VALVE	each	124.75	\$ 57.65	
13	1 INCH METER COUPLING	each	16.98	\$ 16.98	
14	2 INCH COMPRESSION ANGLE VALVE	each	377.85	\$ 274.32	
15	2 INCH COMPRESSION UNION	each	106.89	\$ 106.89	
16	2 INCH FEMALE CURB STOP	each	273.77	\$ 273.77	
17	2 INCH FLARED ANGLE VALVE	each	362.78	\$ 280.22	
18	2 INCH FEMALE COMPRESSION COUPLING	each	83.92	\$ 83.92	
19	2 INCH FLARED X FEMALE CURB STOP	each	325.93	\$ 325.93	
20	3/4 INCH COMPRESSION ANGLE VALVE	each	86.00	\$ 45.09	
21	3/4 INCH COMPRESSION UNION	each	20.68	\$ 20.68	
22	3/4 INCH FEMALE CURB STOP	each	60.68	\$ 60.68	
23	3/4 INCH FLARED ANGLE VALVE	each	83.58	\$ 42.30	
24	3/4 INCH FLARED X FEMALE CURB STOP	each	71.32	\$ 71.32	
25	3/4 INCH METER COUPLING	each	11.03	\$ 11.03	
26	3/4 INCH X 3 INCH METER COUPLING	each	13.38	\$ 13.38	
27	3/4 INCH MALE X FLARED COUPLING	each	15.11	\$ 15.11	
28	3/4 INCH X 4 INCH FLARED X FEMALE CURB STOP	each	71.32	\$ 71.32	
29	3/4 INCH X 3/4 INCH X 1 INCH COMPRESSION TEE	each	53.33	\$ 53.33	
30	10 INCH X2 INCH TAPPING SADDLE	each	59.49	\$ 124.42	
31	10 INCH X3/4 INCH TAPPING SADDLE	each	46.73	\$ 114.28	
32	12 INCH X2 INCH TAPPING SADDLE	each	71.33	\$ 133.82	
33	12 INCH X3/4 INCH TAPPING SADDLE	each	56.06	\$ 118.91	
34	1 INCH COMPRESSION CC THREAD CORP.	each	56.03	\$ 56.03	
35	1 INCH COPPER PLUG DISC.	each	2.08	\$ 2.08	
36	2 INCH COPPER PLUGS DISC	each	5.72	\$ 5.72	
37	3/4 INCH COMPRESSION CC THREAD CORP.	each	37.05	\$ 37.05	
38	3/4 INCH COPPER PLUGS DISC	each	1.58	\$ 1.58	
39	6 INCH X 1 INCH CC THREAD TAPPING SADDLE	each	33.12	\$ 82.58	
40	6 INCH X3/4 INCH TAPPING SADDLE	each	33.12	\$ 82.58	
41	8 INCH X1 INCH TAPPING SADDLE	each	36.17	\$ 94.65	
42	8 INCH X3/4 INCH CC TAPPING SADDLE	each	36.17	\$ 94.65	
43	3/4 INCH INSERT STIFFENERS	each	1.61	\$ 1.61	
44	1 INCH INSERT STIFFENERS	each	1.71	\$ 1.70	
45	3/4 INCH ULTRA - TITE COUPLING NUTS	each		\$ 19.32	
46	1 INCH ULTRA - TITE COUPLING NUTS	each		\$ 28.41	
47	1-1/2 INCH ULTRA - TITE COUPLING NUTS	each		\$ 65.64	
48	2 INCH UTLRA - TITE COUPLING NUTS	each		\$ 102.36	

		Bid Tabulation Water Utility Warehouse RFB #23034	Ferguson Enterprises, LLC	Core & Main	Zepp, Inc.
			Tyler, TX	Dallas, TX	Grand Prairie, TX
Item	Description	UOM	Unit Price	Unit Price	Unit Price

PVC WATER PIPE					
49	3/4 INCH POLYETHYLENE TUBING	foot	\$ 0.42	\$ 0.52	
50	1 INCH POLYETHYLENE TUBING	foot	\$ 0.62	\$ 0.83	
51	1-1/2 INCH POLYETHYLENE TUBING	foot	\$ 1.18	\$ 1.74	
52	2 INCH POLYETHYLENE TUBING	foot	\$ 2.29	\$ 2.86	
53	6 INCH DR18 C900 PVC PIPE CLASS 150	foot	\$ 12.47	\$ 15.95	
54	8 INCH DR18 C900 PVC PIPE CLASS 150	foot	\$ 21.36	\$ 27.31	
55	10 INCH DR18 C900 PVC PIPE CLASS 150	foot	\$ 32.06	\$ 40.97	
56	12 INCH DR18 C900 PVC PIPE CLASS 150	foot	\$ 45.14	\$ 57.67	
PVC SEWER PIPE					
57	4 INCH SDR 35 PVC	foot	\$ 2.41	\$ 3.05	
58	6 INCH SDR35PVC PIPE	foot	\$ 5.57	\$ 7.12	
59	8 INCH SDR35 PVC PIPE	foot	\$ 10.13	\$ 12.97	
60	10 INCH SDR35 PVC PIPE	foot	\$ 15.74	\$ 20.13	
61	12 INCH SDR35 PVC PIPE	foot	\$ 22.66	\$ 28.98	
SEWER PARTS					
62	4 INCH SDR 35 22 1/2 BEND	each	\$ 4.44	\$ 6.91	
63	4 INCH SDR35 45 BEND	each	\$ 4.03	\$ 6.28	
64	4 INCH SDR35 90 BEND	each	\$ 4.70	\$ 7.32	
65	4 INCH SDR 35 REPAIR COUPLING	each	\$ 2.66	\$ 4.17	
66	4 INCH SDR 35 X 3 INCH SCH 40 REDUC	each	\$ 20.20	\$ 7.34	
67	4 INCH X4 INCH X4 INCH SDR35 WYE	each	\$ 7.36	\$ 11.47	
68	4 INCH SCH 40-SDR 35 ADAPTER COUPLING	each	\$ 12.95	\$ 10.56	
69	4 INCH FEMALE CLEANOUT ADAPTER W/PLUG	each	\$ 10.40	\$ 13.28	
70	4 INCH X 3 INCH SDR 35 REDUCER	each	\$ 5.05	\$ 7.85	
71	6 INCH SDR 35 22 1/2 BEND	each	\$ 19.39	\$ 30.23	
72	6 INCH SDR 35 45 BEND	each	\$ 15.89	\$ 24.80	
73	6 INCH SDR 35 REPAIR COUPLING	each	\$ 9.75	\$ 15.22	
74	6 INCH SDR 35 TEE	each	\$ 22.09	\$ 34.44	
75	6 INCH X6 INCH X6 INCH SDR35 CLEAN OUT WYE	each	\$ 58.42	\$ 48.69	
76	6 INCH CHERNE GRIPPER PLUG	each	\$ 18.15	\$ 22.27	
77	6 INCH X4 INCH SDR35 REDUCER ECCENTRIC	each	\$ 12.97	\$ 32.59	
78	6 INCH X4 INCH SDR35 TEE	each	\$ 21.62	\$ 33.72	
79	6 INCH X4 INCH SDR35 WYE	each	\$ 27.22	\$ 42.45	
80	SEWER CITY SIDE CLEANOUT BOX (6" PVC BOX)	each	\$ 3.68	\$ 4.00	
81	SEWER CITY SIDE CLEANOUT BOX LID (6" PVC LID)	each	\$ 3.82	\$ 3.38	
82	10 INCH CLAY-PVC/CI CT ADAPTER	each	\$ 84.68	\$ 32.75	
83	10 INCH PVC/CI-PVC/CI CT ADAPTER	each	\$ 84.68	\$ 32.75	
84	4 INCH SDR35 CAPS	each	\$ 2.34	\$ 3.64	
85	4 INCH CLAY-PVC/CI CT ADAPTER	each	\$ 33.74	\$ 6.63	
86	4 INCH CLEANOUT PLUG W/RAISED NUT	each	\$ 3.23	\$ 5.01	
87	4 INCH DELTA SOCKET-PVC/CI CT ADAPTER	each		\$ 13.87	
88	4 INCH PVC/CI-PVC/CI CT ADAPTER	each	\$ 23.02	\$ 6.63	
89	6 INCH SDR 35 CAPS	each	\$ 8.54	\$ 13.33	
90	6 INCH CLEANOUT /PLUG	each	\$ 16.21	\$ 64.34	
91	6 INCH CLAY-PVC/CI CT ADAPTER	each	\$ 57.22	\$ 14.17	
92	6 INCH SDR 35 PLUG W/RAISED NUT	each	\$ 16.21	\$ 25.25	
93	6 INCH DELTA SOCKET-PVC/CI CT ADAPTER	each		\$ 23.15	
94	6 INCH X 4 INCH SDR 35 SADDLE TEES W/BANDS	each		\$ 49.04	
95	8 INCH CLAY-PVC/CI CT ADAPTER	each		\$ 21.81	
96	8 INCH X4 INCH SDR35 TEE	each		\$ 75.41	
97	8 INCH X4 INCH SDR 35 SADDLE TEES W/BANDS	each	\$ 37.69	\$ 61.62	
98	4 INCH SDR35 22 1/2 BEND SXH	each	\$ 5.48	\$ 8.52	
99	4 INCH SDR35 45 BEND SXH	each	\$ 5.48	\$ 8.52	

		Bid Tabulation Water Utility Warehouse RFB #23034	Ferguson Enterprises, LLC	Core & Main	Zepp, Inc.
			Tyler, TX	Dallas, TX	Grand Prairie, TX
Item	Description	UOM	Unit Price	Unit Price	Unit Price
CAST IRON FITTINGS					
100	4 INCH C 900 RETAINING GLANDS	each	\$ 36.13	\$ 50.03	
101	4 INCH CAST IRON FLANGE ADAPTER	each		\$ 151.80	
102	4 INCH FLANGED 45 DEGREE BEND	each	\$ 386.10	\$ 534.60	
103	4 INCH FLANGED 90 BEND	each	\$ 241.51	\$ 334.40	
104	6 INCH 90 ANCHOR BEND	each	\$ 297.12	\$ 411.40	
105	6 INCH ANCHOR NIPPLE SPLIT GLAND	each	\$ 179.55	\$ 34.11	
106	6 INCH X6 INCH X6 INCH ANCHORING TEE	each	\$ 256.61	\$ 355.31	
107	6 INCH C900 RETAINING GLAND (RESTRAINT)	each	\$ 43.79	\$ 60.63	
108	6 INCH CI OR DUCTILE UNIFLANGE ADAPTER	each	\$ 42.42	\$ 74.95	
109	6 INCH DUCTILE IRON RETAINING GLAND (RESTRAINT)	each		\$ 47.95	
110	6 INCH MJ 22 1/2 DUCTILE BENDS	each	\$ 115.99	\$ 160.60	
111	6 INCH MJ 45 DUCTILE BENDS	each	\$ 127.11	\$ 176.00	
112	6 INCH MJ 90 DUCTILE BENDS	each	\$ 154.92	\$ 214.51	
113	6 INCH X6 INCH X6 INCH MJ-FLANGE TEE	each	\$ 275.68	\$ 381.71	
114	6 INCH MJ GASKETS	each	\$ 7.16	\$ 12.11	
115	6 INCH MJ GLAND PAKS	each	\$ 27.81	\$ 38.51	
116	6 INCH FLANGE PAKS	each	\$ 14.68	\$ 45.85	
117	6 INCH MJ SOLID CAPS DUCTILE	each	\$ 79.44	\$ 110.00	
118	6 INCH MJ SPLIT GLAND	each	\$ 26.22	\$ 34.11	
119	6 INCH MJ SOLID PLUG	each	\$ 92.96	\$ 128.71	
120	6 INCH X12 INCH MJ SOLID SLEEVE	each	\$ 135.86	\$ 188.11	
121	6 INCH MJ TEE	each	\$ 222.44	\$ 308.00	
122	6 INCH MJ WYE	each	\$ 293.16	\$ 405.91	
123	6 INCH MJ TEE BOLTS & NUTS	each	\$ 2.63	\$ 50.60	
124	8 INCH C900 RETAINING GLAND (RESTRAINT)	each	\$ 64.81	\$ 89.74	
125	8 INCH X 4 INCH MJ REDUCER	each	\$ 138.23	\$ 191.40	
126	8 INCH X 6 INCH MJ REDUCER	each	\$ 147.77	\$ 204.60	
127	10 INCH C900 RETAINING GLAND(RESTRAINT)	each	\$ 122.55	\$ 169.68	
128	10 INCH MJ GASKETS	each	\$ 11.12	\$ 18.71	
129	10 INCH MJ GLAND PAKS	each	\$ 44.49	\$ 61.60	
130	10 INCH FLANGE PAKS	each	\$ 34.89	\$ 132.00	
131	10 INCH MJ SOLID SLEEVE	each	\$ 262.97	\$ 364.11	
132	10 INCH MJ TEE BOLTS & NUTS	each	\$ 2.63	\$ 75.91	
133	12 INCH C900 RETAINING GLAND(RESTRAINT)	each	\$ 128.79	\$ 178.32	
134	12 INCH DUCTILE IRON RETAINING GLAND(RESTRAINT)	each	\$ 113.84	\$ 157.63	
135	12 INCH MJ 22 1/2 BEND	each	\$ 381.33	\$ 528.00	
136	12 INCH MJ 45 BEND DUCTILE	each	\$ 448.87	\$ 621.51	
137	12 INCH MJ 90 BEND	each	\$ 564.86	\$ 782.11	
138	1.5 INCH X 30 INCH PLASTIC MANHOLE RISER	each	\$ 44.94	\$ 58.77	
139	1.5 INCH X 30 INCH CONCRETE MANHOLE RISER	each	\$ 22.00	\$ 34.17	
140	1 1/2 INCH PLASTIC MANHOLE RISER	each	\$ 44.94	\$ 42.77	
141	18 INCH -24 INCH ADJUSTABLE VALVE BOX W/LID	each	\$ 147.96	\$ 228.67	
142	18 INCH -24 INCH TOP ADJUSTABLE VALVE BOX	each	\$ 49.64	\$ 84.68	
143	1 INCH VALVE BOX EXTENSION	each	\$ 13.36	\$ 50.74	
144	24 INCH -36 INCH ADJUSTABLE VALVE BOX W/LID	each	\$ 171.82	\$ 295.09	
145	2IN X 24 INCH CONCRETE MANHOLE RISER	each	\$ 17.35	\$ 26.95	
146	24 INCH -48 INCH TOP ADJUSTABLE VALVE BOX	each	\$ 71.87	\$ 119.31	
147	2 INCH PLASTIC MANHOLE RISER	each	\$ 56.53	\$ 42.77	
148	2 INCH X 30 INCH PLASTIC MANHOLE RISER	each	\$ 56.53	\$ 73.92	
149	2 INCH X 30 INCH CONCRETE MANHOLE RISER	each		\$ 34.17	
150	STANDARD 300# MANHOLE LID	each	\$ 283.72	\$ 290.02	
151	300-24 MANHOLE LID WATER	each	\$ 283.72	\$ 290.02	

		Bid Tabulation Water Utility Warehouse RFB #23034	Ferguson Enterprises, LLC	Core & Main	Zepp, Inc.
			Tyler, TX	Dallas, TX	Grand Prairie, TX
Item	Description	UOM	Unit Price	Unit Price	Unit Price
152	STANDARD 300-24 MANHOLE RING W/LID	each	\$ 596.87	\$ 610.13	
153	36 INCH -60 INCH ADJUSTABLE VALVE BOX W/LID	each	\$ 237.07	\$ 409.49	
154	36 INCH TO 60 INCH TOP ADJUSTABLE VALVE BOX	each	\$ 111.07	\$ 153.58	
155	400#HEAVY DUTY MANHOLE LID	each	\$ 349.72	\$ 357.49	
156	4 INCH CONCRETE MANHOLE RISERS	each		\$ 49.25	
157	4 INCH PLASTIC MANHOLE RISER	each	\$ 56.53	\$ 73.92	
158	CAST IRON CLEANOUT BOOT W/LID	each	\$ 405.42	\$ 414.43	
159	CAST IRON CLEANOUT BOOT LID	each	\$ 45.41	\$ 46.42	
160	PRESSURE MANHOLE RING W/LID	each	\$ 974.00	\$ 995.64	
D-CHLOR TABS					
161	Vita-d-chlor	Buckets	\$ 658.95	\$ 545.00	
SEWER AID					
162	Sewer and Drain Degreaser	Buckets	\$ 233.62	0	128.91
NEPTUNE FIRE HYDRANTS METER & PARTS					
163	Complete 3 inch Fire Hydrant Meter w/2" Gate Valve	each		\$ 1,502.50	
164	2-1/2 Female NST Swivel with Strainer	each		\$ 226.38	
165	Meter Handle	each		\$ 82.37	
166	Measuring Chamber Assy	each		\$ 1,153.85	
167	Fire Hydrant Meter Register Neptune# R83G8	each		\$ 76.92	
168	2" Nipple	each		\$ 16.32	
169	2" Brass Wheel Gate Valve	each		\$ 52.31	
170	Replacement 2" Wheel Valve Handles (wheel)	each		\$ 30.77	
171	Cover Assy	each		\$ 860.11	
FIRE HYDRANT & WATER VALVE PARTS					
172	6 INCH Extension Stems Old Style	each		\$ 328.09	
173	6 INCH Mueller Extension Stem New Style 1972 and Later	each		\$ 269.74	
174	6 INCH Muller Fire Hydrant Extension	each	\$ 366.31	\$ 481.43	
175	A-11 1977-1986 Upper Stem for Mueller Super Centurion F.H.	each	\$ 256.16	\$ 336.67	
176	A-11 1987 Upper Stem for Mueller Super Centurion F.H.	each	\$ 245.06	\$ 322.07	
177	Bonnett Kit	each	\$ 100.46	\$ 132.03	
178	Main Valve Kit	each	\$ 657.36	\$ 863.96	
COLLISION KITS					
179	Water Medallion Collision Kit (<i>American Flow Control</i>)	each	\$ 204.13	\$ 241.83	
180	Mueller Improved Collision Kit	each	\$ 196.74	\$ 258.57	
181	US Pipe Collision Kit	each	\$ 295.53	\$ 429.03	
182	Fire Hydrant Oil (Gallon)	each	\$ 71.89	\$ 94.49	
CLAMPS					
SINGLE BAND CLAMPS F1					
183	6X12 F1 REP CLAMP 6.84-7.24	each	\$ 130.15	\$ 143.16	
184	6X12 F1 REP CLAMP 7.45-7.85	each	\$ 130.15	\$ 143.16	
185	6X20 F1 REP CLAMP 6.84-7.24	each	\$ 216.30	\$ 237.93	
186	6X20 F1 REP CLAMP 7.45-7.85	each	\$ 216.30	\$ 237.93	
187	8X12 F1 REP CLAMP 8.99-9.39	each	\$ 138.30	\$ 152.13	
188	8X12 F1 REP CLAMP 9.70-10.10	each	\$ 163.86	\$ 180.25	
189	12X12 F1 REP CLAMP 13.10-13.50	each	\$ 183.24	\$ 202.06	
190	12X12 F1 REP CLAMP 14.00-14.40	each	\$ 182.14	\$ 200.35	
191	12X20 F1 REP CLAMP 13.10-13.50	each	\$ 306.57	\$ 337.23	
192	12X20 F1 REP CLAMP 14.00-14.40	each	\$ 312.33	\$ 343.56	
DOUBLE BAND CLAMPS F2					
193	6X12 F2 REP CLAMP 6.84-7.64	each	\$ 231.09	\$ 254.20	
194	6X20 F2 REP CLAMP 6.84-7.64	each	\$ 388.64	\$ 427.20	
195	8X12 F2 REP CLAMP 8.99-9.79	each	\$ 247.91	\$ 272.70	
196	8X20 F2 REP CLAMP 8.99-9.79	each	\$ 417.42	\$ 459.16	

		Bid Tabulation Water Utility Warehouse RFB #23034	Ferguson Enterprises, LLC	Core & Main	Zepp, Inc.
			Tyler, TX	Dallas, TX	Grand Prairie, TX
Item	Description	UOM	Unit Price	Unit Price	Unit Price
TAPPED DOUBLE BAND CLAMPS F2					
197	6X12X3/4CC F2 REP CLAMP FORD	each	\$ 249.38	274.31	
198	6X12X1CC F2 REP CLMP 6.84-7.64	each	\$ 249.38	274.31	
FIRE HYDRANTS; GATE VALEX; DOUBLE CHECK VALVES					
Bury Fire Hydrants with Gland Packs					
199	4" M&H	each	\$ 2,709.63	\$ 3,238.36	
200	5" M&H	each	\$ 2,834.06	\$ 3,388.81	
201	6" M&H	each	\$ 2,958.41	\$ 3,539.26	
Gate Valves					
MJ to MJ Gate Valves with Gland Packs					
202	6" M&H	each	\$ 827.09	\$ 989.11	
203	8" M&H	each	\$ 1,293.34	\$ 1,575.43	
204	12" M&H	each	\$ 2,519.34	\$ 3,108.45	
Flange Gate Valves with Gland & Access Pack					
205	6" M&H	each	\$ 829.18	\$ 1,026.88	
206	8" M&H	each	\$ 1,292.43	\$ 1,605.24	
207	12" M&H	each	\$ 2,480.78	\$ 3,079.96	
MJ to Flange Gate Valves with Gland Access Pack					
208	6" M&H	each	\$ 813.33	\$ 989.11	
209	8" M&H	each	\$ 1,258.17	\$ 1,545.61	
210	12" M&H	each	\$ 2,400.14	\$ 2,966.01	
2 Inch Double Check Valve					
211	Watts 007 Double Check Valve 2" -Watts	each	\$ 493.14	\$ 523.96	
212	2 inch 007M1 Double Check Valve - Watts	each	\$ 493.14	\$ 126.07	
213	2 inch 007M1 Double Check Valve - Watts	each	\$ 493.14	\$ 126.07	
Percentage Discount for Items not Specified		%	10%	25%	0



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

REQUESTER: Cindy Mendez, Public Health & Environmental Quality Director

PRESENTER: Jody Cason, Environmental Quality Manager

TITLE: Approve application to the Department of Energy Efficiency and Conservation Block Grant to accept allocation of \$220,600 for energy conservation projects (Public Safety, Health & Environment Committee reviewed this item on 03/06/2023)

REVIEWING COMMITTEE: (Reviewed by the Public Safety, Health & Environment Committee on 03/06/2023)

ANALYSIS:

The Energy Efficiency and Conservation Block Grant (EECBG) Program is designed to assist states, local governments, and Tribes in implementing strategies to reduce energy use, to reduce fossil fuel emissions, and to improve energy efficiency. This program was funded through the Infrastructure Investment and Jobs Act of 2021. The pre-award information sheet is due by April 28, 2023 to participate in the allocation of the grant.

Under this grant program, the City of Grand Prairie will be allocated \$220,600 based on population to implement strategies to reduce or improve energy efficiency in the transportation and building sectors. The application will be due January 2024 to identify how best to utilize the money through the Energy Efficiency and Conservation Plan. For allocations under \$250,000, the applicant may apply for a voucher program for which will allow reimbursement upon request. The City will apply for the program voucher.

FINANCIAL CONSIDERATION:

The \$220,600 spent pending reimbursement will be available in the FY2024 Capital Reserve Fund. Reimbursement is expected within six to twelve months of submittal of receipts.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Cindy Mendez, Public Health, and Environmental Quality Director

TITLE: Annual Contract for Gas Well Inspection services with Modern Geosciences for an amount not to exceed \$200,000 for one year with the option to renew for four (4) additional one-year periods totaling \$1,000,000 if all extensions are exercised

REVIEWING COMMITTEE: (Reviewed by the Public Safety, Health & Environment Committee on 03/06/2023)

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Modern Geoscience	\$200,000	\$1,000,000

PURPOSE OF REQUEST:

The Environmental Quality Division utilizes a third-party gas well inspector to conduct annual inspections at all our gas well pad sites to include leak detection and naturally occurring radiation in water production tanks. Inspection services also include postproduction inspections to ensure that a pad site, when abandoned, is environmentally safe for its next land use. The costs of these services are billed back to the gas well operators, however, as the contractor, the city is billed for these services. In addition to the cost of inspections, the city may utilize this contract for special projects like additional air quality monitoring, review of permits, and for technical assistance.

PROCUREMENT DETAILS:

Procurement Method: ☐ Cooperative/Interlocal ☒ RFB/RFP ☐ Sole Source ☐ Professional Services ☐ Exempt

☐ Local Vendor ☐ HUB Vendor

Number of Responses: one RFP/RFB #: 23047

Selection Details: ☐ Low Bid ☒ Best Value

FINANCIAL CONSIDERATION:

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

MEETING DATE: 03/21/2023

PRESENTER: Cindy Mendez, Public Health & Environmental Quality Director

TITLE: Annual Contract for disposal of household hazardous waste in the amount of \$81,100 annually through a Master Interlocal Agreement with the City of Fort Worth. This contract will be for one year with the option to renew for four one-year periods totaling \$405,500 if all extensions are exercised

REVIEWING COMMITTEE: (Reviewed by the Public Safety, Health & Environment Committee on 03/06/2023)

ANALYSIS:

The City of Grand Prairie has participated in the Environmental Collection Center operated by the City of Fort Worth since 1997. The use of the program is important as anytime hazardous waste like paint thinners, pesticides, and pool chemicals are mixed with household garbage, the possibility of contaminating the landfill leachate exists. Under the terms of the agreement, the citizens of Grand Prairie are able to properly dispose of household hazardous waste by bringing it to a city held collection event or by transporting their waste to the Fort Worth Environmental Collection Center. Last year, more than 1,000 Grand Prairie households utilized this service.

FINANCIAL CONSIDERATION:

This agreement provides for payment to the City of Fort Worth on a per household utilization basis for a total not to exceed \$81,100 per year. Funding is available in the 2022/2023 Solid Waste Operation Fund.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Lisa Norris, Director – Human Resources

TITLE: Reject all proposals from RFP #23019 for Accountable Care Act (ACA) Federally-Required Reporting

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

PURPOSE OF REQUEST:

Notice of proposal #23019 for Accountable Care Act federal reporting was advertised in the Fort Worth Star-Telegram and Planet Bids; it was distributed to eleven vendors. Two responses were received.

Staff is recommending the rejection of all proposals received as part of RFP #23019. After discussion with the vendor of choice, they are unable to complete the 2022 reporting cycle within timeframes required. We will extend the contract of our current vendor, then rebid this in the summer timeframe for 2023 future reporting needs.

FINANCIAL CONSIDERATION:

None



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Lisa Norris, Human Resources Director

TITLE: Reject all proposals from RFP #23063 for a Tobacco Cessation Program

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

PURPOSE OF REQUEST:

The city's current contract for Tobacco Cessation services expired, so a new proposal was issued. Notice of proposal #23063 was advertised in the Fort Worth Star-Telegram and Planet Bids; it was distributed to six vendors. Four responses were received.

Staff is recommending the rejection of all proposals on Tobacco Cessation Programs received as part of RFP #23063. Services will be performed by our current healthcare provider, they offer services that will enhance our wellness initiatives through improved reporting, and the cost is lower than the proposals received.

FINANCIAL CONSIDERATION:

None



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Noreen Housewright, Director of Engineering Services

TITLE: Purchase of permanent Right-of-Way designated as Parcel No 4, Ellis County, located near 10745 Davis Drive, Midlothian, TX, from The Karen B. Cramer 2019 Revocable Trust and Karen B. Cramer, required for re-alignment and widening of Davis Drive for \$65,000.00 plus title insurance expenses and closing costs, not-to-exceed \$73,000.00

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

SUMMARY:

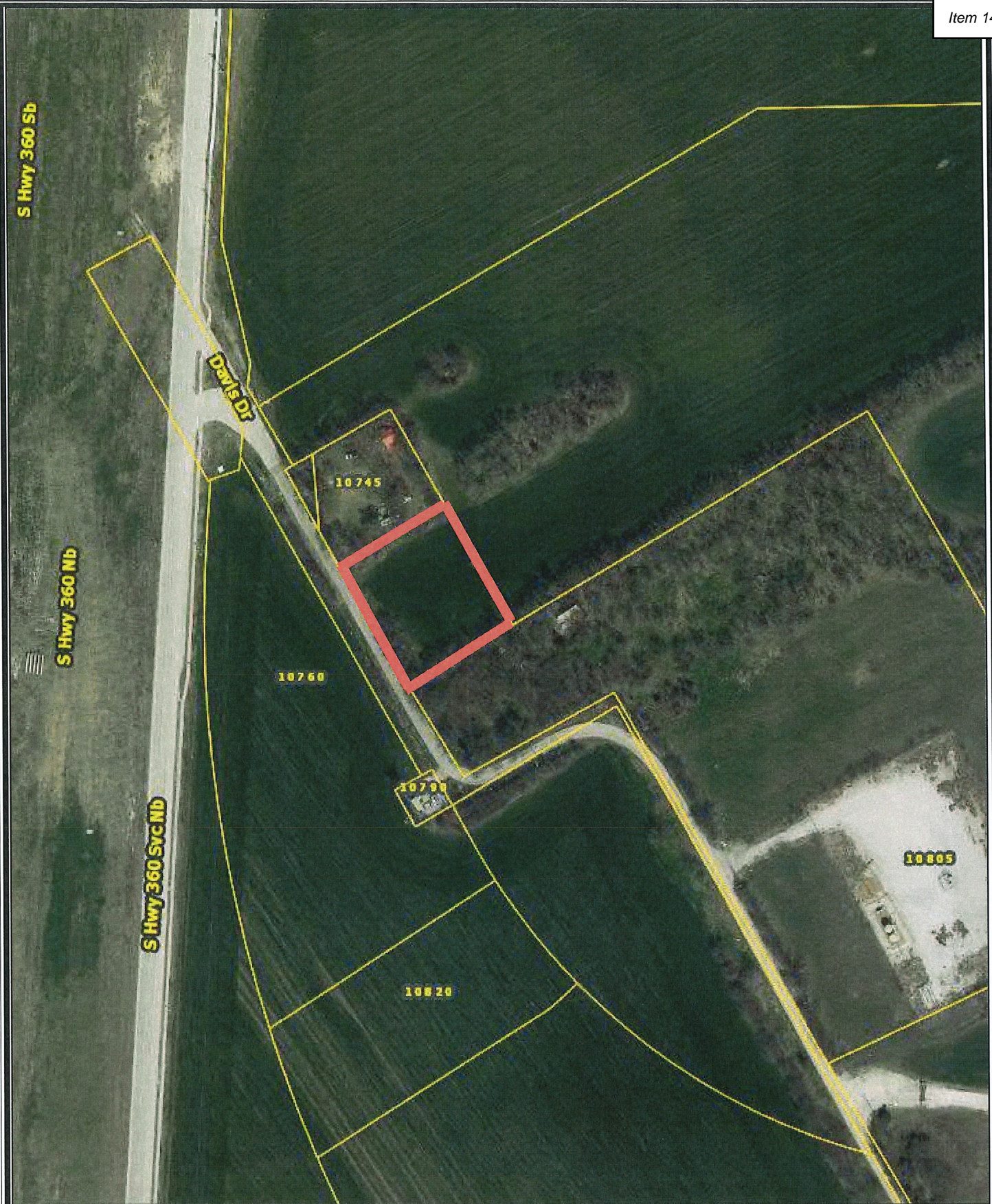
The Karen B. Cramer 2019 Revocable Trust and Karen B. Cramer has agreed to sell 0.312 of one acre (13,573 sq. ft.) for permanent right of way for \$65,000.00 (see **Exhibit "B"** for description). This property is required for the re-alignment and widening of Davis Drive which is an approved Capital improvement project for the FY23 budget year. This amount is reasonable and is the appraised value determined by an independent appraisal of the right of way. The City will pay all title insurance expenses and related closing costs. Total purchase and related costs will not exceed \$73,000.

FINANCIAL CONSIDERATION:

This R.O.W. purchase is budgeted in the Streets/Storm Drainage Capital Improvement Project Fund.

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Exhibit A – Aerial View
- 2- Exhibit B – Property Description



0.02 0 0.02 mi

Grand Prairie Maps

Date: 2/13/2023 Time: 3:01:18 PM

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



Grand
Prairie
TEXAS

Parcels

EXHIBIT 'A'

EXHIBIT "A"
LEGAL DESCRIPTION
PERMANENT RIGHT-OF-WAY
PARCEL NO. 4

BEING A 0.312 ACRE TRACT OF LAND SITUATED IN THE SETH M. BLAIR SURVEY, ABSTRACT NO. 135, IN THE CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS, AND BEING A PART OF A CALLED 0.71 ACRE TRACT OF LAND DESCRIBED IN ESTATE DISTRIBUTION DEED TO KAREN BETH CRAMER (63.9455% INTEREST) AS RECORDED IN COUNTY CLERK'S FILE NO. 1704457 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, AND IN SPECIAL WARRANTY DEED TO KAREN BETH CRAMER 2019 REVOCABLE MANAGEMENT TRUST (36.0545% INTEREST) AS RECORDED IN COUNTY CLERK'S FILE NO. 2136226 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, SAID 0.312 ACRE TRACT, WITH BEARING BASIS OF GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83 DATUM (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS CALCULATED FROM ELLIS CORS ARP (PID-DF8988) AND ARLINGTON RRP2 CORS ARP (PID-DF5387) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE SOUTHEAST LINE OF SAID 0.710 ACRE TRACT, SAID CORNER BEING ON THE COMMON NORTHWEST LINE OF A CALLED 11.998 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO KNOX STREET PARTNERS NO. 30, LTD. AS RECORDED IN COUNTY CLERK'S FILE NO. 2202464 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, FROM WHICH A 5/8-INCH IRON ROD WITH "MYCOSKIE MCINNIS" CAP FOUND FOR THE EAST CORNER OF SAID 0.710 ACRE TRACT BEARS NORTH 59 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF 127.37 FEET;

THENCE, SOUTH 59 DEGREES 34 MINUTES 58 SECONDS WEST, ALONG SAID COMMON LINE PASSING AT A DISTANCE OF 39.19 FEET A 5/8-INCH IRON ROD FOUND, PASSING AT A DISTANCE OF 45.55 FEET THE EAST RIGHT-OF-WAY LINE OF DAVIS ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY), AND CONTINUING OVER AND ACROSS SAID DAVIS ROAD IN ALL A TOTAL DISTANCE OF 64.50 FEET TO A MAG NAIL WITH SHINER STAMPED "LJA SURVEYING" SET FOR THE SOUTH CORNER OF SAID 0.710 ACRE TRACT, SAID CORNER BEING ON THE NORTHWEST LINE OF SAID 11.998 ACRE TRACT, AND SAID CORNER BEING ON THE GENERAL CENTERLINE OF SAID DAVIS ROAD;

THENCE, NORTH 29 DEGREES 24 MINUTES 51 SECONDS WEST, GENERALLY ALONG SAID CENTERLINE, A DISTANCE OF 211.69 FEET TO A MAG NAIL WITH SHINER STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID 0.710 ACRE TRACT, SAID CORNER BEING THE SOUTH CORNER OF A CALLED 0.710 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO CLINTON SMART AS RECORDED IN VOLUME 781, PAGE 682 OF THE DEED RECORDS, ELLIS COUNTY, TEXAS, AND SAID CORNER BEING ON SAID CENTERLINE;

THENCE, NORTH 60 DEGREES 56 MINUTES 46 SECONDS EAST, DEPARTING SAID CENTERLINE AND OVER AND ACROSS SAID DAVIS ROAD, AND ALONG THE NORTHWEST LINE OF SAID 0.710 ACRE TRACT TO KAREN BETH CRAMER, SAME BEING THE COMMON SOUTHEAST LINE OF SAID 0.710 ACRE TRACT TO CLINTON SMART, PASSING AT A DISTANCE OF 18.85 FEET THE EAST RIGHT-OF-WAY LINE OF AFORESAID DAVIS ROAD,

FROM WHICH A 5/8-INCH IRON ROD WITH "MMA" CAP FOUND BEARS NORTH 29 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 165.42 FEET, CONTINUING ALONG SAID COMMON LINE, PASSING AT A DISTANCE OF 20.23 FEET A 1/2-INCH IRON PIPE FOUND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 64.21 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON SAID COMMON LINE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID 0.710 ACRE TRACT OF LAND TO KAREN BETH CRAMER IN SOUTHEASTERLY DIRECTION, ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 17 MINUTES 44 SECONDS, A RADIUS OF 280.00 FEET, A CHORD WHICH BEARS SOUTH 29 DEGREES 38 MINUTES 14 SECONDS EAST, A DISTANCE OF 1.45 FEET, AND AN ARC LENGTH OF 1.45 FEET, TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, SOUTH 29 DEGREES 29 MINUTES 21 SECONDS EAST, CONTINUING OVER AND ACROSS SAID 0.710 ACRE TRACT OF LAND TO KAREN BETH CRAMER, A DISTANCE OF 208.71 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.312 ACRES (13,573 SQUARE FEET) OF LAND MORE OR LESS OF WHICH 0.092 ACRES (4,007 SQUARE FEET) LIE WITHIN THE PRESCRIPTIVE RIGHT-OF-WAY OF SAID DAVIS ROAD.

A PARCEL PLAT OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY DESCRIPTION.

Michael J. Baitup

Michael J. Baitup, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 4574
LJA Surveying, Inc.
6060 North Central Expressway, Suite 400
Dallas, Texas 75206
469-484-0778
TBPELS Firm No. 10194382

January 25, 2023



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC	Item 14.
C1	00°17'44"	280.00'	S29°38'14"E	1.45'	1	



0 50' 100'
SCALE 1" = 100'

STATE OF TEXAS
51.008/100 UNDIVIDED INTEREST
PARCEL 11
PART 1
A CALLED 95.500 ACRES
VOL. 849, PG. 843
D.R.E.C.T.

STATE HIGHWAY NO. 360
(VARIABLE WIDTH RIGHT-OF-WAY)

HANOVER SOUTHGATE
LOT 1, BLOCK A
C.C.# 2231710
O.P.R.E.C.T.

SETH M. BLAIR SURVEY,
ABSTRACT NO. 135

MAG NAIL SET WITH SHINER
"LJA SURVEYING"

**0.312 ACRES
(13,573 SQ. FT.)
0.092 ACRES
(4,007 SQ. FT.)
IN EXISTING R.O.W.**

KNOX STREET PARTNERS NO. 30, LTD.
A CALLED 11.998 ACRES
C.C.# 2202464
O.P.R.E.C.T.

LINE	BEARING	DISTANCE
L1	S59°34'58"W	64.50'
L2	N60°56'46"E	64.21'

LEGEND

—	ABSTRACT LINE
—	ADJOINER DEED LINE
—	BOUNDARY LINE
—	PROPOSED CENTERLINE
—	PROPOSED RIGHT-OF-WAY
●	CAPPED IRON ROD FOUND
●	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET (UNLESS OTHERWISE NOTED)
●	IRON PIPE FOUND
●	IRON ROD FOUND
C.C.#	COUNTY CLERK'S NUMBER
VOL., PG.	VOLUME, PAGE
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY

BEARING BASIS OF GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83 DATUM (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS CALCULATED FROM ELLIS CORS ARP (PID-DF8988) AND ARLINGTON RRP2 CORS ARP (PID-DF5387). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATE VALUES SHOWN ARE GRID COORDINATES.

JOSEPH HOWARD SURVEY,
ABSTRACT NO. 616

KAREN BETH CRAMER
(63.9455% INTEREST)
C.C.# 1704457
O.P.R.E.C.T.

&
KAREN BETH CRAMER 2019
REVOCABLE MANAGEMENT TRUST
(36.0545% INTEREST)
A CALLED 0.71 ACRES
C.C.# 2136226
O.P.R.E.C.T.

AS DESCRIBED IN
CASE NUMBER 493-42449-MT-7

IN THE
UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS,
FORT WORTH DIVISION
JUDSON CRAMER
A CALLED 0.71 ACRES

APPROXIMATE LOCATION
ABSTRACT LINE
DEED LINE (TYP.)

POINT OF BEGINNING
CIRS
GRID N: 6877423.25
GRID E: 2406024.27

B.F. HOWARD SURVEY,
ABSTRACT NO. 513



Michael J. Baitup

PAGE 3
OF 3

DATE: 01/25/23
DRWN BY: W.P.
CHKD BY: M.J.B.
PROJ NO. 0150

EXHIBIT "B"
PERMANENT RIGHT-OF-WAY
PARCEL NO. 4

0.312 ACRES
IN THE
SETH M. BLAIR SURVEY, ABSTRACT NO. 135
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS

LJA Surveying, Inc.

6060 North Central Expressway Suite 400
Dallas, Texas 75206
Phone 469
T.B.P.E.L.S. Firm No.





CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Keshnel Penny, CIO – Information Technology

TITLE: Purchase of two Cisco firewalls and upgrade service from Flair Data Systems in the amount of \$65,911.08 through a national cooperative agreement with DIR

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

SUMMARY:

<u>Vendor Name</u>	<u>Total Cost</u>
Flair Data Systems	\$65,911.08

PURPOSE OF REQUEST:

Purchase of two Cisco firewalls and upgrade services to replace the old firewalls. These next-generation firewalls will help protect the city's technology resources from cyber threats. In addition, these firewalls will increase the reliability, integrity, and availability of the city's networks and technology resources.

Three DIR-awarded cooperative vendors were sent a request for a quote. Flair Data was the best value for the city.

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

PROCUREMENT DETAILS:

Procurement Method: ☒ Cooperative/Interlocal ☐ RFQ ☐ Sole Source ☐ Professional Services
☐ Exempt

FINANCIAL CONSIDERATION:

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

MEETING DATE: 03/21/2023

PRESENTER: Ryan Simpson, Assistant Director of Police

TITLE: Purchase of Panasonic “Toughbook” rugged mobile laptops and accessories from GTS Technology Solutions, Inc. in the amount of \$65,934.63, through a cooperative agreement with the Department of Information Resources (DIR)

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

SUMMARY:

<i>Vendor Name</i>	<i>Annual Cost</i>	<i>Total Cost</i>
GTS Technology Solutions, Inc.	\$65,934.63	\$65,934.63

PURPOSE OF REQUEST:

The Police Department is seeking to purchase twelve (12) rugged mobile laptops and accessories, to replace end-of-life rugged mobile laptops utilized by the Department’s Traffic Unit. These laptops are utilized by Police Officers and other department personnel in the normal course of duties.

HISTORY:

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

DIR provides statewide leadership and oversight for management of government information and communications technology. DIR has served in a leadership role to facilitate the state’s economic competitiveness through its ability to deliver quality information resources commodities and services at the lowest prices and best value for state and local government as well as the K-12 public and higher education systems.

GTS Technology Solutions, through their DIR contract as an authorized reseller, offers the Panasonic products the City requires.

The contract, DIR-TSO-4025, will expire 06/30/2023.

PROCUREMENT DETAILS:

Procurement Method: ☒ Cooperative/Interlocal ☐ RFB/RFP ☐ Sole Source ☐ Professional Services ☐ Exempt

☐ Local Vendor ☐ HUB Vendor

Number of Responses: Three RFP/RFB #:

Selection Details: ☒ Low Bid ☐ Best Value

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	FY 2023 Commercial Vehicle Enforcement Fund
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ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Informal Cooperative Quote Summary

Informal Cooperative Quote Summary Form

RFQ Due Date	2/24/2023			
Project Name	Panasonic Toughbook Rugged Mobile Laptops			
Evaluation Method	Low Bid			
Recommended Award	GTS Technology Solutions			
Submittals to Purchasing				
Bid Spec Submitted?	Yes			
Quotes Submitted?	Yes			
<i>Complete this section for Email / Paper Bids</i>				
E-mail Quotes				
Vendor Name	Cooperative	Contract #	Complete?	Total Bid
Rugged Depot	DIR	DIR-TSO-4025	Yes	\$ 73,840.43
Mobile Communications America	DIR	DIR-TSO-4025	Yes	\$ 70,061.03
GTS Technology Solutions	DIR	DIR-TSO-4025	Yes	\$ 65,934.63
<i>Complete this section for Phone Bids</i>				
Phone Quotes				
Vendor Name			Contact	Total Bid



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Cheryl De Leon, Deputy City Manager

TITLE: Personal Services contract with Gary Yakesch for Epic Central Asset Management in the amount of \$27,000 (6 months) with the option to renew for two additional years totaling \$135,000 if all renewal options are exercised

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

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Gary Yakesch VN 30053	\$27,000 (6 Months) / \$54,000 (Yr)	\$135,000

PURPOSE OF REQUEST:

This personal service contract is for asset management of Epic Central retail leases and hotel management agreement(s). Under this agreement, vendor will provide the following services:

- Manage all retail lease and hotel management agreements at Epic Central.
- Manage interval reporting specific to each retail lease and/or hotel management agreement; includes all financial, operational, and budgetary reporting requirements.
- Administer retail lease and/or rent payments, CAM fees, and cash management specific to each retail lease and/or hotel management agreement.
- Monitor and manage budget(s) specific to each retail lease and/or hotel management agreement.
- Manage contract deliverables of tenant(s).
- Coordinate site visit(s) specific to each retail lease and/or hotel management agreement.
- Prepare forecasts/projections as requested for retail lease and/or hotel management agreement.
- Provide financial guidance for Epic Central Fund and Grand Prairie Hotel Development Corporation as/where requested.

The initial term will be for a period of six months ending September 30, 2023 to allow for any contemplated annual renewal to align with the established fiscal year basis the city operates under. The monthly fee for personal services outlined in this engagement will be \$4,500/month.

Local Government Code Chapter 252 provides an exception from the competitive bid process for a procurement for personal, professional, or planning services. Gary Yakesch was selected as the most qualified professional due to his involvement with the strategic planning and development of Epic Central. As an employee, Gary provided management and guidance for Epic Central operations to include budget creation, implementation of current retail lease agreements and hotel management agreement(s), and training of support City department(s)/staff as it relates to Epic Central.

PROCUREMENT DETAILS:

Procurement Method: ☐ Cooperative/Interlocal ☐ RFB/RFP ☐ Sole Source ☒ Professional Services ☒ Exempt

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Epic Central Capital Projects Fund
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CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Duane Strawn, Director Parks, Arts and Recreation

TITLE: Contract for Professional Design Services from Parkhill in the amount of \$247,200 for design of Tyre Park Phase II

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

SUMMARY:

<u>Vendor Name</u>	<u>Total Cost</u>
Parkhill	\$247,200

PURPOSE OF REQUEST:

On October 12, 2021, City Council approved a professional services contract with Parkhill for Master Planning services for the redevelopment of Tyre Park. During the Tyre Park Master Plan project, the firm evaluated the existing conditions of the park, managed the public input process, developed a long-range master redevelopment plan, and cost phasing estimation of improvements for the park.

The firm will provide professional design services for Phase II plan development, site engineering, environmental services, bidding and negotiations, construction administration and project close-out. The consultant has submitted a fee of \$247,200 for the project.

Local Government Code Chapter 252 provides an exception from the competitive bid process for a procurement for personal, professional, or planning services. Parkhill was selected as the most qualified professional due to successfully completing several projects for the City of Grand Prairie Parks, Arts and Recreation Department, including the Tyre Park Master Plan and Tyre Park Phase I Design.

PROCUREMENT DETAILS:

Procurement Method: ☐ Cooperative/Interlocal ☐ RFB/RFP ☐ Sole Source ☒ Professional Services ☐ Exempt

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Tarrant County American Rescue Plan Act State and Local Fiscal Recovery Funds (GRANT)
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If Capital Improvement:					
Total Project Budget	\$2,000,000	Proposed New Funding:	NONE	Remaining Funding:	\$1,752,800



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Erin Hart, Assistant Director of Operations

TITLE: Annual Contract with Yellowstone Landscape for landscape maintenance and litter services at EpicCentral. This contract will be for one year (\$846,777) with the option to renew for four additional one-year periods totaling \$4,233,885 if all extensions are exercised

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

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Yellowstone Landscape	\$846,777	\$4,233,885

PURPOSE OF REQUEST:

This contract is for the landscape maintenance services to include mowing, edging, blowing, trimming, pruning, integrated pest management, fertilization, mulching, seasonal color rotations, plant/tree removal, pressure washing, litter removal, irrigation maintenance and repairs, and other related landscape services for approximately 173 acres of park space, trails, Zone A (Retail Area), PlayGrand Adventures, the Grand Lawn, Summit, EPIC and EPIC Waters.

PROCUREMENT DETAILS:

Procurement Method: ☐ Cooperative/Interlocal ☒ RFB/RFP ☐ Sole Source ☐ Professional Services ☐ Exempt

Local Vendor ☐ HUB Vendor ☐

Number of Responses: 6 RFP/RFB #: 23059

Selection Details: Low Bid ☐ Best Value ☒


FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Epic, Epic Central and Storm Water Utilities Fund
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Landscape Maintenance for Epic Central

RFB # 23059

TABULATION

 Bid Tabulation Landscape Maintenance for Epic Central RFB # 23059					LandWorks Grand Prairie, TX		Abescape Group, LLC Arlington, TX		Terracare Dallas, TX		Yellowstone Landscape Lewisville, TX	
Item	Code	Description / Location Name	QTY	UOM	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
1	50.84	Class A Areas (Weekly)	48	Acre	\$2,695.00	\$129,360.00	\$9,400.00	\$451,200.00	\$5,466.12	\$262,373.76	\$3,374.29	\$161,965.92
2	4.06	Class A+ Areas (2x annually)	2	Acre	\$215.00	\$430.00	\$9,000.00	\$18,000.00	\$10,000.00	\$20,000.00	\$159.45	\$318.90
3	11.83	Class C Areas (Monthly)	9	Acre	\$650.00	\$5,850.00	\$1,666.00	\$14,994.00	\$1,050.00	\$9,450.00	\$630.45	\$5,674.05
4	8.01	Shrub/Ground Cover Trimming (Monthly)	9	Acre	\$4,766.00	\$42,894.00	\$1,000.00	\$9,000.00	\$3,780.00	\$34,020.00	\$630.12	\$5,671.08
5	8.01	Bed Fertilization (3x annually)	3	Acre	\$2,483.00	\$7,449.00	\$1,500.00	\$4,500.00	\$1,392.00	\$4,176.00	\$683.83	\$2,051.49
6	151.3	Litter/Trash Removal (Daily)	52	Acre	\$605.00	\$31,460.00	\$1,800.00	\$93,600.00	\$2,148.73	\$111,733.96	\$5,431.92	\$282,459.84
7	4375	Pressure Washing, Weekly Areas	52	Sq Ft	\$70.00	\$3,640.00	\$330.00	\$17,160.00	\$1,008.73	\$52,453.96	\$132.00	\$6,864.00
8	90150	Pressure Washing, Monthly Areas	12	Sq Ft	\$640.00	\$7,680.00	\$500.00	\$6,000.00	\$1,040.00	\$12,480.00	\$704.00	\$8,448.00
9	70.73	Irrigation Inspection & Maintenance (bi-weekly)	26	Acre	\$1,698.00	\$44,148.00	\$300.00	\$7,800.00	\$2,600.00	\$67,600.00	\$4,298.75	\$111,767.50
10	2120	Color Changes (3x annually)	3	Sq Ft	\$4,770.00	\$14,310.00	\$500.00	\$1,500.00	\$8,036.00	\$24,108.00	\$5,546.00	\$16,638.00
11	8.01	Perennial and Grass Maintenance (annually)	1	Acre	\$15,088.00	\$15,088.00	\$500.00	\$500.00	\$16,200.00	\$16,200.00	\$2,970.00	\$2,970.00
12	8.01	Mulch (2x annually)	2	Acre	\$36,400.00	\$72,800.00	\$5,000.00	\$10,000.00	\$42,840.00	\$85,680.00	\$68,200.00	\$136,400.00
13	70.73	Yearlong Herbicide Program	1	Acre	\$50,622.00	\$50,622.00	\$4,000.00	\$4,000.00	\$49,472.00	\$49,472.00	\$3,112.12	\$3,112.12
14	50.84	Turf Fertilization Program	1	Acre	\$11,083.00	\$11,083.00	\$2,500.00	\$2,500.00	\$6,500.00	\$6,500.00	\$18,864.14	\$18,864.14
15	70.73	Pesticide Program	1	Acre	\$15,530.00	\$15,530.00	\$3,200.00	\$3,200.00	\$14,129.00	\$14,129.00	\$8,366.96	\$8,366.96
16	1	Irrigation Repairs Hourly Rate		LH	\$97.00	\$97.00	\$150.00	\$150.00	\$115.00	\$115.00	\$75.00	\$75.00
17	1	Irrigation Repair Parts % Disc		%	0%		10%		30%		0%	
18		Total added to each bid for Irrigation Repairs			\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
19	1	Plant Material Removal and Replacement Hourly Rate		LH	\$97.00	\$97.00	\$25.00	\$25.00	\$65.00	\$65.00	\$65.00	\$65.00
20	1	Replacement Plant Material % Discount		%	0%		10%		5%		0%	
21		Total added to each bid for Plant Material Removal and Replacement			\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
22	1	Tree Removal and Replacement Hourly Rate		LH	\$36.00	\$36.00	\$25.00	\$25.00	\$65.00	\$65.00	\$65.00	\$65.00
23	1	Potted/B&B Replacement Tree % Discount		%	0%		20%		5%		0%	
24		Total added to each bid for Tree Removal and Replacement			\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
		TOTAL W/O PERCENTAGE				\$527,574.00		\$719,154.00		\$845,621.68		\$846,777.00



Bid Tabulation
Landscape
Maintenance for
Epic Central
RFB # 23059

American Landscape Systems, Inc. Lewisville, TX	BrightView Landscape Service, Inc. Dallas, TX
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Item	Item Code	Description / Location Name	QTY	UOM	Unit Price	Extended Price	Unit Price	Extended Price
1	50.84	Class A Areas (Weekly)	48	Acre	\$3,050.40	\$146,419.20	\$4,166.67	\$200,000.16
2	4.06	Class A+ Areas (2x annually)	2	Acre	\$18,625.00	\$37,250.00	\$35,042.00	\$70,084.00
3	11.83	Class C Areas (Monthly)	9	Acre	\$1,205.00	\$10,845.00	\$848.67	\$7,638.03
4	8.01	Shrub/Ground Cover Trimming (Monthly)	9	Acre	\$1,775.00	\$15,975.00	\$18,995.78	\$170,962.02
5	8.01	Bed Fertilization (3x annually)	3	Acre	\$1,815.00	\$5,445.00	\$15,560.67	\$46,682.01
6	151.3	Litter/Trash Removal (Daily)	52	Acre	\$2,975.00	\$154,700.00	\$3,384.63	\$176,000.76
7	4375	Pressure Washing, Weekly Areas	52	Sq Ft	\$250.00	\$13,000.00	\$576.93	\$30,000.36
8	90150	Pressure Washing, Monthly Areas	12	Sq Ft	\$2,250.00	\$27,000.00	\$2,750.00	\$33,000.00
9	70.73	Irrigation Inspection & Maintenance (bi-weekly)	26	Acre	\$3,600.00	\$93,600.00	\$3,730.77	\$97,000.02
10	2120	Color Changes (3x annually)	3	Sq Ft	\$10,000.00	\$30,000.00	\$15,710.00	\$47,130.00
11	8.01	Perennial and Grass Maintenance (annually)	1	Acre	\$9,900.00	\$9,900.00	\$4,659.00	\$4,659.00
12	8.01	Mulch (2x annually)	2	Acre	\$62,333.00	\$124,666.00	\$104,215.50	\$208,431.00
13	70.73	Yearlong Herbicide Program	1	Acre	\$52,215.00	\$52,215.00	\$22,557.00	\$22,557.00
14	50.84	Turf Fertilization Program	1	Acre	\$32,000.00	\$32,000.00	\$15,039.00	\$15,039.00
15	70.73	Pesticide Program	1	Acre	\$35,678.00	\$35,678.00	\$26,669.00	\$26,669.00
16	1	Irrigation Repairs Hourly Rate		LH	\$85.00	\$85.00	\$85.00	\$85.00
17	1	Irrigation Repair Parts % Disc		%	0%		5%	
18		Total added to each bid for Irrigation Repairs			\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
19	1	Plant Material Removal and Replacement Hourly Rate		LH	\$55.00	\$55.00	\$55.00	\$55.00
20	1	Replacement Plant Material % Discount		%	0%		5%	
21		Total added to each bid for Plant Material Removal and Replacement			\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
22	1	Tree Removal and Replacement Hourly Rate		LH	\$125.00	\$125.00	\$65.00	\$65.00
23	1	Potted/B&B Replacement Tree % Discount		%	0%		5%	
24		Total added to each bid for Tree Removal and Replacement			\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
		TOTAL W/O PERCENTAGE				\$863,958.20		\$1,231,057.36

SCORECARD



Evaluation Score Card
Landscape Maintenance for Epic
RFB # 23059

		Landworks Withdrawn Grand Prairie, TX	Abescape Group, LLC Arlington, TX	Terracare Dallas, TX	Yellowstone Landscape Lewisville, TX	American Landscape Systems, Inc. Lewisville, TX	BrightView Landscape Service, Inc. Dallas, TX
Evaluation Criteria	Maximum Score	Score	Score	Score	Score	Score	Score
Cost	50.00	0.00	36.68	31.19	31.15	30.53	21.43
Qualifications	20.00	0.00	4.00	9.60	20.00	11.20	20.00
References	15.00	0.00	13.83	3.33	14.50	9.00	4.17
Site Visits of References	10.00	0.00	3.20	6.00	10.00	3.20	10.00
Local Business Presence	5.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	100.00	0.00	57.71	50.13	75.65	53.93	55.59
Complete and accurate bid							
Notes							

Bid Tabulator:

Chantel Winfield

Bid Open Date:

Thursday, Jan. 19, 2023

Bids were publically opened and read at the City of Grand Prairie Office of the Purchasing Division at the time indicated above. The bid tabulation has been verified, by tabulator, as accurate based on the Unit Cost presented by each bidder.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Jose M. Ortiz, Fleet Services Superintendent

TITLE: Annual Contract for Heavy Duty Tire Repair Service from T C Tire LLC dba Texas Commercial Tire (up to \$30,000.00 annually). This contract will be for one year with the option to renew for four additional one-year periods totaling \$150,000.00 if all extensions are exercised

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

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
T C Tire LLC dba Texas Commercial Tire	\$30,000.00	\$150,000.00

PURPOSE OF REQUEST:

Fleet Services will use this annual contract for repairs and replacements of heavy-duty tires. It will also include heavy-duty repairs on all heavy-duty and off-road equipment for the City of Grand Prairie; on an as-needed basis.

PROCUREMENT DETAILS:

Procurement Method: ☐ Cooperative/Interlocal ☒ RFB/RFP ☐ Sole Source ☐ Professional Services ☐ Exempt

Number of Responses: 3 RFB #: 23060

Selection Details: ☒ Low Bid ☐ Best Value

FINANCIAL CONSIDERATION:

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

1- Bid Summary

City of Grand Prairie, TX: RFB # 23060 - Heavy Duty Tire Repair Service

	TEXAS COMMERCIAL TIRE		WARE GIANT TIRE SERVICE		CAR CONCEPTS LLC	
		Bidder's Comments		Bidder's Comments		Bidder's Comments
A. Service Charge						
Flat Service Charge - Service Call	\$70.00		\$45.00		\$70.00	If afterhours emergency, holiday etc, fees increase
Flat Service Call Charge - Commercial/Light Truck	\$70.00		\$45.00		\$70.00	If afterhours emergency, holiday etc, fees increase
OTR Service Call	\$115.00		\$135.00		\$70.00	Per bid specs no boom or addl equipment required
Labor Hourly Rate	\$70.00		\$150.00		\$100.00	we normally charge by the call and don't use hourly rates, only in special circumstances
Mileage	\$1.25 (first 20 no charge)		\$2.50 over 36 miles		\$1 over 15 miles	over 15 miles
Fuel Surcharge	0		\$75.00		\$0.00	If gas prices increase, \$3.50 addl fees
B. REPAIRS & SERVICES						
Flat Repair Per Tire - Agg Tractor	\$65.00		\$4.00 pie rim size		\$50.00	Depending upon size varies from \$50-100
Flat Repair Per Tire - Trucks	\$38.00		\$40.00		\$45.00	
Flat Repair Per Tire - Bus	\$38.00		\$40.00		\$45.00	
Flat Repair Per Tire - Construction Equipment	\$65.00		\$85 per hour; 2 hour min		\$50.00	Depending upon size varies from \$50-100
Flat Repair Per Tire - Heavy Construction Equipment	\$110.00		\$150 per hour 2 hour min		\$100.00	Depending upon size varies from \$100-200
Industrial Press Service Per Tire - Service Solid Tires	NA		\$50.00		NO BID	No bid, but could subcontract quote
Industrial Press Service Per Tire - New Solid Tire	NA		\$50.00		NO BID	No bid, but could subcontract quote
Foam Filling - Off Road Tire	See Attached		\$0.00		NO BID	No bid, but could subcontract quote
Foam Filling - OTR/ Construction Tire	See Attached		\$0.00		NO BID	No bid, but could subcontract quote

Vulcanizing- Heavy Construction Equipment	Yes, Price Varies		Price per size of tire			No bid, but could subcontract quote
C. NEW TIRE INSTALLATION						
Radial Boot/Patch	Included in Repair		\$15.50		\$25.00	Varies by type and size
Boot/Patch	Included in Repair		\$15.50		\$25.00	Varies by type and size
Double Lock Ring Loaders	Call		\$0.00		\$100.00	Depending on size varies from \$100-200
Lock Ring/Split Rim Tires	Call		\$50.00		\$70.00	Depending on size varies from \$70-\$150
New Tire - 17.5 R25	\$2,2295 GY; \$1,385 GAL		\$1,275.00, Westlake E3		\$110.00	
New Tire - 23.5R25	\$3,470 GY; \$2,550 GAL		\$2,498.00, Dynamax E3		\$170.00	
New Tire - 20.5R25	\$2,640 GY; \$2,151 GAL		\$1,765.00 DeeStone E3		\$140.00	
New Tire - 14.00 - 24	\$542.50		\$771.00 BKT E3		\$90.00	
D. VALVE STEM REPLACEMENT						
Valve Stem Replacement - > 18" Rubber	\$5.00		\$3 TRY15		No Response	Quote
Valve Stem Replacement - > 18" Metal	\$7.50		\$12.50 Trucksten		No Response	Quote
Valve Stem Replacement -> 19.5" Metal	\$9.00		\$8.50 =29187		No Response	Quote
E. Miscellaneous Item - Discount on new tires (%)	5%				0	We are Buyboard member along with other state contracts and will work within those contracts. We currently sell Grand Prairie Pursuit Tires

SCENARIO PRICING

OTR Job	TCT	Ware	Car Concept
OTR Service Call	\$115.00	\$135.00	\$70.00
OTR Fuel Surcharge	\$0.00	\$75.00	\$0.00
OTR Supply Fee			
Labor Hours (1 hour)	\$70.00	\$150.00	\$100.00
Boot/Patch	\$0.00	\$15.50	\$25.00
Total	\$185.00	\$375.50	\$195.00

Commercial Light Truck Service Call	TCT	Ware	Car Concept
Service Call	\$70.00	\$45.00	\$70.00
Fuel Surcharge	\$ -	\$75.00	\$ -
Supply Fee			
Radial Boot/Patch	\$ -	\$15.50	\$25.00
Labor Rate (1 hour)	\$70.00	\$150.00	\$100.00
Total	\$140.00	\$285.50	\$195.00



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Patricia Redfearn, Director, Solid Waste/Landfill; Jayson Ramirez, Director, General Services

TITLE: Annual Contract for tire recycling from All American Tire (up to \$46,224.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling \$231,120.00 if all extensions are exercised

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

SUMMARY:

<i>Vendor Name</i>	<i>Annual Cost</i>	<i>Total Cost</i>
All American Tire	\$46,224.00	\$231,120.00

PURPOSE OF REQUEST:

Each year, Solid Waste and Recycling Department and the General Services Department collect tires from fleet vehicles (42%), residents (43%), and illegal dumping sites (15%). Solid Waste and Recycling collects them at the landfill from residential customers, charging \$1.00 each for passenger tires, \$5.00 each for tractor trailer truck tires, and \$10.00 each for agricultural tires. General Services Department's tires are accumulated at the Service Center from City of Grand Prairie fleet vehicles, and Code Enforcement collects tires from illegal dump sites. The landfill collects an average of \$2,000 per year, that partially offsets the cost of tire recycling. As the illegal dumping of tires is a continuing problem in the metroplex, the cost is held low to the consumer to encourage proper disposal.

As tires are buoyant in the waste pack, they are not permitted to be disposed of in the landfill. This agreement will provide for the recycling of the tires for one year, with the possibility of four one-year renewals.

PROCUREMENT DETAILS:

Procurement Method: ☐ Cooperative/Interlocal ☒ RFB/RFP ☐ Sole Source ☐ Professional Services ☐ Exempt

Number of Responses: One

RFB #: 23031

Selection Details: ☒ Low Bid ☐ Best Value**FINANCIAL CONSIDERATION:**

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

1- Bid Summary

TIRE RECYCLING

RFB #23031

TABULATION

		Bid Tabulation		All American Tire Recyclers Location	
		Tire Recycling			
		RFB #23031			
Item	Description	QTY	UOM	Unit Price	Extended Price
1	LANDFILL TIRE RECYCLING per to	75	DT	250.00	18,750.00
2	LANDFILL TIRE w/rims	100	EA	5.00	500.00
3	LANDFILL TIRE w/rims Tractor/Forkflift	50	EA	25.00	1,250.00
	TOTAL				20,500.00
4	FLEET ASSORTED TIRES	2,500	EA	3.00	7,500.00
5	FLEET HEAVY EQUIP TIRES	200	EA	12.00	2,400.00
6	FLEET ASSORTED TIRES PER TON EQUIPMENT	65	DT	250.00	16,250.00
7	FLEET AG TIRE 21L24 (Small)	2	EA	12.00	24.00
8	FLEET AG TIRE 1400-24 (Medium)	10	EA	25.00	250.00
9	FLEET AG TIRE 18.4X28 31.50X15 (Large)	5	EA	50.00	250.00
10	FLEET AG TIRE 15.5/20.5-25 (Extra Large)	2	EA	150.00	300.00
11	FLEET MISC.	50	EA	15.00	750.00
	TOTAL				27,724.00
	GRAND TOTAL				\$ 46,224.00



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Robert Fite, Fire Chief

TITLE: Annual Contract for Rescue Dive Gear from House of Scuba (up to \$17,741.14 annually) for one year with the option to renew for four additional one-year periods totaling \$88,705.70 if all extensions are exercised

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

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
House of Scuba	\$17,741.14	\$88,705.70

PURPOSE OF REQUEST:

To obtain an annual contract for the purchase of rescue dive gear for the Fire Department.

Request for Bid #23030 advertised in the Fort Worth Star-Telegram and PlanetBids; distributed to six vendors, including one HUB. There were no Grand Prairie vendors submitting for this commodity. Two bids were received as shown on attachment A.

The lowest bidder is Outdoor Adventures Unlimited; however, they cannot supply our current needs, and due to safety reasons, we cannot mix and match SCUBA items in a public safety environment. The two items they could not supply are critical to the continuity of dive operations.

House of Scuba meets specification, provides the best overall value, and is recommended for award.

PROCUREMENT DETAILS:

Procurement Method: ☐ Cooperative/Interlocal ☒ RFB/RFP ☐ Sole Source ☐ Professional Services ☐ Exempt

☐ Local Vendor ☒ HUB Vendor

Number of Responses: 2

RFP/RFB #: 23030

Selection Details: ☒ Low Bid ☐ Best Value

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	FY 2023 Fire Department General Fund
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ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Bid Tab

RESCUE DIVE GEAR

RFB # 23030

BID TABULATION

	Bid Tabulation		House of Scuba San Diego, CA		Ourdoor Adventures Unlimited Macon, GA	
	23030 Rescue Dive Gear					
	-					
Item	QTY	UOM	Unit Price	Extended Price	Unit Price	Extended Price
Gear Bag	4	EA	\$ 12.98	\$ 51.92	\$ 39.99	\$ 159.96
Wet Suit	4	EA	\$ 264.95	\$ 1,059.80	\$ -	\$ -
Fins	4	EA	\$ 113.24	\$ 452.96	\$ -	\$ -
Booties	4	PR	\$ 67.28	\$ 269.12	\$ 49.99	\$ 199.96
Gloves	4	PR	\$ 26.08	\$ 104.32	\$ 34.99	\$ 139.96
Hoods	4	EA	\$ 28.31	\$ 113.24	\$ 34.99	\$ 139.96
LED Rescue Light Bracket	4	EA	\$ 305.48	\$ 1,221.92	\$ 299.99	\$ 1,199.96
Bump Helment Hi Viz	4	EA	\$ 334.95	\$ 1,339.80	\$ 109.99	\$ 439.96
Full Face Mask	1	EA	\$ 782.13	\$ 782.13	\$ 679.99	\$ 679.99
Earphone/ microphone Assembly	1	EA	\$ 649.14	\$ 649.14	\$ 589.99	\$ 589.99
Transciever	1	EA	\$ 1,532.16	\$ 1,532.16	\$ 1,209.99	\$ 1,209.99
BCD	1	EA	\$ 472.60	\$ 472.60	\$ 419.99	\$ 419.99
Regulators	1	EA	\$ 313.65	\$ 313.65	\$ 329.99	\$ 329.99
I550c dive computer w/ compass and QD	5	EA	\$ 565.22	\$ 2,826.10	\$ 569.99	\$ 2,849.95
Dive Knife	1	EA	\$ 23.82	\$ 23.82	\$ 42.99	\$ 42.99
3 lbs Lead Weights	12	EA	\$ 15.74	\$ 188.88	\$ 9.99	\$ 119.88
Pony Scuba Tank	1	EA	\$ 182.09	\$ 182.09	\$ 159.99	\$ 159.99
Pony Scuba Tank Holder	1	EA	\$ 137.87	\$ 137.87	\$ 149.99	\$ 149.99
GFM maint kit	12	EA	\$ 63.51	\$ 762.12	\$ 69.99	\$ 839.88
Glacier MK2 Nylon/Fleece John Liner	2	EA	\$ 177.31	\$ 354.62	\$ 169.99	\$ 339.98
Mini Q40 MK2	5	EA	\$ 52.74	\$ 263.70	\$ 14.99	\$ 74.95
Lens Cover	10	EA	\$ 5.25	\$ 52.50	\$ 14.99	\$ 149.90
Battery Kit	10	EA	\$ 7.40	\$ 74.00	\$ 9.99	\$ 99.90
Scuba Tank	1	EA	\$ 305.80	\$ 305.80	\$ 284.99	\$ 284.99
MK7 Portable two diver intercom	1	EA	\$ 1,074.85	\$ 1,074.85	\$ 1,499.99	\$ 1,499.99
BCD	2	EA	\$ 472.60	\$ 945.20	\$ 419.99	\$ 839.98
Dry Suit Cuffs	12	PR	\$ 82.45	\$ 989.40	\$ 64.99	\$ 779.88
Glacier MK2 Nylon/Fleece John Liner	4	EA	\$ 177.31	\$ 709.24	\$ 169.99	\$ 679.96
Universal Slide Light	3	EA	\$ 147.85	\$ 443.55	\$ 44.99	\$ 134.97
8-Cell Battery Holder for MK7	1	EA	\$ 44.64	\$ 44.64	\$ 39.99	\$ 39.99
				\$ 17,741.14		\$ 14,596.88



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Lily Yap. Animal Services Manager

TITLE: Annual Contract for Veterinarian Test Kits and Accessories for testing animal shelter animals from sole-source provider IDEXX Laboratories (up to \$45,000 annually) for one year with the option to renew for four additional one-year periods totaling \$225,000 if all extensions are exercised

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

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
IDEXX	\$45,000.00	\$225,000.00

PURPOSE OF REQUEST:

IDEXX SNAP tests are used to screen shelter animals for specific diseases such as *Dirofilaria immitis* (heartworms), Parvovirus, Feline Leukemia and Feline Immunodeficiency Virus to increase the shelter's live release rate. IDEXX SNAP tests are more sensitive and specific in detecting disease antigens and are less likely to produce false negatives. Numerous scientific publications have concluded the same results making IDEXX the leading company for small animal in-house diagnostics. In 2014, IDEXX went to a direct purchasing program and will give municipal animal shelters price protection when entering into a multi-year agreement.

IDEXX Laboratories is a sole supplier of SNAP tests (parvo, heartworm, feline triple, feline combo) as no other vendor is capable of providing these products. Local government Code 252 provides an exemption from the competitive bid process when an item or service is available from only one source.

PROCUREMENT DETAILS:

Procurement Method: ☐ Cooperative/Interlocal ☐ RFB/RFP ☒ Sole Source ☐ Professional Services ☐ Exempt

☐ Local Vendor ☐ HUB Vendor

Number of Responses: File #: 23090

Selection Details: ☐ Low Bid ☐ Best Value

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	FY 2023 Police Department General Fund
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CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Caryl DeVries, P.E., PTOE, Asst. Director, Transportation & Mobility

TITLE: Annual Contract for Priority Service Plan for a remaining 8-month period which includes video display software and purchase of Jupiter extended warranty at an estimated cost of \$33,899.48, with four one-year renewals at \$23,797.04 annually for a total of \$129,087.64

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

PURPOSE OF REQUEST:

This Priority Service Plan combines service desk support with priority dispatching and preventative maintenance checks and services for a complete service program designed to maintain our Traffic Management Center video wall system in peak operating condition at all times. AVI-SPL, LLC is the sole provider of Jupiter software support and maintenance.

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

The DIR contract #DIR-CPO-5078 began July 6, 2022, and will expire July 6, 2027. The DIR contract contains a survival clause that will allow this service plan to extend beyond the expiration or termination of the DIR contract.

FINANCIAL CONSIDERATION:

This purchase is budgeted in General Fund for Transportation & Mobility.

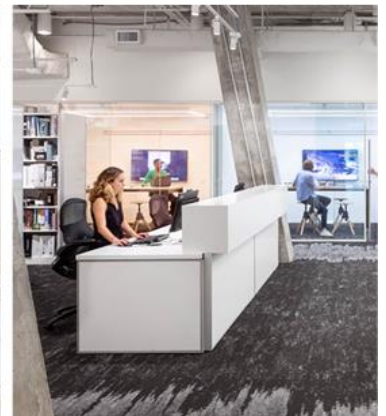
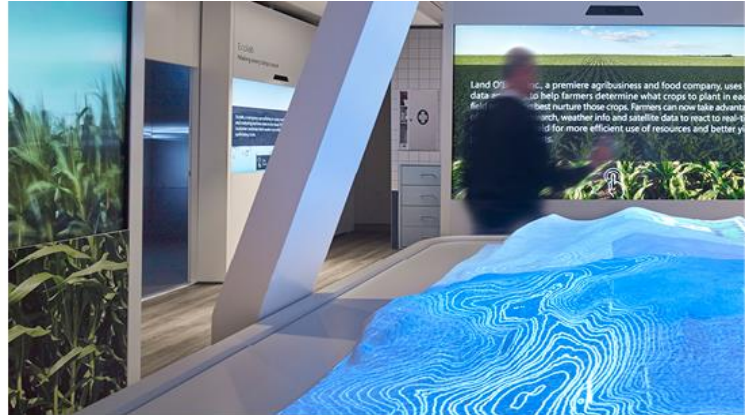
ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Quote packet

Proposal Prepared For:

City of Grand Prairie - TX

Caryl Devries: Term 2 Modified to Allow for First Year and Up to Four Additional Annual Renewals for Total of Five Years
Complies with State of Texas DIR Contract Number DIR-CPO-5078



AVI-SPL LLC

www.avispl.com

Prepared By: Craig Orris Taylor

Craig.Taylor@avispl.com

214-505-4136

Proposal No: 381160

Date: 1/5/2023

Global Support and Maintenance

AVI-SPL's Global Support and Maintenance services relieve you of the day-to-day burden of maintaining your collaboration technology estate, keeping your teams connected, and concentrated on delivering business value.

Elite Support

Our Elite services give you an extra level of **onsite** responsiveness and support with:

- * **Unlimited onsite support M-F, 8am-5pm***
- * **Unlimited remote help desk support** - available globally 24x7x365
- * Facilitation of manufacturer repair or replacement programs - **let us navigate your warranty terms**
- * **Software and firmware updates** managed remotely for covered assets



Global Support Operations Centers

- AVI-SPL's Global Support Operations Centers (GSOCs) deliver live help desk support 24x7x365.
- Offering quick and efficient email, phone, and portal communications options.
- The GSOCs will diagnose a problem, implement a repair remotely, or escalate to a specialist.

Repair/Replacement Facilitation - Some equipment may be repairable or replaced at no charge under the manufacturer's warranty policy. Labor for onsite installation of parts covered under manufacturer warranty may be subject to our current standard time and material rates. The help desk will assist in arranging the return of the defective equipment to the manufacturer for service/replacement as applicable.

Software Updates and Upgrades - Access to the help desk for customer-initiated software updates and upgrades remotely available per manufacturer recommendation. Updates are provided on a fix or fail basis. Once an issue is reported, the remote help desk coordinates with you and the manufacturer to determine the best course of action. If a specialist or a programmer, onsite help, or any other labor is required, additional charges may apply at the applicable rate for those services.

Unlimited Onsite Support - available Monday through Friday, 8 a.m. - 5 p.m.*, excluding company holidays, with travel included. Where applicable, AVI-SPL will provide a two-business day onsite response following the help desk's determination that an onsite dispatch is needed.

*Local standard time excluding AVI-SPL published holidays. For customers in the Middle East, services will be provided Sunday through Thursday from 8 a.m. - 5 a.m. local standard time, excluding United Arab Emirates (UAE) national holidays.

Global Support and Maintenance

Looking for a specific support option to supplement our Enhanced or Elite service plans? We have you covered with our flexible, à la carte PLUS options. These are available as add-ons to our Enhanced or Elite service offerings and provide you with just the right mix of support to match your needs.



Plus Options

The following PLUS options can be added as needed in any combination to an Enhanced or Elite contract:

Extended Hardware Warranty Jupiter offers a maximum of five years of HW warranty, ending 10.13.23

- * We cover repair or replacement cost of malfunctioning equipment.
- * Equipment coverage is limited to the hardware or rooms detailed in proposal. Excludes owner furnished equipment.
- * Defects in parts originating with the manufacturer will be repaired or replaced with equipment of equivalent function at no additional charge.
- * Labor for repairs, replacement, or adjustment of hardware included in this PLUS option will be performed as necessary to restore the system to original specifications or similar function at no additional charge.

Expedited Onsite Response NOT INCLUDED

- * Accelerated response times require site access, as defined in the T&C.
- * Multiple options are available if an onsite response faster than the standard two business day is required.*

Preventative Maintenance Visits (PMV's) Two annually scheduled PMV's are included for each year

- * Onsite visits that work around the scheduled use of space to ensure equipment is kept in optimal operating conditions. Onsite technicians complete a standard checklist and make recommendations to improve reliability, the in room experience, and security.
- * Preventative Maintenance checks are purchased and scheduled in advance at recommended intervals.
- * An accurate point of contact, as designated and kept current by the customer, will coordinate with the AVI-SPL help desk to schedule and coordinate the preventative maintenance checks.
- * If a scheduled preventative maintenance check is missed and a reasonable attempt has been made by AVI-SPL to reschedule, that preventative maintenance check may be void.

Consumable Replacement Not Included

- * Free replacement of high-volume consumable points of failure (examples include: lamps, bulbs, filters, fuses, batteries).
- * Consumables will be replaced when failure occurs because of normal use and wear.

*Not available in all areas. Subject to AVI-SPL approval.



Investment Summary - Proposal # 381160

Terms and Conditions

This Proposal together with AVI-SPL's General Terms and Conditions and the applicable Addendum(a) located <https://avispl.com/terms-of-use/> and incorporated herein by this reference (collectively the "Agreement") constitutes the entire agreement between AVI-SPL LLC ("Seller", "AVI-SPL", "we", "us", "our") and the buyer/customer identified in the Proposal ("Buyer", "Customer", "Client", "you", "your") with respect to its subject matter and supersedes all prior and contemporaneous agreements, representations and understandings of the Parties, written or oral. By signing below, issuing a valid purchase order for the Services and/or Products specified herein or receiving the Products and/or Services specified herein, whichever occurs first, Buyer acknowledges it has read and agrees to the terms of this Agreement. This Agreement shall not be binding upon Seller until accepted by Buyer as set forth in this Agreement and the earlier of Seller's confirmation in writing of Buyer's order and Seller's performance under the applicable Proposal. Any terms and conditions contained in Buyer's purchase order or any other Buyer-provided documents related to this transaction shall have no effect and are hereby rejected. Notwithstanding anything herein to the contrary, if a master services agreement signed by both Parties is in effect covering the sale of the Services and/or Products that are the subject of this Proposal, the terms and conditions of said agreement shall prevail to the extent they conflict or are inconsistent with this Agreement.

Billing Terms

Payment terms are Net 30 Days from the date of invoice unless otherwise specified in the Proposal.

Any support and maintenance services and remote managed services non-recurring charges outlined within this Proposal will be invoiced in full upon the earlier of customer's issuance of a purchase order and customer's signature below for Term 1. For Term 2, each year will be invoiced in full following issuance of a purchase order for that year. Any on-site managed services and remote managed services monthly recurring charges outlined in this Proposal will be invoiced monthly. All fees and payments outlined in this Proposal are in US Dollars and all billing and payment shall be made in US Dollars.

Purchase orders and contracts should be addressed to AVI-SPL LLC

Term 2 (Today till 10.23.27) Service Support Solution:

☐ Term 2 coverage in the amount of: **\$129,087.64**

Term 2 includes Year 1 pricing of \$33,899.48, and up to four additional renewal years at \$23,797.04 per year, not to exceed \$129,087.64. City to issue purchase orders at beginning of each year of Term 2 to allow for billing. Year 1 pricing includes purchase of Jupiter extended hardware warranty, which cannot be extended for any more years past October 13, 2023, that is why Years 2, 3, 4 and 5 renewal pricing is lower than Year 1

Buyer Acceptance

Buyer Legal Entity: _____
 Buyer Authorized Signature: _____
 Buyer Authorized Signatory Name: _____
 Buyer Authorized Signatory Title: _____
 Date: _____



6301 Benjamin Road, Suite 101
Tampa, FL 33634
Tel. 866.708.5034
www.avispl.com

All Pricing complies with State of Texas DIR Contract DIR-CPO-5078.

DIR Discount off MSRP for Support and Maintenance is more than the 8% required per Contract.

Prepared by: Craig Orris Taylor

Date Prepared: 01/05/23

Proposal #: 381160

Proposal Valid Until: 4/5/2023

Line #	System/Room Name	Location	Serial No.	Start Date	Term 2 End Date	Qty.	Service Description	Term 2 Unit Price	Term 2 Extended Price
Maintenance Services									
AV Room Services									
1	Grand Prairie Traffic Management Center	206 W. Church Street, Grand Prairie, TX 75050		10/14/2022	10/13/2027	1	Elite - Grand Prairie Traffic Management Center	\$55,180.00	\$55,180.00
2	PM Visits - Grand Prairie Traffic Management Center	206 W. Church Street, Grand Prairie, TX 75050		10/14/2022	10/13/2027	2	Preventative Maint. - PM Visits - Grand Prairie Traffic Management Center	\$4,253.60	\$8,507.20
AV Total:									\$63,687.20
VTC Services									
3	Jupiter Care FC Renewal	206 W. Church Street, Grand Prairie, TX 75050	C4K-1034	10/14/2022	EOSL 10/13/2023	1	Manufacture Direct - Jupiter Care FC Renewal	\$11,459.24	\$11,459.24
4	Jupiter Care Canvas Renewal	206 W. Church Street, Grand Prairie, TX 75050	CS1-DBWH-D92Y	10/14/2022	10/13/2027	1	Manufacture Direct - Jupiter Care Canvas Renewal	\$53,941.20	\$53,941.20
VTC Total:								\$65,400.44	\$65,400.44
NOTES:								Term 2 Grand Total	
** Note that the Jupiter Hardware (SN: C4K-1034) is going EOSL indicating it cannot be supported under manufacturer's warranty beyond the noted date of 10.13.23 above.								\$129,087.64	
								Term 2 MSRP:\$150,640.96	

Term 2 pricing includes pricing of \$33,899.48 for first year which ends 10.13.2023, and up to four annual renewals at \$23,797.04 per year, not to exceed Term 2 Grand Total of \$129,087.64. Pricing Year 2-5 goes down beginning 10.14.23 because Jupiter will not extend the hardware support for Jupiter Care FC Renewal for the Jupiter Catalyst 4K processor past 10.13.23. Jupiter Care Canvas Software support can be continued for all of Term 2. Grand Prairie will need to issue Purchase Order to AVI-SPL at beginning of each year of Term 2 for billing to occur.

This Entire Document and all information (including drawings, specifications and designs) presented by AVI-SPL LLC are the property of AVI-SPL LLC or its affiliate. Proprietary information provided to potential customers, clients or agents is for the sole purpose of demonstrating solutions delivery capabilities and shall be held in confidence. These Materials may not be copied, distributed or disclosed in any way without the sole written permission of an authorized representative of AVI-SPL.

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CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Walter Shumac, Director of Transportation and Mobility

TITLE: Annual Contract for Fence Repairs & Replacements from Llano River Fence Company, LLC (up to \$100,000 annually). This agreement will be for one year with the option to renew for four additional one-year periods totaling \$500,000 if all extensions are exercised. Award a secondary to Diamond Fence & Concrete (up to \$100,000 annually) to be used only if the primary is unable to fulfill the needs of the department

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

SUMMARY:

<i>Vendor Name</i>	<i>Annual Cost</i>	<i>Total Cost</i>
Llano River Fence Company, LLC	\$100,000.00	\$500,000.00
Diamond River Fence (secondary)	\$100,000.00	\$500,000.00

PURPOSE OF REQUEST:

This agreement will be used to repair or replace damaged fences due to accidents, street repairs and water line repairs. Fences to be repaired include chain link, PVC fence, wooden fence, and welded steel fences.

Notice of bid #23074 was sent to 92 vendors. There were no Grand Prairie vendors available for this service. Two bids were received as shown on attachment A.

The low bid received from Llano River Fence Company, LLC meets specifications and is recommended for award.

The secondary vendor, Diamond Fence & Concrete, will only be used if the primary vendor cannot fulfill the needs of the City.

PROCUREMENT DETAILS:

Procurement Method: ☐ Cooperative/Interlocal ☒ RFB/RFP ☐ Sole Source ☐ Professional Services ☐ Exempt

☐ Local Vendor ☒ HUB Vendor

Number of Responses: 2 RFP/RFB #: 23074

Selection Details: ☒ Low Bid ☐ Best Value

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Funds are available in various departments operating budgets and will be charged accordingly on orders through the end of the fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.
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ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Bid Summary



Bid Tabulation
Fencing Repairs & Replacement
RFB 23074

Llano River Fence Company Balch Springs, TX	Diamond Fence & Concrete Fort Worth, TX
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Item	Description	QTY	UOM	Unit Price	Unit Price
1	Regular Hourly Rate	1	HOURS	\$45.00	\$68.00
2	After Hours Hourly Rate	1	HOURS	\$52.50	\$102.00
3	Weekend Hourly Rate	1	HOURS	\$52.50	\$168.00
4	Holiday Hourly Rate	1	HOURS	\$65.00	\$168.00
5	Emergency Hourly Rate	1	HOURS	\$65.00	\$335.00
6	Percentage Markup for Parts and Supplies	1	%	20%	48%
7	Percentage Markup for Subcontracting (ie masonry work)	1	%	20%	35%
8	Other Charge (please specify:) Minimum Charge	1	EA	\$0.00	\$450.00



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Patricia Redfearn, Director, Solid Waste/Landfill

TITLE: Annual Contract for Alternate Daily Cover (ADC) hydromulch materials from Space Savers (up to \$93,120.00) annually. This contract will be for one year with the option to renew for four additional one-year periods totaling \$456,600.00 if all extensions are exercised

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

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
Space Savers	\$93,120.00	\$465,600.00

PURPOSE OF REQUEST:

The use of ADC has been approved by the Texas Commission on Environmental Quality as a substitute for 6 inches of daily compacted cover soil on days when the landfill will be closed for more than 24 hours. Therefore, on non-holiday weeks from Monday through Friday, the City of Grand Prairie deploys a hydromulch-style product over the days' waste to provide for odor control and for vector deterrent. This saves the landfill extremely valuable airspace and the soil stockpile for more appropriate uses.

This price agreement will be used by the Landfill to cover the working face with approved ADC hydromulch materials; on an as-needed basis.

Two responses were received. One was deemed unresponsive and not meeting bid specifications.

PROCUREMENT DETAILS:

Procurement Method: ☐ Cooperative/Interlocal ☒ RFB/RFP ☐ Sole Source ☐ Professional Services ☐ Exempt

Number of Responses: Two RFB #: 23033

Selection Details: ☒ Low Bid ☐ Best Value

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	303510 Solid Waste Landfill
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ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Bid Summary

ADC HYDROMULCH MATERIALS

RFB #23033

TABULATION

		Bid Tabulation					
		ADC Hydromulch Materials					
		RFB #23033		NWCI, Inc Perrysburg, OH		Space Savers Keller, TX	
Item	Description	QTY	UOM	Unit Price	Extended Price	Unit Price	Extended Price
1	ADC Hydromulch Material (Load)	6	EA	19,290.00	115,740.00	15,520.00	93,120.00
	Total				\$ 115,740.00		\$ 93,120.00
					Vendor did not bid per specifications.		



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Noreen Housewright, Director of Engineering Services

TITLE: Construction contract with McMahon Contracting, LP for FY23 Storm Drain Outfall Repairs for Cherry Street Drainage issues in the total amount of \$587,853.96 for Base Bid and Base Bid Alternate 1, and a 5% contingency in the amount of \$29,392.70; materials testing with Team Consultants for \$14,917.00; in-house engineering in the amount of \$29,392.70; for a total project cost of \$661,556.36

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

SUMMARY:

<i>Vendor Name</i>	<i>Annual Cost</i>	<i>Total Cost</i>
McMahon Contracting LP		\$617,246.66
Team Consultants		\$14,917.00
In House Engineering		\$29,392.70

PURPOSE OF REQUEST:

This project was identified as part of the FY23 Capital Projects Budget. This project replaces a failed outfall and storm drainage line serving Cherry Street that runs downhill from the Cherry Street to the TxDOT drainage system at IH 30 Eastbound Service Road.

The project will upsize the existing capacity of the storm drain system and repair the erosion caused by the failed storm drain between 1702 and 1706 Cherry Street and stabilize the area, protecting it from future erosion.

This project requires the relocation of an existing water line and wastewater line to complete the storm drain and outfall construction.

On Tuesday, February 14, 2023, the City of Grand Prairie opened bids on the FY 2023 Storm Drain Outfall Repairs project. The low bidder was McMahon Contracting, LP in the total amount of \$587,853.96 for the Base Bid and Base Bid Alternate 1.

The price difference between Base Bid Alternate 1: Reinforced Concrete Pipe (RCP) and Base Bid Alternate 2: HP Polypropylene Pipe (PP) was \$12,680.28, but due to the proven track record of RCP versus HPPP, Alternate 1 was chosen. Bid detail is provided.

Construction of this project is scheduled to begin in May 2023 and completed in October 2023.

PROCUREMENT DETAILS:

Procurement Method: ☐ Cooperative/Interlocal ☒ RFB/RFP ☐ Sole Source ☐ Professional Services ☐ Exempt

☐ Local Vendor ☐ HUB Vendor

Number of Responses: 2 RFP/RFB #: N/A

Selection Details: ☒ Low Bid ☐ Best Value

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Storm Drainage Capital Projects Fund (401592)
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If Capital Improvement:					
Total Project Budget	\$661,556.36	Proposed New Funding:	\$0	Remaining Funding:	\$0

ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Bid Summary



FY 2023 Storm Drain Outfall Repairs – W.O. 02316003

Bid Tabulation

				McMahon Contracting, LP		A&B Construction	
Item	Description	QTY	UOM	Unit Price	Extended Price	Unit Price	Extended Price
1	Base Bid	1	EA	\$502,625.22	\$502,625.22	\$570,251.00	\$570,251.00
2	Alternate 1	1	EA	\$85,228.74	\$85,228.74	\$66,870.00	\$66,870.00
3	Alternate 2	1	EA	\$72,548.46	\$72,548.46	\$55,350.00	\$55,350.00
	Total Bid + Alternate 1				\$587,853.96		\$637,121.00
	Total Bid + Alternate 2				\$575,173.68		\$625,601.00



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Andy Henning, Director of Design + Construction

TITLE: Construction contract with A & C Construction, Inc for the addition of entry canopies over two (2) existing doors at City Hall in the amount of \$69,900 along with a design contingency of \$2,500, a construction contingency of \$2,500 and a \$5,000 material testing allowance for a total funding request of \$79,900

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

SUMMARY:

<u>Vendor Name</u>	<u>Total Cost</u>
A&C Construction	\$79,900.00

PURPOSE OF REQUEST:

The addition of weather protection entry canopies over two (2) existing doors associated with City Hall – one (1) on the north side of City Hall Central and one (1) on the west side of City Hall East. The construction contract will be with A&C Construction, Inc. at a value of \$69,900. In addition to the construction cost, City staff recommends an owner-controlled design contingency of \$2,500, plus an owner-controlled construction contingency of \$2,500 and an owner construction materials testing allowance of \$5,000 for a total funding request of \$79,900.

PROCUREMENT DETAILS:

Procurement Method: ☐ Cooperative/Interlocal ☒ RFB/RFP ☐ Sole Source ☐ Professional Services ☐ Exempt

☐ Local Vendor ☒ HUB Vendor

Number of Responses: 4 RFP/RFB #: 23062

Selection Details: ☐ Low Bid ☒ Best Value

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Municipal Facilities CIP Funds
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ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Bid Summary Scorecard


City Hall Door Canopies

RFB #23062

TABULATION

		Bid Tabulation					
		City Hall Door Canopy					
		RFB # 23062		A&C Construction	Elite Restoration	GCC	Hill & Wilkinson
				Irving	Denton	Dallas	Richardson
Item	Description / Location Name	QTY	UOM	Unit Price	Unit Price	Unit Price	Unit Price
	Door Canopies	1.00	JOB	\$ 69,900.00	\$ 100,249.00	\$ 196,000.00	\$ 96,248.00

SCORECARD

		HIUB-HI		HUB-BL	
		A&C Construction		Elite Restoration	
Evaluation Score Card				GCC	
City Hall Door Canopy				Dallas	
RFB # 23062		Irving		Richardson	
Evaluation Criteria	Maximum Score	Score	Score	Score	Score
Price	10.00	10.00	6.97	3.60	7.26
Experience in project size	15.00	15.00	15.00	15.00	15.00
Experience in methodology	15.00	15.00	15.00	15.00	15.00
Experience in personell qualifications	15.00	12.00	15.00	12.00	15.00
Past experience with the City of Grand Prairie or another municipality	25.00	25.00	20.00	25.00	25.00
Best Overall Value	20.00	20.00	16.00	16.00	16.00
Total	100.00	97.00	87.97	86.60	93.26



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Andy Henning, Director of Design + Construction

TITLE: Construction Manager at Risk (CMAR) Contract with Modern Contractors, Inc. for pre-construction services for the Public Safety Storage Facility project in the amount of \$1,000 and approve a Construction Services Fee of 2.25% to be applied to the actual approved construction costs for the new construction work at a later time

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

SUMMARY:

<i>Vendor Name</i>

Modern Contractors, Inc.

PURPOSE OF REQUEST:

Approval of an initial Construction Manager at Risk (CMAR) Contract with Modern Contractors, Inc. for pre-construction services associated with the Public Safety Storage Facility project in the amount of \$1,000. The project will be constructed at 1845 South Highway 161 just to the south and west of the existing Grand Prairie Service Center. The project will consist of an approximate 24,000 square foot warehouse and office building space particularly designed to store the back-up emergency generators purchased by the City for use in supplying power to buildings during critical outages. In addition, the Facility Services Department will office and operate from a portion of this facility.

With the design process reaching the point of needing important cost estimation and constructability review, a Request for Proposal (RFP) #23067 solicitation was advertised by the City in accordance with State law with respondents to the RFP required to submit their proposals no later than February 16, 2023. Four (4) Companies responded to the RFP. All proposals were reviewed by the selection committee and it was determined unanimously that Modern Contractors, Inc would be recommended for the CMAR contract award for Public Safety Storage Facility project.

Pending determination of a final project construction cost within the planned overall budget, a subsequent contract award shall be comprised of Modern Contractors, Inc. estimated field and office staff (\$110,000), approximate General Conditions (\$134,000) and a construction services fee amount based on a 2.5% fee applied to the actual competitively bid construction cost.

Should City Council approve Modern Contractors, Inc. for the CMAR contract award as recommended, City staff will begin working with Modern Contractors and Magee Architects to finalize design items and begin the process of obtaining bids from Subcontractors. The Construction Manager at Risk pre-construction services role also involves development of conceptual project estimates, preliminary construction schedule, value engineering considerations and constructability review.

Once available, the final overall project construction cost will be presented to City Council for consideration and approval as an amendment to the initial contract.

PROCUREMENT DETAILS:

Procurement Method: ☐ Cooperative/Interlocal ☒ RFB/RFP ☐ Sole Source ☐ Professional Services ☐ Exempt

☐ Local Vendor ☒ HUB Vendor

Number of Responses: 4 RFP/RFB #: 23067

Selection Details: ☐ Low Bid ☒ Best Value

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Municipal Facilities Capital Projects Fund
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If Capital Improvement:	
Total Project Budget	\$8,000,000


ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Request for Proposal Bid Summary


CMAR PUBLIC SAFETY STORAGE FACILITY

RFB #23067

TABULATION

		Lyness Construction Cleburne	McGough Construction Dallas	Modern Contractors Bedford	Pete Durant FTW
Item	Description	PRICE	PRICE	PRICE	PRICE
	Pre-Construction Fee:	\$ 60,000.00	\$ 25,000.00	\$ 1,000.00	\$ 10,000.00
	Construction Fee				
	A. Percentage:	6.00%	3.75%	2.5%	3.0%
	B. Dollar Amount (included as part of GMP):	\$ 450,000.00	\$ 281,250.00	\$ 187,500.00	\$ 218,500.00
	Field & Office Staff (Line 12):	\$ 253,500.00	\$ 610,008.00	\$ 110,000.00	\$ 212,000.00
	General Conditions (Line 66):	\$ 384,800.00	\$ 242,238.00	\$ 134,000.00	\$ 266,100.00
	Total Cost (Pre-Construction (Line 1) + Construction (Line 2B) + Field & Office Staff (Line 3) + General Conditions (Line 4))	\$ 1,148,300.00	\$ 1,158,496.00	\$ 432,500.00	\$ 706,600.00

SCORECARD

		HUB-Asian			
Evaluation Score Card CMAR Public Safety Storage Facility RFB # 23067		Lyness Construction Cleburne	McGough Construction Dallas	Modern Contractors Bedford	Pete Durant FTW
Evaluation Criteria	Maximum Score	Score	Score	Score	Score
Price	30.00	11.30	11.20	30.00	18.36
Experience (size)	10.00	8.00	8.00	10.00	10.00
Other Gov	10.00	6.00	8.00	10.00	10.00
Approach	30.00	30.00	30.00	30.00	30.00
Interview	20.00	NA	NA	NA	NA
Total	100.00	55.30	57.20	80.00	68.36



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Andy Henning, Director of Design + Construction

TITLE: Professional Design Services Contract with Brown Reynolds Watford (BRW) Architects, Inc. for the design of Fire Station 6 renovations and design of a new Emergency Operations Center in the amount of \$969,500 with additional project allowances of \$186,275 for a total funding request of \$1,155,775

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

SUMMARY:

<u>Vendor Name</u>	<u>Total Base Contract Cost</u>
Brown Reynolds Watford Architects, Inc.	\$969,500

PURPOSE OF REQUEST:

Approval of a Professional Design Services Contract with Brown Reynolds Watford (BRW) Architects, Inc. for the design of Fire Station 6 renovations and design of a new Emergency Operations Center in the amount of \$969,500 for the design services base contract value, and for the following allowances:

- a) Site survey allowance of \$23,800
- b) Site re-plat/easement exhibit allowance of \$10,000
- c) Code commissioning allowance of \$25,000
- d) Reimbursable expenses allowance of \$18,000
- e) Record drawing allowance of \$32,000
- f) Geotechnical engineering allowance of \$29,000
- g) Design contingency allowance of \$48,475

With the base professional services contract value combined with the above allowance amounts, the total funding request equals \$1,155,775.

On November 10, 2022, the Purchasing Department published a Request for Qualifications (RFQ) advertisement (RFQ #23029) for Professional Design Services for Grand Prairie Fire Department construction projects. On December 1, 2022, the Purchasing Department received a total of ten (10) submittals in response to this RFQ. All proposals were reviewed, and it was determined by the selection

committee that BRW Architects, Inc. represented the most qualified respondent based on the cumulative scoring criteria. Based on discussions with BRW Architects regarding their current workload however, the selection committee felt awarding all Grand Prairie Fire Department design projects outlined in the RFQ to BRW alone might be challenging to successfully handle. For that reason, the new Fire Station 11 project was decided to be awarded to the second most qualified respondent, Martinez Architects.

PROCUREMENT DETAILS:

Procurement Method: ☐ Cooperative/Interlocal ☒ RFB/RFP ☐ Sole Source ☐ Professional Services ☐ Exempt

☐ Local Vendor ☐ HUB Vendor

Number of Responses: 10 RFP/RFB #: 23029

Selection Details: ☐ Low Bid ☒ Best Value

FINANCIAL CONSIDERATION:

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

1- Request for Qualifications Scoring Summary

GPFD Construction Projects

RFQ #23029

SCORECARD

		7	3	1	HUB -4	9	HUB - HI -6	5	HUB-HI 2	8	HUB-HI -4
	Evaluation Score										
	Design Srv for GP Fire	Brandstetter Carroll	Brinkley Sargent	Brown Reynolds	BVG4 Architecture	Eikon	GSR Andrade	HED	Martinez	RHAID	RPGA
	RFQ # 23029	Dallas	Dallas	Dallas	Dallas	Sanger	Dallas	Dallas	Irving	Garland	FTW
Evaluation Criteria	Maximum Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
Project Team	35.00	14.00	28.00	35.00	21.00	14.00	21.00	21.00	35.00	14.00	28.00
Firm Capabilities	30.00	18.00	18.00	30.00	18.00	6.00	12.00	12.00	24.00	12.00	18.00
Performac Ability	20.00	8.00	12.00	20.00	12.00	12.00	8.00	12.00	16.00	8.00	8.00
Project Approach	15.00	6.00	9.00	15.00	9.00	6.00	6.00	6.00	12.00	9.00	6.00
Total	100.00	46.00	67.00	100.00	60.00	38.00	47.00	51.00	87.00	43.00	60.00
Complete and accurate bid		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Notes				Emergency Op Ctr & FS6					FS 11		



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

PRESENTER: Andy Henning, Director of Design + Construction

TITLE: Professional Design Services Contract with Martinez Architects, LP for the design of new Fire Station 11 in the amount of \$455,000 with additional project allowances of \$134,500 for a total funding request of \$589,500

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

SUMMARY:

<i>Vendor Name</i>	<i>Total Base Contract Cost</i>
Martinez Architects, LP	\$455,000

PURPOSE OF REQUEST:

Approval of a Professional Design Services Contract with Martinez Architects, LP for the design of new Fire Station 11 in the amount of \$455,000 for the design services base contract value, and for the following allowances:

- a) Asbestos remediation allowance of \$15,000
- b) Site re-plat/easement exhibit allowance of \$5,000
- c) Code commissioning allowance of \$8,500
- d) Reimbursable expenses allowance of \$15,000
- e) Record drawing allowance of \$12,000
- f) Geotechnical engineering allowance of \$24,000
- g) Environmental assessment allowance of \$15,000
- h) Design contingency allowance of \$40,000

With the base professional services contract value combined with the above allowance amounts, the total funding request equals \$589,500.

On November 10, 2022, the Purchasing Department published a Request for Qualifications (RFQ) advertisement (RFQ #23029) for Professional Design Services for Grand Prairie Fire Department construction projects. On December 1, 2022, the Purchasing Department received a total of ten (10) submittals in response to this RFQ.

All proposals were reviewed, and it was determined by the selection committee that BRW Architects, Inc. represented the most qualified respondent based on the cumulative scoring criteria. Based on discussions with BRW Architects regarding their current workload however, the selection committee felt awarding all Grand Prairie Fire Department design projects outlined in the RFQ to BRW alone might be challenging to successfully handle. For that reason, the new Fire Station 11 project was decided to be awarded to the second most qualified respondent, Martinez Architects.

PROCUREMENT DETAILS:

Procurement Method: ☐ Cooperative/Interlocal ☒ RFB/RFP ☐ Sole Source ☐ Professional Services ☐ Exempt

☐ Local Vendor ☒ HUB Vendor

Number of Responses: 10 RFP/RFB #: 23029

Selection Details: ☐ Low Bid ☒ Best Value

FINANCIAL CONSIDERATION:

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

1- Request for Qualifications Scoring Summary

GPFD Construction Projects

RFQ #23029

SCORECARD

		7	3	1	HUB -4	9	HUB - HI -6	5	HUB-HI 2	8	HUB-HI -4
	Evaluation Score										
	Design Srv for GP Fire	Brandstetter Carroll	Brinkley Sargent	Brown Reynolds	BVG4 Architecture	Eikon	GSR Andrade	HED	Martinez	RHAID	RPGA
	RFQ # 23029	Dallas	Dallas	Dallas	Dallas	Sanger	Dallas	Dallas	Irving	Garland	FTW
Evaluation Criteria	Maximum Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
Project Team	35.00	14.00	28.00	35.00	21.00	14.00	21.00	21.00	35.00	14.00	28.00
Firm Capabilities	30.00	18.00	18.00	30.00	18.00	6.00	12.00	12.00	24.00	12.00	18.00
Performac Ability	20.00	8.00	12.00	20.00	12.00	12.00	8.00	12.00	16.00	8.00	8.00
Project Approach	15.00	6.00	9.00	15.00	9.00	6.00	6.00	6.00	12.00	9.00	6.00
Total	100.00	46.00	67.00	100.00	60.00	38.00	47.00	51.00	87.00	43.00	60.00
Complete and accurate bid		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Notes				Emergency Op Ctr & FS6					FS 11		



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

REQUESTER: Savannah Ware, AICP

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: Amendment to an Interlocal Agreement between the City of Grand Prairie and the City of Arlington for the development of 21.971 acres with a portion of the development in each city. The subject property is generally located west of S Great Southwest Pkwy, about 1,600 feet north of W Marshall Dr, and addressed as 1550 S Great Southwest Pkwy

RECOMMENDED ACTION: Approve

SUMMARY:

Amendment to an Interlocal Agreement between the City of Grand Prairie and the City of Arlington for the development of 21.971 with a portion of the development in each city. The subject property is generally located west of S Great Southwest Pkwy, about 1,600 feet north of W Marshall Dr, and addressed as 1550 S Great Southwest Pkwy.

PURPOSE OF REQUEST:

The purpose of the request is to amend the existing Interlocal Agreement to incorporate additional acreage.

RECOMMENDATION:

Approve

**FIRST AMENDMENT TO
INTERLOCAL AGREEMENT FOR DEVELOPMENT OF LAND
LOCATED WITHIN ARLINGTON AND GRAND PRAIRIE**

STATE OF TEXAS §
COUNTY OF TARRANT §

THIS FIRST AMENDMENT TO INTERLOCAL AGREEMENT FOR DEVELOPMENT OF LAND LOCATED WITHIN ARLINGTON AND GRAND PRAIRIE 1550 S. GREAT SOUTHWEST PROJECT (the “Amendment”) is entered into on this _____ day of _____, 2023, by and between the City of Arlington, Texas (“Arlington”) and the City of Grand Prairie, Texas (“Grand Prairie”) to amend an existing interlocal agreement entered into by the parties on or about November 5, 2021 (the “Interlocal Agreement”). Arlington and Grand Prairie are collectively referred to herein as “the cities.”

WITNESSETH:

WHEREAS, portions of the area to be developed in relation to the 1550 S. Great Southwest project is located within the cities; and

WHEREAS, the cities entered into an interlocal agreement under the authority granted by and pursuant to Chapter 791 of the Texas Government Code to establish the performance and costs of performing governmental functions as it relates to the property located at 1550 S. Great Southwest; and

WHEREAS, after the interlocal agreement was entered into, additional land was incorporated into the 1550 S. Great Southwest Project requiring an amendment to the boundaries of the Interlocal Agreement.

FOR AND IN CONSIDERATION of the mutual agreements contained herein and in the Interlocal Agreement, the parties do hereby agree to amend the Interlocal Agreement as follows:

1. Provision 1.1 of Section I. Applicability is amended to read as follows:
 - 1.1 The properties to be developed as the Unified Development along the common boundary of Arlington and Grand Prairie encompass approximately 21.971-acres, as depicted and shown in Exhibit “A” (the “Land”). This Agreement applies to the development of the Land as a Unified Development with a portion of the development in each city.
2. Exhibit “A” (the “Land”) is replaced with the attached Exhibit “A” which reflects the revised boundaries.

3. All other terms and conditions of the Interlocal Agreement shall remain unchanged and in full force and effect.

The undersigned officers are properly authorized to execute this Amendment on behalf of the parties hereto and each party hereby certifies to the other that any necessary resolutions or actions extending such authority have been duly passed and are now in full force and effect.

EXECUTED on the date first written above.

CITY OF ARLINGTON, TEXAS

JENNIFER WICHMANN
Deputy City Manager

ATTEST:

ALEX BUSKEN
City Secretary

APPROVED AS TO FORM:

Assistant City Attorney

CITY OF GRAND PRAIRIE, TEXAS

WILLIAM A. HILLS
Deputy City Manager

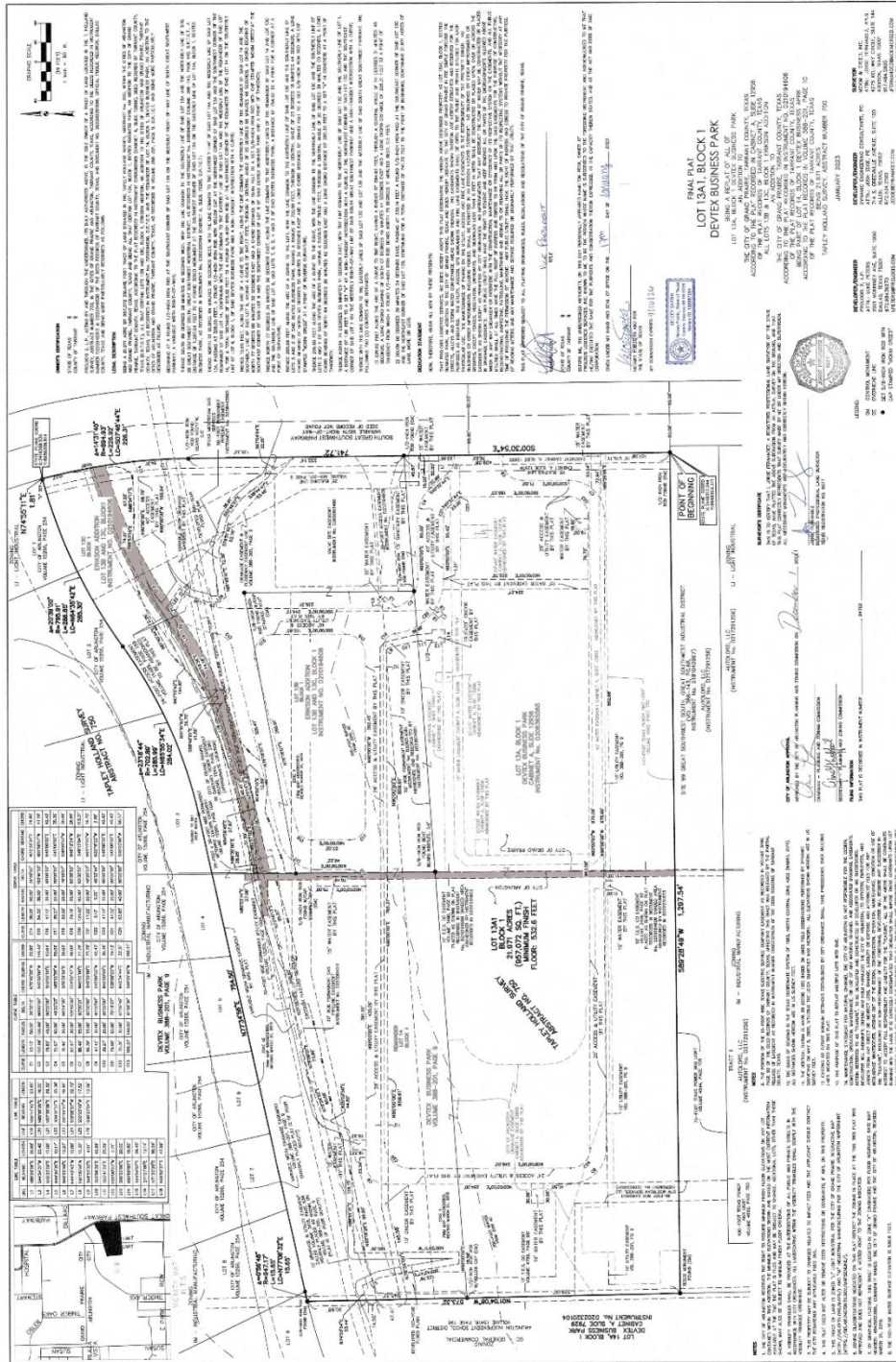
ATTEST:

MONA LISA GALICIA
City Secretary

APPROVED AS TO FORM:

Deputy City Attorney

EXHIBIT "A"
RECORDED PLAT ATTACHED





CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

REQUESTER: Cathy Patrick, CFO

PRESENTER: Cathy Patrick, CFO, and Jennifer Ripka, Partner Weaver

TITLE: Annual Comprehensive Financial Report and associated audit services for Fiscal Year ending September 30, 2022 (The Finance and Government Committee reviewed on March 7, 2023, and recommended approval)

RECOMMENDED ACTION: Approve

ANALYSIS:

In accordance with State Law, the City is required to prepare an annual financial report representing the financial position of the City at the end of each fiscal year's operation. In addition, the City charter requires an independent auditor's yearly audit of the City's financial records. Weaver, LLP has audited the City's financial statements, including fund-level statements, and provided an overview of the audit process and findings.

FINANCIAL CONSIDERATION:

None



CITY OF GRAND PRAIRIE RESOLUTION

MEETING DATE: 03/21/2023

PRESENTER: Marty Wieder, Director, Economic Development Department

TITLE: Resolution Approving Tax Increment Reinvestment Zone Planning Services Contract with Catalyst Commercial not-to-exceed \$49,000

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

SUMMARY:

<u>Vendor Name</u>	<u>Total Cost</u>
Catalyst Commercial	49,000

PURPOSE OF REQUEST:

This request is made to ensure that Catalyst Commercial may continue working on the City of Grand Prairie's behalf to provide economic development planning services.

In addition to providing retail market analysis/analytics (for instance primary trade area data), Catalyst Commercial's Principal is a commercial broker who assists the City of Grand Prairie with property information and represents Grand Prairie's Local Government Corporation with property acquisitions. Catalyst Commercial also does site analyses at targeted locations (which may involve looping in civil engineers and/or landscape architects to help with preliminary site planning), and the company occasionally also assists Economic Development staff with retail prospect information and introductions. All work is done on an hourly basis with monthly invoicing.

PROCUREMENT DETAILS:

Procurement Method: ☐ Cooperative/Interlocal ☐ RFB/RFP ☐ Sole Source ☒ Professional Services ☐ Exempt

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Municipal Facilities Capital Projects Fund
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BODY

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, TO ENTER INTO A CONTRACT WITH CATALYST COMMERCIAL FOR SELECTIVE ECONOMIC DEVELOPMENT PLANNING SERVICES

WHEREAS, the City has created an Office of Economic Development to oversee economic development programs authorized by Texas law and approved by the City Council, including those authorized by Chapter 380 of the Texas Local Government Code, to promote state and local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, the City has determined that the Program will directly establish a public purpose and that all transactions involving the use of public funds and resources in the establishment and administration of the Program as authorized will promote state and local economic development and will stimulate and promote business and commercial activity in the City; and

WHEREAS, Catalyst Commercial has assisted the City of Grand Prairie with advisory and support services related to real estate acquisition, redevelopment, development, analysis, and marketing services associated with; and

WHEREAS, Grand Prairie still needs related economic development planning and real estate services—and Catalyst Commercial proposes to conduct these services on an hourly fee basis—with a not-to-exceed amount of \$49,000.

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

SECTION 1. City Council authorizes execution of a contract with Catalyst Commercial.

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



CITY OF GRAND PRAIRIE RESOLUTION

MEETING DATE: 03/21/2023

PRESENTER: Terrence R. Harbin, Senior Financial Analyst

TITLE: Resolution amending the Chapter 380 Economic Development Agreement with the Grand Prairie Local Government Corporation for a cash grant of an additional \$124,000 to be used for the purchase and maintenance of real property located at 114 W. Main Street, as a suitable site for the location, relocation, or expansion of a business within the City and authorize the purchase

REVIEWING COMMITTEE: (The Local Government Corporation reviewed this item on 03/07/2023)

SUMMARY:

In November 2020, the Grand Prairie City Council approved a Chapter 380 Agreement to grant funds to the Grand Prairie Local Government Corporation to purchase a portion of the Calvary Baptist Church campus in Downtown Grand Prairie. This amount was amended and increased to \$2,900,000 in December 2020 to accommodate some additional property acquisitions in downtown. In August 2021, an additional \$2,225,000 was added to the 380 Grant Agreement for the purchase of Phase 2 of the Calvary acquisition. In September 2021, the City Council authorize a Chapter 380 agreement with the Grand Prairie Local Government Corporation for an additional \$5,500,000 for the purchase of 1000 W. Main St. in Downtown Grand Prairie. In August 2022, the City through its Local Government Corporation, purchased 630 W. Main Street, Lot 2 – Golden Chick Plat, and Lot 4 – Belt Line Road and IH 30 for an additional \$6,615,000.

The City, through its Local Government Corporation, wishes to amend the Chapter 380 Agreement to purchase 114 W. Main Street in the amount of \$124,000. The 380 grant includes closing costs.

FINANCIAL CONSIDERATION:

The City, through its Local Government Corporation, wishes to purchase 114 W. Main Street in the amount of (\$124,000) plus closing costs. The Local Government Corporation will be requesting grant funds from the City to complete this purchase.

BODY

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE CHAPTER 380 PROGRAM AGREEMENT FOR AN ADDITIONAL GRANT OF \$124,000 IN ECONOMIC

DEVELOPMENT INCENTIVES WITH THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION

WHEREAS, Grand Prairie Local Government Corporation ("GPLGC") is organized for the purpose of aiding, assisting, and acting on behalf of City in the performance of City's governmental functions to promote the common good and general welfare of the City on behalf of the City, the promotion of economic development, the acquisition, development and redevelopment of real property within the City, the construction and/or operation of City facilities; and to perform such other governmental purposes of the City as may be determined from time to time by the city council of the City (the "City Council"); and

WHEREAS, GPLGC's Bylaws, as approved by the City Council, grants to GPLGC the authority to (i) own, purchase, lease, develop, redevelop, construct, maintain, and dispose of real and personal property; and (ii) contract with the City, political subdivisions, units of governments, and other persons and non-governmental entities; and

WHEREAS, as a manner of assisting City in City's governmental functions relating to the promotion of economic development within the City, City desires GPLGC to establish a program, in coordination with City's economic development programs, to purchase and consolidate ownership or real property within the City that has been identified as suitable for the location, relocation, and/or expansion of businesses within the City; and

WHEREAS, GPLGC has advised City that a contributing factor that would induce GPLGC to establish the foregoing program and to make it financially feasible to purchase properties that identified as part of such program, a grant of funds is necessary to establish a pool of funds available to GPLGC to purchase identified properties; and

WHEREAS, City is authorized by Article III, Section 52-a of the Texas Constitution and Texas Local Government Code Chapter 380 to provide economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, City has determined that making an economic development grant to the GPLGC in accordance with this Agreement is in accordance with City's Economic Development Program and will (i) further City's objectives, (ii) benefit City and City's inhabitants, and (iii) promote local economic development and stimulate business and commercial activity in the City; and

WHEREAS, the City Council has determined that it is in the public interest to enter into a Chapter 380 Program Agreement for Economic Development Incentives.

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

SECTION 1. The granting of an incentive in an additional amount of \$124,000 through a Chapter 380 incentive agreement is approved, and any officer is hereby authorized to execute contracts to effectuate this approval.

SECTION 2. The property located at 114 W. Main Street is a suitable site for the location, relocation, or expansion of a business within the City and the City hereby authorizes the purchases of said property.

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



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/21/2023

PRESENTER: Cathy Patrick, Chief Financial Officer

TITLE: Ordinance Amending the FY2021/2022 Operating Budgets

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

PURPOSE OF REQUEST:

As part of the budget process, actual expenditures for the FY 2021/2022 Operating Funds are reviewed by the City Manager and are presented to the City Council. There are two funds that exceeded the approved appropriations, and staff is requesting City Council to approve an incremental increase.

The Fleet Services fund increase in the amount of \$151,335 is due to increased fuel costs. Funding for the increase is available from better-than-expected revenues in the fund.

The Debt Services Fund increase in the amount of \$106,275,389 is due to the accounting rules associated with bond refundings. There is a matching revenue source and no drawdown of fund balance associated with the 2022A, 2022B, 2022C, and 2022 Sales tax debt issuances which will save the city at least \$9.5 million in future interest expense. Staff is requesting a budget amendment at this time; however, the "expenditures" were authorized with the bond issuances.

FINANCIAL CONSIDERATION:

Budgeted?	<input type="checkbox"/>	Fund Name:	Fleet Services Fund
			Debt Services Fund

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, APPROVING THE BUDGET SUBMITTED BY THE CITY MANAGER OF THE CITY OF GRAND PRAIRIE, TEXAS, AS REVISED BY THE CITY COUNCIL, AMENDING THE CURRENT FY 2021/2022 OPERATING BUDGETS

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

SECTION 1. Operating Budgets for FY 2021/2022 submitted by the City Manager, and adjusted by the Council, are hereby incrementally amended for the following funds:

Fund	Revenue Increase (Decrease)	Expenditure Increase (Decrease)
Fleet Services Fund	\$219,753	\$151,335
Debt Services Fund	\$105,967,392	\$106,275,389

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



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/21/2023

PRESENTER: Cheryl DeLeon, Deputy City Manager

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

REVIEWING COMMITTEE: (Reviewed by the Finance and Government Committee on 03/07/2023 and approved 2-1)

SUMMARY:

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

PURPOSE OF REQUEST:

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

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

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

FINANCIAL CONSIDERATION:

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

ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Exhibit A – Aerial location of property

BODY

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

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

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

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



Grand Prairie Maps

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

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



Parcels

EXHIBIT 'A'



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/21/2023

PRESENTER: Ryan Simpson, Assistant Director of Police

TITLE: An Ordinance Amending Chapter 25 "Traffic" of the City of Grand Prairie Code of Ordinances to Add Section 25-59.5 to Require All Vehicles Stopped, Standing, or Parked on a Public Street to Display Valid and Current Registration, and Amend Subsection 25-60 to Authorize the Chief of Police to Designate Employees to Enforce On-Street Parking Regulations through the Removal of Illegally Parked or Abandoned Vehicles

REVIEWING COMMITTEE: (Reviewed by the Public Safety, Health & Environment Committee on 03/06/2023)

PURPOSE OF REQUEST:

The Police Department has seen an increase in the use of invalid or fraudulent temporary license plates ("paper tags") affixed to vehicles. The Police Department has also seen an increase in vehicles involved in criminal offenses displaying registration belonging to other vehicles, making the offenses challenging to investigate. Currently, state law requires vehicles operating on a public street to possess and display valid registration. The law does not address vehicles that are parked on a public street. The proposed ordinance revisions will require all vehicles stopped, standing, or parked in a public right-of-way to have lawful, valid, and current registration affixed to the vehicle.

Further, only peace officers are currently authorized to have vehicles towed. This revision will allow the Chief of Police to designate employees other than police officers, such as code compliance officers and public safety officers, who can authorize vehicles illegally parked or abandoned on a public street or highway to be towed.

FINANCIAL CONSIDERATION:

None

BODY:

AN ORDINANCE AMENDING CHAPTER 25, "TRAFFIC", OF THE CODE OF ORDINANCES OF THE CITY OF GRAND PRAIRIE, TEXAS; BY CREATING SECTION 25-59.5 "PARKING OF VEHICLES WITH INVALID OR EXPIRED LICENSE PLATES" TO REQUIRE VEHICLES

STOPPED, STANDING, OR PARKED IN A PUBLIC RIGHT OF WAY TO DISPLAY LAWFUL, VALID, AND CURRENT REGISTRATION; AND AMENDING SECTION 25-60 “AUTHORITY TO REMOVE; PROCEDURE, FEES” TO AUTHORIZE DESIGNATED EMPLOYEES TO REMOVE VEHICLES UNDER CERTAIN CIRCUMSTANCES; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE UPON PASSAGE AND PUBLICATION

WHEREAS, State law prohibits vehicles from operating on a roadway without valid registration, but does not govern motor vehicle registration requirements on vehicles stopped, standing, or parked in a public right of way; and

WHEREAS, stolen vehicles are increasingly displaying invalid license plates or other proof of registration, including license plates assigned to other vehicles; and

WHEREAS, authorizing non-police officers to remove vehicles will allow the Police Department to most effectively utilize Police Department resources; and

WHEREAS, in accordance with Texas Occupations Code Section 2308.354(a) and Grand Prairie’s Home Rule Authority, the City of Grand Prairie is authorized to pass an ordinance regulating on-street parking and designate an employee to have illegally parked vehicles and abandoned vehicles removed; and

WHEREAS, to protect the health, safety, and welfare of the community, the City has determined that all motor vehicles stopped, standing, or parked in a public right of way should be required to lawfully display current and valid registration.

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

SECTION 1. That Subsection 25-59.5 “Parking of Vehicles with Expired or Invalid License Plates” of Chapter 25, “Traffic,” of the Code of Ordinances of the City of Grand Prairie, Texas, is hereby created to read as follows:

“(a) It is unlawful to stop, stand, or park a vehicle within a public right-of-way, if the vehicle does not have lawfully affixed thereto:

- (1) a valid license plate or tag (temporary license plate) assigned to that vehicle for the current registration period, or
- (2) a valid and current motor vehicle dealer or authorized agent license plate or tag.

(b) It is an exception to the offense established by subsection (a) that the registration of the vehicle that is stopped, standing, or parked in violation of subsection (a) has been expired for less than fifteen (15) calendar days.”

SECTION 2. That Subsection 25-60 “Authority to Remove; Procedure; Fees” of Chapter 25, “Traffic,” of the Code of Ordinances of the City of Grand Prairie, Texas, is hereby amended to read as follows:

“(a) *Removal by Police Officer.* A police officer is authorized to remove or tow a vehicle or other property of any description from any street or highway to a place or garage designated or maintained by the police department when:

- (1) The vehicle or property is left unattended upon any bridge, viaduct, or causeway, or in any tube or tunnel where such vehicle or property constitutes an obstruction to traffic;
 - (2) A vehicle upon a highway is so disabled as to constitute an obstruction to traffic and the persons in charge of the vehicle are, by reason of physical injury or other condition, incapacitated to such an extent as to be unable to provide for its custody or removal;
 - (3) A vehicle is left unattended upon a street or within the street right-of-way and parked illegally;
 - (4) A vehicle is left unattended on a street or within the right-of-way in violation of section 25-50;
 - (5) A vehicle is illegally parked and blocks the entrance to any private driveway;
 - (6) A vehicle is found upon a street and a report has been made that the vehicle has been stolen and such report has not been retracted;
 - (7) An officer has reasonable grounds to believe that the vehicle has been abandoned;
 - (8) A vehicle is left unattended upon a street or within a street right-of-way and constitutes a danger to the traveling public; or
 - (9) An officer arrests the driver and/or the person having control of a vehicle for an offense and the officer is by law required to take the person arrested immediately before a magistrate.
- (b) *Removal by Non-Police Officer.* Employees designated by the Chief of Police to enforce parking regulations may enforce parking violations provided in the Grand Prairie Code of Ordinances and remove or tow a vehicle from any street or highway to a place or garage designated or maintained by the police department when:
- (1) The vehicle is parked illegally; or
 - (2) The vehicle is parked legally, has been unattended for more than 48 hours, and the designated employee has reason to believe the vehicle is abandoned.
- (c) *Redemption; fees.* A vehicle removed and towed pursuant to the provisions of this section shall be kept at the place designated by the chief of police until the owner or other person entitled to possession pays all costs of towing, impoundment and storage. The chief of police shall charge fees for towing and storage of vehicles at city pound locations in accordance with the following regulations:
- (1) For vehicles or equipment twenty (20) feet or less in length and seven (7) feet or less in width, the storage fee is twenty dollars (\$20.00) for each day or portion of a day.
 - (2) For vehicles or equipment more than twenty-five (25) feet in length, the storage fee is thirty-five dollars (\$35.00) for each day or portion of a day.

- (3) Storage fees on stolen vehicles shall be charged as outlined in subsections (c)(1) and (2) of this section, commencing on the day following notice to the owner of the vehicle or his agent that he may claim the vehicle.
 - (4) Storage fees on vehicles owned by arrested persons shall be charged as outlined in subsections (c)(1) and (2) of this section, commencing on the date of impoundment.
 - (5) Storage fees shall not be collected when a vehicle is not involved in an accident but is taken into protective custody and the driver is incapacitated due to physical injury or other illness to the extent he is unable to care for his vehicle.
 - (6) Storage fees on vehicles involved in motor vehicle accidents shall be charged as outlined in subsections (c)(1) and (2) of this section, commencing on the date of impoundment.
 - (7) A service fee of fifty dollars (\$50.00), in addition to applicable towage, impoundment and storage fees, shall be charged when a vehicle has been in the automobile pound for five (5) days unless an administrative hold has been placed on the vehicle. The period of any administrative hold shall not be included in the computation of the five-day period required before a service fee may be imposed.
 - (8) An impoundment fee of twenty dollars (\$20.00), in addition to applicable towage and storage fees, shall be charged for a vehicle that has been removed and towed to a city pound location.
 - (9) Towing fees shall be at the rate of one hundred seventy-one dollars (\$171.00) per vehicle for regular duty tow, and two hundred forty-six dollars (\$246.00) per hour for heavy-duty tow. Additional fees may be charged when specialized equipment is used.
- (d) Release without payment. The chief of police or his designee may release a vehicle without payment of storage, impoundment or towage fees under the following circumstances:
- (1) A vehicle taken into protective custody when the incident did not involve an arrest, violation or automobile accident.
 - (2) A vehicle is owned by or belongs to an individual who is entitled to diplomatic immunity.
 - (3) Subsequent investigation of an arrested person results in a determination that there was no probable cause to warrant the arrest.
- (e) *Violation.* A person commits an offense if he removes or attempts to remove a vehicle from a city pound location without first paying the towage, impoundment and storage fees which have accrued on the vehicle.
- (f) *Storage for commercial purposes.* As a consequence of the fees to be charged for vehicles stored at city pound locations and for purposes of state law, the city council

hereby designates all city pound locations as storage facilities operated for commercial purposes.”

SECTION 3. That Chapter 25, “Traffic,” of the Code of Ordinances of the City of Grand Prairie, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

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

SECTION 5. That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas.

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

SECTION 7. That this Ordinance shall be and become effective immediately upon and after its passage and publication.

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



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/21/2023

PRESENTER: Cindy Mendez, Public Health & Environmental Quality Director

TITLE: Ordinance Amending Chapter 13, Article XX “Automotive Related Business Regulations” of the Grand Prairie Code of Ordinances to Clarify Definitions and Operating Requirements, Update Grounds and Procedures for Revocation, and Make Other Minor Changes; Repealing all Ordinances in Conflict, Providing a Savings Clause, a Severability Clause, and a Penalty Clause; and Providing an Effective Date after Passage, Approval and Publication

REVIEWING COMMITTEE: (Reviewed by Public Safety, Health & Environment Committee on 03/06/ 2023)

PURPOSE OF REQUEST: In 2020, this ordinance was updated to include a permit process and grounds for suspension and revocation. In the past two years, staff has identified needed changes to utilize the suspension and revocation process and other changes that would benefit from revision. The proposed changes would include clarification to the motor vehicle or vehicle definition to state it includes watercrafts, all terrain-vehicles, motorcycles, and off-road vehicles and to clarify that a tank system is an above ground or underground tank. It would also update titles to align with the Environmental Quality Division’s name change, and add provisions to further clarify the parking lot, screening, garbage collection, and storage requirements. The changes would further clarify the process to be followed when a business fails to pay required inspection fees. The major change in this ordinance is to reduce the number of convictions for violations of the ordinance which is required for revocation from six to four during a twelve-month period. The need to change this provision is to address those businesses that pay fines as a cost of doing business rather than make the necessary changes.

In addition, in order assist in combatting rising catalytic converter thefts, the ordinance establishes a retention requirement for documents related to catalytic converters.

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING ARTICLE XX “AUTOMOTIVE RELATED BUSINESS REGULATIONS, OF CHAPTER 13 OF THE GRAND PRAIRIE CODE OF ORDINANCES TO MODIFY DEFINITIONS, ADD REFERENCES TO OTHER PROVISIONS COMMONLY VIOLATED, AND ADD OPERATIONAL REQUIREMENTS AND RESTRICTIONS RELATED TO STORAGE AND RECORD

KEEPING; PROVIDING A PENALTY CLAUSE, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE AFTER PASSAGE, APPROVAL, AND PUBLICATION

WHEREAS, the Environment Services Department has been restructured since the last amendment to Article XX; and

WHEREAS, catalytic converters are regularly stolen and illegally sold and the required retention of catalytic converter related documents would assist in combatting and investigating such offenses; and

WHEREAS, the repair and storage of vehicles and vehicle parts can have an adverse effect on the environment if not done correctly; and

WHEREAS the regulation of Automotive Related Businesses is necessary for the public health and safety of the citizen of Grand Prairie.

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

SECTION 1. Chapter 13, Article XX of the Grand Prairie Code of Ordinances shall be amended throughout to replace the phrase “Environmental Services Manager” with “Environmental Quality Manager” throughout Article XX.

SECTION 2. The definition for “Environmental Services Manager” in Section 13-533 shall be replaced with a definition for “Environmental Quality Manager” which shall read as follows:

“Environmental Quality Manager. The director or manager designated by the City Manager to oversee environmental quality within the City.”

SECTION 3. The definitions in Section 13-533 for “Motor Vehicle or Vehicle” and “Tank System: shall be modified to read as follows:

“Motor Vehicle or Vehicle. A watercraft, an all-terrain vehicle, a motorcycle, an off-road vehicle, or a motor vehicle as defined by Texas Transportation Code Section 501.002, as amended.”

“Tank System. Above-ground tank or underground tank and any distribution equipment.”

SECTION 4. Section 13-534 shall be modified to read as follows:

“Section 13-534. Permit Requirement and Application.

- (a) A person commits an offense if the person operates or causes to operate an Automotive Related Business without a valid permit issued by the City for the particular type of business to be operated. The fact that a person possesses other types of State or City permits/licenses does not exempt that person from the requirement of obtaining a permit for an Automotive Related Business as required by this Article.
- (b) Any person, association, firm, partnership or corporation desiring to obtain an Automotive Related Business permit shall make application on a form provided by the Environmental Quality Manager. The application shall include, but is not limited to, the name and address of each applicant, designation of person responsible for business operations, a copy of a government issued

identification for each applicant, the proposed location and activities of the proposed Automotive Related Business. The application must be accompanied by a sketch or diagram showing the configuration of the premises, including which parking spaces will be used for the operation of the business. Parking spaces in a shared parking lot may only be designated for one Automotive Related Business. The sketch or diagram need not be professionally prepared but must be drawn to a designated scale and drawn with marked dimensions.

- (c) The application for an Automotive Related business permit shall include a notarized acknowledgement signed by the property owner acknowledging that:
 - 1. The applicant intends to operate an Automotive Related Business on the premises
 - 2. A valid Certificate of Occupancy and Automotive Related Business permit are required for the legal operation of the business, and
 - 3. The property owner is not relieved from their responsibility or liability under local, state, or federal law for nuisances, environmental violations, and other violations of law on the premises.
- (d) An individual person who wishes to operate an Automotive Related Business must sign the application for a permit as applicant. If a person who wishes to operate an Automotive Related Business is other than an individual, each individual who has a twenty percent (20%) or greater interest in the business must sign the application for a permit as applicant. Each shall be considered a Permittee if a permit is granted.
- (e) All applications for a permit under this Article shall be accompanied by a nonrefundable application fee. An application shall not be considered to have been received until the fee is paid and all information required by the application form has been submitted. The application fee shall not be prorated in the event an application is tendered before or during the licensing period.
- (f) An applicant for an Automotive Related Business must first obtain an appropriate Certificate of Occupancy and any required Specific Use Permit for the Automotive Related Business from the City. The applicant must specify on the face of its application for a Certificate of Occupancy that the proposed use is for an Automotive Related Business and give the name and address of the applicant's contact person for all communications and notices.
- (g) *Incomplete Applications.* An application which does not include all requested information, including the parking plan, acknowledgement from the property owner, or any other required attachment to the application, shall be considered incomplete. The City will notify the applicant within fifteen (15) calendar days of the application being submitted whether the application is complete or incomplete. The notification that an application is incomplete should include a statement concerning what information is needed to complete the application.
- (h) The permit, if granted, will be valid until suspended, revoked, or surrendered. A permit is surrendered when returned to the City by the owner, when there is a change in ownership of the business, when a new Automotive Related Business permit is issued to the business, or when the business ceases operating at the location specified on the permit. When a permit is surrendered, the owner shall return said permit to the Environmental Quality Manager.
- (i) The permit shall state on its face the name of the person or persons to whom it is granted, the name of the Automotive Related Business, the issue date, the address of the Automotive Related Business, and the Permitted Uses of the Automotive Related Business. The permit is valid only for the specific business, location, and uses specified on the face of the permit.

- (j) A Permittee or Operator commits an offense if the Permittee or Operator fails to continuously and prominently display a legible copy of the permit in a public area of the Automotive Related Business.
- (j) Automotive Related Business permits cannot be transferred. A person commits an offense if the person transfers a permit to another person or operates an Automotive Related Business under the authority of a permit at any place in the City of Grand Prairie other than the address designated on the permit. A transfer of a permit is deemed to have occurred if there is a transfer of more than fifty percent (50%) of the ownership or control of an Automotive Related Business, except by bequest or other operation of law upon the death of the person possessing the ownership or control.
- (k) To the extent it is not an offense under state law, it shall be an offense to counterfeit, forge, change, deface, or alter any permit issued under this Article.”

SECTION 5. Section 13-535 (i) is amended to read as follows:

- “(i) Any permit issued under this Article may be suspended for nonpayment of the annual inspection fee required in this Article. Notwithstanding any other provision, such permit will only be reinstated upon payment of said fees and, if over thirty (30) days late, an additional fee of fifty dollars (\$50.00). Section 13-537 shall apply to a suspension under this provision.”

SECTION 6. Section 13-536 is amended to read as follows:

“Section 13-536. Permit Issuance and Grounds For Denial, Suspension, and Revocation of Permit.

- (a) *Issuance and Grounds for Denial.* The Environmental Quality Manager shall approve the issuance of an Automotive Related Business permit to an applicant within forty-five (45) calendar days after receipt of a completed initial application and thirty (30) calendar days after receipt of a completed expanded use application, unless the Environmental Quality Manager finds one (1) or more of the following to be true:
 1. The provided parking plan does not meet the requirements of the Unified Development Code or this Chapter.
 2. The location of the Automotive Related Business is or would be in violation of the Unified Development Code of the City of Grand Prairie.
 3. The applicant does not have a valid certificate of occupancy authorizing all proposed uses at the location shown in the application.
 4. A valid Specific Use Permit which is required for the proposed use of the premises does not exist.
 5. The conditions of a Specific Use Permit, which is required for the proposed use of the premises, have not been met.
 6. The operation of the business, as proposed, at the location would violate state, federal, or local laws or regulations.
 7. The applicant does not have all valid state licenses which are required to operate

the business.

8. The applicant does not have all required environmental permits or licenses.
9. There is an environmental contamination on the premises which has not been remediated in accordance with applicable law.
10. The applicant gave false, fraudulent or untruthful information on the application.
11. The applicant's application for an Automotive Related Business permit was denied within the last twelve (12) months due to the applicant providing false, fraudulent or untruthful information on the application.
12. The applicant's Automotive Related Business permit was revoked within the last twelve (12) months.
13. The applicant is under eighteen (18) years of age.
14. An applicant or an applicant's spouse is overdue in payment to the City of taxes, fees, fines or penalties assessed against or imposed upon the applicant or the applicant's spouse in relation to an Automotive Related Business.
15. An applicant or an applicant's spouse has been convicted or placed on deferred adjudication, deferred disposition, probation, or community supervision for four (4) or more violations of this Article within the twelve (12) months immediately preceding the date the application is submitted to the City. The fact that a conviction or other disposition is being appealed shall have no effect. The offenses providing a basis for denial must have different dates of offense. An offense is considered to be a violation of this Article if the offense is established under this Article or it is an offense established under another Chapter, Article, or Section which is referenced in this Article.
16. The permit fee required by this Article has not been paid.
17. The applicant has not demonstrated that the owner of the Automotive Related Business owns or holds a lease for the property or the applicable portion thereof upon which the Automotive Related Business will be situated or has a legally enforceable right to acquire the same.
18. An applicant or an applicant's spouse has been convicted or placed on deferred disposition, deferred adjudication, probation, or community supervision for a violation of state or federal law or regulation, including regulations of the United States Environmental Protection Agency and Texas Commission on Environmental Quality, related to the illegal dumping, discharge, or storage of pollutants, hazardous materials, or other substance into the environment, MS4, Publicly Owned Treatment Works, or waters of the State including, but not limited to, violations of Chapter 7 of the Texas Water Code for which
 - (a) Less than two (2) years have elapsed since the date of conviction, or the date of release from the terms of community supervision, probation, parole or deferred disposition or the date of release from confinement imposed for the conviction, whichever is the later date, if the conviction is of a misdemeanor offense; or

- (b) Less than five (5) years have elapsed since the date of conviction, or the date of release from the terms of community supervision, probation, parole or deferred disposition or the date of release from confinement for the conviction, whichever is the later date, if the conviction is of a felony offense; or
- (c) Less than five (5) years have elapsed since the date of the last conviction or the date of release from confinement for the last conviction, whichever is the later date, if the convictions are of two (2) or more misdemeanor offenses or combination of misdemeanor offenses occurring within any twenty-four (24) month period.

(b) *Grounds for Suspension.* The Environmental Quality Manager shall suspend the Automotive Related Business permit for a period of time if it is discovered that one or more of the following have occurred:

- 1. Notice of an environmental contamination on the premises was given and said contamination was not remediated in accordance with applicable law within 10 days of the notice being issued.
- 2. The Permittee is storing any item or material in the 100- year floodplain or floodway in violation of this Article or other federal, state, or local law.

(c) *Length of Suspension.*

- 1. The term of suspension shall be:
 - (a) Five (5) days for the business' first violation within a twenty-four (24) month period;
 - (b) Ten (10) days for the business' second violation within a twenty-four (24) month period; or
 - (c) Grounds for revocation if the business has had three or more violations of subsection (b) of this section within a twelve (12) month period.
 - (d) In addition to the terms of suspension outlined above, the Permittee shall provide satisfactory proof of remediation prior to resuming operations.
- 2. A Permittee may elect to pay an administrative penalty of \$500 in lieu of the five (5) day suspension for a first violation. Such election must be made within ten (10) days from the date the notice of suspension was mailed or, if an appeal was filed, within ten (10) days of the date the Designated Hearing Authority's order upholding the suspension was mailed. When applicable, the Environmental Quality Manager and Designated Hearing Authority shall notify the Permittee in the notice of decision of the Permittee's opportunity to pay a penalty fee in lieu of ceasing operation. Payment of this penalty shall be considered, for the purposes of this Subsection, the first suspension. However, this shall not be used as an admission of guilt in a criminal prosecution under this Article. If the Permittee does not provide satisfactory proof of remediation and pay the penalty before the expiration of the thirtieth calendar day after notification, the Permittee loses the opportunity to pay it and shall serve the five (5) day suspension.

(d) *Grounds for Revocation.* The Environmental Quality Manager shall revoke the Automotive

Related Business permit if it is discovered that one or more of the following have occurred:

1. A Permittee has been convicted or placed on deferred adjudication, deferred disposition, probation, or community supervision for four (4) or more violations of this Article within the twelve (12) months immediately preceding the Environmental Quality Manager's written notice of revocation. The fact that a conviction or other disposition is being appealed shall have no effect. The offenses providing a basis for revocation must have different dates of offense. An offense is considered to be a violation of this Article if the offense is established under this Article, or it is an offense established under another Chapter, Article, or Section which is referenced in this Article.
 2. A Permittee or Operator gave false or misleading information in the material submitted to the Environmental Quality Manager during the application process.
 3. A Permittee or Operator knowingly operated the Automotive Related Business during a period of time when the Permittee's permit was suspended.
 4. A Permittee is delinquent in payment to the City for ad valorem taxes or sales taxes related to the Automotive Related Business.
 5. A permit is transferred in violation of Section 13-534(i).
 6. The Certificate of Occupancy or a Specific Use Permit required to operate the business is revoked, surrendered, or otherwise ceases to be valid.
 7. If the Automotive Related Business Owner's lease, ownership, or other legal right to occupy the property or the applicable portion thereof upon which the Automotive Related Business is situated is terminated or ceases to exist.
- (e) *Term of Revocation.* When a permit is revoked, the Permittee is not eligible for an Automotive Related Business permit for a period of one year from the date the revocation takes effect.
- (f) *Date Calculation.* If any deadline provided in this Article falls on a weekend or City Holiday, the deadline shall be extended to the close of business on the next business day. Example: Deadline falling on Saturday will extend to close of business on Monday."

SECTION 7. Section 13-537 shall be amended to read as follows:

"Section 13-537. Revocation and Suspension Procedure

- (a) *Burden.* A denial, suspension, or revocation is an administrative procedure. In any hearing relating to such actions under this Section, the burden of proof shall be on the City (except for affirmative defenses), and shall be by a preponderance of the evidence.
- (b) *Notice.* If the Environmental Quality Manager is authorized to deny the issuance of a permit, or suspend or revoke a permit, the Environmental Quality Manager shall give written notice to the applicant or Permittee of his intent to deny, suspend, or revoke the permit or application.
 1. The notice shall state the reason for such denial, suspension, or revocation.
 2. The notice shall provide that the denial of issuance, suspension or revocation shall take effect at the expiration of the tenth (10th) calendar day after the date notification was mailed, unless the Permittee provides a written request for hearing or penalty election notice under Section 13-536(c)(2) to the Environmental Quality Manager before the expiration of the tenth calendar day.

- (c) *Stay.* If a written request for hearing from the applicant or Permittee is received by the Environmental Quality Manager before the expiration of the tenth calendar day, the suspension, denial of issuance or revocation will be stayed pending a hearing and a decision by the Designated Hearing Authority. A Permittee may continue to operate under the existing Automotive Related Business permit during any stay of a suspension or revocation. If the denial is based upon an expanded use application, the Permittee may continue to operate as authorized under the current permit during any stay. Approval to operate under this provision does not authorize operation in violation of federal, state, or local laws.
- (d) *Appeal.* The applicant or Permittee shall have ten (10) calendar days from the date notice is received, to request a hearing on the denial, suspension or revocation. The request shall be in writing and delivered to the Environmental Quality Manager. Upon receipt of the request for hearing, a hearing before the Designated Hearing Authority shall be scheduled to take place within thirty (30) calendar days unless both parties agree to a certain date beyond the thirty days. The Designated Hearing Authority shall consider only the testimony and evidence admitted for consideration at the hearing. The Designated Hearing Authority shall have ten (10) business days from the date of the hearing to notify the applicant or Permittee of the decision. In making a determination as to the denial, suspension, or revocation of a permit, the Designated Hearing Authority shall consider whether the City has established grounds exist under Section 13-536 of this Article. The Designated Hearing Authority's ruling shall include findings of fact.
- (e) *Appeal Hearing.* The hearing will be open to the public. The provisions of Texas Government Code, Sections 2001.081-.088 shall be used as procedural and evidentiary guidelines.
- (f) *Appeal Determination.* The decision by the Designated Hearing Authority is effective thirty (30) calendar days after the date the decision is mailed to the applicant or Permittee is notified of the decision, unless a reinstatement fee under Section 13-536 of this Article is paid (if available), or an appeal is made to District Court in accordance with the provisions of Article.
- (g) *District Court Appeal.* Upon receipt of written notice of the denial, suspension or revocation of a permit, the applicant whose application for a permit has been denied or whose permit has been suspended or revoked shall have the right to appeal by filing suit in the appropriate district court within thirty (30) calendar days after the receipt of notice of the decision of the Designated Hearing Authority. The applicant shall bear the burden of proof in court. The substantial evidence standard of review shall apply to such appeal. The filing of such suit shall have the effect of staying denial, suspension or revocation for the Automotive Related Business permitted under this Article pending a judicial determination of the appeal. The applicant or Permittee may operate the Automotive Related Business during the stay as provided by Section 13-357(c) above.
- (h) *Notices.* All notices and determinations issued by the City, Designated Hearing Authority or Director shall be sent certified mail, return receipt requested to the business contact person and address as it appears on the Automotive Related Business permit application or as updated by the applicant or Permittee. The validity of a notice mailed in accordance with this section shall not be affected if the notice is returned by the U.S. Postal Service.”

SECTION 8. Section 13-538(a) is amended to read as follows:

- “(a) Automotive Related Business building and premise design, maintenance, use and operations shall comply with all applicable provisions of the Unified Development Code of the City of Grand Prairie (UDC) and the Grand Prairie Code of Ordinances. This includes, but is not limited to the following:

1. UDC Article 10, Section 3; - Parking & Loading Standards, General Provisions;
2. UDC Article 10, Section 4; - Parking & Loading Standards, Minimum Pavement Construction On or Within Non-residential Private Property;
3. Code of Ordinances Chapter 13, Article XV - Vector Control;
4. Code of Ordinances Chapter 13, Article IX - Liquid Waste; Generation, Transportation, and Disposal;
5. Code of Ordinances Chapter 13, Article X - Cross-Connection Control and Prevention;
6. Code of Ordinances Chapter 29 Code Compliance including, but not limited to, Article VII - Junked/Inoperable Vehicles and Sections 29-70 Littering, 29-89 Parking for Certain Purposes Prohibited, 29-89.1 Parking on sidewalks and rights-of-way; towing of vehicles in violation, 29-90 Fence Nuisance, and 29-114 Vegetation height and density restricted in particular.
7. UDC Article 8, Section 9 – Screening”

SECTION 9. Section 13-539 is amended to read as follows:

“Section 13-539. Change or Expanded Use Prohibited.

- (a) A certificate of occupancy is not transferable. Any transfer of ownership or control in a business voids the existing certificate of occupancy and requires a new certificate of occupancy prior to operation of the business. A new certificate of occupancy or amendment to the existing certificate of occupancy is required prior to engaging in additional uses or expansion of the existing use.
- (b) Any business storing salvaged vehicles or parts of vehicles and/or salvaging the same shall be considered to be operating as a salvage yard.
- (c) Any business storing used parts which are not needed for the repair of a vehicle for which the business is currently contracted to repair is operating a salvage yard.
- (d) It is an offense to operate an Automotive Related Business without a valid Certificate of Occupancy issued to the current ownership of the business.
- (e) It is an offense for an Automotive Related Business to engage in a use not specifically authorized by both the Certificate of Occupancy and permit.
- (f) It is an offense to expand the existing use of an Automotive Related Business without first obtaining a new or amended Certificate of Occupancy and permit authorizing such expanded use.”

SECTION 10. Section 13-540 is amended to read as follows:

“Section 13-540. Documentation Requirements.

- (a) An original or copy of all disposal manifests related to the Automotive Related Business must be maintained on-site for a period of three (3) years from the date of disposal or the period of time required by other law, whichever is longer.
- (b) Any applicable specific use permit and the current approved site parking plan shall be maintained on the premises at all times.
- (c) Work orders and all documents related to catalytic converters shall be maintained for a period of two years from the date the vehicle repair was completed, two years from the date the catalytic converter was purchased, sold, or replaced, or the period of time required by other law, whichever is longer.
- (d) Failure to maintain any documentation required by this section is an offense.”

SECTION 11. Section 13-541(b) is amended to add subsection 9 which reads as follows:

- “9. Operate without having a current garbage removal contract with a company who is authorized by the City of Grand Prairie to remove and transport garbage within the City;”

SECTION 12. Section 13-543(b) is amended to reads as follows:

“(b) It shall be an offense for an Automotive Related Business to:

1. Store combustible materials not necessary or beneficial to the business on the premises of the Automotive Related Business;
2. Allow items to be kept or stored on the premises of an Automotive Related Business in a manner which creates a fire hazard;
3. Use the public right of way for the parking or storage of vehicles, or portions thereof, being repaired, stored, sold, transported or otherwise used by the Automotive Related Business;
4. Allow or cause materials to be stored in a drum or container which is not compatible with the material being stored or is otherwise allowing the stored material to leak from the container;
5. Fail to label a drum or container used to store waste or regulated waste with the name, address, phone number of the business, and other items required by local, state, or federal law or regulations;
6. Store waste materials in a manner which is not consistent or in compliance with applicable laws, regulations, permits, or established safety plans; or
7. Store batteries outside.”

SECTION 13. Section 13-547(k) shall be amended to read as follows:

“(k) To revoke authorization granted under this section, the Environmental Quality Manager shall

provide the permit holder written notice of the revocation and the grounds for the same. The permit holder has the right to appeal the revocation by submitting a written appeal to the Environmental Quality Manager within ten (10) calendar days of receipt of the notice. Unless prohibited by law, including state or federal flood or environmental regulations, the permit holder may continue bulk storage during the pendency of the appeal once the condition specified in the notice is cured and any spill, if applicable, has been remediated. The appeal hearing shall be held as soon as practical and no later than fourteen (14) calendar days after the request is received. The appeal shall be heard by the Designated Hearing Authority. The Designated Hearing Authority shall issue a written ruling with findings of fact within five (5) business days of the hearing date. The decision of the Designated Hearing Authority shall be final.”

SECTION 14. The Code of Ordinances of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 15. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 16. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 17. A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 18. This ordinance shall be in full force and effect from and after its passage, approval, and publication.

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



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: STP-22-11-0057 - Site Plan - Shady Grove Industrial at 1001 W Shady Grove Blvd (City Council District 1). Site Plan for an industrial development consisting of two warehouses on 5.799 acres. A tract of land in the John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned PD-221 and within the SH-161 Corridor Overlay District, and addressed as 1001 W. Shady Grove Road (On February 27, 2023, the Planning and Zoning Commission recommended approval with staff conditions by a vote of 7-0)

APPLICANT: Jesus Aguayo

RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Site Plan for an industrial development consisting of two warehouses on 5.799 acres. A tract of land in the John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned PD-221 and within the SH-161 Corridor Overlay District, and addressed as 1001 W. Shady Grove Road.

PURPOSE OF REQUEST:

The applicant intends to construct two speculative industrial warehouse buildings totaling 105,072 sq. ft. on 5.799 acres. City Council must approve a site plan for any project involving industrial uses or new construction exceeding five acres. Development at this location requires City Council approval of a Site Plan because the property is for industrial uses.

The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts.

In addition, UDC's Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and truck traffic impacts associated with large warehouses, outside storage, and distribution-logistical developments.

ADJACENT LAND USES:

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

Table 1. Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	LI	Undeveloped
South	PD-221	Convenience Store with Gasoline Sales
West	LI	Commercial
East	PD-221, PD-221A	Industrial

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The development is for two speculative industrial warehouse/office buildings with truck docks located internal to the site. The site is accessible from Hardrock Rd and SH 161.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

Development is subject to Article 6 and Appendix X of the UDC. Table 2 summarizes the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

Table 2. Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	250,470	Yes
Min. Lot Width (Ft.)	100	>100	Yes
Min. Lot Depth (Ft.)	150	>150	Yes
Front Setback (Ft.)	25	>25	Yes
Side Setback (Ft.)	30	>30	Yes
Max. Height (Ft.)	50	45.5	Yes
Max. Floor Area Ratio	1:1	0.4:1	Yes

Landscaping Requirements

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the UDC. Table 3 summarizes the landscaping requirements. The site meets or exceeds these requirements, except for the required shrubs and wing wall height.

Table 3. Landscape & Screening Requirements

Standard	Required	Provided	Meets
Area (Sq. Ft.)	25,047	65,843	Yes
Trees	50	50	Yes
Shrubs	500	160	No
Truck Screening	Wing Walls	Bldg. & Living Wall	Yes*

*The applicant is requesting a variance on the wing wall height.

Tree Survey

The applicant provided a tree survey and preservation plan as required by the UDC, Article 8. The applicant is mitigating 36 caliper inches by paying \$7,200 into the urban forest fund.

Parking Requirements

The proposal requires 72 parking spaces and is providing 84 parking spaces. The proposal meets the minimum parking requirements in the UDC.

Exterior Building Material & Design

Industrial buildings greater than 50,000 sq. ft. are subject to the requirements in Appendix X of the UDC. Appendix X requires that primary facades include at least three design elements and secondary facades include at least two design elements. The table below evaluates the design elements for the building. The proposed building elevations meet Appendix X requirements.

Table 4. Building A Design Elements

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total Elements	Meets
North	Secondary	Y			Y						2	Yes
South	Secondary	Y			Y						2	Yes
West	Primary			Y		Y	Y				3	Yes
East	Primary			Y		Y	Y				3	Yes

Table 5. Building B Design Elements

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total Elements	Meets
North	Secondary	Y			Y						2	Yes
South	Primary			Y		Y	Y				3	Yes
West	Primary			Y		Y	Y				3	Yes
East	Primary			Y		Y	Y				3	Yes

VARIANCES:

The applicant is requesting the following variances:

1. 30 Ft. Landscape Buffer – Variance to the required landscape buffer along streets to allow a 25 ft. landscape buffer along SH 161 and Trinity Blvd, and to allow internal drives within the required buffer along Hardrock Rd.
2. Wing Wall Height – Variance to the requirement that wing walls be 25 ft. in height to allow wing walls with a height of eight ft.

RECOMMENDATION:

- On February 27, 2023, the Planning and Zoning Commission recommended approval with staff conditions by a vote of 7-0.
- The Development Review Committee (DRC) recommends approval with the following conditions:
 1. The developer shall provide the required number of shrubs.
 2. The developer shall provide wing walls with a height of at least 10 ft. The combination of the recessed area and 10 ft. wall will provide approximately 14 ft. of screening. The typical tractor-trailer height is 13.5 ft.

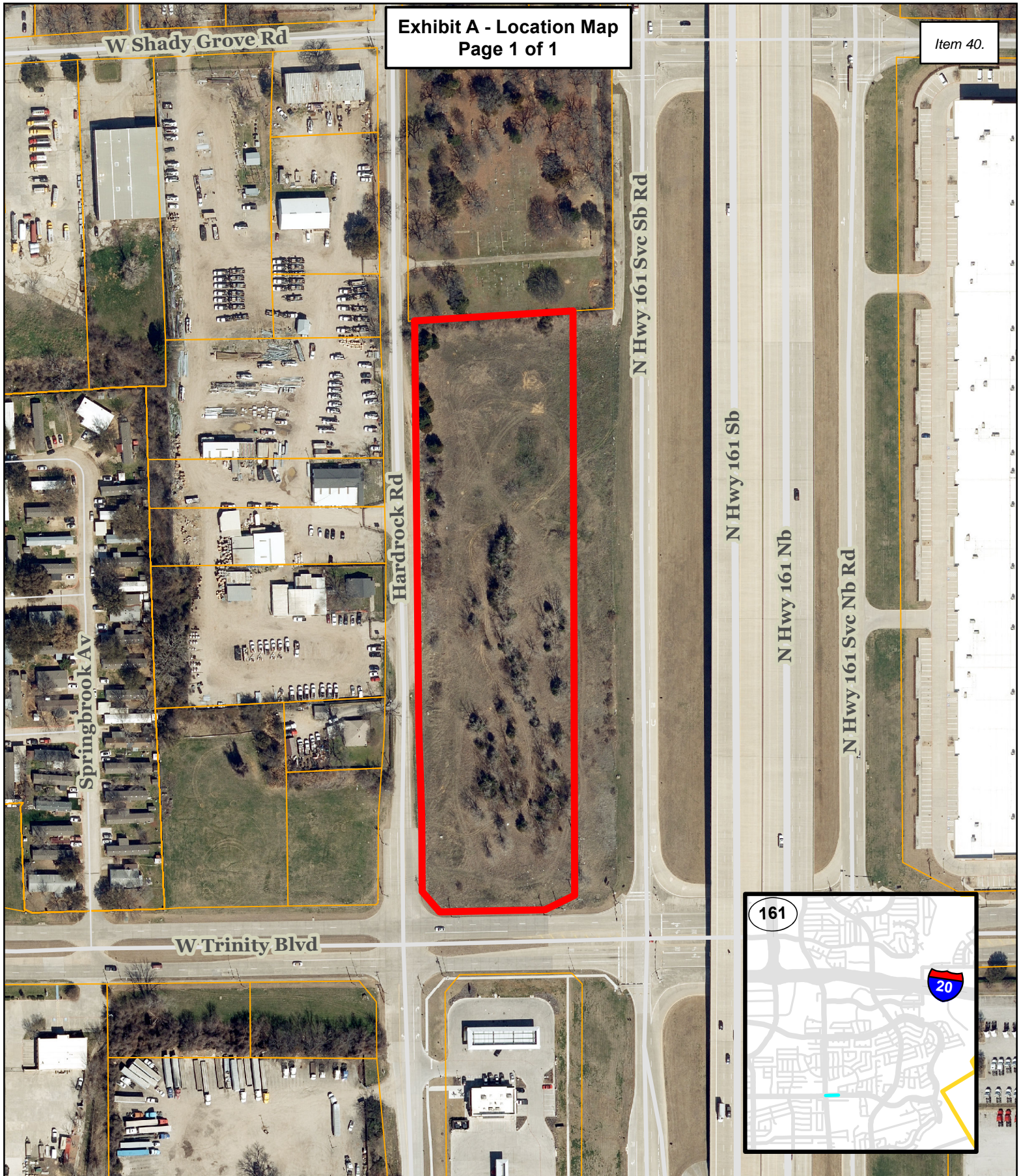
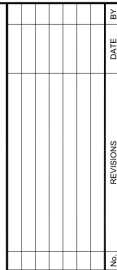


Exhibit A - Location Map
Page 1 of 1

Item 40.



Kimley»Horn

OPEN TO DISCUSSION

FOR REVIEW ONLY

Prepared for Concept Plan submitted
Not for construction purposes or permits.

Kimley-Horn

Engineer: TYLER SCOTT, P.E.
131355 Date: 05/07/2025

PROJECT No:	061311112
DATE:	NOVEMBER 2022
SCALE:	AS SHOWN
DESIGNED BY:	KHA
DRAWN BY:	KHA
CHECKED BY:	KHA

**SHADY GROVE
INDUSTRIAL**
HARDROCK ROAD, GRAND PRAIRIE
DALLAS COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
SP-1

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.

NAMES
XREFS
XREF serial-no - XREF sheet - XREF X260-Plus Binder - XREF serial-atl - XREF vote - XREF atlant
ACR/ANNO: 1981 to 2017; 1981 to 1984



SITE INFORMATION						
GENERAL	EXISTING	PROPOSED	SITE	EXISTING	PROPOSED	
USE	VACANT	PROPOSED OFFICE	LOT AREA	5.81 AC	5.79 AC	
LAND USE DESIGNATION	COMMERCIAL	COMMERCIAL	IMPERVIOUS AREA	-	4.24 AC (73.2%)	
ZONING DISTRICT	PQ 221 W/L	-	PERVIOUS AREA	1.51	1.51 AC (26.8%)	
OVERLAYS	161 - OVERLAY	-	PARKING REQUIREMENTS	OFFICE 1 SPACE/325 SF WAREHOUSE 30 PLACES/1 SPACE/400 SF		
ADJACENT DISTRICT/COUNTY	DALLAS	DALLAS				
BUILDING	EXISTING	PROPOSED				
INTENSITY PARKING	-	102.62	PARKING CALCULATIONS	OFFICE 4,000 SF / 325 + 13 SPACES WAREHOUSE, 101,072 SF / 5,000 + 42+20 SPACES		
TOTAL AREA	-	5,042 S.F.				
COMMERCIAL OFFICE	4,000 S.F. 2,000 S.F. / BUILDING		TOTAL PARKING	REQUIRED 72 SPACES PROVIDED 84 SPACES		
INDUSTRIAL AREA WAREHOUSE	101,072 S.F. 50,536 S.F. / BUILDING					

VARIANCE REQUEST APPROVED BY CITY COUNCIL ON _____, 2023

1. VARIANCE REQUEST TO APPENDIX X, PARKING LOT SCREENING REQUIREMENTS, TO REDUCE THE MINIMUM LANDSCAPE SETBACK FROM 30-FOET TO 25-FOET ALONG TRINITY BLVD AND ALLOW INTERNAL DRIVES WITHIN THE REQUIRED BUFFER ALONG HARDTRCK.
2. VARIANCE REQUEST TO APPENDIX X, TRUCK DOCK SCREENING REQUIREMENTS, TO REDUCE THE HEIGHT OF THE REQUIRED WING WALL FROM 25-FOET TALL TO 10-FOET TALL WITH LIVE SCREENING TREES WITH A MATURE TREE HEIGHT OF MAXIMUM 12-FOET

DEVELOPER:
HOPEWELL DEVELOPMENT II, L.P.
410 2020 4TH STREET SW
CALGARY, ALBERTA, T2S 1W3
CONTACT: DON LARKE
PHONE: (403) 355-0436

ENGINEER:
Kimley»Horn
801 CHERRY ST. UNIT 11, SUITE 950
FORT WORTH, TEXAS 76102
CONTACT: TYLER SCOTT, P.E.
PHONE: (817) 335-6511
FAX: (817) 335-5070

CAUTION
EXISTING UNDERGROUND
UTILITIES. CONTRACTOR TO
VERIFY EXACT LOCATION
PRIOR TO ANY TRENCHING
OR EXCAVATION.



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

SHADY GROVE INDUSTRIAL
STP-22-11-0057

DEVELOPER:
HOPEWELL DEVELOPMENT II, LP
410 2020 4TH STREET SW
CALGARY, ALBERTA, T2S 1W3
CONTACT: DON LARKE
ENGINEER:
KIMLEY-HORN
801 CHERRY ST. UNIT 11, SUITE 1600
FORT WORTH, TEXAS 76102
CONTACT: TYLER SCOTT, P.E.
LEGAL:
TR. 18.1 JOHN SPOON SURVEY
ABST 1326 & ABST 202
DATE: 03/07/2023

BENCH MARK LIST

BM#10 "W" WITH BOX CUT SET ON THE NORTHERN MOST INLET OF TEXAS 161 INLET, BEING 4350 SOUTH OF A CONCRETE FLUME AND 420' WEST OF THE SERVICE ROAD CENTERLINE.

N 6878962.34
E 4242928.58
ELEV 473.15'

BM#12 "W" WITH BOX CUT SET ON THE NORTHEAST CORNER OF THE INTERSECTION OF 161 SERVICE ROAD AND TRINITY BOULEVARD ON THE CONCRETE APRON OF AN ELECTRIC VAULT, BEING 115' NORTH OF A TRAFFIC SIGNAL POLE AND 116' WEST OF A "DO NOT ENTER" SIGN.

N 6877984.51
E 4240802.29
ELEV 473.11'

GPS 4 A 3.37' BRASS CAP STAMPED "GPS 4" FOUND CONCRETE BRIDGE HEADER, STATION IS LOCATED APPROXIMATELY 0.1 MILE WEST OF THE NORTHEAST CORNER OF THE INTERSECTION OF SHADY GROVE ROAD AND BELLTUNE ROAD ON THE NORTHEAST HEADWALL OF BRIDGE AND 30' SOUTH OF POWER. MP#300 11A.4.

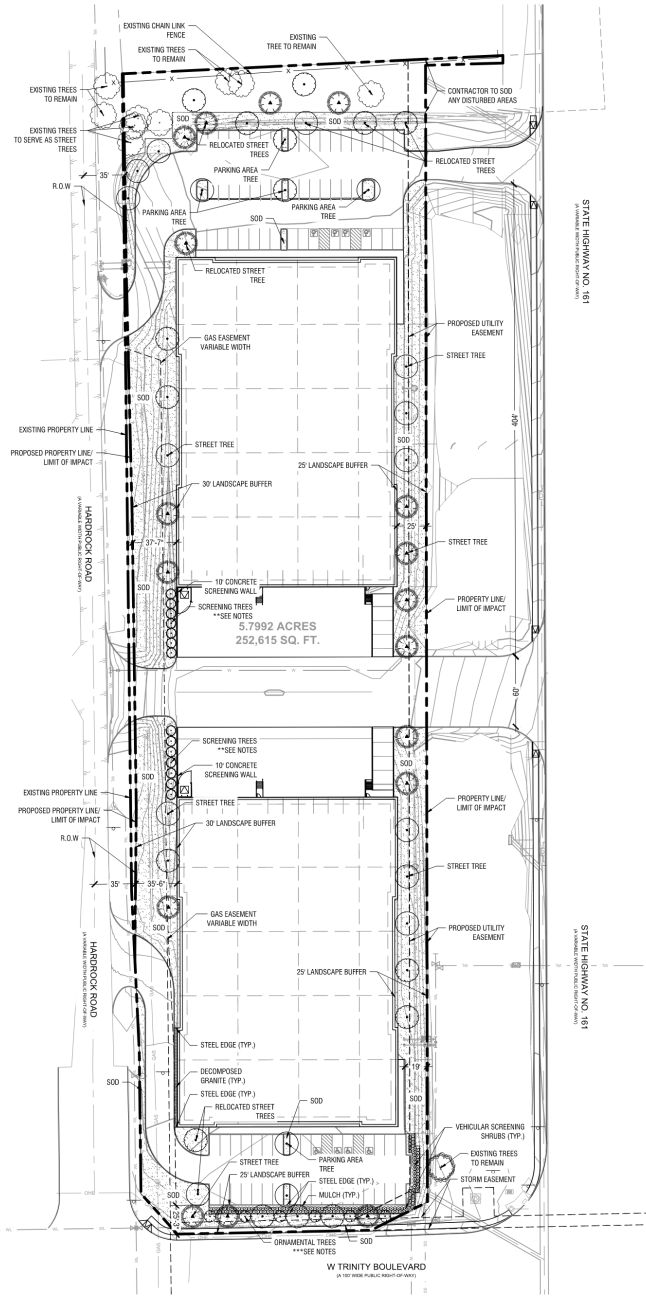
N 6875910.87
E 3453000.04
ELEV 463.40'

GPS 3 A 3.91' FOR SECURITY ROAD MONUMENT WITH A TAP ON ALUMINUM CAP STAMPED "GPS 3" WITH AN ALUMINUM ACCESS COVER (BASSNO) FOUND FLUSH WITH THE ROAD NEAR A WITNESS MARKER, FROM THE INTERSECTION OF GILBERT ROAD AND ROCK ISLAND ROAD WEST 3600 FEET TO THE STATION ON THE CENTERLINE OF THE FEET EAST OF THE CENTERLINE OF 116' SERVICE ROAD, 11 FEET SOUTH OF THE CENTERLINE OF ROCK ISLAND ROAD, 11 FEET SOUTHWEST OF THE SOUTH CORNER OF A BRIDGE OVER BEAR CREEK, 47 FEET NORTHEAST OF A POWER POLE.

N 6875910.87
E 3456319.54
ELEV 463.40'

NOTES:

The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on April 29, 2022 with an applied combined scale factor of 1.000136068



LANDSCAPE REQUIREMENTS (PD 221 CASE NO. 2970104 SECTION 4)

LANDSCAPE AREA	REQUIRED	PROVIDED
10% OF SITE SHALL BE LANDSCAPE AREA 250,470' x 10' = 25,047 SF	25,047 SF	65,843 SF
1 TREE FOR EVERY 500 SF OF REQUIRED LANDSCAPE AREA 25,047 SF / 500 SF = 50 TREES	50 TREES	50 TREES
STREET TREES		
*STATE HIGHWAY NO. 161 1 TREE PER 50 LINEAR FEET 895 LF / 50 = 18 TREES	18 TREES	18 TREES
W TRINITY BOULEVARD 1 TREE PER 50 LINEAR FEET 243 LF / 50 = 5 TREES	5 TREES	5 TREES
*HARDROCK ROAD 1 TREE PER 50 LINEAR FEET 872 LF / 50 = 18 TREES	18 TREES	11 PROPOSED 3 EXISTING
PARKING AREAS		
PARKING AREAS SHALL BE SCREENED ALONG ALL STREETS BY A MINIMUM 3' HIGH CONTINUOUS SHRUB HEDGE	YES	YES
1 TREE FOR EVERY 20 PARKING SPACES 84 SPACES / 20 = 5 TREES	5 TREES	5 TREES

NOTE: DRIVE AISLES ARE EXCLUDED FROM THE LINEAR FOOT MEASUREMENT FOR STREET TREES.

NOTE: FOUR (4) HARDROCK RD. STREET TREES RELOCATED ELSEWHERE ON SITE DUE TO GAS LINE CONFLICTS.

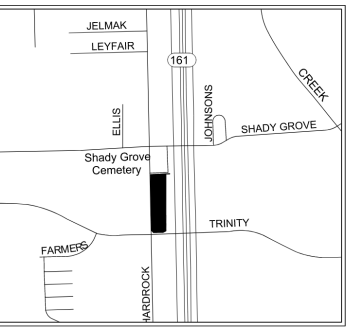
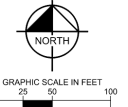
NOTE: FOUR (4) STATE HIGHWAY 161. STREET TREES RELOCATED ELSEWHERE ON SITE DUE TO EASEMENT CONFLICTS.

NOTE: LIVE SCREENING TREES PROVIDED ALONG TRUCK DOCK WING WALL TO MEASURE FROM 25- FEET TO 10- FEET.

NOTE: ADDITIONAL EVERGREEN ORNAMENTAL TREES PROVIDED ALONG W. TRINITY BLVD TO REDUCE LANDSCAPE SETBACK FROM 30- FEET TO 25- FEET.

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRRIGATION PLAN FOR IRRIGATION INFORMATION.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MASSSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
9. PROVIDE GRASS SEEDING OR LAY BERMAUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMAUDA SOD AND IRRIGATED.
13. ALL LANDSCAPE BEDS TO HAVE TOPSOIL/SEEDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRAMBLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
15. ALL DISTURBED AREAS WITHIN PUBLIC R.O.W. TO BE RE-ESTABLISHED WITH BLOCK SOD AND IRRIGATED.
16. ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.



LOCATION MAP
SCALE: 1" = 1,000'

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
Q16	QH	16	Quercus muhlenbergii / Chinquapin Oak	3" cal, 14' H, 6" dbh	Ful, Straight, Single Leader
Q17	QS	17	Quercus shumardii / Shumard Red Oak	3" cal, 14' H, 6" dbh	Ful, Straight, Single Leader
Q17	QV	17	Quercus virginiana / Southern Live Oak	3" cal, 14' H, 6" dbh	Ful, Straight, Single Leader
OR	QA	14	Ilex aquifolium 'Nella R. Stevens' / Nalla R. Stevens Holly	2" cal, 10' H, 5" dbh	Ful, Straight, Single Leader
OR	MA	6	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	3" cal, 10' H, 5" dbh	Ful, Straight, Single Leader
SH	IN	160	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	36" H, 24" sp, 36" oc	Ful, 5 gal min.
MS	SOD	TBD	Cynodon dactylon / Common Bermuda		Sold sod, rolled tight with sand filled joints, 100% weed, disease, and pest free
MS	DG	TBD	Decomposed Granite		4" depth
MS	MUL	TBD	Shredded Hardwood Mulch		Min. 3" depth, trees in need to receive 4" dbh, mulch ring, dark brown in color
MS	SE	TBD	Steel Edging		1/2" x 4" black
MS	ET	TBD	Existing Tree to Remain		

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD. NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTES:
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Kimley»Horn

801 CHERRY ST. UNIT 11, SUITE 1600 FORT WORTH, TEXAS 76102
PHONE (817) 335-8511 FAX (817) 335-5075
TEXAS REGISTERED ENGINEERING FIRM #208

SHADY GROVE INDUSTRIAL

HARDROCK ROAD, GRAND PRAIRIE DALLAS COUNTY, TEXAS

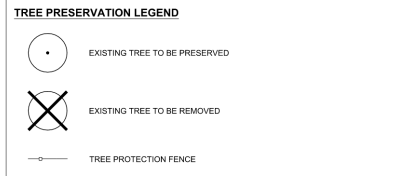
LANDSCAPE PLAN

PROJECT NO. 9811112
DATE: MARCH 2023
SCALE: AS SHOWN
DESIGNED BY: KMH
DRAWN BY: KMH
CHECKED BY: MPT

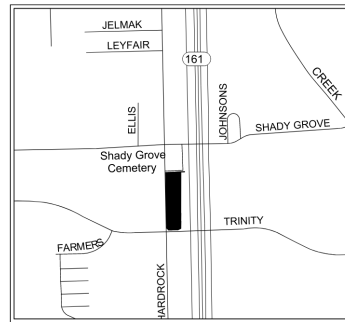
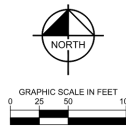
SHADY GROVE INDUSTRIAL
STP-22-11-0057

DEVELOPER:
HOPEWELL DEVELOPMENT II, LP
410 2020 4TH STREET SW
CALGARY, ALBERTA, T2S 1W3
CONTACT: DON LARKE
ENGINEER:
KIMLEY-HORN
801 CHERRY ST. UNIT 11, SUITE 1600
FORT WORTH, TEXAS 76102
CONTACT: TYLER SCOTT, P.E.
LEGAL:
TR. 18.1 JOHN SPOON SURVEY
ABST 1526 & ABST 202
DATE: 02/01/2023

SHEET NUMBER
LP 1.01



1. CONTRACTOR SHALL COORDINATE WITH HIS CERTIFIED ARBORIST AND PROPERTY OWNERS TO VERIFY OBJECTIVES PRIOR TO COMMENCING ANY PRUNING OR TREE REMOVAL ACTIVITIES.
2. ALL CREW MEMBERS SHOULD BE WEARING THE APPROPRIATE SAFETY GEAR: HARD HATS, EYE PROTECTION, PROTECTED BOOTS, HEARING PROTECTION, CHAIN SAW CHAPS FOR GROUNDWORK.
3. ANY TREES REMOVED, AND ALL TREE MATERIALS REMOVED SHALL BE REMOVED FROM THE PROPERTY AT THE CONTRACTOR'S EXPENSE.
4. ALL TRASH AND DEBRIS FROM ANY CONSTRUCTION RELATED ACTIVITY SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE, FOLLOWING COMPLETION OF THE PROJECT.
5. ANY DAMAGE TO THE EXISTING LANDSCAPE, PAVEMENT, BUILDING, OR ANY OTHER SITE FEATURES SHALL BE REPLACED BY THE CONTRACTOR AND/OR RESTORED TO PRE-CONSTRUCTION CONDITION.
6. CONTRACT LANDSCAPE ARCHITECT AFTER ALL TREE PROTECTION REQUIREMENTS HAVE BEEN INSTALLED FOR FINAL INSPECTION PRIOR TO COMMENCEMENT OF DEMOLITION.



LOCATION MAP
SCALE: 1" = 1,000'



DEVELOPER:
HOPEWELL DEVELOPMENT II, LP
410 420 24TH STREET SW
CALGARY, ALBERTA, T2S 1W3
CONTACT: DON LARKE
ENGINEER:
KIMLEY-HORN
801 CHERRY ST. UNIT 11, SUITE 1600
FORT WORTH, TEXAS 76102
CONTACT: TYLER SCOTT, P.E.
LEGAL:
TR. 18.1 JOHN SPOON SURVEY
ABST 1326 & ABST 202
DATE: 02/01/2023

[illegible]

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Tree Survey Table							
Tree #	Tree DBH	Tree Species	Protected Species Yes/No	Save or Remove	Mitigation Status	Mitigation Inches	Preserved Inches
20001	8	COTTONWOOD	NO	SAVE	-		
20002	7	COTTONWOOD	NO	SAVE	-		
20003	10	COTTONWOOD	NO	SAVE	-		
20004	16	COTTONWOOD	NO	SAVE	-		
20005	17	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20006	18	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20007	28	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20008	26	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20009	14	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20010	17	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20011	14	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20012	8	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20013	13	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20014	15	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20015	7	COTTONWOOD	NO	REMOVE	-		
20016	14	COTTONWOOD	NO	REMOVE	-		
20017	16	COTTONWOOD	NO	REMOVE	-		
20018	17	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20019	18	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20020	7	ELM	YES	REMOVE	N/A-BLDG		
20021	18	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20022	7	OAK	YES	REMOVE	N/A-BLDG		
20023	8	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20024	14	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20025	7	CEDAR	YES	REMOVE	N/A-BLDG		
20026	19	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20027	32	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20028	6	ELM	YES	REMOVE	N/A-BLDG		
20029	19	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20030	6	OAK	YES	REMOVE	N/A-BLDG		
20031	15	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20032	11	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20033	11	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20034	12	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20035	7	ELM	YES	REMOVE	N/A-BLDG		
20036	6	CEDAR	YES	REMOVE	N/A-BLDG		
20037	16	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20038	9	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20039	11	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20040	9	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20041	6	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20042	9	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20043	8	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20044	9	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20045	6	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20046	13	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20047	11	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20048	10	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20049	12	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20050	10	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20051	8	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20052	15	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20053	10	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20054	18	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20055	8	CEDAR	YES	REMOVE	N/A-BLDG		
20056	10	CEDAR	YES	REMOVE	N/A-BLDG		
20057	19	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20058	12	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20059	16	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20060	28	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20061	6	ELM	YES	REMOVE	-		
20062	30	COTTONWOOD	NO	REMOVE	-		
20063	9	COTTONWOOD	NO	REMOVE	-		
20064	23	COTTONWOOD	NO	REMOVE	-		
20065	21	COTTONWOOD	NO	REMOVE	-		
20066	27	COTTONWOOD	NO	REMOVE	-		
20067	19	COTTONWOOD	NO	REMOVE	-		
20068	19	HACKBERRY	NO	REMOVE	N/A-ESMT		
20069	32	COTTONWOOD	NO	REMOVE	-		
20070	9	COTTONWOOD	NO	REMOVE	-		
20071	7	COTTONWOOD	NO	REMOVE	-		
20072	7	COTTONWOOD	NO	REMOVE	-		
20073	12	COTTONWOOD	NO	REMOVE	-		
20074	6	COTTONWOOD	NO	REMOVE	-		
20075	9	COTTONWOOD	NO	REMOVE	-		
20076	11	COTTONWOOD	NO	REMOVE	-		
20077	10	COTTONWOOD	NO	REMOVE	-		
20078	7	COTTONWOOD	NO	REMOVE	-		

Tree Survey Table							
Tree #	Tree DBH	Tree Species	Protected Species Yes/No	Save or Remove	Mitigation Status	Mitigation Inches	Preserved Inches
20079	8	COTTONWOOD	NO	REMOVE	-		
20080	7	COTTONWOOD	NO	REMOVE	-		
20081	18	COTTONWOOD	NO	REMOVE	-		
20082	6	COTTONWOOD	NO	REMOVE	-		
20083	11	COTTONWOOD	NO	REMOVE	-		
20084	8	COTTONWOOD	NO	REMOVE	-		
20085	15	COTTONWOOD	NO	REMOVE	-		
20086	6	COTTONWOOD	NO	REMOVE	-		
20087	10	COTTONWOOD	NO	REMOVE	-		
20088	8	COTTONWOOD	NO	REMOVE	-		
20089	7	COTTONWOOD	NO	REMOVE	-		
20090	7	COTTONWOOD	NO	REMOVE	-		
20091	17	COTTONWOOD	NO	REMOVE	-		
20092	9	COTTONWOOD	NO	REMOVE	-		
20093	7	COTTONWOOD	NO	REMOVE	-		
20094	8	CEDAR	YES	REMOVE	-	8	
20095	11	COTTONWOOD	NO	REMOVE	-		
20096	12	COTTONWOOD	NO	REMOVE	-		
20097	21	COTTONWOOD	NO	REMOVE	-		
20098	19	MESQUITE	YES	REMOVE	-	19	
20099	13	COTTONWOOD	NO	REMOVE	-		
20100	13	COTTONWOOD	NO	REMOVE	-		
20101	13	COTTONWOOD	NO	REMOVE	-		
20102	24	COTTONWOOD	NO	REMOVE	-		
20103	13	COTTONWOOD	NO	REMOVE	-		
20104	8	OAK	YES	REMOVE	-	8	
20105	7	CEDAR	YES	REMOVE	-		
20106	11	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20107	12	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20108	15	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20109	8	CEDAR	YES	REMOVE	N/A-BLDG		
20110	6	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20111	9	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20112	14	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20113	7	CEDAR	YES	REMOVE	N/A-BLDG		
20114	7	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20115	13	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20116	7	CEDAR	YES	REMOVE	N/A-BLDG		
20117	7	CEDAR	YES	REMOVE	N/A-BLDG		
20118	12	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20119	11	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20120	10	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20121	22	COTTONWOOD	NO	REMOVE	N/A-BLDG		
20122	9	CEDAR	YES	REMOVE	N/A-BLDG		
20123	9	CEDAR	YES	REMOVE	N/A-ESMT		
20125	15	COTTONWOOD	NO	REMOVE	-		
20126	13	COTTONWOOD	NO	REMOVE	-		
20129	8	CEDAR	YES	REMOVE	-	8	
20130	12	CEDAR	YES	REMOVE	-	12	
20131	8	CEDAR	YES	REMOVE	-	8	
20132	10	CEDAR	YES	REMOVE	-	10	
20133	10	CEDAR	YES	REMOVE	-	10	
20134	6	CEDAR	YES	SAVE	-		6
20135	7	CEDAR	YES	SAVE	-		7
20136	8	CEDAR	YES	SAVE	-		8
20137	6	CEDAR	YES	SAVE	-		6
20138	12	PINE	YES	SAVE	-		12
20139	13	HACKBERRY	NO	SAVE	-		
20140	6	CEDAR	YES	SAVE	-		6
20141	8	HACKBERRY	NO	SAVE	-		
20142	16	MESQUITE	YES	SAVE	-		16
20143	13	LIVE OAK	YES	SAVE	-		13
20144	27	MESQUITE	YES	REMOVE	-	27	
TOTAL PROTECTED INCHES REMOVED						110	
TOTAL PRESERVED INCHES							74

Mitigation Table		
Non-exempt Protected Trees to be Removed (Caliper Inches)	Existing Tree Credit (Caliper Inches)	Required Mitigation Fee (Caliper Inches)
110	74	36

NOTE: 36 INCHES TO BE PAID INTO THE URBAN FOREST FUND. MITIGATION FEE SHALL BE TWO HUNDRED DOLLARS PER CALIPER INCH FOR EACH PROTECTED TREE REMOVED THAT HAS NOT BEEN MITIGATED FOR. (Sec. 8.16.9)

NOTE: PRESERVED EXISTING PROTECTED TREES SHALL BE USED FOR MITIGATION AND/OR LANDSCAPE TREE CREDIT AT A 1 INCH TO 1 INCH RATIO. (Sec. 8.16.8.2.c.)

NOTE: REQUIRED LANDSCAPING TREES SHALL NOT BE COUNTED TOWARDS MITIGATION.

Kimley»Horn

801 CHERRY ST. UNIT 11, SUITE 1600 FORT WORTH, TEXAS 76102
KIMLEY-HORN AND ASSOCIATES, INC.
TELEPHONE: 817.335.4600
FAX: 817.335.4601
WWW.KIMLEY-HORN.COM

Kimley»Horn

FOR INFORMATION ONLY
Not for construction or permit applications
P.L.A. No. 22-11-0057
DESIGNED BY: KIMLEY-HORN
CHECKED BY: MFP

SHADY GROVE INDUSTRIAL

HARDROCK ROAD, GRAND PRAIRIE
DALLAS COUNTY, TEXAS

TREE SURVEY TABLE

SHEET NUMBER
LT 3.01

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

CAUTION
EXISTING UNDERGROUND
UTILITIES CONTRACTOR TO
VERIFY EXACT LOCATION
PRIOR TO ANY TRENCHING
OR EXCAVATION

**SHADY GROVE INDUSTRIAL
STP-22-11-0057**

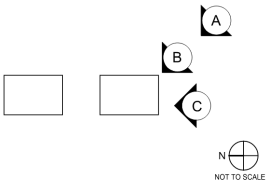
DEVELOPER:
HOPEWELL DEVELOPMENT II, LP
410 2020 4TH STREET SW
CALGARY, ALBERTA, T2S 1W3
CONTACT: DON LARKE
ENGINEER:
KIMLEY-HORN
801 CHERRY ST. UNIT 11, SUITE 1600
FORT WORTH, TEXAS 76102
CONTACT: TYLER SCOTT, P.E.
LEGAL:
TR. 18.1 JOHN SPOON SURVEY
ABST 1326 & ABST 202
DATE: 02/01/2023

CAUTION: IF THIS SHEET IS NOT PRINTED

Item 40.



KEY PLAN



ZONING

PLANNED DEVELOPMENT NO. 221

3.A.III. MASONRY REQUIREMENTS: WALLS SHALL BE MASONRY CONSTRUCTION. CONCRETE FINISH FOR PRECAST CONCRETE PANEL (TILT WALL) CONSTRUCTION SHALL BE TEXTURE, WHICH MAY BE PAINTED.

3.E. NOT LESS THAN 15% OF TOTAL AREA OF EXPOSED WALL OF FRONT EXTERIOR FACADE SHALL BE CONSTRUCTED FROM AN ALTERNATE MATERIAL OR CONTRASTING COLOR

APPENDIX X

2. ELEMENTS OF PRIMARY FACADE INCLUDE 100% MASONRY AND THE FOLLOWING THREE DESIGN COMPONENTS:
2C. JAININGS
2E. ARTICULATION W/ VERTICAL & HORIZ. OFFSET
2F. ACCENT LIGHTING

4. ELEMENTS OF SECONDARY FACADE INCLUDE 100% MASONRY AND THE FOLLOWING TWO DESIGN COMPONENTS:
4A. MASONRY ACCENT COLOR
4D. ARTICULATION WITH VERTICAL OFFSET

REFER TO PLANS FOR HORIZONTAL ARTICULATION CALCULATIONS, AND ELEVATIONS FOR VERTICAL ARTICULATION CALCULATIONS

WARE MALCOMB
Leading Design for Commercial Real Estate

architect
planning
graphics
civil engineering
3000 Newfield Way
Suite 300
Dallas, TX 75239
P: 972.563.5729

SHADY GROVE INDUSTRIAL
TX 161 & W. TRINITY BLVD.
GRAND PRAIRIE, TEXAS 75050

REVISIONS	
DATE	DESCRIPTION
03/07/2023	SITE PLAN REVISION
03/07/2023	SITE PLAN REVISION

PAP/PI:	JLTHOMFORDE
DRAWN BY:	SM/JT
JOB NO.:	DAL22-0032-00

SHEET
A1.0

CAUTION: IF THIS SHEET IS NOT 24"

Item 40.

WARE MALCOMB
Leading Design for Commercial Real Estate

architect
interior
graphics
civil engineering
3000 Northwest Way
Dallas, TX 75219
P 469.953.5779

**SHADY GROVE
INDUSTRIAL**
TX 161 & W. TRINITY BLVD.
GRAND PRAIRIE, TEXAS 75050

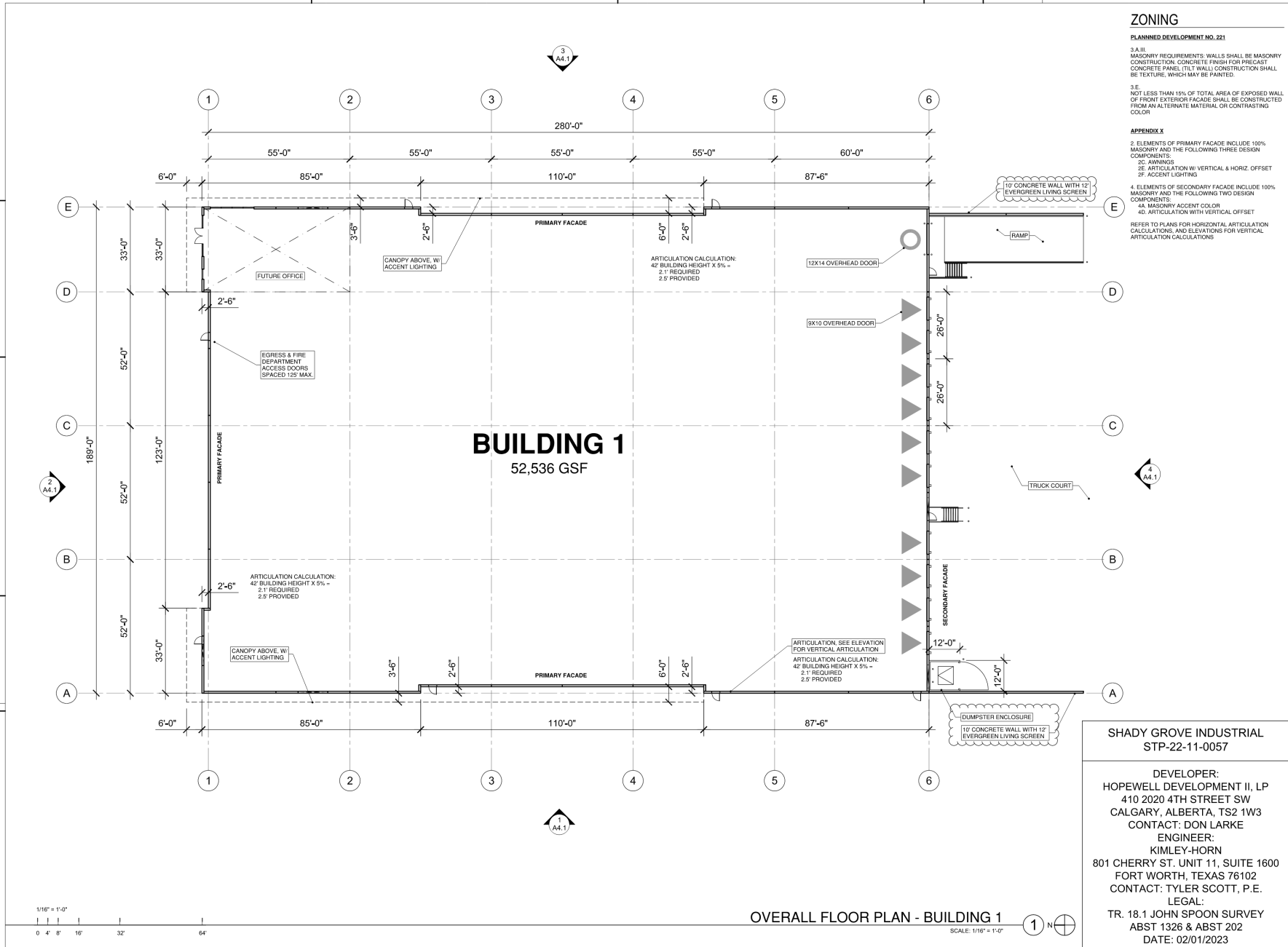
FLOOR PLAN - BLDG 1

DATE	REVISIONS
11/20/2022	SITE PLAN SUBMITTAL
01/27/2023	SITE PLAN REVISION
03/07/2023	SITE PLAN REVISION

PA/PM:	J. THOMPSON
DRAWN BY:	SMUT
JOB NO.:	DAL22-0032-00

SHEET

A2.1



CAUTION: IF THIS SHEET IS NOT PRINTED

Item 40.

WARE MALCOMB
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architect
planning
interior
civil engineering
3000 Northside Way
Suite 300
Dallas, TX 75249
P: 972.353.5575

SHADY GROVE
INDUSTRIAL
TX 161 & W. TRINITY BLVD.
GRAND PRAIRIE, TEXAS 75050

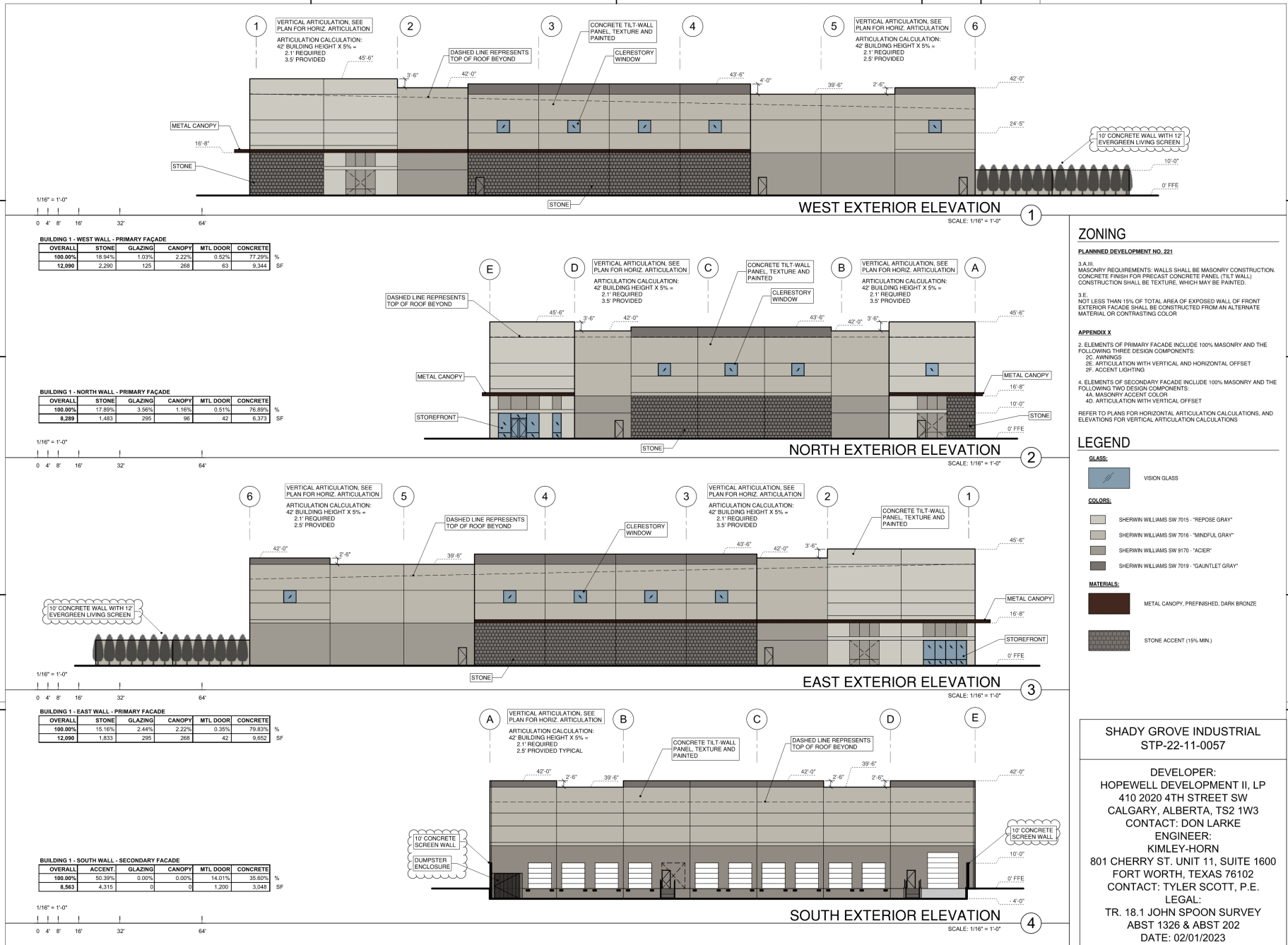
EXTERIOR ELEVATIONS - BLDG 1

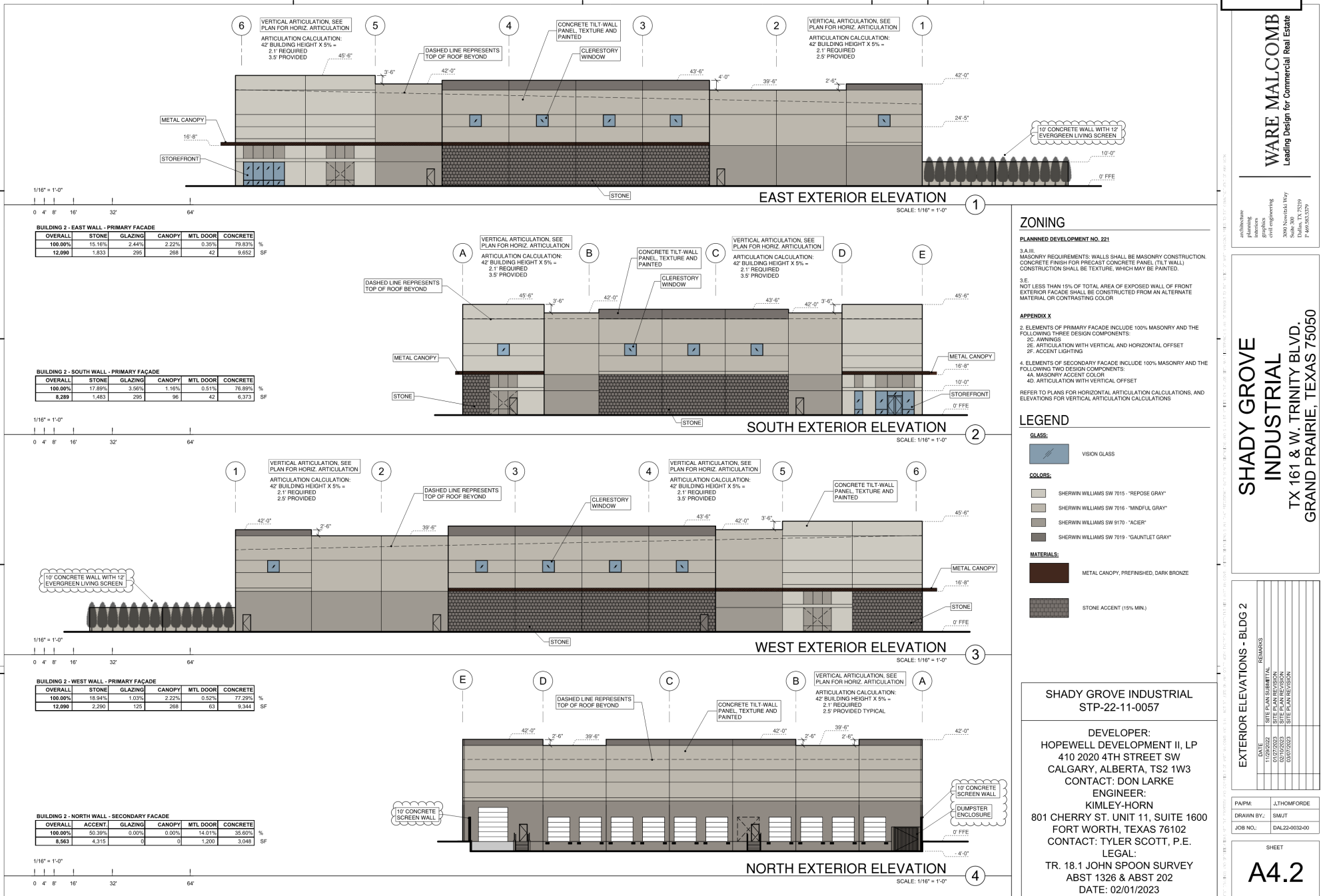
DATE	REVISIONS
11/02/2022	SITE PLAN SUBMITTAL
02/10/2023	SITE PLAN REVISION
03/07/2023	SITE PLAN REVISION

PA/PM:	J.THOFFORDE
DRAWN BY:	SM/JT
JOB NO.:	DAL22-0032-00

SHEET

A4.1







CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: STP-22-12-0062 – Site Plan – Lapiz Flats at 1410 Duncan Perry (City Council District 1). Site Plan for 69 age restricted multi-family units on 2.391 acres. Lots 1-3, Block A, Wash N Shop Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-427, within the IH 30 Corridor Overlay District, and addressed as 1410 Duncan Perry Road (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: Andrea Taylor, MMA

RECOMMENDED ACTION: Approve

SUMMARY:

Site Plan for 69 age restricted multi-family units on 2.391 acres. Lots 1-3, Block A, Wash N Shop Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-427, within the IH 30 Corridor Overlay District, and addressed as 1410 Duncan Perry Road.

PURPOSE OF REQUEST:

The applicant is requesting Site Plan approval to construct an age restricted multi-family development at this location. The zoning of the site is Planned Development (PD-427) which permits the proposed use.

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	Single Family-1 (SF-1)	Fire Station 4
South	Multi-Family-1 (MF-1)	IH-30 /Canyon Grove Apartments
West	Arlington City Limits	Warehouse and Storage
East	General Retail (GR) and Multi-family-1 (MF-1)	Windridge Apartments

HISTORY:

- January 23, 2023: Planning and Zoning Commission approved a Final Plat for the proposed development (PLT-22-12-0115).
- May 17, 2022: City Council approved a zoning change from PD-118 for General Retail to a Planned Development District for Multi-Family (Case Number ZON-22-02-0005).
- February 15, 2022: City Council adopted a resolution of support for a tax credit development at this location.
- April 12, 1983: City Council approved Planned Development (PD-118) with General Retail (GR) and Multi-Family One (MF-1) uses (Case Number 821105).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The Site Plan depicts a multi-family development with the following elements and amenities:

- 69 dwelling units in one 3-story building
- Clubhouse with community amenities
- Cyber-lounge (195 sq. ft.), gathering space (800 sq. ft.), fitness center (460 sq. ft.)
- Reading/Game/Craft room (195 sq. ft.)
- Reception (275 sq. ft.), Manager's office (180 sq. ft.), flex office (145 sq. ft.)

The main entry entrance is off Avenue H, which is a public road that dead ends at the entrance of the Canyon Grove Apartments. The UDC requires multi-family development to have a second point of access for emergency use. The site plan depicts a second point of access for emergency access only located on the west side of the property from Duncan Perry Rd.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The proposed base zoning district is Multi-Family Three. Table 2 summarizes the density and dimensional standards.

Table 2. Density and Dimensional Requirements

Standard	UDC (MF-3) and Appendix W	Proposed	Complies
Min. Lot Area (Sq. Ft.)	12,000	104,152	Yes
Min. Lot Width (Ft.)	100	469	Yes
Min. Lot Depth (Ft.)	120	229	Yes
Min. Front Yard Bldg. Fronts Street (Ft.)	5	15	Yes
Min. Side Yard on Street (Ft.)	30	51	Yes
Min. Side Yard Street if Units Front Street (Ft.)	10	10	Yes
Min. Int. Side Yard (Ft.)	45	-	-
Plus 1 Ft. for every Ft. over 35 Ft. in Height	5	50	Yes
Maximum Height (Ft.)	60	40	Yes
Maximum Density (DU/AC)	26	29	Yes*

Minimum Living Area (Sq. Ft.)	600	651	Yes
Maximum % Single Bed Units	60%	65%	Yes*
Fence along Street	Wrought Iron w/Masonry Columns	Wrought Iron w/Masonry Columns	Yes
Perimeter Fence Height (Ft.)	6	6	Yes

*Development meets all the recommended design standards listed in Appendix W. The provisions to increase maximum density by 20% and increase percentage of one-bedroom units by 10% are requested as stated on Section 3.1.B of Appendix W.

Parking Requirements

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

Table 3. Parking Requirements

Standard	Article 10 / UDC	Provided	Meets
MF: 1.25 Parking Spaces/One-Bedroom	45 units - 57	57	Yes
MF: 2 Parking Spaces/Two-Bedroom- Three-Bedroom	24 units - 48	48	Yes
MF: Total Multi-Family Parking Spaces	105	105	Yes
MF: Covered Parking 20%	21	21	Yes
MF: Garage Parking 30%	32	32	Yes
MF: Guest Parking 10%	11	11	Yes

Building Design

The proposed elevations meet the design recommendations and requirements in the Unified Development Code and is in substantial conformance with the conceptual building elevations.

Landscape and Screening

The development must also meet the landscaping requirements during the Site Plan approval process.

Table 4. Landscape Summary

Standard	Required	Proposed	Meets
Landscape Area 15 % (Sq. Ft.)	15,621	27,863	Yes
Street Trees (1/500 Sq. Ft.)	31	35	Yes
Parking Island with Trees (1/20 spaces)	5	9	Yes

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

- On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0.
- The Development Review Committee (DRC) recommends approval.



Exhibit B - Site Plan

Page 1 of 1

LAPIZ FLATS MULTIFAMILY

GRAND PRAIRIE, TEXAS

SITE PLAN



State registration number: 1-2755
 State registration number: 100000
 519 east border
 Arlington, Texas 76010
 817-469-1871
 Fax: 817-274-8757
 www.mmatexas.com



PROJECT NUMBER: 2585-00-02
 PROJECT MANAGER: R. CRONIN
 DRAWN BY: K. GANZ
 CHECKED BY: A. TAYLOR
 ISSUE DATE: 12/2/2022

REV.	DATE	DESCRIP.	BY
1	12/2/2022	12/2/2022	
2			
3			
4			
5			
6			
7			
8			
9			
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14			
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17			
18			
19			
20			

SITE PLAN

STP-22-12-0062

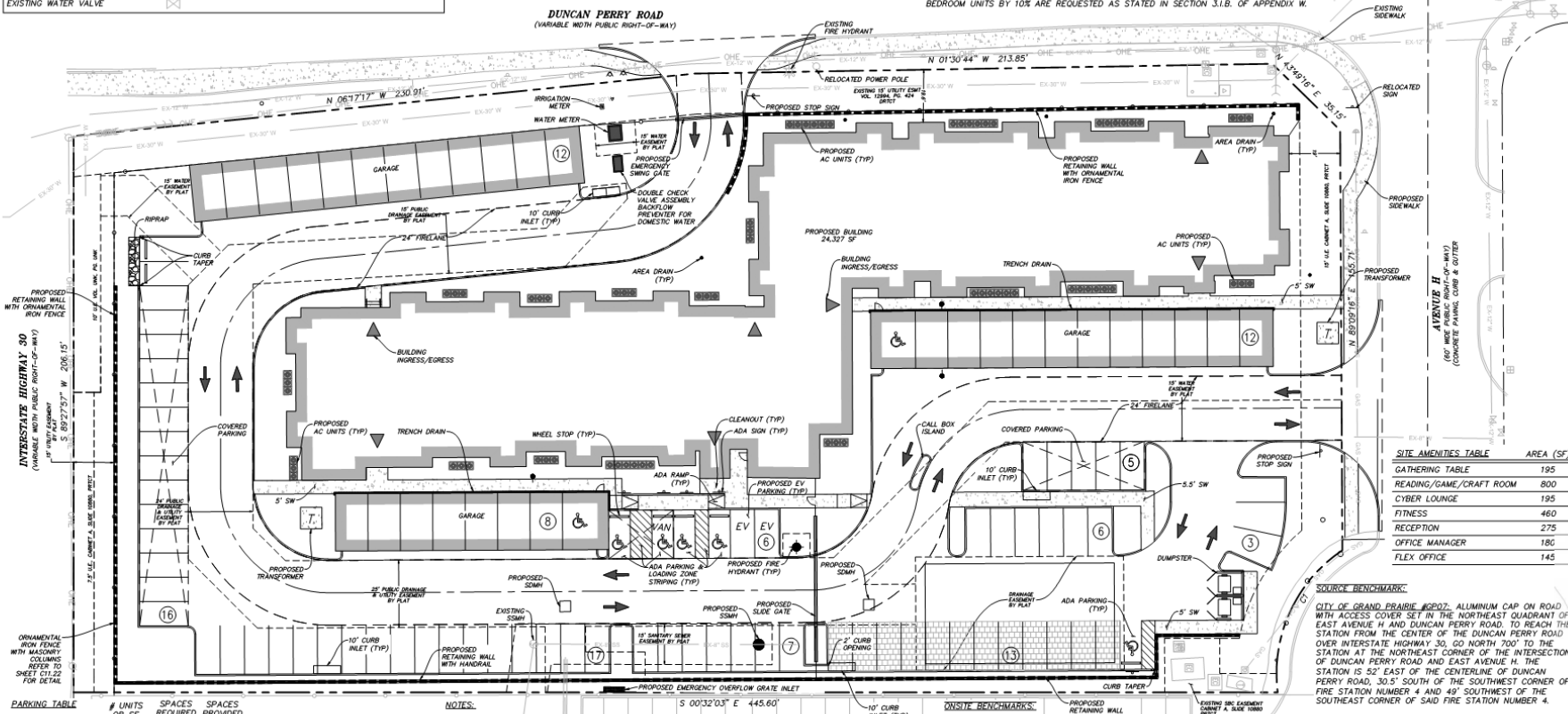
SHEET NO: C3.0
 COPYRIGHT © 2023, MMA, INC.

LEGEND:			
FIRE LANE	---	EXISTING FIRE HYDRANT	⊕
ACCESSIBLE PARKING SPACE	♿	PROPOSED FIRE HYDRANT	⊕
SIGN	⊕	EXISTING OVERHEAD ELECTRIC	OHE
WHEEL STOP	—	EXISTING BURIED GAS	—
EXISTING SANITARY SEWER	—	EXISTING POWER POLE	—
EXISTING SEWER MANHOLE	⊕	PARKING COUNT	⊕
EXISTING WATER LINE	—	TRAFFIC FLOW ARROW	→
EXISTING WATER VALVE	⊕		

LAPIZ FLATS DENSITY AND DIMENSIONAL REQUIREMENTS			
STANDARD	UDC (MF-3) & APPENDIX W	PROPOSED	COMPLIANT
MIN. LOT AREA (SF)	12,000	104,145	YES
MIN. LOT WIDTH (FT)	100	469	YES
MIN. LOT DEPTH (FT)	120	229	YES
MIN. FRONT YARD IF BLDG. FRONTS STREET (FT)	5	15	YES
MIN. SIDE YARD ON STREET (FT)	30	51	YES
MIN. SIDE YARD STREET IF UNITS FRONT STREET (FT)	10	10	YES
MIN. INT. SIDE YARD (FT)	45	—	YES
PLUS 1 FT FOR EVERY FT OVER 35 FT HEIGHT	+5	50	YES

STANDARD	UDC (MF-3) & APPENDIX W	PROPOSED	COMPLIANT
MAX. HEIGHT (FT)	60	40	YES
MAX. DENSITY (DU/AC)	26	29	YES*
MIN. LIVING AREA (SF)	600	651	YES
MAX. % SINGLE BED UNITS	60%	65%	YES*
FENCE ALONG STREET	WROUGHT IRON W/MASONRY COLUMNS	IRON FENCING W/MASONRY COLUMNS	YES
PERIMETER FENCE HEIGHT (FT)	6	6	YES

*DEVELOPMENT MEETS ALL OF THE RECOMMENDED DESIGN STANDARDS LISTED IN APPENDIX W. THE PROVISIONS TO INCREASE MAXIMUM DENSITY BY 20% AND INCREASE PERCENTAGE OF ONE BEDROOM UNITS BY 10% ARE REQUESTED AS STATED IN SECTION 3.1.B. OF APPENDIX W.



PARKING TABLE	# UNITS OR SF	SPACES REQUIRED	SPACES PROVIDED
MULTIFAMILY			
1.25 PS / 1 BORN UNIT	45	57	
2 PS / 2 BORN UNIT	24	48	
PARKING SPACES	105	105	
VISITOR PARKING (% OF REQUIRED)	11	11	
COVERED PARKING (% OF REQUIRED)	32	32	
GAZEBO PARKING (% OF REQUIRED)	21	21	
ACCESSIBLE			
101-151 TOTAL PS	5	7	
TOTAL	105	105	

SITE DATA	
GROSS ACREAGE	2.391 ACRES
EXISTING ZONING	PD
EXISTING LAND USE	UNDEVELOPED
PROPOSED ZONING	PD
PROPOSED LAND USE	MULTI-FAMILY 3
TOTAL UNITS	69
GROSS DENSITY	29 DU/AC

- NOTES:
1. TYPICAL PARKING STALL IS 18' LONG X 9' WIDE.
 2. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 3. ALL CURB RADI ARE 3' UNLESS OTHERWISE NOTED.
 4. REFER TO SHEET C1.0 FOR GENERAL NOTES.
 5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
 6. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
 7. 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 LINE MARKINGS SHALL BE ON THE VERTICAL SURFACE OF THE CURB WHEN A CURB IS PRESENT.
 8. PARKING STALL LINE SHALL BE A 4" SOLID WHITE STRIPE.
 9. REFER TO PHOTOGRAPHIC PLAN FOR LIGHTING TYPE AND INTENSITY INFORMATION.
 10. ALL UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, GAS, AND TELEPHONE SHALL BE PLACED UNDERGROUND.
 11. REFER TO ARCHITECTURE PLANS FOR ALL FENCING AND GATE SPECIFICATIONS.

GENERAL UTILITY NOTES:

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CALL TEXAS 811 OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MMA INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

ON-SITE BENCHMARKS:

SITE BM#1:
 BOX CUT WITH "X" IN CENTER LOCATED ON THE TOP OF CURB ON THE MEDIAN OF A CIRCLE TURN AROUND ON EAST AVENUE H APPROXIMATELY 260' EAST FROM THE CENTERLINE OF THE INTERSECTION ON EAST AVENUE H AND DUNCAN PERRY ROAD.
 ELEV: 543.42'
 NAD83 TNG (GRID-MEASURED)
 N: 6963077.10'
 E: 2418410.23'

SITE BM#2:
 CITY OF ARLINGTON ALUMINUM MARKER IN CONCRETE LOCATED ON THE WEST SIDE OF DUNCAN PERRY ROAD ON THE NORTHSIDE OF BRIDGE OVER IH 30. THE ALUMINUM MARK IS 500' +/- SOUTH OF AVENUE H, 59.5' NORTHWEST OF THE SOUTH END OF A GUARD RAIL, AND 18' SOUTHWEST OF THE NORTHEAST CORNER OF A CONCRETE WING WALL FOR A DRAINAGE CULVERT.
 ELEV: 553.47'
 NAD83 TNG (GRID-PUBLISHED)
 N: 6962650.24'
 E: 2418620.74'

SOURCE BENCHMARK:

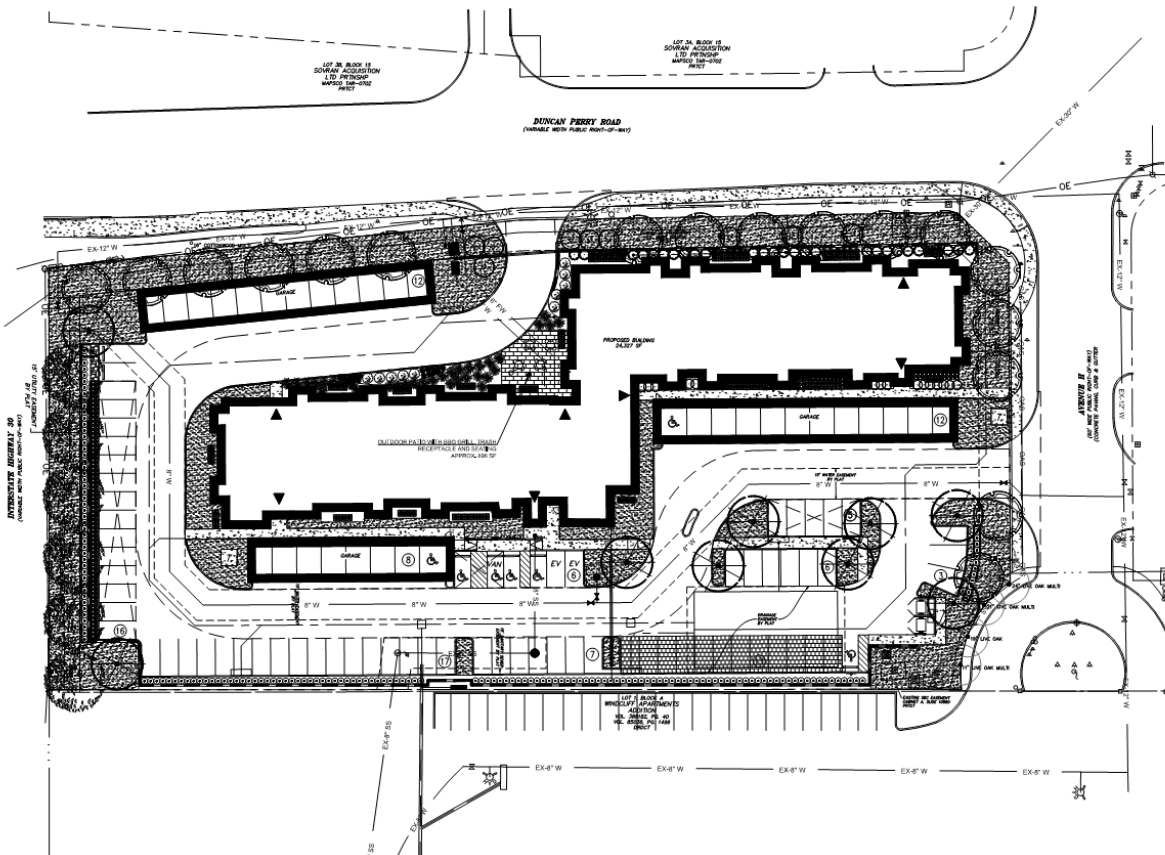
CITY OF GRAND PRAIRIE #6027: ALUMINUM CAP ON ROAD WITH ACCESS COVER SET IN THE NORTHEAST QUADRANT OF EAST AVENUE H AND DUNCAN PERRY ROAD. TO REACH THE STATION FROM THE CENTER OF THE DUNCAN PERRY ROAD OVER INTERSTATE HIGHWAY 30, GO NORTH 700' TO THE STATION AT THE NORTHEAST CORNER OF THE INTERSECTION OF DUNCAN PERRY ROAD AND EAST AVENUE H. THE STATION IS 52' EAST OF THE CENTERLINE OF DUNCAN PERRY ROAD, 30.5' SOUTH OF THE SOUTHWEST CORNER OF FIRE STATION NUMBER 4 AND 49' SOUTHWEST OF THE SOUTHWEST CORNER OF SAID FIRE STATION NUMBER 4.

PUBLISHED ELEV: 550.85'
 NAD83 TNG (GRID-PUBLISHED)
 N: 6963103.13'
 E: 2418219.48'

CITY OF GRAND PRAIRIE #6058: THE STATION IS A 3-1/2" DIAMETER ALUMINUM CAP STAMPED GPS#58 SET IN CONCRETE AND INSIDE A WELL WITH ALUMINUM ACCESS COVER SET FLUSH WITH GROUND NEAR A WITNESS MARKER. STATION LOCATION: THE STATION IS LOCATED ON THE SOUTH SIDE OF E AVENUE K, APPROXIMATELY 650 FEET WESTERLY OF THE CENTERLINE INTERSECTION OF E AVENUE K AND DUNCAN PERRY ROAD, APPROXIMATELY 12 FEET FROM THE EAST AVENUE K BACK OF CURB AND 21 FEET WESTERLY THE NORTH POST OF A CITY OF GRAND PRAIRIE SIGN.

PUBLISHED ELEV: 491.31'
 NAD83 TNG (GRID-PUBLISHED)
 N: 6966573.80'
 E: 2415620.81'

Exhibit C - Landscape Plan
Page 1 of 1



CITY OF GRAND PRAIRIE LANDSCAPE REQUIREMENTS

APPENDIX W (MULTI-FAMILY)		REQUIRED	PROVIDED
LANDSCAPE BUFFER (DEPTH)		15'	15'
LANDSCAPE AREA (TOTAL)	15% OF MS	15,842 SF	27,863 SF (27%)
LANDSCAPE IN FRONT YARD	NOT INTENDED	N/A	N/A
REFURBISHED TREES (A)	1 / 500 SF		11
STREET TREES (B)	1 / AVENUE 25-50'		26
PARKING (C)	1 / 25 SPACES		5
PED WALKWAY (D)	N/A	N/A	N/A
TOTAL	A+B+C = REMAINING TREES TO BE PLANTED		2
SHRUBS	N/A	N/A	
SCREENING HEDGES	N/A	N/A	
NOTE	SUBSTITUTIONS ALLOWED: 25% MAX 1 TREE = 10 SHRUBS (PARKING LOT TREES ONLY)		

KEY			
TREES			
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME
1	OS	Quercus shumardii	Shumard Oak
2	TD	Taxodium distichum	Gulf Cypress
3	AR	Asplenium nidus	Rock Fern
4	IF	Illicium floridanum	Yucca
SHRUBS			
5	MDH	Malvaceae	Pro Maly Grass
6	ILE	Illecebre	Carissa Holly
7	PLN	Platanus	Dwarf Platanus
8	GM	Ginkgo biloba	Dwarf Ginkgo
9	CHN	Chimonanthus	Golden Pigeon
10	LEU	Leucodermis	Coast Leucodermis
11	SP	Sparganium	Superior Sparganium
GROUND COVER, SOD, GRAVEL, MISC.			
12	GRAVEL	Gravel	Gravel
13	SOD	Common Bermuda	Bermuda Sod
14	EDGE	Edible Edge	See City of Grand Prairie

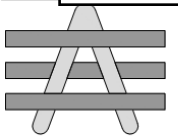
IRRIGATION NOTE
ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.

PLANT MATERIAL WARRANTY
CONTRACTOR TO PROVIDE A 1-YEAR PLANT WARRANTY (INCLUDES TREES, GROUND COVER, AND SHRUBS) FROM THE POINT OF SUBSTANTIAL COMPLETION/FINAL ACCEPTANCE.

LAPIZ FLATS
2315 Avenue H East
Grand Prairie, Texas



PROJECT NUMBER:	3059-01-01		
PROJECT MANAGER:	A. LONDON		
DRAWN BY:	A. LONDON		
CHECKED BY:	A. LONDON		
ISSUE DATE:	2/8/23		
REV.	DATE	DESCR.	BY
SHEET CONTENT:			
LANDSCAPE PLAN			
SHEET NO. L1.00			
COPYRIGHT ©			



THREE BAR ARCHITECTURE, INC.
2814 N. 14TH STREET, SUITE 100
DALLAS, TEXAS 75243
303.255.1540

LAPIZ FLATS

Location:
Grand Prairie, Texas

Client:
Lapiz Flats, LLC.

PERMIT DOCUMENTS



ARCHITECT'S PROJECT NUMBER

2022-1

DRAWN BY

JM

DATE:

12.02.2022

REVISIONS:

DATE

DESCRIPTION

0' 1" SHEET SCALE

BUILDING ONE - ELEVATION
CLUBHOUSE

A2.10

Exhibit D - Building Elevations Page 1 of 4

BUILDING ELEVATION GUTTER & EXHAUST VENT NOTES

- GUTTER AND DOWNSPOUT LOCATIONS SHOWN IN ELEVATIONS TAKE PRECEDENCE OVER ROOF PLAN LOCATIONS. CONTACT OWNER/ARCHITECT IF ANY QUESTIONS.
- EXHAUST OUTLET LOCATIONS SHOWN IN ELEVATIONS TAKE PRECEDENCE OVER MECHANICAL PLAN LOCATIONS. CONTACT OWNER/ARCHITECT IF ANY QUESTIONS.
- ENVIRONMENTAL AIR EXHAUST (BATHROOM & DRYER) MUST BE 3 FEET FROM ANY OPERABLE OPENINGS INTO BUILDING. VERIFY LOCATIONS ONSITE PRIOR TO FINAL POSITIONING OF EXHAUSTS.

BUILDING ELEVATION LEGEND

- 01 ALIGN ALL EXTERIOR BATHROOM AND DRYER EXHAUST VENTS HORIZONTALLY AND VERTICALLY. GALVANIZED FINISH ALL VENTS.
- 02 BUILDING NUMBER/ADDRESS SIGNAGE.
- 03 ALL EXTERIOR FINISH MATERIALS TRANSITIONS SHALL WRAP THE OUTSIDE CORNER AND CHANGE AT THE INSIDE CORNER UNLESS NOTED OTHERWISE. SEE DETAIL BELOW.
- 04 MASONRY OVERHANGS INTO BREEZEWAY 1" - SEE DETAIL 02/A3.20
- 05 TRIMLESS CORNER - SEE DETAIL C3/A3.20

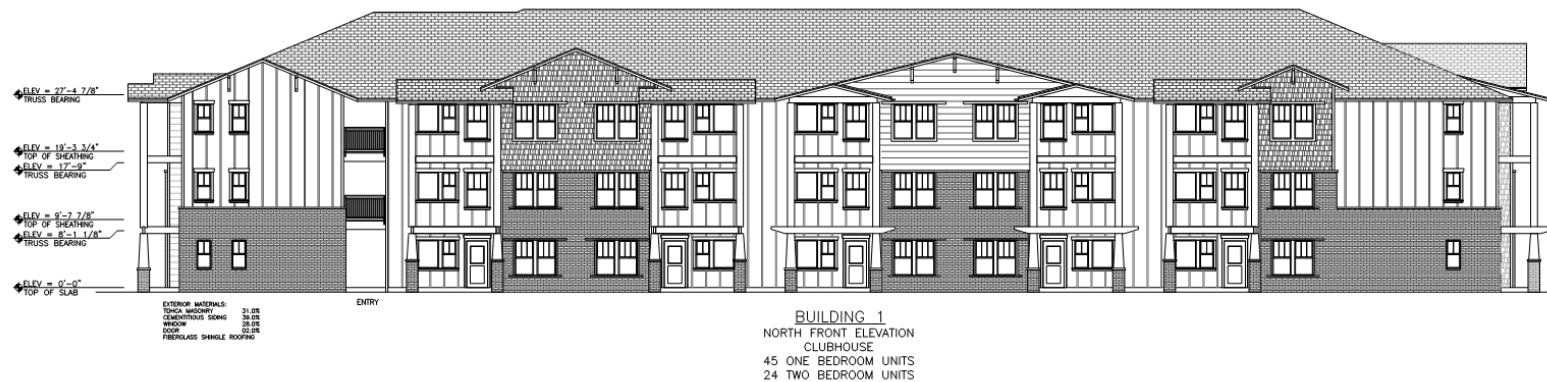
FIBER CEMENT WOOD SIDING & TRIM NOTES

- INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- REFER TO BUILDING EXTERIOR ELEVATIONS, SHEET A2.1x, FOR LOCATION OF ALL SIDING AND TRIM ITEMS REFERENCED IN THESE NOTES.
- LAP SIDING SHALL BE "WOODGRAIN" WITH NOMINAL 6" & 10.75" EXPOSURE.
- PANEL SIDING SHALL BE "SMOOTH".
- TRIM SHALL BE "WOODGRAIN" THICKNESS (AS NOTED).
- ALL SIDING AND TRIM PRODUCTS SPECIFIED ABOVE SHALL BE PAINTED AS SELECTED BY OWNER.



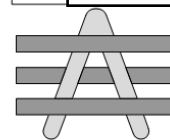
BUILDING ONE - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING ONE - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



THREE BAR ARCHITECTURE, INC.
303-A RAE CLARKS DRIVE AUSTIN, TEXAS 78701
4022 303-328-0846

LAPIZ FLATS

Location:
Grand Prairie, Texas

Client:
Lapiz Flats, LLC.

PERMIT DOCUMENTS



ARCHITECT'S PROJECT NUMBER
2022-1

DRAWN BY:
JB

DATE:
12/02/2022

REVISIONS:
DATE DESCRIPTION

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Exhibit D - Building Elevations

Page 3 of 4

BUILDING ELEVATION GUTTER & EXHAUST VENT NOTES

- GUTTER AND DOWNSPOUT LOCATIONS SHOWN IN ELEVATIONS TAKE PRECEDENCE OVER ROOF PLAN LOCATIONS. CONTACT OWNER/ARCHITECT IF ANY QUESTIONS.
- EXHAUST OUTLET LOCATIONS SHOWN IN ELEVATIONS TAKE PRECEDENCE OVER MECHANICAL PLAN LOCATIONS. CONTACT OWNER/ARCHITECT IF ANY QUESTIONS.
- ENVIRONMENTAL AIR EXHAUST (BATHROOM & DRIVER) MUST BE 3 FEET FROM ANY OPENABLE OPENINGS INTO BUILDING. VERIFY LOCATIONS ON SITE PRIOR TO FINAL POSITIONING OF EXHAUSTS.

BUILDING ELEVATION LEGEND

- 01 ALIGN ALL EXTERIOR BATHROOM AND DRIVER EXHAUST VENTS HORIZONTALLY AND VERTICALLY. GALVANIZED FINISH ALL VENTS.
- 02 BUILDING NUMBER/ADDRESS SIGNAGE.
- 03 ALL EXTERIOR FINISH MATERIALS TRANSITIONS SHALL WRAP THE OUTSIDE CORNER AND CHANGE AT THE INSIDE CORNER UNLESS NOTED OTHERWISE. SEE DETAIL BELOW.
- 04 MASONRY OVERHANGS INTO BREEZEWAY 1" - SEE DETAIL D2/A3.20
- 05 TRIMLESS CORNER - SEE DETAIL C3/A3.20

FIBER CEMENT WOOD SIDING & TRIM NOTES

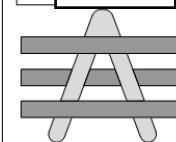
- INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS
- REFER TO BUILDING EXTERIOR ELEVATIONS, SHEET A2.1x, FOR LOCATION OF ALL SIDING AND TRIM ITEMS REFERENCED IN THESE NOTES
- LAP SIDING SHALL BE "WOODGRAIN" WITH NOMINAL 6" & 10.75" EXPOSURE.
- PANEL SIDING SHALL BE "SMOOTH".
- TRIM SHALL BE "WOODGRAIN" THICKNESS (AS NOTED).
- ALL SIDING AND TRIM PRODUCTS SPECIFIED ABOVE SHALL BE PAINTED AS SELECTED BY OWNER.



BUILDING ONE - SIDE ELEVATION



BUILDING ONE - REAR ELEVATION



LAPIZ FLATS

Location:
Grand Prairie, Texas

Client:
Lapiz Flats, LLC.

PERMIT DOCUMENTS



ARCHITECT'S PROJECT NUMBER:

2022-1

DRAWN BY:

JM

DATE:

12.02.2022

REVISIONS:

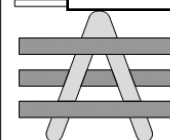
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BUILDING ONE - ELEVATION
CLUBHOUSE

A2.12



THREE BAR ARCHITECTURE, INC.
300-A RUI CLAY'S DRIVE AUSTIN, TEXAS 78701
402.302.1000

LAPIZ FLATS

Location:
Grand Prairie, Texas

Client:
Lapiz Flats, LLC.

PERMIT DOCUMENTS



ARCHITECT'S PROJECT NUMBER:

2022-1

DRAWN BY:

JM

DATE:

12.02.2022

REVISIONS:

DATE

DESCRIPTION

0" 1" SHEET SCALE

BUILDING ONE - ELEVATION
CLUBHOUSE

A2.13

Exhibit D - Building Elevations Page 4 of 4

BUILDING ELEVATION GUTTER & EXHAUST VENT NOTES

- GUTTER AND DOWNSPOUT LOCATIONS SHOWN IN ELEVATIONS TAKE PRECEDENCE OVER ROOF PLAN LOCATIONS. CONTACT OWNER/ARCHITECT IF ANY QUESTIONS.
- EXHAUST OUTLET LOCATIONS SHOWN IN ELEVATIONS TAKE PRECEDENCE OVER MECHANICAL PLAN LOCATIONS. CONTACT OWNER/ARCHITECT IF ANY QUESTIONS.
- ENVIRONMENTAL AIR EXHAUST (BATHROOM & DRYER) MUST BE 3 FEET FROM ANY OPERABLE OPENINGS INTO BUILDING. VERIFY LOCATIONS ORITE PRIOR TO FINAL POSITIONING OF EXHAUSTS.

BUILDING ELEVATION LEGEND

- ALIGN ALL EXTERIOR BATHROOM AND DRYER EXHAUST VENTS HORIZONTALLY AND VERTICALLY. GALVANIZED FINISH ALL VENTS.
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- ALL EXTERIOR FINISH MATERIALS TRANSITIONS SHALL WRAP THE OUTSIDE CORNER AND CHANGE AT THE INSIDE CORNER UNLESS NOTED OTHERWISE. SEE DETAIL BELOW.
- MASONRY OVERHANGS INTO BREEZEWAY 1" - SEE DETAIL D2/A3.20
- TRIMLESS CORNER - SEE DETAIL C3/A3.20

FIBER CEMENT WOOD SIDING & TRIM NOTES

- INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- REFER TO BUILDING EXTERIOR ELEVATIONS, SHEET A2.14, FOR LOCATION OF ALL SIDING AND TRIM ITEMS REFERENCED IN THESE NOTES.
- LAP SIDING SHALL BE "WOODGRAIN" WITH NOMINAL 6" & 10.75" EXPOSURE.
- PANEL SIDING SHALL BE "SMOOTH".
- TRIM SHALL BE "WOODGRAIN" THICKNESS (AS NOTED).
- ALL SIDING AND TRIM PRODUCTS SPECIFIED ABOVE SHALL BE PAINTED AS SELECTED BY OWNER.



BUILDING ONE - SIDE ELEVATION

SCALE: 1/8"=1'-0"



BUILDING ONE - REAR ELEVATION

SCALE: 1/8"=1'-0"



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: ZON-23-01-0006 - Zoning Change/Concept Plan - Our House Salon (City Council District 5). Amendment to Planned Development District No. 324 to add Grooming & Hygiene Salon as an allowable use. Lot 11 and a portion of Lot 12, Block 209, Dalworth Park, City of Grand Prairie, Dallas County, Texas, zoned PD-324, and addressed as 638 Church Street (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-1)

APPLICANT: Patrick Downey

RECOMMENDED ACTION: Staff is unable to recommend approval of this request since it is inconsistent with the Future Land Use Map designation. However, staff notes that the current zoning of the property does allow for some non-residential uses.

Please note that the Future Land Use Map designation is not the zoning of the property, it is the recommended future land use for potential development per the city's comprehensive plan.

SUMMARY:

Our House Salon (City Council District 5). Amendment to Planned Development District No. 324 to add Grooming & Hygiene Salon as an allowable use. Lot 11 and a portion of Lot 12, Block 209, Dalworth Park, City of Grand Prairie, Dallas County, Texas, zoned PD-324, and addressed as 638 Church Street.

PURPOSE OF REQUEST:

The purpose of this request is to amend the existing Planned Development District No. 324 to add Grooming & Hygiene Salon as an allowable use.

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	SF-4	Single Family Residential
South	SF-4	Single Family Residential
West	SF-4	Single Family Residential
East	SF-4	Single Family Residential

HISTORY:

- 1972: City Council approved a Zoning Change from single family residential to a Planned Development District for an Instructional Dance Studio.
- August 28, 2007: City Council approved a Zoning Change from Planned Development District No. 71 for an Instructional Dance Studio to a Planned Development District for Neighborhood Services Uses (Case Number Z070801).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The property was developed as a single family home and has been used most recently as a doctor's office. The applicant intends to operate a Grooming and Hygiene Salon at this location. The proposed Concept Plan depicts a single service station. The site provides five off-street parking spaces.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map (FLUM) designates this area as Low Density Residential. The proposed request is not consistent with the FLUM.

RECOMMENDATION:

The Development Review Committee (DRC) is unable to recommend approval of this request since it is inconsistent with the FLUM. However, staff does note that the existing zoning allows non-residential uses.

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

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING ORDINANCE 7644, PLANNED DEVELOPMENT DISTRICT NO. 324, RELATED TO LOT 11 AND A PORTION OF LOT 12, BLOCK 209, DALWORTH PARK, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, TO ADD GROOMING AND HYGIENE SALON AS AN ALLOWABLE USE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of Planned Development No. 324 of said city so as to amend Section II. Development Guidelines to add Grooming and Hygiene Salon as an allowable use; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7 to 1 to recommend to the City Council of Grand Prairie, Texas, that the request that Planned Development No. 324 be amended to add Grooming and Hygiene Salon as an allowable use; and

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

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on the matter of the proposed amendment of Planned Development District No. 324 to add Grooming and Hygiene Salon as an allowable use on said property and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Planned Development District No. 324; and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

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

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

and passed and approved November 20, 1990, as amended, is hereby further amended through the amendment of Ordinance 7644 so as to amend Planned Development District No. 324 to add Grooming and Hygiene Salon as an allowed use.

Description of Land: Lot 11 and a portion of Lot 12, Block 209, Dalworth Park, City of Grand Prairie, Dallas County, Texas, and as depicted in Exhibit A – Location Map, incorporated herein by reference.

SECTION 2. Section II Development Guidelines, Subsection 1. Use Restrictions of Ordinance 7644, PD-324 attached as Exhibit B and incorporated for all purposes, is hereby amended to read as follows:

“1. Use Restrictions:

The following uses shall be prohibited.

- Convenience Store/Gasoline Sales
- Dry Cleaner

The following use shall be allowed.

- Grooming and Hygiene Salon”

SECTION 3. All portions of Ordinance 7644, PD-324 not specifically amended herein shall remain unaltered and in full force and effect.

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

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

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

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

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

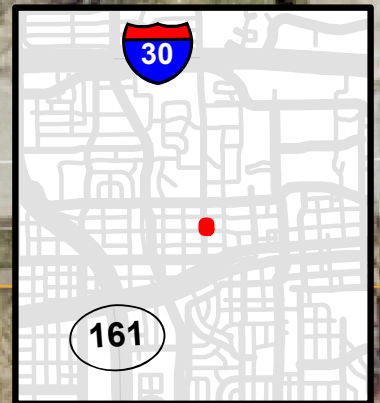
ORDINANCE NO. X-2023

PLANNED DEVELOPMENT NO. 324

ZONING CASE NO. ZON-23-01-0006

Nw 7th St

W Church St



**ORDINANCE NO. 7644
PLANNED DEVELOPMENT NO. 324
CASE NO. Z070801**

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 0.33 ACRE TRACT OF LAND, BEING LOT 11 AND THE WEST 40 FEET OF LOT 12, BLOCK 209, DALWORTH PARK ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM PLANNED DEVELOPMENT DISTRICT NO. 71 FOR AN INSTRUCTIONAL DANCE STUDIO TO A PLANNED DEVELOPMENT DISTRICT FOR NEIGHBORHOOD SERVICES EXCLUDING CERTAIN USES; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property (the Zoning Area) from its classification of **Planned Development District No. 71 for an Instructional Dance Studio to a Planned Development for Neighborhood Services excluding certain uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on August 20, 2007 after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Planned Development District No. 71 for an Instructional Dance Studio to a Planned Development for Neighborhood Services excluding certain uses**; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on August 28, 2007 to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star

Ordinance No. 7644, Pg. 2

Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of **Planned Development District No. 71 for an Instructional Dance Studio to a Planned Development for Neighborhood Services excluding certain uses**; and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

I.

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

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

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone the following described Zoning Area from its classification of **Planned Development District No. 71 for an Instructional Dance Studio to a Planned Development for Neighborhood Services excluding certain uses** with said Zoning Area being described as shown on the attached Exhibit "A" incorporated herein by reference.

II.

DEVELOPMENT GUIDELINES

Development shall take place in accordance with the use and development standards established for the "NS" Neighborhood Services zoning district in the Grand Prairie UDC except as otherwise

Ordinance No. 7644, Pg. 3

listed below. The property in question is vested to development standards in place prior to November 1990; however, the property will need to retain its nonconforming status or a site plan will be required.

1. Use Restrictions:

The following uses shall be prohibited.

- Convenience Store/Gasoline Sales
 - Dry Cleaner
2. Existing asphalt parking areas shall be resurfaced to create a dust free surface at locations depicted on the attached Exhibit "A."
 3. All parking shall be off-street.
 4. The site shall include a wall sign or monument sign, which meets the requirements of Article 9, "Sign Standards," of the Unified Development Code. Signage shall not be internally illuminated. External landscape lights may be directed towards a monument sign.
 5. Existing screening hedge on the east property line shall be maintained as approved by Planned Development-71.
 6. Any type of food service operation shall meet all State and City codes.
 7. A certificate of occupancy is required prior to occupying the building.
 8. Building construction shall be in conformance with all applicable codes for building, electrical, plumbing, and mechanical.
 9. Hours of operation to be Monday through Friday from 8:00 a.m. to 5:00 p.m., and Saturdays from 8:00 a.m. to 12:00 p.m.
 10. Three large shrubs shall be planted along the east property line to increase the amount of vegetation. The shrubs shall be Oleander bushes placed approximately six feet on center.

III.

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

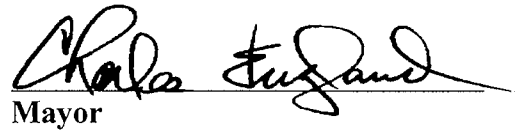
Ordinance No. 7644, Pg. 4

IV.

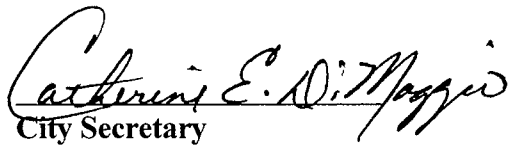
That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 28th DAY OF AUGUST 2007.


APPROVED:


Mayor

ATTEST:


City Secretary

APPROVED AS TO FORM:


City Attorney

Case Z070801

Aprecio su apoyo a la enmienda propuesta para permitir que un salon de belleza funcione en la zona actual de servicios de barrio. Su firma indica que apoya la propuesta, incluso si no puede asistir a la reunion del cosejo municipal en Marzo.

I support the purposed amendment to allow a beauty salon to operate in the current zoning which is neighborhood services. I realize the business will be clean and quiet, with off street parking and I believe it will add value to the neighborhood. My signature below signifies my support of the salon if I am unable to attend the city council meeting in March.

Jorge A Estrada

Name

717 WEST CHURCH ST

Address

Rosalba Vazquez

Name

713 w church st

Address

Jonathan R. Parrish

Name

709 W. Church St.

Address

Patsy Ritchey

Name 214-543-2350

702 Bonham

Address

Michael Hugar

(682) 556-3716
701 Bonham St #112

Michael Sieber

701 Bonham St Apt 101

I support the purposed amendment to allow a beauty salon to operate in the current zoning which is neighborhood services. I realize the business will be clean and quiet, with off street parking and I believe it will add value to the neighborhood. My signature below signifies my support of the salon if I am unable to attend the city council meeting in March.

Lorenzo Rodriguez

Name

721 West Church Street

Address

VANT JUNIOR KAMAYAKA

Name

702 W CHURCH ST, GRAND PRAIRIE, TX 75050

Address

Arturo Chavez

Name

406 W Church St, Grand Prairie
TX 75050

Address

PETER GRIMSHAW

Name

705 W. CHURCH ST. Grand Prairie, TX
75050

Address

418 West Church
Traci ryan 87@yahoo.com

Brandon Adamcik

722. W CHURCH St. Pr. TX 75050

Aprecio su apoyo a la enmienda propuesta para permitir que un salon de belleza funcione en la zona actual de servicios de barrio. Su firma indica que apoya la propuesta, incluso si no puede asistir a la reunion del cosejo municipal en Marzo.

I support the purposed amendment to allow a beauty salon to operate in the current zoning which is neighborhood services. I realize the business will be clean and quiet, with off street parking and I believe it will add value to the neighborhood. My signature below signifies my support of the salon if I am unable to attend the city council meeting in March.

Martin Silva

Name

629 W. Church St. Grand Prairie TX. 75050

Address

Nicolas Villa

Name

621 W Church St GP TX 75050

Address

John Rawluszki

Name

622 W Church St GP TX 75050

Address

Chad Davis

Name

614 W Church St. GP TX 75050

Address

David Ray

610 W Church St
Grand Prairie TX
75050

Mattie Lecher

-706 West Church St
Grand Prairie TX. 75050

Register Position

Submission date: **21 February 2023, 3:45PM**

Receipt number: **299**

Related form version: **4**

First Name **Sara**

Last Name **Downey**

Your Address Line 1 **714, West Church St**

Your Address Line 2

City **Grand Prairie**

State **Texas**

Zip Code **75050**

Case Number **ZON 23 01 0006**

I am registering my: **Support**

Additional Comments **Via neighborhood petition, and with my signature turned in to city hall on 2/15/2023, I support the purposed amendment to allow a beauty salon to operate in the current zoning which is neighborhood services.**

Register Position

Submission date: **21 February 2023, 3:50PM**

Receipt number: **301**

Related form version: **4**

First Name **ARTURO**

Last Name **CHAVEZ**

Your Address Line 1 **706 WEST CHRUCH**

Your Address Line 2

City **GRAND PRAIRIE**

State **Texas**

Zip Code **75050**

Case Number **ZON 23 01 0006**

I am registering my: **Support**

Additional Comments **Via neighborhood petition, and with my signature turned in to city hall on 2/15/2023, I support the purposed amendment to allow a beauty salon to operate in the current zoning which is neighborhood services.**

Register Position

Submission date: **21 February 2023, 3:53PM**

Receipt number: **302**

Related form version: **4**

First Name **P**

Last Name **DOWNEY**

Your Address Line 1 **710 WEST CHURCH STREET**

Your Address Line 2

City **GRAND PRAIRIE**

State **Texas**

Zip Code **75050**

Case Number **ZON 23 01 0006**

I am registering my: **Support**

Additional Comments **I AM WILLING TO SPEAK IN SUPPORT IF NEEDED**

Register Position

Submission date: **21 February 2023, 3:55PM**

Receipt number: **303**

Related form version: **4**

First Name **PETER**

Last Name **GRIMSHAW**

Your Address Line 1 **705 WEST CHURCH STREET**

Your Address Line 2

City **GRAND PRAIRIE**

State **Texas**

Zip Code **75050**

Case Number **ZON 23 01 0006**

I am registering my: **Support**

Additional Comments **Via neighborhood petition, and with my signature turned in to city hall on 2/15/2023, I support the purposed amendment to allow a beauty salon to operate in the current zoning which is neighborhood services.**

Register Position

Submission date: **21 February 2023, 3:56PM**

Receipt number: **304**

Related form version: **4**

First Name **BRANDON**

Last Name **ADAMCIK**

Your Address Line 1 **722 WEST CHURCH STREET**

Your Address Line 2

City **GRAND PRAIRIE**

State **Texas**

Zip Code **75050**

Case Number **ZON 23 01 0006**

I am registering my: **Support**

Additional Comments **Via neighborhood petition, and with my signature turned in to city hall on 2/15/2023, I support the purposed amendment to allow a beauty salon to operate in the current zoning which is neighborhood services.**

Register Position

Submission date: **22 February 2023, 7:02PM**

Receipt number: **320**

Related form version: **4**

First Name **Az Zhir**

Last Name **Fletcher**

Your Address Line 1 **637 College Street**

Your Address Line 2

City **Grand Prairie**

State **Texas**

Zip Code **75050**

Case Number **ZON 23 01 0006**

I am registering my: **Support**

Additional Comments

Register Position

Submission date: **21 February 2023, 4:00PM**

Receipt number: **305**

Related form version: **4**

First Name **MARTIN**

Last Name **VILLA**

Your Address Line 1 **629 WEST CHRUCH STREET**

Your Address Line 2

City **GRAND PRAIRIE**

State **Texas**

Zip Code **75050**

Case Number **ZON 23 01 0006**

I am registering my: **Support**

Additional Comments **Via neighborhood petition, and with my signature turned in to city hall on 2/15/2023, I support the purposed amendment to allow a beauty salon to operate in the current zoning which is neighborhood services.**

Register Position

Submission date: **21 February 2023, 4:02PM**

Receipt number: **306**

Related form version: **4**

First Name **NICOLAS**

Last Name **VILLA**

Your Address Line 1 **621 WEST CHRUCH STREET**

Your Address Line 2

City **GRAND PRAIRIE**

State **Texas**

Zip Code **75050**

Case Number **ZON 23 01 0006**

I am registering my: **Support**

Additional Comments **Via neighborhood petition, and with my signature turned in to city hall on 2/15/2023, I support the purposed amendment to allow a beauty salon to operate in the current zoning which is neighborhood services.**

Register Position

Submission date: **21 February 2023, 4:04PM**

Receipt number: **307**

Related form version: **4**

First Name **JOHN**

Last Name **RAWLUSKI**

Your Address Line 1 **622 WEST CHURCH STREET**

Your Address Line 2

City **GRAND PRAIRIE**

State **Texas**

Zip Code **75050**

Case Number **ZON 23 01 0006**

I am registering my: **Support**

Additional Comments **Via neighborhood petition, and with my signature turned in to city hall on 2/15/2023, I support the purposed amendment to allow a beauty salon to operate in the current zoning which is neighborhood services.**

Register Position

Submission date: **21 February 2023, 4:05PM**

Receipt number: **308**

Related form version: **4**

First Name **CHAD**

Last Name **DAVIS**

Your Address Line 1 **614 WEST CHURCH STREET**

Your Address Line 2

City **GRAND PRAIRIE**

State **Texas**

Zip Code **75050**

Case Number **ZON 23 01 0006**

I am registering my: **Support**

Additional Comments **Via neighborhood petition, and with my signature turned in to city hall on 2/15/2023, I support the purposed amendment to allow a beauty salon to operate in the current zoning which is neighborhood services.**

Register Position

Submission date: **21 February 2023, 4:07PM**

Receipt number: **309**

Related form version: **4**

First Name **SANDRA**

Last Name **MA**

Your Address Line 1 **610 WEST CHRUCH STREET**

Your Address Line 2

City **GRAND PRAIRIE**

State **Texas**

Zip Code **75050**

Case Number **ZON 23 01 0006**

I am registering my: **Support**

Additional Comments **Via neighborhood petition, and with my signature turned in to city hall on 2/15/2023, I support the purposed amendment to allow a beauty salon to operate in the current zoning which is neighborhood services.**

Register Position

Submission date: **21 February 2023, 4:11PM**

Receipt number: **310**

Related form version: **4**

First Name **JORGE**

Last Name **ESTRADA**

Your Address Line 1 **717 WEST CHURCH STREET**

Your Address Line 2

City **GRAND PRAIRIE**

State **Texas**

Zip Code **75050**

Case Number **ZON 23 01 0006**

I am registering my: **Support**

Additional Comments **Via neighborhood petition, and with my signature turned in to city hall on 2/15/2023, I support the purposed amendment to allow a beauty salon to operate in the current zoning which is neighborhood services.**

Register Position

Submission date: **21 February 2023, 4:13PM**

Receipt number: **311**

Related form version: **4**

First Name **ROSALBA**

Last Name **VAZQUEZ**

Your Address Line 1 **713 WEST CHURCH**

Your Address Line 2

City **GRAND PRAIRIE**

State **Texas**

Zip Code **75050**

Case Number **ZON 23 01 0006**

I am registering my: **Support**

Additional Comments **Via neighborhood petition, and with my signature turned in to city hall on 2/15/2023, I support the purposed amendment to allow a beauty salon to operate in the current zoning which is neighborhood services.**

Register Position

Submission date: **21 February 2023, 4:16PM**

Receipt number: **312**

Related form version: **4**

First Name **JON**

Last Name **PARRISH**

Your Address Line 1 **709 WEST CHURCH STREET**

Your Address Line 2

City **GRAND PRAIRIE**

State **Texas**

Zip Code **75050**

Case Number **ZON 23 01 0006**

I am registering my: **Support**

Additional Comments

Via neighborhood petition, and with my signature turned in to city hall on 2/15/2023, I support the purposed amendment to allow a beauty salon to operate in the current zoning which is neighborhood services. I am willing to speak in support if needed.

Register Position

Submission date: **21 February 2023, 4:18PM**

Receipt number: **313**

Related form version: **4**

First Name **PATSY**

Last Name **RITCHEY**

Your Address Line 1 **702 BONHAM STREET**

Your Address Line 2

City **GRAND PRAIRIE**

State **Texas**

Zip Code **75050**

Case Number **ZON 23 01 0006**

I am registering my: **Support**

Additional Comments **Via neighborhood petition, and with my signature turned in to city hall on 2/15/2023, I support the purposed amendment to allow a beauty salon to operate in the current zoning which is neighborhood services. I am willing to speak in support if needed.**

Register Position

Submission date: **21 February 2023, 4:20PM**

Receipt number: **314**

Related form version: **4**

First Name **MICHAEL**

Last Name **HOGAN**

Your Address Line 1 **701 BONHAM STREET #102**

Your Address Line 2

City **GRAND PRAIRIE**

State **Texas**

Zip Code **75050**

Case Number **ZON 23 01 0006**

I am registering my: **Support**

Additional Comments **Via neighborhood petition, and with my signature turned in to city hall on 2/15/2023, I support the purposed amendment to allow a beauty salon to operate in the current zoning which is neighborhood services.**

Register Position

Submission date: **21 February 2023, 4:23PM**

Receipt number: **315**

Related form version: **4**

First Name **E**

Last Name **FIELDS**

Your Address Line 1 **701 BONHAM**

Your Address Line 2

City **GRAND PRAIRIE**

State **Texas**

Zip Code **75050**

Case Number **ZON 23 01 0006**

I am registering my: **Support**

Additional Comments **Via neighborhood petition, and with my signature turned in to city hall on 2/15/2023, I support the purposed amendment to allow a beauty salon to operate in the current zoning which is neighborhood services.**

Register Position

Submission date: **22 February 2023, 8:18AM**

Receipt number: **316**

Related form version: **4**

First Name **Jonathan**

Last Name **Parrish**

Your Address Line 1 **709 W Church St.**

Your Address Line 2

City **Grand Prairie**

State **Texas**

Zip Code **75050**

Case Number **ZON-23-01-0006**

I am registering my: **Support**

Additional Comments

I see no reason to object in amending this zoning change to make a salon an allowable use for said property. I'm actually shocked that Grooming and Hygiene Salon wasn't already included in the prescribed definition and allowable use of the current zoning of this light commercial property for neighborhood services. I live very close to this property and see no reason why an owner shouldn't be allowed to use it for this purpose as long as it doesn't bother surrounding residential homes which I don't believe it will rather it would be an added convenience.

Register Position

Submission date: **22 February 2023, 9:52AM**

Receipt number: **317**

Related form version: **4**

First Name **MARY**

Last Name **DOMINGUEZ**

Your Address Line 1 **633 COLLEGE STREET**

Your Address Line 2

City **GRAND PRAIRIE**

State **Texas**

Zip Code **75050**

Case Number **ZON 23 01 0006**

I am registering my: **Support**

Additional Comments **SIGNED PETITION IN SUPPORT OF AMENDMENT TO
ALLOW A BEAUTY SALON TO OPERATE IN THE
CURRENT ZONING.**

Register Position

Submission date: **22 February 2023, 6:54PM**

Receipt number: **319**

Related form version: **4**

First Name **AZ - ZHIR**

Last Name **FLETCHER**

Your Address Line 1 **627 COLLEGE STREET**

Your Address Line 2

City **GRAND PRAIRIE**

State **Texas**

Zip Code **75050**

Case Number **ZON 23 01 0006**

I am registering my: **Support**

Additional Comments **I SIGNED PETITION TO SUPPORT PURPOSED AMENDMENT TO ALLOW A BEAUTY SALON TO OPERATE IN THE CURRENT ZONING WHICH IS NEIGHBORHOOD SERVICES.**

Register Position

Submission date: **22 February 2023, 10:12AM**

Receipt number: **318**

Related form version: **4**

First Name **Keyon**

Last Name **Hampton**

Your Address Line 1 **637 W Church St**

Your Address Line 2

City **Grand Prairie**

State **Texas**

Zip Code **75050**

Case Number **Zon-23-01-0006**

I am registering my: **Opposition**

Additional Comments

I do not support ZON-23-01-0006. I will be the resident, mostly effected by the salon, being that I'm directly across the street. The first reason why is because of the amount of traffic the salon will bring. There has already been an issue with this business. I wake up to start my day and there is random vehicles parked in from of my home. Sometimes random people sit in their vehicles outside of my home. Vehicles from the business park in front of my mail box, where I can't receive mail. If I wanted to park in front of my home I can't because it it occupied by random people. The second reason is the safety to my home and my family. The salon brings random people from all over, to the front of my home. I am a new resident to the community and been in my home over a year now. My reason for moving to this house and the city was because it's safe. I was trying to keep my family away

from things like this. This salon will have people coming and going at all times of the day, which is not safe. I let my kids play in the front yard, but not now due to the heavy traffic the business has brought. My son has run up to me multiple occasions saying “Daddy some one is here” him thinking we have company, but it’s a random person we have never seen before sitting outside our home. Lastly it’s just unwanted traffic. The salon is a business and should be in an area better suited for this. A residential neighborhood in my opinion is not it. These are not the same people every day. These are random people everyday. The thing is we don’t know where these people are from and how they are. We don’t know if they abide by common neighborly rules. Around the holidays I’ve had multiple packages stolen from my door step, multiple times. Which have been reported. If there’s more traffic from people who don’t live here, there will more temptation to steal packages from my door step. Being on the corner lot I’m constantly picking up trash in my yard and here recently I’ve picked up trash off the street in front of my house. Also cigarettes butts. I assume that the trash is coming from the business. I also have had to replace a sprinkler head in my yard that was crushed. It was broken around the same time this business has picked up. When I first moved in this business wasn’t an issue, however now it is a major issue. It will be an eye soar and a nuisance in my opinion. If this zoning stands I will have to move from the community. Due to the unwanted traffic. I moved from my last location due to the high traffic of people. I will not feel safe.



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: SUP-23-01-0001 - Specific Use Permit - JH Walker Trucking (City Council District 5). Specific Use Permit/Site Plan for Heavy Truck Parking facility on 3.22 acres. Tract 9, William C. May Survey, Abstract No. 891, City of Grand Prairie, Dallas County, Texas, zoned LI, within the CBD, Section No. 4, and addressed as 3312 E. Jefferson St (On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

APPLICANT: Justin Walker, J.H. Walker Trucking

RECOMMENDED ACTION: Approve with a Condition

SUMMARY:

Specific Use Permit/Site Plan for Heavy Truck Parking facility on 3.22 acres. Tract 9, William C. May Survey, Abstract No. 891, City of Grand Prairie, Dallas County, Texas, zoned LI, within the CBD, Section No. 4, and addressed as 3312 E. Jefferson St.

PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a Specific Use Permit and Site Plan for a Heavy Truck Parking facility on 3.22 acres to facilitate the redevelopment of the property.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	LI	Auto Related Uses
South	HI	Retail, restaurants
West	LI	Auto Related Uses
East	LI	Auto Related Uses

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The property has been used for heavy truck parking for 20 years. The applicant is proposing to tear down the existing building and redevelop the site, which triggers the requirement for a Specific Use Permit. The Site Plan depicts a 6, 203 sq. ft. building, truck parking spaces, internal drive aisles, and a dumpster enclosure.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

Development is subject to Article 6 and Appendix X of the UDC. Table 2 summarizes the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

Table 2. Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	140,350	Yes
Min. Lot Width (Ft.)	100	>100	Yes
Min. Lot Depth (Ft.)	150	>150	Yes
Front Setback (Ft.)	25	>25	Yes
Side Setback (Ft.)	10	>10	Yes
Max. Height (Ft.)	50	23.2	Yes
Max. Floor Area Ratio	1:1	0.04:1	Yes

Landscaping Requirements

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the UDC. Table 3 summarizes the landscaping requirements. The site meets or exceeds these requirements except for the required shrubs.

Table 3. Landscape & Screening Requirements

Standard	Required	Provided	Meets
Area (Sq. Ft.)	14,035	26,395	Yes
Trees	28	58	Yes
Shrubs	280	0	No

Exterior Building Material & Design

The building materials include Concrete Masonry Units and pre-finished metal panels. The building includes glazing, overhead roll up doors, and a standing seam metal roof.

RECOMMENDATION:

- On February 27, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- The Development Review Committee (DRC) recommends approval with the condition that the applicant provide the required shrubs along the front of the lot to screen the parking spaces.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP BY SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR A HEAVY TRUCK PARKING FACILITY: BEING 3.22 ACRES, TRACT 9, WILLIAM C. MAY SURVEY, ABSTRACT NO. 891, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AFTER PUBLICATION

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

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

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

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

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

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

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

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

passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for a Heavy Truck Parking Facility on 3.22 acres, Tract 9, William C. May Survey, Abstract No. 891, City of Grand Prairie, Dallas County, Texas, as described and depicted in Exhibit A – Location Map and Exhibit B – Boundary Description, attached hereto.

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

SECTION 3. For development and operations of a Heavy Truck Parking Facility, the following standards and conditions are hereby established as part of this ordinance:

1. The development shall adhere to the City Council approved Exhibit C - Site Plan, Exhibit D - Landscape Plan, and Exhibit E - Building Elevations, which are herein incorporated by reference.

SECTION 4. The operations of a Heavy Truck Parking Facility shall comply with the following:

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

5. The operation of the facility shall be in strict compliance with all requirements of the Public Health and Environmental Quality Department, Building Inspections, Police Department and Fire Administration.
6. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.

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

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

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

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

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

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

ORDINANCE NO. #

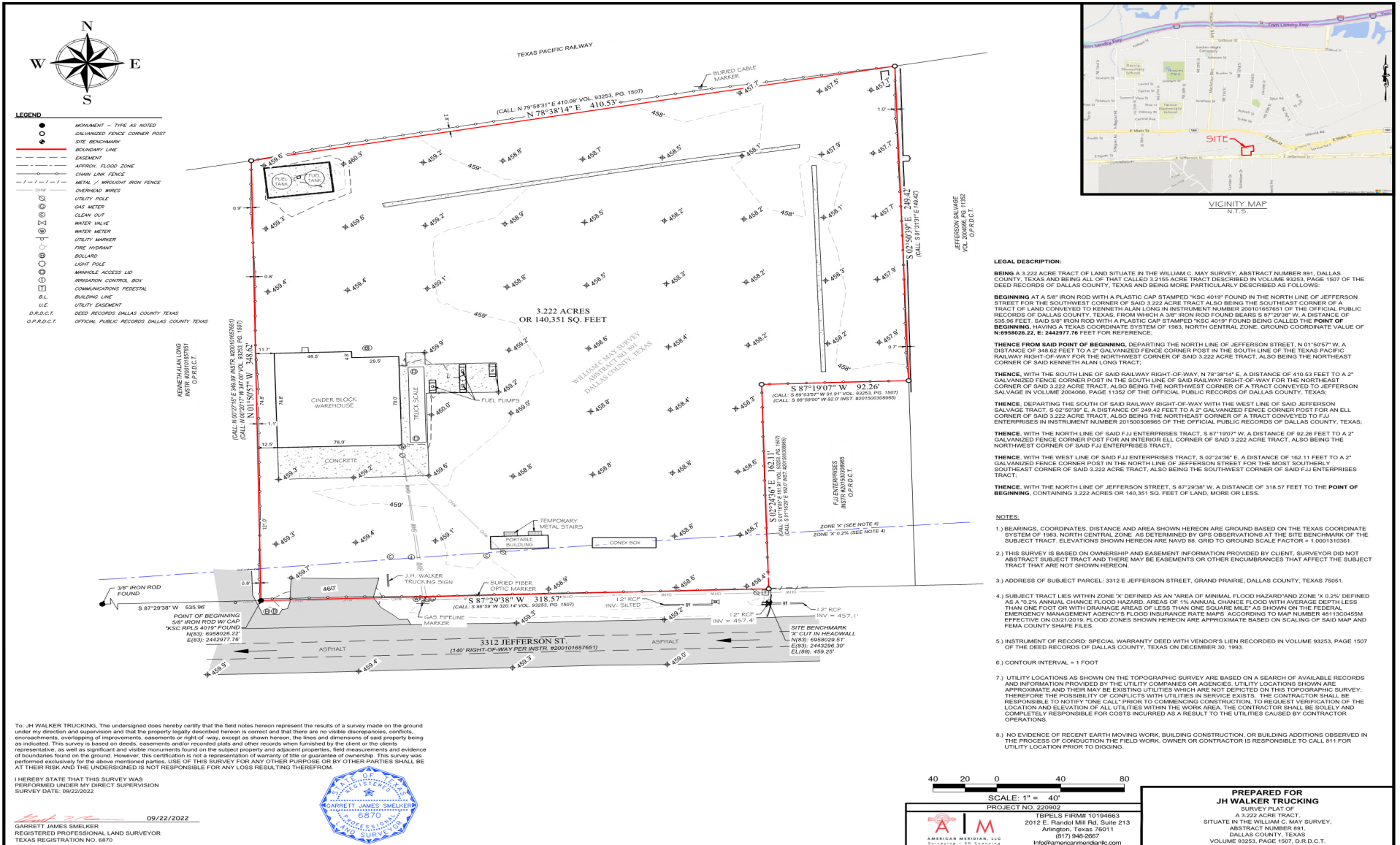
SPECIFIC USE PERMIT NO. #

CASE NO. SUP-23-01-0001



Exhibit B - Boundary Description
Page 1 of 1

Item 43.





SITE DATA	
ZONED:	LI
TOTAL APPROXIMATE LAND SIZE:	3.222 ACRES
OFFICE BUILDING SQFT:	2,025 SQ.FT.
GARAGE SPACE SQFT:	4,178 SQ.FT.
PARKING PROVIDED:	14 SPACES
75' DEPTH TRUCK PARKING PROVIDED:	36 SPACES
40' DEPTH TRUCK PARKING PROVIDED:	14 SPACES
LANDSCAPING AREA PROVIDED:	18.8%

NOTE: EXISTING STRUCTURE TO BE REMOVED

NOTE:
PARKING REQUIREMENTS AS PER THE CITY OF GRAND PRAIRIE UDC ARTICLE 10: PARKING AND LOADING STANDARDS FOR SERVICE STATION, AUTO REPAIR, CARE CARE, OR AUTOMOTIVE RELATED SERVICES ARE AS FOLLOWS - THREE PARKING SPACES PER SERVICE BAY PLUS ONE SPACE PER MAX. NUMBER OF EMPLOYEES ON A SHIFT, WITH MINIMUM OF SIX SPACES.

LEGEND

- PROPOSED DRIVE LANE CONC PAVEMENT (4,356 SF)
- PROPOSED PARKING CONC PAVEMENT (7,503 SF)
- PROPOSED SIDEWALK PAVEMENT (1,440 SF)
- PROPOSED LANDSCAPE AREA (26,395 SF)
- PROPOSED LANDSCAPE TREE (58 EA)

PRELIMINARY - FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER SUPERVISION OF:

CALEB F. DUNN 127799 12/6/22
TYPE OR PRINT NAME PE # DATE



SHIELD
ENGINEERING GROUP
TYPE FIRM #F-11039-TBPLS FIRM #10193890



0 30 60 90
GRAPHIC SCALE IN FEET

CITY OF GRAND PRAIRIE, TEXAS
PUBLIC WORKS

TRUCK TERMINAL SITE

SITE PLAN EXHIBIT

DESIGNED: CFD SCALE: 1" = 30' DATE: DEC 2022 SHEET: 1 OF 1
DRAWN: CSD

TRUCK TERMINAL SITE

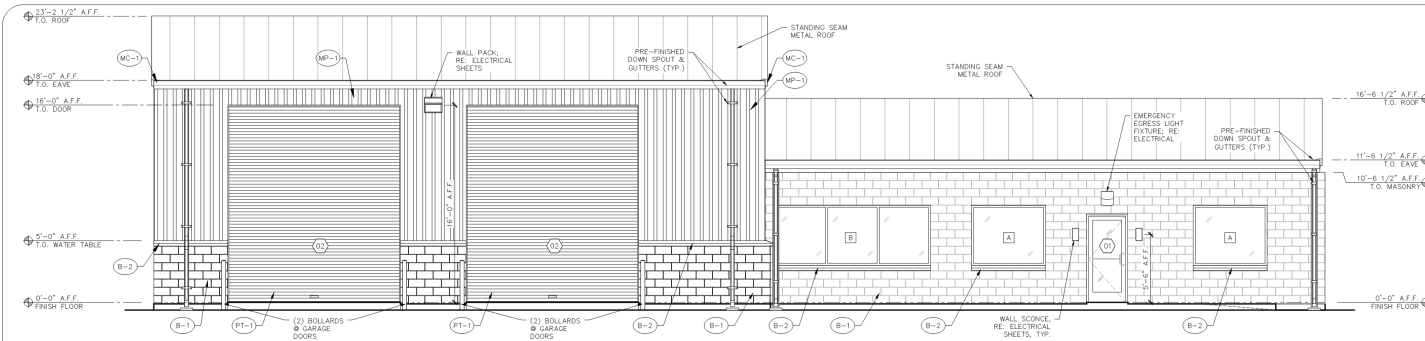
Exhibit E - Building Elevations
Page 1 of 1

Item 43.

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL OR
CONSTRUCTION

FRANZ
architects

4000 Westheimer Road, Suite 100
Houston, Texas 77027
www.franzarchitects.com



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

NUMBER	TYPE	DETAIL DESCRIPTION
B-1	4" CMU SPLIT FACE BLOCK	MANUFACTURER: OLDCASTLE COLOR: WHITE LIMESTONE
B-2	MASONRY WATER TABLE	MANUFACTURER: OLDCASTLE MORTAR: AMERIMIX "WHITE" COLOR
MC-1	PRE-FINISHED METAL PANEL	MANUFACTURER: BERIDGE COLOR: SIERRA TAN
MP-1	PRE-FINISHED METAL COPING	MANUFACTURER: BERIDGE COLOR: AGED BRONZE
PT-1	PAINT	MANUFACTURER: SHERWIN WILLIAMS COLOR: SW6041 "VAN DYKE BROWN"

NOTE: ALL MISC. METALS - PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED BERIDGE STEEL: AGED BRONZE COLOR.

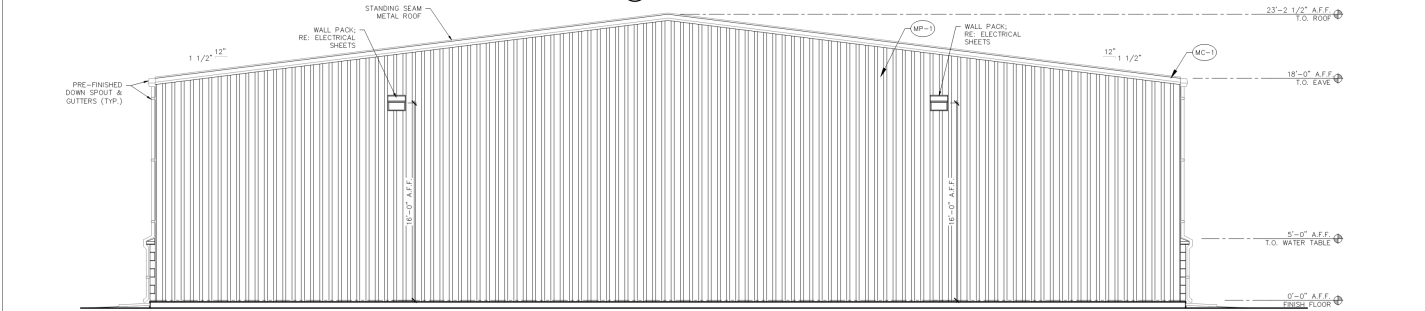
ELEMENT	SQUARE FOOTAGE	PERCENTAGE
GLAZING	134 SQ. FT.	14%
MASONRY VENEER	454 SQ. FT.	47%
METAL PANELS	382 SQ. FT.	39%
TOTALS	969 SQ. FT.	100%

ELEMENT	SQUARE FOOTAGE	PERCENTAGE
GLAZING	-	-
MASONRY VENEER	-	-
METAL PANELS	1,724 SQ. FT.	100%
TOTALS	1,724 SQ. FT.	100%

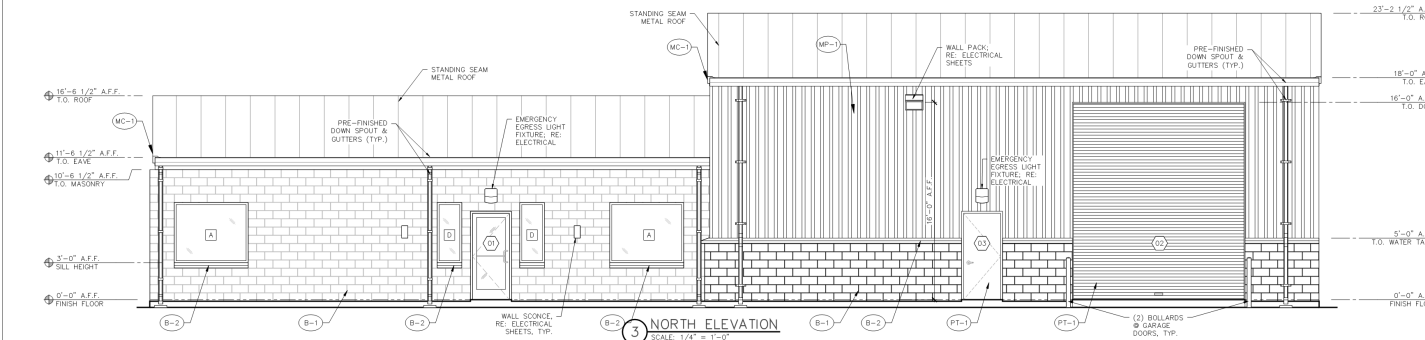
ELEMENT	SQUARE FOOTAGE	PERCENTAGE
GLAZING	91 SQ. FT.	8%
MASONRY VENEER	549 SQ. FT.	47%
METAL PANELS	526 SQ. FT.	45%
TOTALS	1,166 SQ. FT.	100%

ELEMENT	SQUARE FOOTAGE	PERCENTAGE
GLAZING	135 SQ. FT.	8%
MASONRY VENEER	660 SQ. FT.	39%
METAL PANELS	898 SQ. FT.	53%
TOTALS	1,703 SQ. FT.	100%

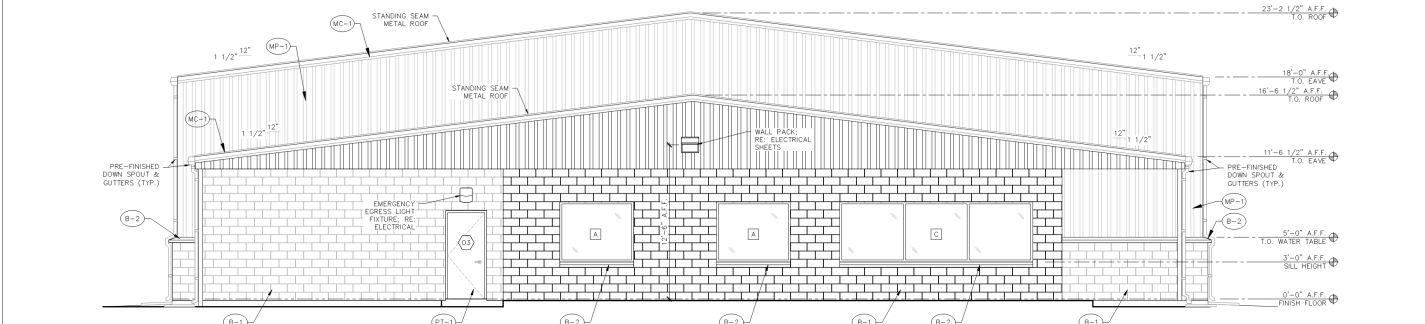
ELEMENT	SQUARE FOOTAGE	PERCENTAGE
GLAZING	360 SQ. FT.	6%
MASONRY VENEER	1,693 SQ. FT.	30%
METAL PANELS	3,540 SQ. FT.	64%
TOTALS	5,593 SQ. FT.	100%



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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

JH WALKER TRUCKING
3312 E. JEFFERSON ST. #2417
GRAND PRAIRIE, TX 75051

Revisions:

File Name: 22258-42-0
Project No.: 22258
Date: 11/27/22
Drawn By: JBY
Checked By: JS

SHEET
A2.0
197



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

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

APPLICANT: David Nelson, Salcedo Group Inc.

RECOMMENDED ACTION: Approve

SUMMARY:

Zoning Change from Agriculture to a Planned Development District for Single Family Use and a Concept Plan depicting 30 detached units on 6.063 acres. A portion of Tract 3D, William Lynn Survey, Abstract No. 973, Tarrant County, Texas, zoned Agriculture District, and addressed as 6310 Webb Lynn Road.

PURPOSE OF REQUEST:

The applicant is proposing to change the zoning on 6.063 acres from Agriculture (A) District to a Planned Development District with base zoning of Single Family-5 (SF-5) District to allow single family residential uses.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-251	Single Family Residential
South	PD-269	Single Family Residential
West	Agriculture	Single Family Residential
East	PD-300B	Single Family Residential

HISTORY:

- November 20, 1990: Upon annexation, the parcel was zoned Agricultural (A).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposal includes 30 Single Family homes on 6.063 acres. The development has one access point from Webb Lynn Road. The new lots will be served by a newly proposed residential street. Water will be provided by creating a new water loop, connecting the existing line along Webb Lynn Road and Pamela Way. Wastewater and storm drain will also be provided within the utility easement.

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

The Future Land Use Map (FLUM) in the City of Grand Prairie's 2018 Comprehensive Plan is intended as an outlook for the future use of land and the character of development in the community. The FLUM designates this site area as low density residential. Low density residential is a traditional single-family detached neighborhood. Low density residential areas generally range between zero and six dwelling units per acre. The proposed zoning designation is in alignment with the FLUM.

ZONING REQUIREMENTS:*Density and Dimensional Requirements*

The lots meet the density and dimensional requirements stated in the Planned Development.

Table 2. Summary of Lot Requirements

Standard	SF-5	Appendix W	Provided	Meets
Maximum Density	8.7	-	4.9	Yes
Min. Living Area	1,600	-	1,600	Yes
Min. Lot Area (Sq. Ft.)	6,500	7,800-8,999 (70%) 9,000 (30%)	6,500	Variance
Min. Lot Width (Ft.)	60	65	60*	Variance
Min. Lot Depth (Ft.)	100	-	100**	Variance
Front Setback (Ft.)	25	-	25	Yes
Rear Setback (Ft.)	10	-	10	Yes
Side on Street (Ft.)	15	-	15	Yes

* Lots on the Cul-De-Sac will have min. 50 feet lot width along the building line

** Lots on a Cul-De-Sac will be min. 90 feet deep

Building Design

Building materials include brick, stone, and cementitious siding. The elevations include contrasting colors, textures, and materials.

VARIANCES:

The applicant is requesting the following variances:

1. Lot Width - Variance to allow the reduction of the minimum lot width from 60 feet to 50 feet for lots along the Cul-De-Sac.
2. Lot Depth – Variance to allow the reduction of the minimum lot depth from 100 feet to 90 feet for lots along the Cul-De-Sac.
3. Lot Area – Variance to allow the reduction of the minimum lot area to allow a minimum of 6,500 sq. ft.
4. Curvilinear Street – Variance to the curvilinear street requirement. The applicant is proposing no curves to the street.
5. Garage Type – Variance to allow front entry garages. The applicant is proposing to provide enhanced architectural elements over the proposed garage doors such as curved or decorated brick headers.

ANALYSIS:

The proposed zoning of Single-Family (SF-5) aligns with the FLUM. Since this is infill development, and the proposal is consistent with the surrounding development, staff has no objection to the variances requested.

RECOMMENDATION:

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

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 6.063 ACRES OF LAND LOCATED WITHIN THE WILLIAM LYNN SURVEY, ABSTRACT NO. 973, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS FROM AGRICULTURE DISTRICT TO A PLANNED DEVELOPMENT FOR SINGLE FAMILY-FIVE RESIDENTIAL USE; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 7779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

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

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on February 13, 2023, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

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

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

WHEREAS, on March 7, 2023, the City Council tabled this item to March 21, 2023; and

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

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

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

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

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone the

following described area from Agriculture to a Planned Development District for Single Family-Five Detached Residential Uses.

Description of Land:

6.063 ACRES OF LAND LOCATED WITHIN THE WILLIAM LYNN SURVEY, ABSTRACT NO. 973, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND AS DEPICTED AND DESCRIBED IN EXHIBIT A – LOCATION MAP AND EXHIBIT B – BOUNDARY DESCRIPTION, INCORPORATED HEREIN BY REFERENCE.

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

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

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

- A. The development shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit C – Concept Plan incorporated herein by reference. The Concept Plan is intended to be a graphic depiction of the likely lot and block configuration, street layout and amenity plan of the development. It is not intended to constitute a final design or approval, implied or otherwise, of the development. The ultimate development design will be based on the development standards herein contained and/or site limitations at the time of final platting.
- B. The development shall include landscaping and open spaces that are planned and coordinated throughout the development. The development shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit C – Concept Plan.
- C. Building elevations shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit D – Concept Elevations.
- D. All utilities shall be placed below ground, except for major high voltage transmission lines.
- E. All streets, driveways, and vehicular circulation areas shall be constructed of concrete. Temporary parking and drive areas for model homes may be asphalt.
- F. Any zoning, land use requirements and restrictions not contained within this Planned Development Ordinance shall conform to those requirements for Single Family-Six (SF-6) and Multi-Family Three District (MF-3) in the Unified Development Code (UDC), as amended, and except as amended below.

- i. The minimum lot width for cul-de-sac lots shall be 50 ft. All other lots shall have a minimum lot width of 60 ft.
- ii. The minimum lot area shall be 6,500 sq. ft.
- iii. The minimum lot depth for cul-de-sac lots shall be 90 ft. All other lots shall have a minimum lot depth of 100 ft.
- iv. Front entry garages are allowed and shall include enhanced design such as curved or decorative brick headers.
- v. A curvilinear street is not required.

G. A Preliminary Plat and Final Plat shall be reviewed and approved by the City of Grand Prairie Planning and Zoning Commission prior to the issuance of any building permits.

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

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

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

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

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

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

ORDINANCE NO. X-2023

PLANNED DEVELOPMENT NO. X

ZONING CASE NO. ZON-23-01-0001



WHEREAS, Tranquil Homes LLC, is the owner of an 264,103 square feet or 6.063 acre tract of land, being all that property described in Instrument Number D222111281 of the Official Public Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a found 1/2" Iron Rod found for corner, being the north corner of said 6.063 acre tract,
being the west corner of Southgate Phase III Development, an addition to the City of Grand Prairie, Tarrant County, Texas, recorded in Instrument Number D217086455 Plat Records, Tarrant County, Texas, being in the south line of Block J, Southgate Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, recorded in Cabinet A, Slide 7591 of the Plat Records of Tarrant County, Texas;

THENCE South 30°22'12" East, along the west line of said Southgate III Development, passing at a distance of 225.86 feet, a 1/2" iron rod with a yellow cap stamped "CE-TEX RPLS 2466" found for corner, continuing on for a total distance of 286.09, to a 1/2" iron rod with a yellow cap stamped "CE-TEX RPLS 2466" found for corner, being the south corner of said Southgate III Development, being in the east line of Heather Glen Addition to the City of Grand Prairie, Tarrant County, Texas, recorded in Cabinet A, Slide 8353, of the Plat Records of Tarrant County, Texas;

THENCE South 59°27'34" West, a distance of 923.15 feet, along the west line of said Heather Glen Addition, to a 1/2" Iron Rod with a blue cap stamped "OTS" found for corner being the south corner of said 6.063 tract, being the south corner of said Heather Glen Addition, and being in the north line of Webb Lynn Road, a 70-foot Right-of-Way;

THENCE North 30°22'12" West, along the north line of said Webb Lynn Road, to a 1/2" iron rod with a blue cap stamped "OTS" for corner, being the west corner of said 6.063 acre tract, being the south corner of said South Gate Addition;

THENCE North 59°27'34" East, a distance of 923.15 feet to the POINT OF BEGINNING, containing 264,103 square feet or 6.063 acres, more or less.

Exhibit C - Concept Plan Page 1 of 2

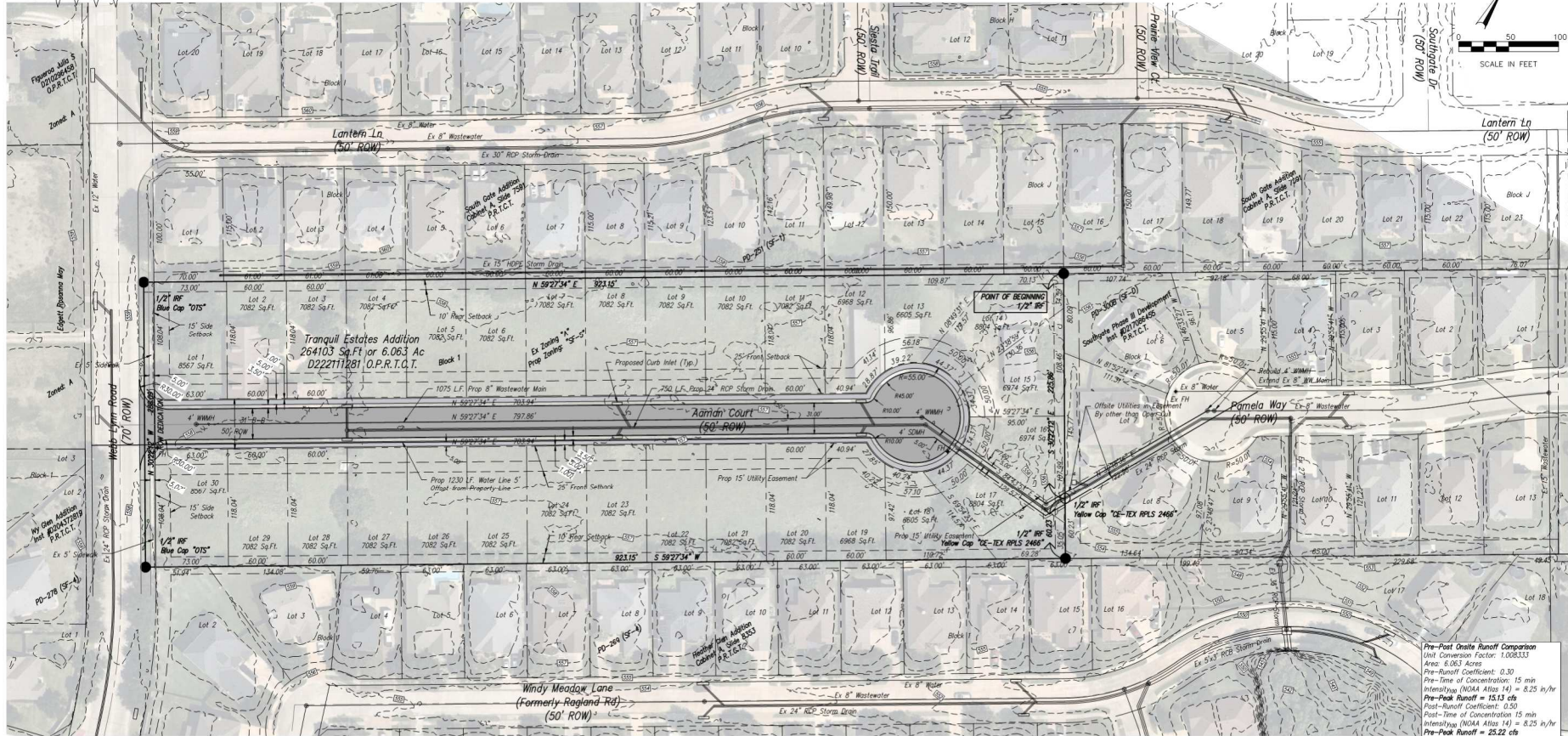
Item 44.

	SF-5 Base	Meets?	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12	Lot 13	Lot 14	Lot 15	Lot 16	Lot 17	Lot 18	Lot 19	Lot 20	Lot 21	Lot 22	Lot 23	Lot 24	Lot 25	Lot 26	Lot 27	Lot 28	Lot 29	Lot 30
Min Lot Area Sq. Ft.	6,500	Yes	8567	7082	7082	7082	7082	7082	7082	7082	7082	7082	6845	6991	8031	7198	7154	8005	6674	6812	7082	7082	7082	7082	7082	7082	7082	7082	7082	7082	8567	
Min Lot Width* Ft	60'	Yes	73	60	60	60	60	60	60	60	60	60	60	60	56.18	50	50	50	57.10	60	60	60	60	60	60	60	60	60	60	60	60	60
Min Lot Depth* Ft	100	Yes	108.04	118.04	118.04	118.04	118.04	118.04	118.04	118.04	118.04	118.04	96.86	114.57	130.36	95	129.57	114.57	97.41	118.04	118.04	118.04	118.04	118.04	118.04	118.04	118.04	118.04	118.04	108.04	108.04	108.04
Front Yard Setback Ft.	25	Yes	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Rear Side Setback Ft.	10	Yes	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Street Side Yard Setback Ft.	15	Yes	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15

*Corner lots sharing a side with a street are required to be at least 30 feet wider. Cul-De-Sac Min Lot Width is measured at the front setback line and allowed to have a width up to 10 feet shorter as long as front property line length is not shorter than 30 feet.

**Lots on a Cul-De-Sac are allowed to have a depth up to 10 feet shorter

CAUTION!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. TO CAUTION!



NOTE:
CONTRACTOR SHALL VERIFY LOCATION OF EXISTING WATER AND WASTEWATER SERVICE LINES PRIOR TO EXCAVATION. CONTRACTOR SHALL RECONNECT EXISTING WATER AND WASTEWATER SERVICE LINES AS NECESSARY.

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

CAUTION!
UNDERGROUND AND OVERHEAD UTILITIES IN AREA
CONTACT DIGITESTS 1-800-DIGESTS (1-800-344-8377)
FOR GAS, TELEPHONE, ELECTRIC AND OTHER RELEVANT AUTHORITIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

Concept Plan Notes:
1) Contours shown are 1-Ft Contours from USGS, 2019 Lidar
2) The entire site is Wilson Clay Loam, Hydrologic Soil Group D (USDA)
3) Storm Drain Networks for both Heather Glenn Addition and Pamela Way Addition were designed based on this site having a developed runoff coefficient of 0.50
4) Pamela Glenn was designed with a developed peak runoff for our site of 23.39 cfs
5) Heather Glenn was designed with a developed peak runoff for our site of 29.50 cfs

Pre-Post Onsite Runoff Comparison
Unit Conversion Factor: 1.008133
Area: 6.063 Acres
Pre-Runoff Coefficient: 0.30
Pre-Time of Concentration: 15 min
Intensity (NOMA Atlas 14) = 8.25 in/hr
Pre-Peak Runoff = 15.13 cfs
Post-Runoff Coefficient: 0.50
Post-Time of Concentration: 15 min
Intensity (NOMA Atlas 14) = 8.25 in/hr
Pre-Peak Runoff = 25.22 cfs
Delta = +10.09 cfs

SALCEDO GROUP, INC.
REGISTRATION NO. F-5482
CONCEPTUAL - FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF,
TAYLOR J. NELSON - PE #164638 DATE

Texas P.E. F-5482 : Texas TBPLS Firm License 10078000

City of Grand Prairie Case No: ZON-23-01-0001

CONCEPT PLAN

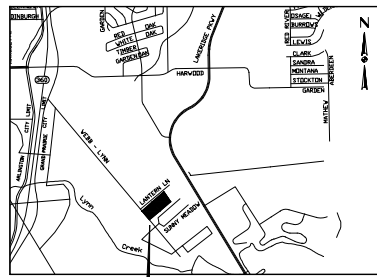
6310 WEBB LYNN ROAD
GRAND PRAIRIE, TX 75052

DATE: 01.30.2023
REVISION DATE: 01.30.2023
CHECKED BY: MJS

Salcedo Group, Incorporated
Civil Engineers - Surveyors
401 College Street - Grand Prairie, Texas 75050
Phone: (214) 412-3122, Fax: (214) 412-3089 www.salcedogroupinc.com

SGI

C1



GENERAL NOTES:

1. BASIS OF BEARING: NAD 1983 STATE PLANE COORDINATES (GPR), TEXAS NORTH CENTRAL, 4322 (0911).
2. COORDINATES SHOWN HEREON REFERS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO CREATE THIRTY (30) BUILDABLE LOTS.
5. ZONING CLASSIFICATIONS INDICATED ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
6. EXISTING AND FUTURE MINIMUM SETBACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.
7. THERE ARE NO KNOWN ACTIVE OR ABANDONED WATER WELLS ON THE PROPERTY.
8. THE SITE IS NOT IN A FEMA FLOODPLAIN, FROM MAP 4843903070, EFFECTIVE 03/21/2019.

City of Grand Prairie Benchmarks
GP565 - A rod with a 3-1/4" aluminum cap stamped "GPS #65" set in concrete inside a well with an Aluminum Access cover flush with ground. Located on the northwesterly side of Mirabella Blvd, approximately 125' northwesterly of the projected corner of Santa Sabina Drive and 3.6 feet northwesterly of Mirabella Blvd.
E: 2401051.48
Elev: 587.81'

GP575 - A rod with an aluminum cap stamped "GPS #65" set in concrete inside a well with an Aluminum Access cover flush with ground. Located on the northwesterly side of Mirabella Blvd, approximately 125' northwesterly of the projected corner of Santa Sabina Drive and 3.6 feet northwesterly of Mirabella Blvd.
E: 2401051.48
Elev: 587.81'

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT KANSAS ESTATES, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREON-ABOVE DESCRIBED PROPERTY AS TRANQUIL ESTATES ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TEXAS AND DOES HEREBY DEDICATE TO THE CITY OF GRAND PRAIRIE IN FEE SIMPLE FOREVER THE STREETS, ALLEYS AND STORM WATER CONVEYANCE AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY DEDICATED AND RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY, ACCESS, C/S MONUMENTS AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY, ACCESS AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS OR OTHER IMPROVEMENTS, INCLUDING FENCES, SHALL BE PERMITTED IN AN EROSION HAZARD EASEMENT. NO BUILDINGS OR OTHER IMPROVEMENTS, OR GROWTHS, EXCEPT FENCES, VEGETATION, ORNAMENTALS, AND ORNAMENTALS LESS THAN 8 FEET IN HEIGHT SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN EXCEPT AS PERMITTED BY THE CITY ORDINANCES. NO IMPROVEMENTS THAT MAY OBSTRUCT THE FLOW OF WATER MAY BE CONSTRUCTED OR PLACED IN DRAINAGE EASEMENTS. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF THE ENCROACHMENTS ALLOWED ABOVE WHICH IN ANY WAY OBSTRUCT 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 ACCESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, REPAIRING, MAINTAINING AND ADDING 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 IS APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

WITNESS MY HAND AT GRAND PRAIRIE, TEXAS, THIS _____ DAY OF _____, 2023.

AGENT FOR OWNER'S NAME:
STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, 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 PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS:

SURVEYOR'S CERTIFICATE

I, MICHAEL A. SALCEDO, A REGISTERED PROFESSIONAL SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT DOCUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF GRAND PRAIRIE DEVELOPMENT CODE; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

MICHAEL A. SALCEDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6715

DATE

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, 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 PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS:

Owner's Certificate
City of Grand Prairie
State of Texas
County of Tarrant

WHEREAS, Tranquil Homes LLC, is the owner of an acre or more of 6.063 acre tract of land, being all that property described in Instrument Number 0222111281 of the Official Public Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a found 1/2" Iron Rod found for corner, being the north corner of said 6.063 acre tract, being the west corner of Southgate Phase II Development, an addition to the City of Grand Prairie, Tarrant County, Texas, recorded in Instrument Number 021708455 Plot Records, Tarrant County, Texas, being in the south line of Block J, Southgate Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, recorded in Cabinet A, Slide 7591 of the Plot Records of Tarrant County, Texas;

THENCE South 30°22'12" East, along the west line of said Southgate II Development, passing at a distance of 225.86 feet, a 1/2" Iron Rod found for corner, being the north corner of said 6.063 acre tract, being the west corner of said Southgate II Development, an addition to the City of Grand Prairie, Tarrant County, Texas, recorded in Cabinet A, Slide 7591 of the Plot Records of Tarrant County, Texas;

THENCE South 59°27'34" West, a distance of 923.15 feet, along the west line of said Heather Glen Addition, to a 1/2" Iron Rod with a blue cap stamped "OTS" found for corner, being the south corner of said Heather Glen Addition, and being in the north line of Webb Lynn Road, a 70-foot Right-of-Way;

THENCE North 30°22'12" West, along the north line of said Webb Lynn Road, to a 1/2" Iron Rod with a blue cap stamped "OTS" for corner, being the west corner of said 6.063 acre tract, being the south corner of said South Gate Addition;

THENCE North 59°27'34" East, a distance of 923.15 feet to the POINT OF BEGINNING, containing square feet or 6.063 acres, more or less.

OWNER / DEVELOPER

KANSAS ESTATES
4443 ZAHIR CT.
IRVING, TEXAS, 75061

SURVEYOR

SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE, TEXAS 75050

Legend of Symbols

- 1/2" IRF
- 1/2" IRON ROD FOUND
- P.R.T.C.T. MAP RECORDS TARRANT COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS

FINAL PLAT

TRANQUIL ESTATES ADDITION
LOTS 1-30, BLOCK 1
264,103 SQ. FT. OR 6.063 AC.

BEING ALL OF

THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 0222111281 OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY TEXAS

SITUATED IN THE

WILLIAM LYNN SURVEY, ABSTRACT 973
IN THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS



SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE, TEXAS 75050
PHONE: (817) 414-1212

Texas P.E. F-5482 : Texas TPBLS Firm License 10070800

Case #PLT-23-01-0001

SGI Project No. J22992

01-30-2023

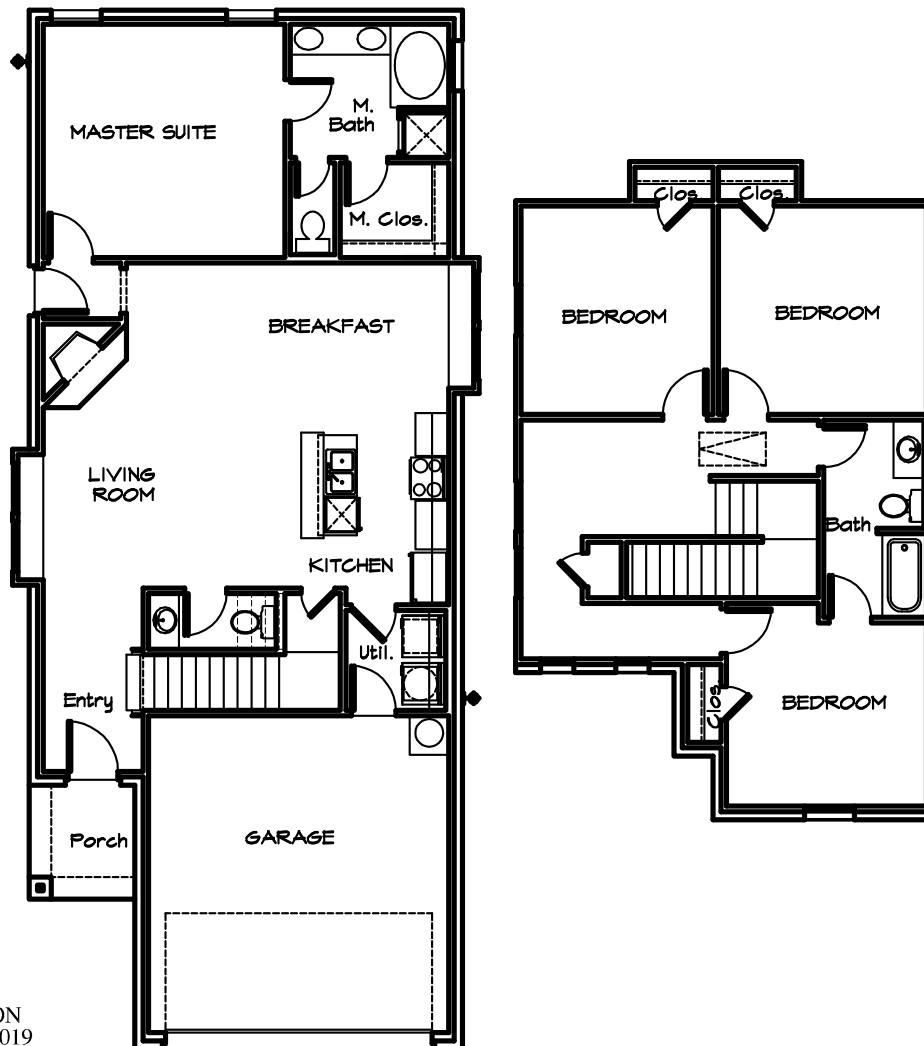
SHEET 1 OF 1

DOOR
FLOOR
TOTAL (A/C) -with brick
GARAGE
PORCH
TOTAL -(non-ac)
TOTAL (A.U.R.)

Item 44.

1905
390
43
433
2338

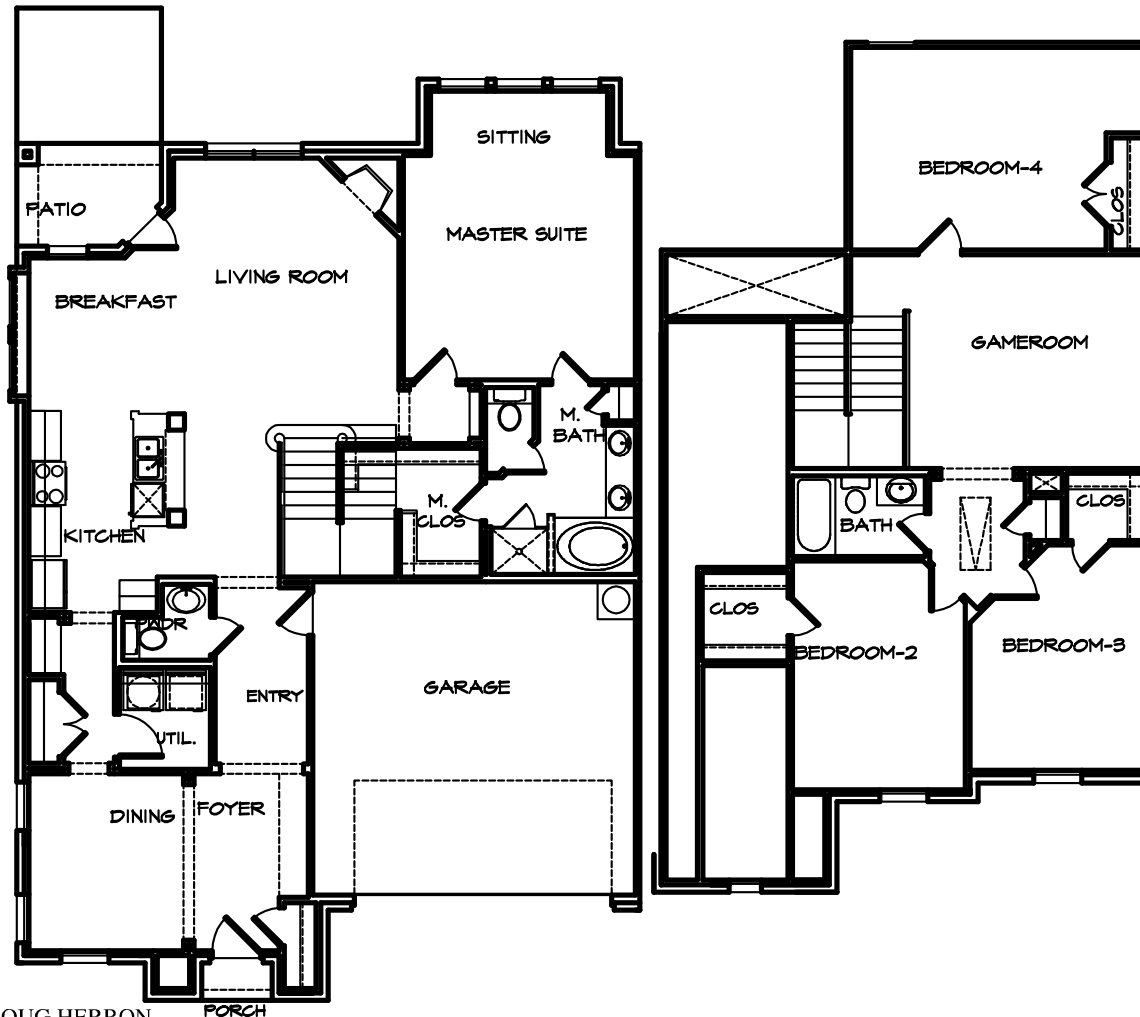
WIDTH 26'0" DEPTH 62'4"



1ST FLOOR	15
2ND FLOOR	9
(A/C) -with brick	2456
GARAGE	414
PORCH	19
PATIO	54
TOTAL -(non-ac)	487
TOTAL (A.U.R.)	2945
FLATWORK	76

WIDTH 38'9" DEPTH 61'9"

Item 44.

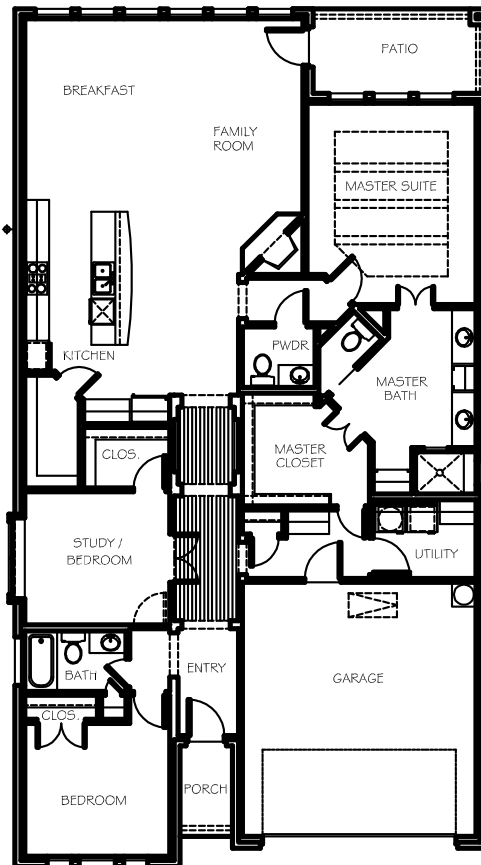


dougsplans@aol.com

817-538-2910

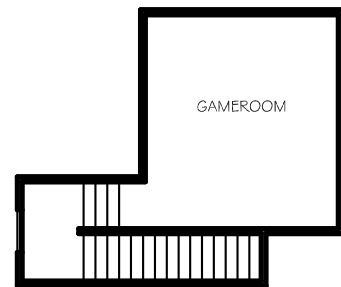
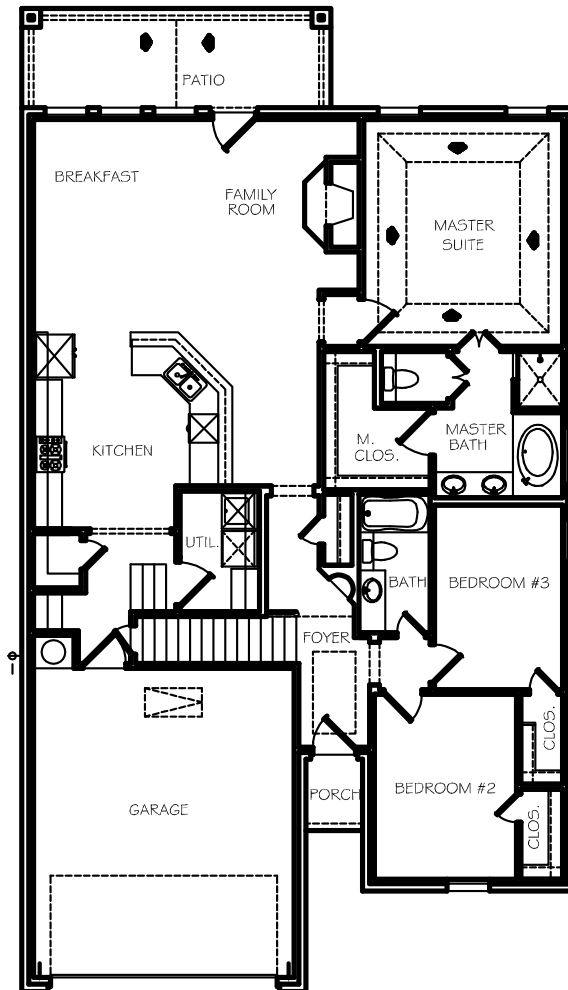
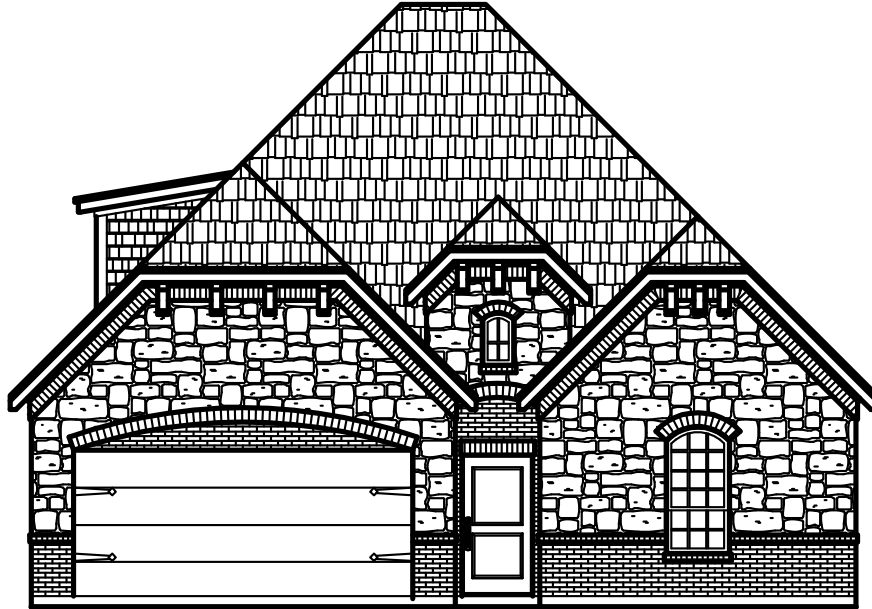
PORCH	32
PATIO	100
TOTAL -(non-ac)	583
TOTAL (A.U.R.)	2726

WIDTH 39'0" DEPTH 71'0"

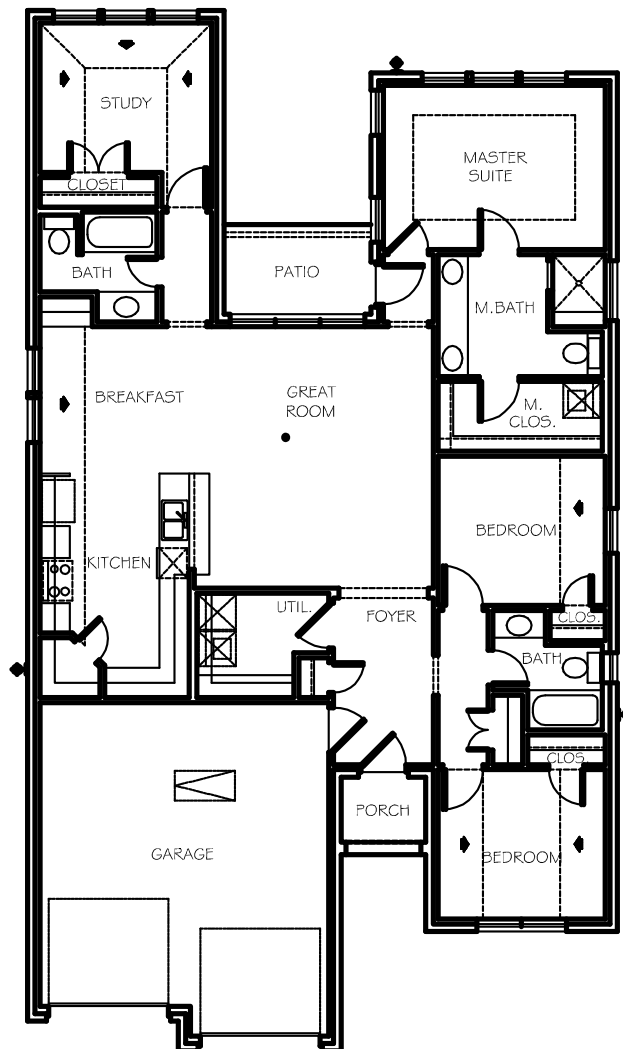


OR	
FLOOR	
(c) -with brick	
GARAGE	2033
PORCH	460
PATIO	20
TOTAL -(non-ac)	153
TOTAL (A.U.R.)	633
	2666

WIDTH 39'0" DEPTH 69'4"

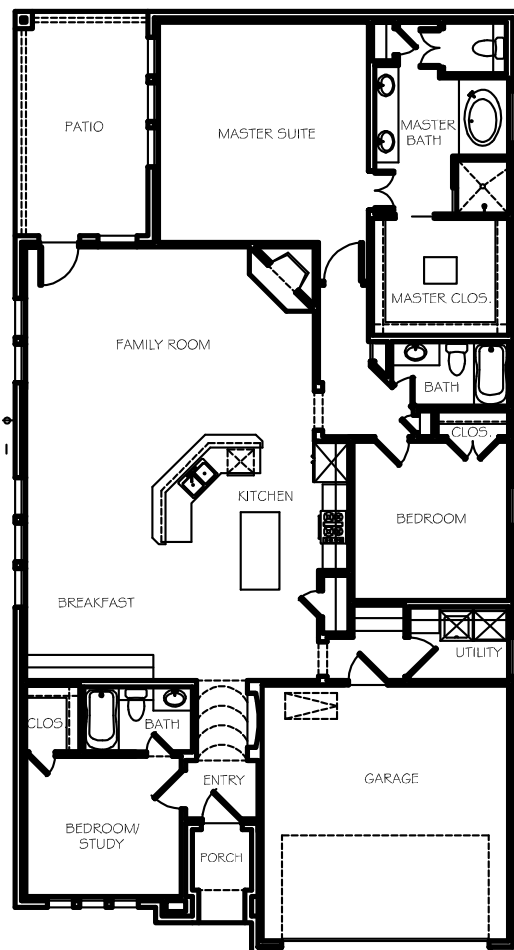


PORCH	29
PATIO	59
TOTAL -(non-ac)	553
TOTAL (A.U.R.)	2344
WIDTH 39'6" DEPTH 69'8"	

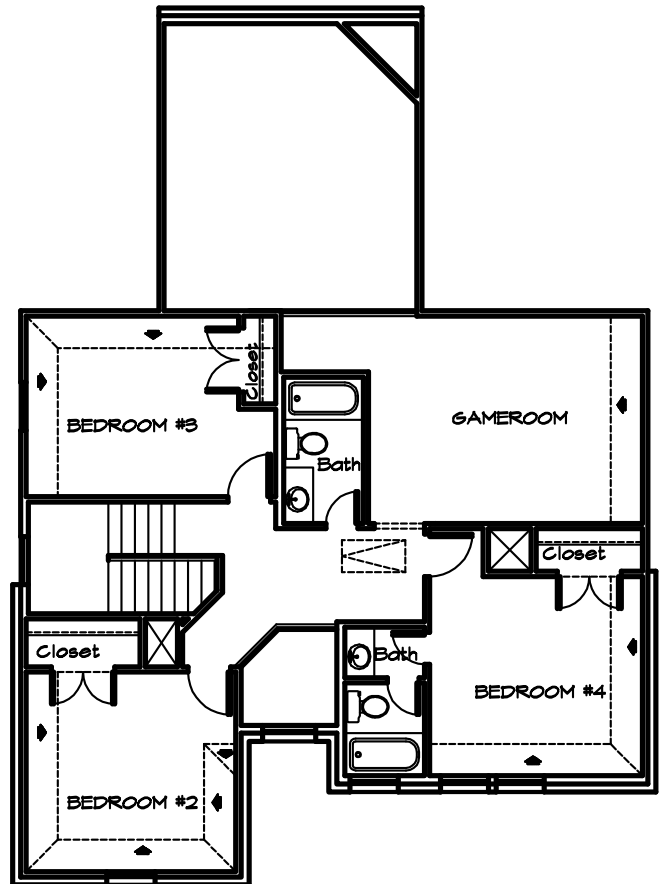
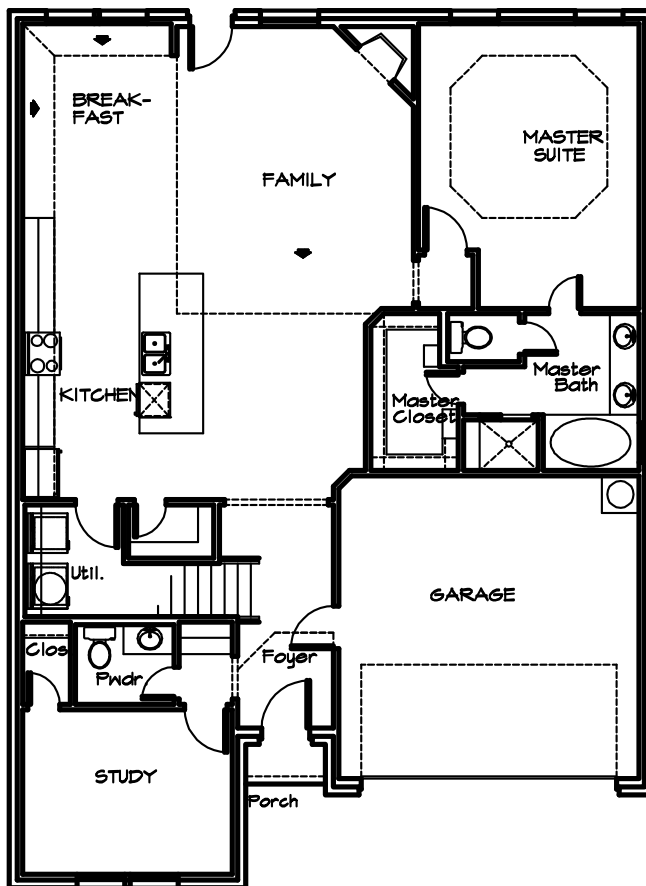


PORCH	36
PATIO	178
TOTAL -(non-ac)	635
TOTAL (A.U.R.)	2785

WIDTH 39'0" DEPTH 72'11"

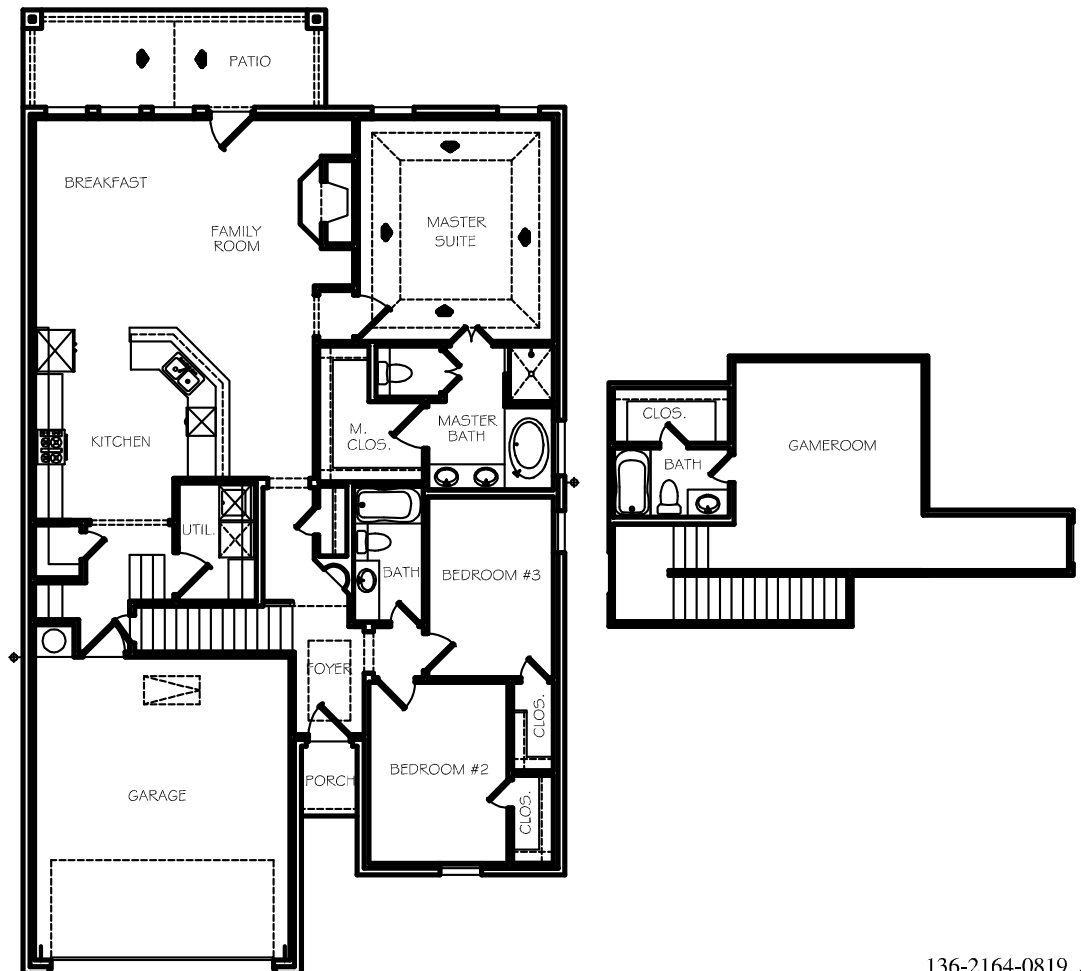
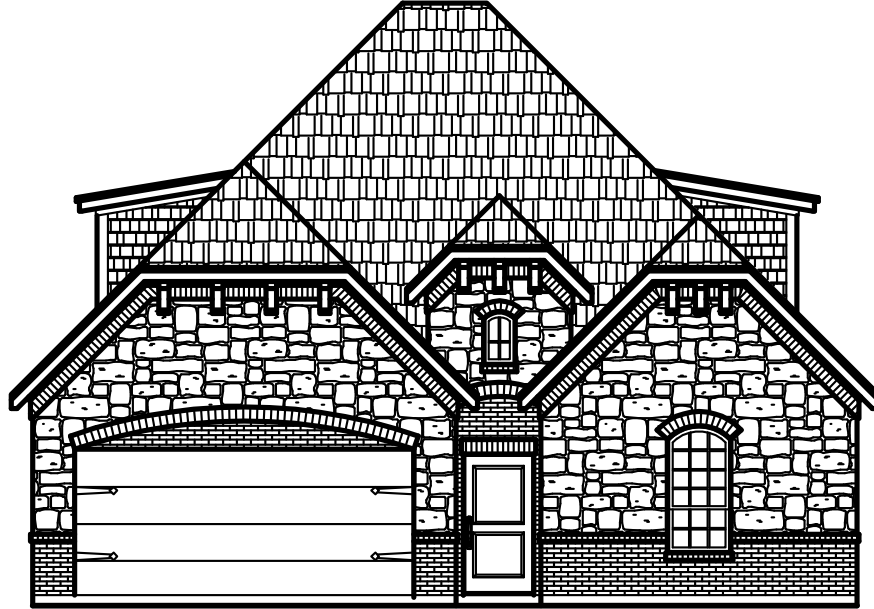


DOOR	163	Item 44.
FLOOR	111	
TOTAL (A/C) -with brick	2812	
GARAGE	396	
PORCH	16	
TOTAL -(non-ac)	412	
TOTAL (A.U.R.)	3224	
WIDTH 40'4" DEPTH 55'		



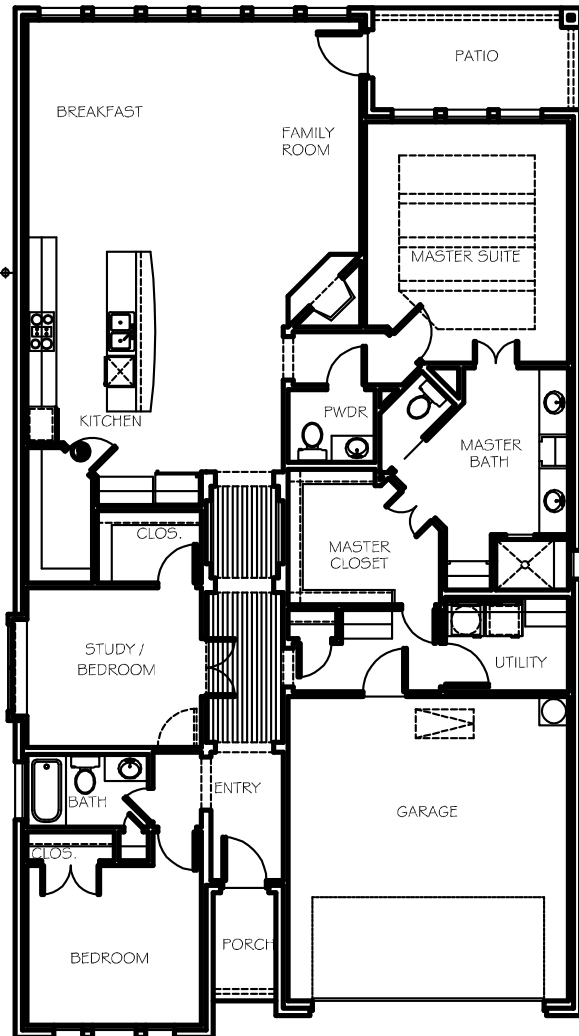
OR	
FLOOR	
c) -with brick	
GARAGE	2164
PORCH	460
PATIO	20
TOTAL -(non-ac)	153
TOTAL (A.U.R.)	633
	2797

WIDTH 39'0" DEPTH 69'4"



PORCH	431
PATIO	32
TOTAL	100
TOTAL -(non-ac)	583
TOTAL (A.U.R.)	2726

WIDTH 39' DEPTH 71'





CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

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

APPLICANT: Amy Matthews, Masterplan

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

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

SUMMARY:

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

PURPOSE OF REQUEST:

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

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

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

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

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

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

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

RECOMMENDATION:

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

BODY:

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

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

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

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

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

WHEREAS, on March 7, 2023, the City Council tabled this item to March 21, 2023.

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

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

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

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

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

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

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

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

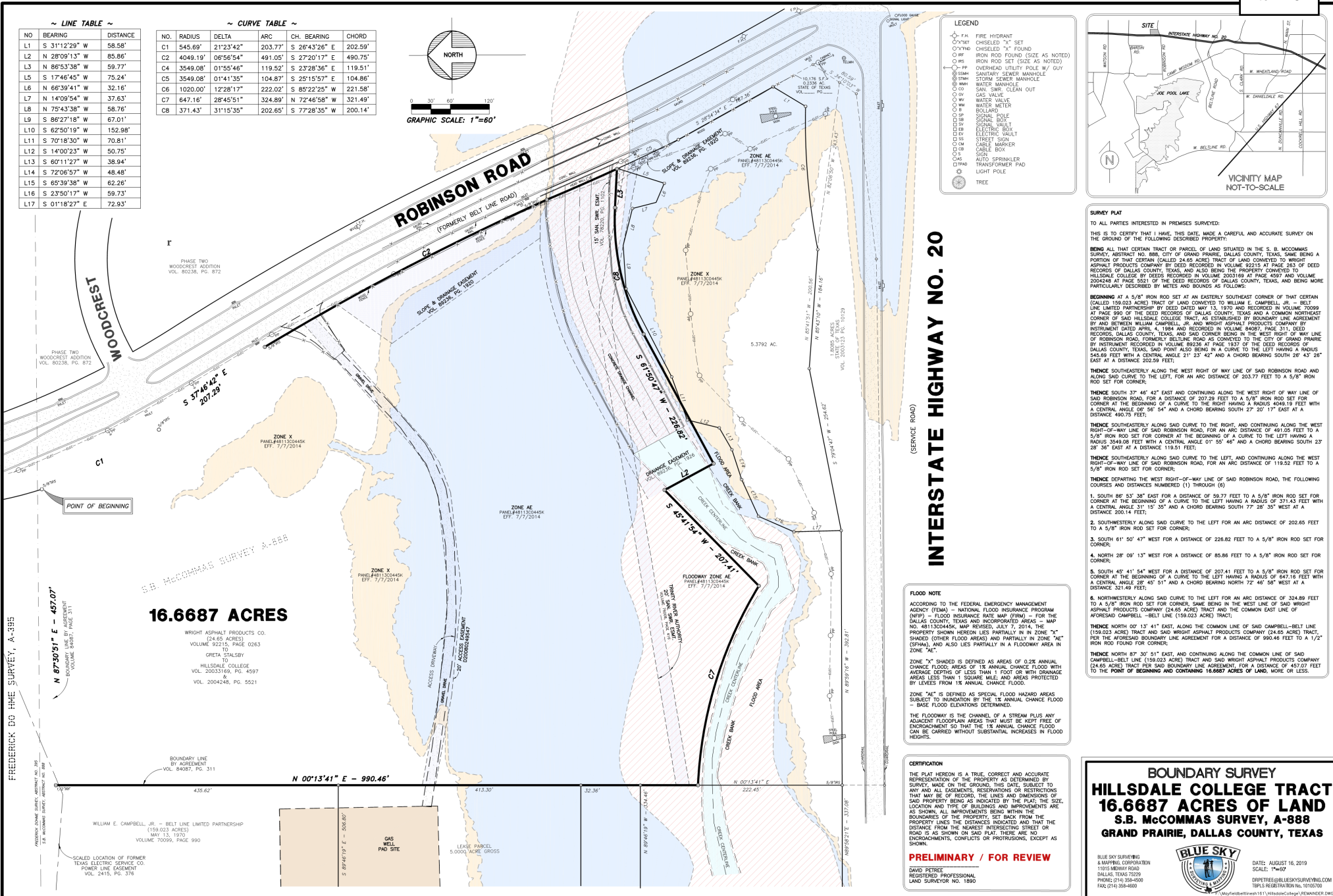
ORDINANCE NO. X-2023

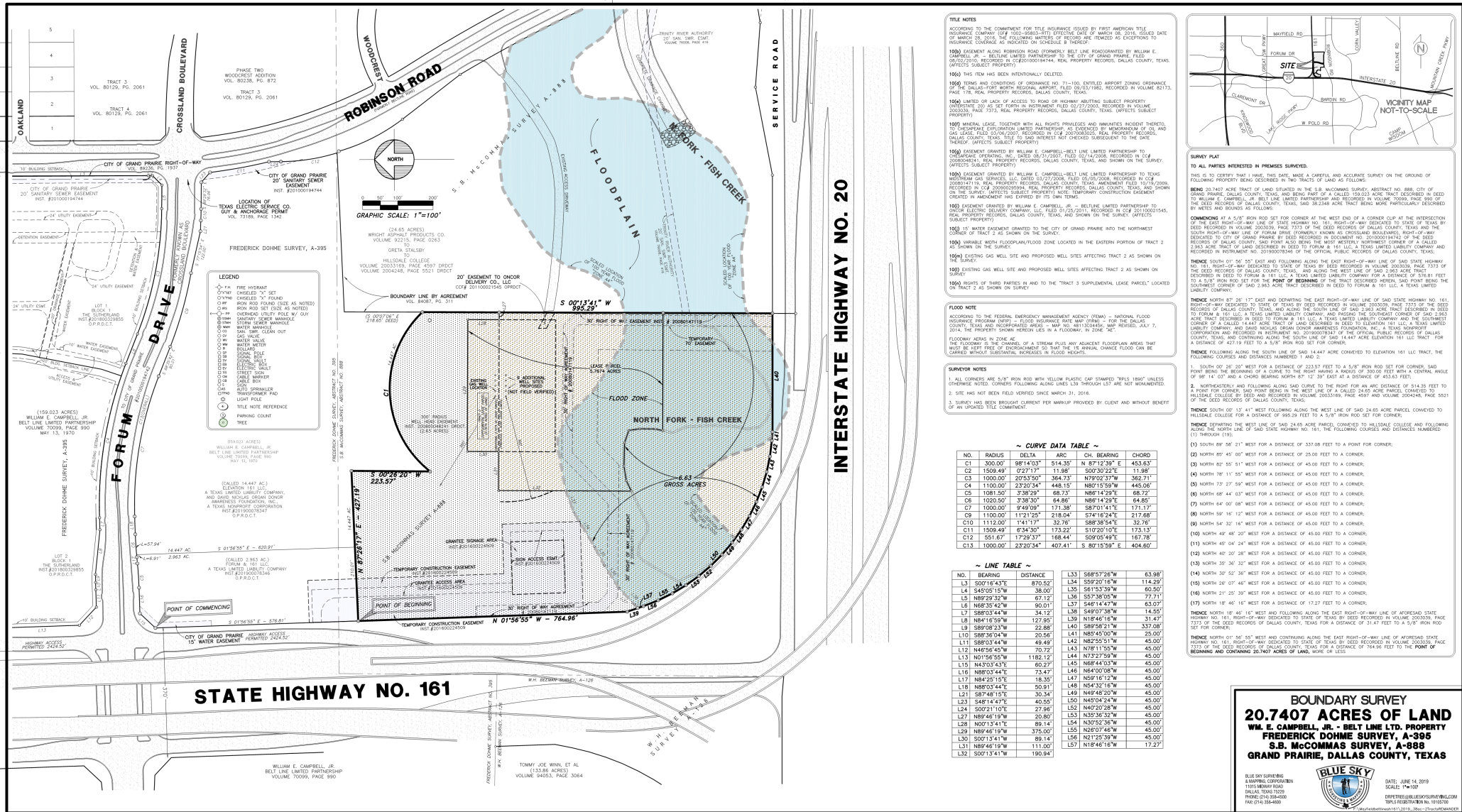
CASE NO. CPA-23-01-0001

Exhibit A - Location Map
Page 1 of 1

Item 45.





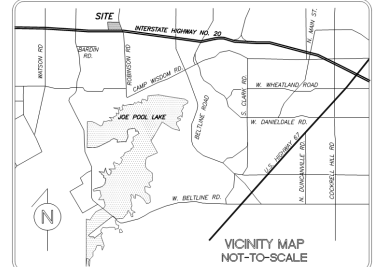
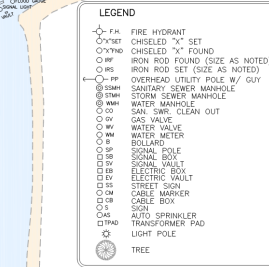
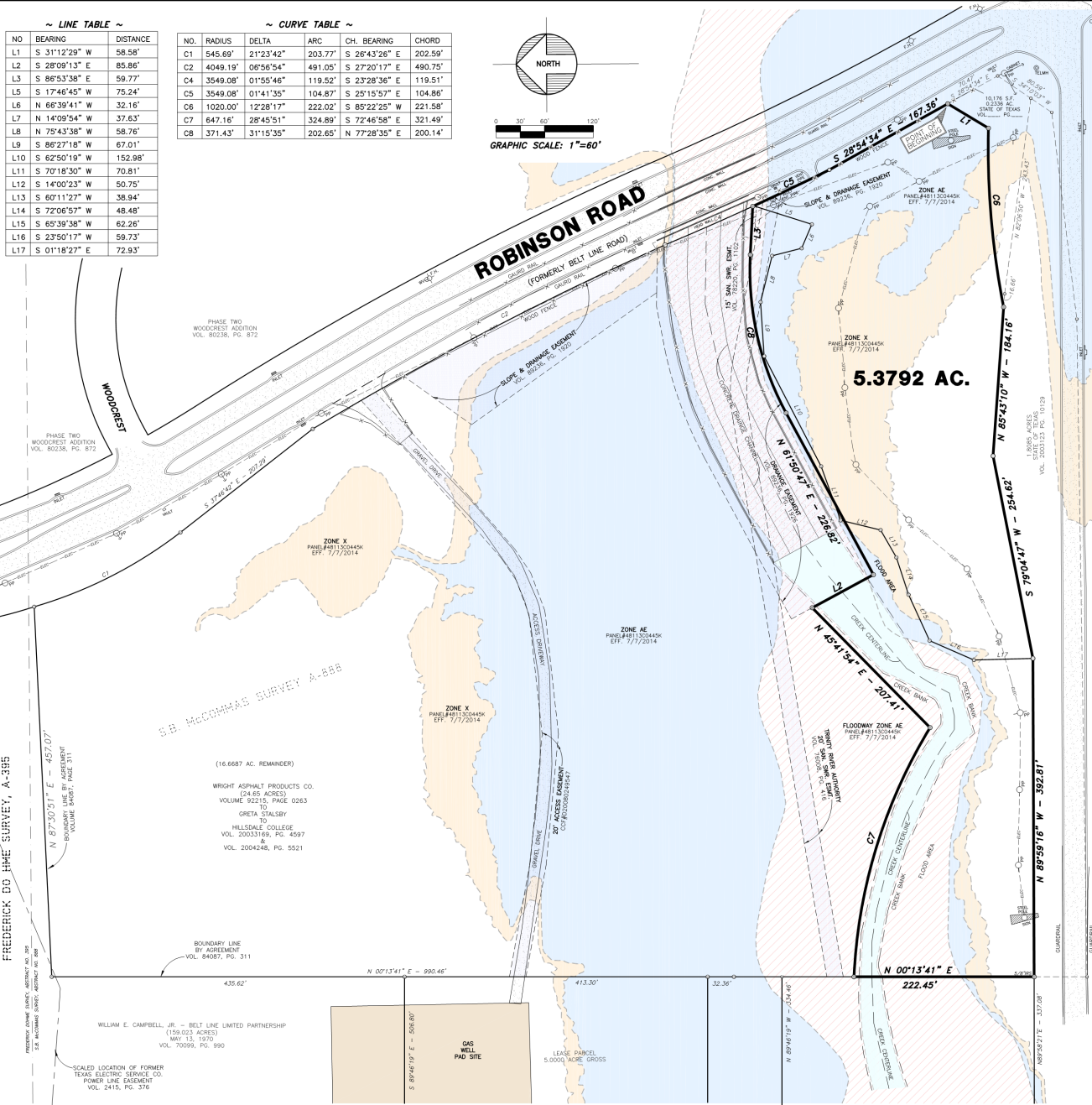
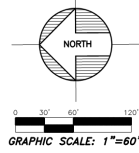


~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 31°12'29" W	58.58'
L2	S 28°09'13" E	85.86'
L3	S 86°53'38" E	59.77'
L4	S 17°46'45" W	75.24'
L5	N 66°39'41" W	32.16'
L6	N 14°09'54" W	37.63'
L7	N 75°43'38" W	58.76'
L8	S 86°27'18" W	67.01'
L9	S 62°50'19" W	152.98'
L10	S 70°18'30" W	70.81'
L11	S 14°00'23" W	50.75'
L12	S 60°11'27" W	38.94'
L13	S 72°06'57" W	48.48'
L14	S 65°39'38" W	62.26'
L15	S 23°50'17" W	59.73'
L16	S 01°18'27" E	72.93'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	545.69'	21°23'42"	203.77'	S 26°43'26" E	202.59'
C2	4049.19'	06°56'54"	491.05'	S 27°20'17" E	490.75'
C3	3549.08'	01°55'46"	119.52'	S 23°28'36" E	119.51'
C4	3549.08'	01°41'35"	104.87'	S 25°15'57" E	104.86'
C5	1020.00'	12°28'17"	222.02'	S 85°22'25" W	221.58'
C6	647.16'	28°45'51"	324.89'	S 72°46'58" E	321.49'
C7	371.43'	31°15'35"	202.65'	N 77°28'35" E	200.14'



SURVEY PLAT
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE FOLLOWING DESCRIBED PROPERTY:
BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE S. B. McCOMMAS SURVEY, ABSTRACT NO. 886, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN (CALLED 24.65 ACRES) TRACT OF LAND CONVEYED TO WRIGHT ASPHALT PRODUCTS COMPANY BY DEED RECORDED IN VOLUME 2003123, PAGE 10129 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND ALSO BEING THE PROPERTY CONVEYED TO HILLSDALE COLLEGE BY DEEDS RECORDED IN VOLUME 2003169, PAGE 4597 AND VOLUME 2004248 AT PAGE 5521 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD SET FOR CORNER AT THE NORTH END OF A CORNER CLIP FOUND AT THE INTERSECTION OF WEST RIGHT-OF-WAY LINE OF ROBINSON ROAD, FORMERLY BELT LINE ROAD AS CONVEYED TO THE CITY OF GRAND PRAIRIE BY DEED RECORDED IN VOLUME 89236 AT PAGE 1837 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 20, SAID POINT BEING THE NORTHEAST CORNER OF A 0.2336 ACRE TRACT OF LAND DESCRIBED IN DEED TO STATE OF TEXAS AND RECORDED IN VOLUME 84087, PAGE 311, DEED RECORDS, DALLAS COUNTY, TEXAS;
THENCE SOUTH 31° 12' 29" WEST LEAVING THE WEST RIGHT OF WAY LINE OF ROBINSON ROAD AND ALONG THE SAID CORNER CLIP FOR A DISTANCE OF 58.58 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET WITH A CENTRAL ANGLE OF 12° 28' 17" AND A CHORD BEARING SOUTH 85° 22' 25" WEST AT A DISTANCE OF 221.58 FEET;
THENCE SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 20 AS DESCRIBED IN A DEED TO STATE OF TEXAS AND RECORDED IN VOLUME 2003123, PAGE 10129 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, THE FOLLOWING COURSES AND DISTANCES NUMBERED 1, 2, AND 3;
1. NORTH 85° 43' 10" WEST FOR A DISTANCE OF 184.16 FEET TO A 5/8" IRON ROD SET FOR CORNER;
2. SOUTH 78° 04' 47" WEST FOR A DISTANCE OF 254.62 FEET TO A 5/8" IRON ROD SET FOR CORNER;
3. NORTH 88° 59' 16" WEST FOR A DISTANCE OF 392.81 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE COMMON LINE OF THAT CERTAIN (CALLED 159.023 ACRES) TRACT OF LAND CONVEYED TO WILLIAM E. CAMPBELL, JR. - BELT LINE LIMITED PARTNERSHIP BY DEED DATED MAY 13, 1970 AND RECORDED IN VOLUME 70099 AT PAGE 990 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND AFORESAID WRIGHT ASPHALT PRODUCTS COMPANY (24.65 ACRES) TRACT, AS ESTABLISHED BY BOUNDARY LINE AGREEMENT BY AND BETWEEN WILLIAM CAMPBELL, JR. AND WRIGHT ASPHALT PRODUCTS COMPANY BY INSTRUMENT DATED APRIL 4, 1984 AND RECORDED IN VOLUME 84087, PAGE 311, DEED RECORDS, DALLAS COUNTY, TEXAS;
THENCE NORTH 05° 13' 41" EAST DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 20 AS DESCRIBED IN A DEED TO STATE OF TEXAS AND RECORDED IN VOLUME 2003123, PAGE 10129 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, ALONG THE COMMON LINE OF SAID CAMPBELL-LINE (159.023 ACRES) TRACT AND SAID WRIGHT ASPHALT PRODUCTS COMPANY (24.65 ACRES) TRACT, FOR THE AFORESAID BOUNDARY LINE AGREEMENT FOR A DISTANCE OF 222.45 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 847.16 FEET WITH A CENTRAL ANGLE OF 28° 45' 51" AND A CHORD BEARING SOUTH 72° 46' 58" EAST AT A DISTANCE OF 321.49 FEET;
THENCE SOUTHEASTERLY AND LEAVING THE COMMON LINE OF SAID CAMPBELL-BELT LINE (159.023 ACRES) TRACT AND SAID WRIGHT ASPHALT PRODUCTS COMPANY (24.65 ACRES) TRACT, FOR THE AFORESAID BOUNDARY LINE AGREEMENT AND FOLLOWING ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 324.89 FEET TO A 5/8" IRON ROD SET FOR CORNER;
THENCE NORTH 45° 41' 34" EAST FOR A DISTANCE OF 207.41 FEET TO A 5/8" IRON ROD SET FOR CORNER;
THENCE SOUTH 28° 09' 13" EAST FOR A DISTANCE OF 85.86 FEET TO A 5/8" IRON ROD SET FOR CORNER;
THENCE NORTH 61° 50' 47" EAST FOR A DISTANCE OF 228.82 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 371.43 FEET WITH A CENTRAL ANGLE OF 31° 15' 35" AND A CHORD BEARING NORTH 77° 28' 35" EAST AT A DISTANCE OF 200.14 FEET;
THENCE NORTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 202.65 FEET TO A 5/8" IRON ROD SET FOR CORNER;
THENCE SOUTH 85° 43' 38" EAST FOR A DISTANCE OF 59.77 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE AFORESAID WEST RIGHT OF WAY LINE OF ROBINSON ROAD, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3549.08 FEET WITH A CENTRAL ANGLE OF 01° 41' 35" AND A CHORD BEARING SOUTH 25° 15' 57" EAST AT A DISTANCE OF 104.86 FEET;
THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND ALONG THE AFORESAID WEST RIGHT OF WAY LINE OF ROBINSON ROAD FOR AN ARC DISTANCE OF 104.87 FEET TO A 5/8" IRON ROD SET FOR CORNER;
THENCE SOUTH 28° 54' 34" EAST CONTINUING ALONG THE AFORESAID WEST RIGHT OF WAY LINE OF ROBINSON ROAD FOR A DISTANCE OF 167.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.3792 ACRES OF LAND, MORE OR LESS.

BOUNDARY SURVEY
HILLSDALE COLLEGE TRACT
5.3792 ACRES OF LAND
S.B. McCOMMAS SURVEY, A-888
GRAND PRAIRIE, DALLAS COUNTY, TEXAS

BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MEADOW ROAD
DALLAS TEXAS 75229
PHONE: (214) 354-6600
FAX: (214) 355-4600

DATE: AUGUST 16, 2019
SCALE: 1"=400'
DRAFTED BY: DREW@BLUESKYSURVEYING.COM
TSPS REGISTRATION NO. 10167500
P:\MyPds\delish\111\HillsideCollege\5. AC.DWG



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

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

APPLICANT: Amy Matthews, Masterplan

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

SUMMARY:

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

PURPOSE OF REQUEST:

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

ADJACENT LAND USES:

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

Table 1. Adjacent Zoning and Land Use

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

HISTORY:

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

PROPOSED USE CHARACTERISTICS AND FUNCTION:

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

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

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

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

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

ZONING REQUIREMENTS:

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

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

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

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

VARIANCES:

The applicant is requesting the following variances:

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

RECOMMENDATION:

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

BODY:

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

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

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

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

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

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

WHEREAS, on March 7, 2023, the City Council tabled this item to March 21, 2023; and

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

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

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

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

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

Description of Land:

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

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

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

A. APPLICABILITY

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

B. GENERAL

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

C. CONCEPT PLAN

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

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

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

D. LAND USES AND DEVELOPMENT REQUIREMENTS

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

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

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

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

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

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

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

TEXAS, ON THIS THE 21ST DAY OF MARCH 2023.

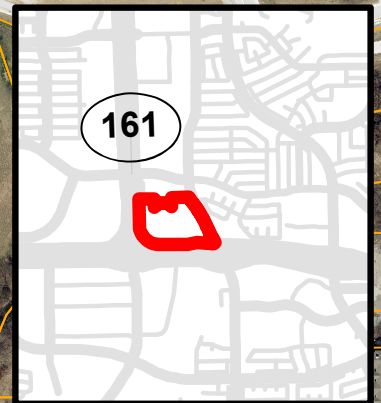
Ordinance No. #-2023

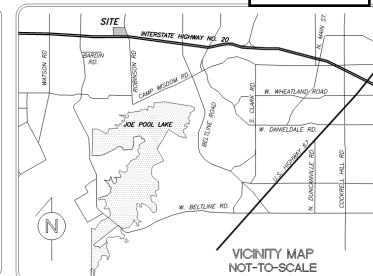
Zoning Case No. ZON-23-01-0004

Planned Development No. #

Exhibit A - Location Map
Page 1 of 1

Item 46.





PHONE: (214) 358-4150
FAX: (214) 358-4600

DRP TREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

11 Mayfield Bell Inesh 161 Hillsdale College, REMANDE

(SERVICE ROAD)

INTERSTATE HIGHWAY NO. 20

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE CITY OF CHICAGO, ILLINOIS, THE FLOOD CHANCE FLOOD MAP NO. 48133004AKS MAP REVISED, JULY 7, 2014, THE AREA SHOWN ON THIS MAP IS LOCATED IN ZONE "AE" (SHOED (OTHER FLOOD AREAS) AND PARTIALLY IN ZONE "AE" (SPFMA), AND ALSO LIES PARTIALLY IN A FLOODWAY AREA IN ZONE "X".

ZONE "X" SHOED IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH A RISK OF EXCESSIVE DAMAGE TO LIFE AND PROPERTY AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "AE" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBSTANTIALLY PROTECTED BY THE ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATIONS DETERMINED.

THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF EXCESSIVE DEPOSITION OF SEDIMENT AND OTHER OBSTACLES THAT CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD

CERTIFICATION

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

PRELIMINARY / FOR REVIEW

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1990

BOUNDARY SURVEY
HILLSDALE COLLEGE TRACT
16.6687 ACRES OF LAND
S.B. McCOMMAS SURVEY, A-888
GRAND PRAIRIE, DALLAS COUNTY, TEXAS

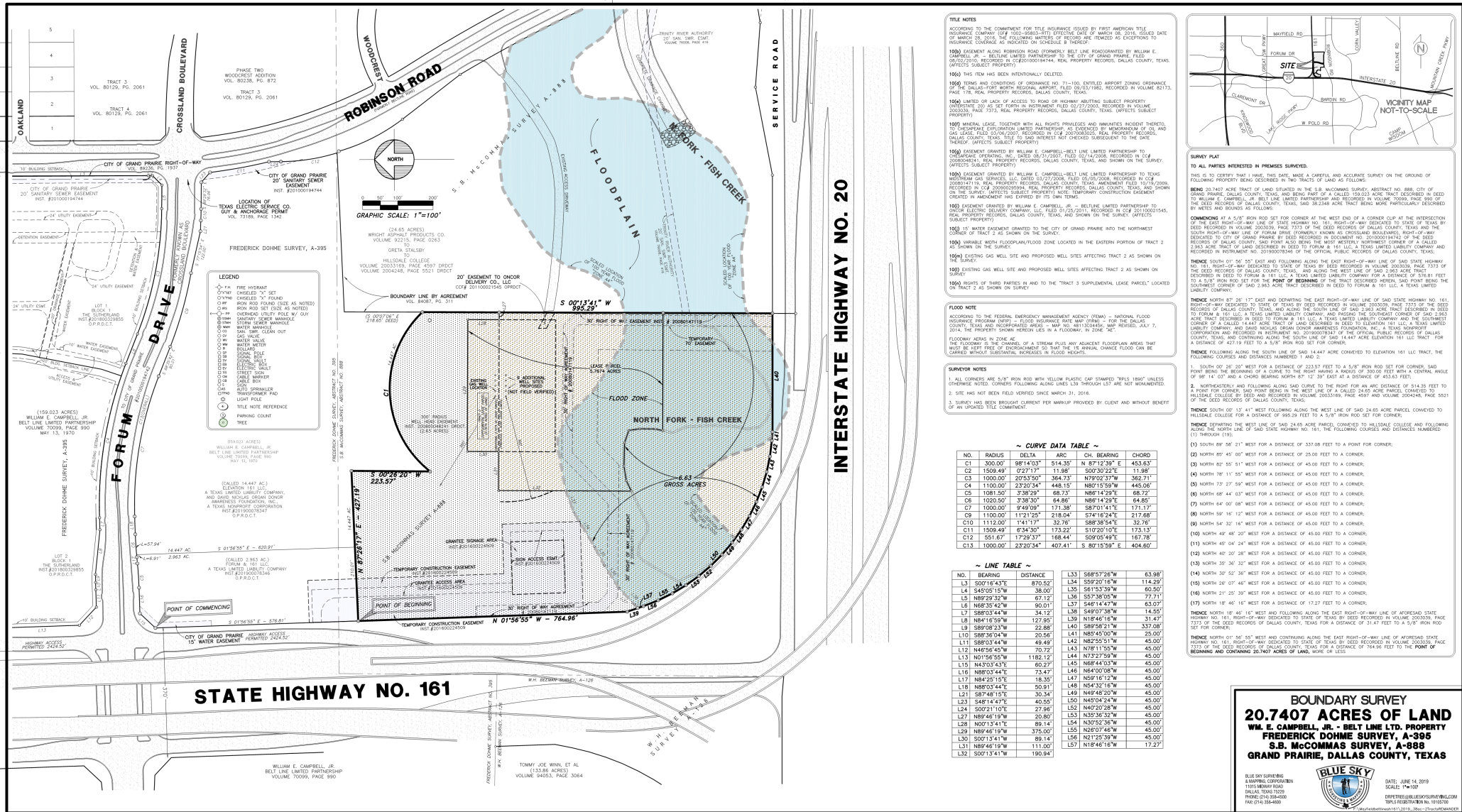
BLUE SKY SURVEYING
AND MAPPING CORPORATION
1015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600

The logo for Blue Sky Surveying and Mapping is a circular emblem. At the top, the words "BLUE SKY" are written in a bold, sans-serif font. Inside the circle, there is a stylized illustration of a surveyor standing on a tripod, holding a surveying instrument. Below the illustration, the words "SURVEYING & MAPPING" are written in a smaller, sans-serif font. The entire logo is set against a white background.

DATE: AUGUST 16, 2019
STATE: ~~TX~~=57

DRPRTREE@BLUESKYSURVEYING
TBLPS REGISTRATION NO. 10105700

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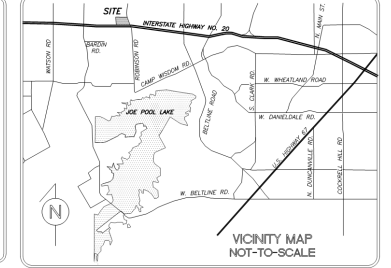
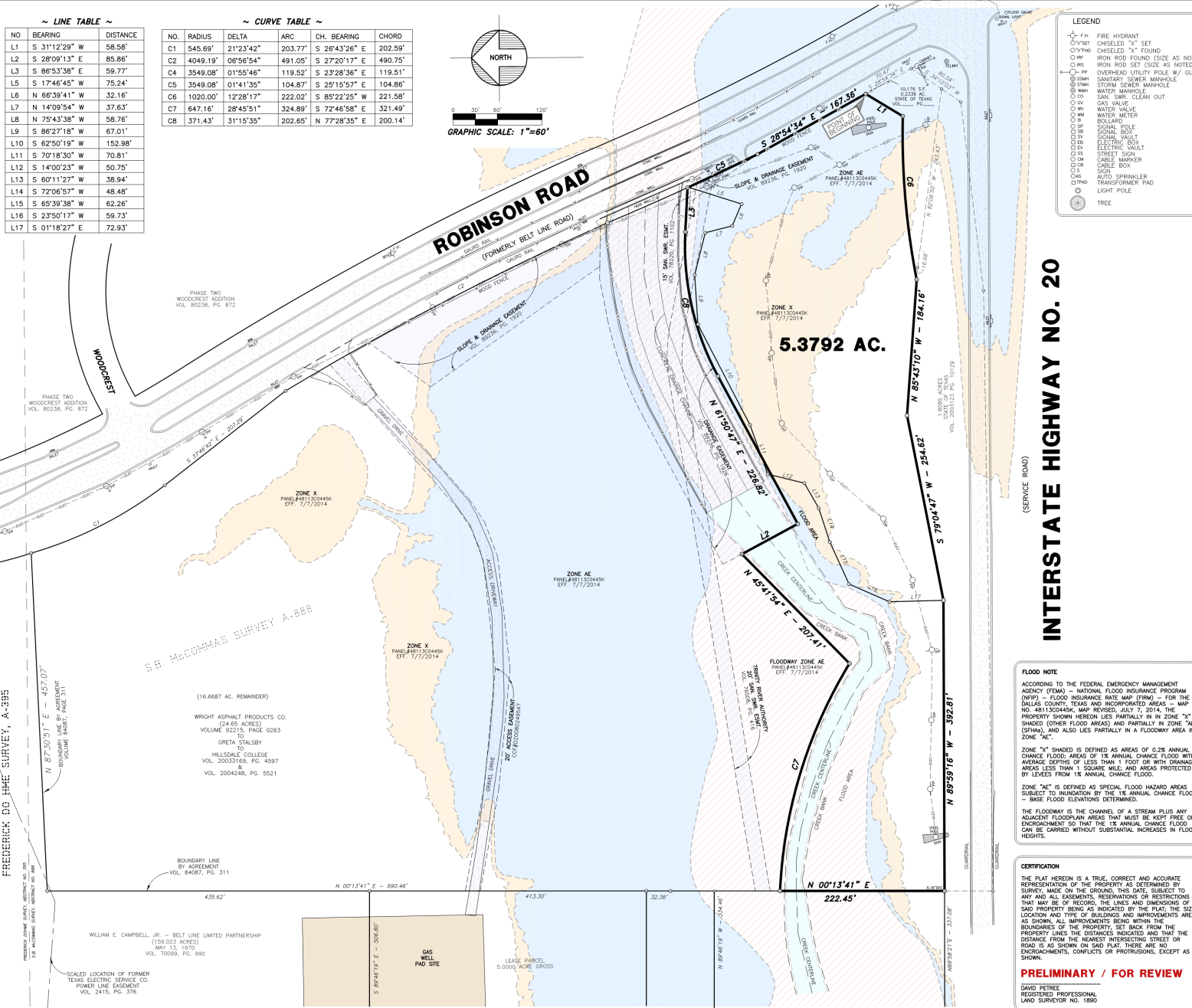
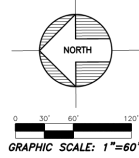


~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 31°12'29" W	58.58'
L2	S 28°09'13" E	85.86'
L3	S 86°53'38" E	59.77'
L4	S 17°46'45" W	75.24'
L5	N 66°39'41" W	32.16'
L6	N 14°09'54" W	37.63'
L7	N 75°43'38" W	58.76'
L8	S 86°27'18" W	67.01'
L9	S 62°50'19" W	152.98'
L10	S 70°18'30" W	70.81'
L11	S 14°00'23" W	50.75'
L12	S 60°11'27" W	38.94'
L13	S 72°06'57" W	48.48'
L14	S 65°39'38" W	62.26'
L15	S 23°50'17" W	59.73'
L16	S 01°18'27" E	72.93'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	545.69'	21°23'42"	203.77'	S 26°43'26" E	202.59'
C2	4049.19'	06°56'54"	491.05'	S 27°20'17" E	490.75'
C3	3549.08'	01°55'46"	119.52'	S 23°28'36" E	119.51'
C4	3549.08'	01°41'35"	104.87'	S 25°15'57" E	104.86'
C5	1020.00'	12°28'17"	222.02'	S 85°22'25" W	221.58'
C6	647.16'	28°45'51"	324.89'	S 72°46'58" E	321.49'
C7	371.43'	31°15'35"	202.65'	N 77°28'35" E	200.14'



SURVEY PLAT
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE FOLLOWING DESCRIBED PROPERTY:
**BELG ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE S. B. McCOMMAS SURVEY, ABSTRACT NO. 886, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, BEING SAME BEING A PORTION OF THAT CERTAIN (CALLED 24.65 ACRES) TRACT OF LAND CONVEYED TO WRIGHT ASPHALT PRODUCTS COMPANY BY DEED RECORDED IN VOLUME 10129 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND ALSO BEING THE PROPERTY CONVEYED TO HILLSDALE COLLEGE BY DEEDS RECORDED IN VOLUME 2033123, PAGE 10129 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND ALSO BEING THE PROPERTY CONVEYED TO HILLSDALE COLLEGE BY DEEDS RECORDED IN VOLUME 2004248, PAGE 5521 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD SET FOR CORNER AT THE NORTH END OF A CORNER CLIP FOUND AT THE INTERSECTION OF WEST RIGHT-OF-WAY LINE OF ROBINSON ROAD, FORMERLY BELT LINE ROAD AS CONVEYED TO THE CITY OF GRAND PRAIRIE BY DEED RECORDED IN VOLUME 89236 AT PAGE 1837 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 20, SAID POINT BEING THE NORTHEAST CORNER OF A 0.2336 ACRE TRACT OF LAND DESCRIBED IN DEED TO STATE OF TEXAS AND RECORDED IN VOLUME 10129 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;
THENCE SOUTH 31° 12' 29" WEST LEAVING THE WEST RIGHT OF WAY LINE OF ROBINSON ROAD AND ALONG THE SAID CORNER CLIP FOR A DISTANCE OF 58.58 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET WITH A CENTRAL ANGLE OF 12° 28' 17" AND A CHORD BEARING SOUTH 85° 22' 25" WEST AT A DISTANCE OF 221.58 FEET;
THENCE SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 20 AS DESCRIBED IN A DEED TO STATE OF TEXAS AND RECORDED IN VOLUME 2003123, PAGE 10129 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, THE FOLLOWING COURSES AND DISTANCES NUMBERED 1, 2, AND 3;
1. NORTH 85° 43' 10" WEST FOR A DISTANCE OF 184.16 FEET TO A 5/8" IRON ROD SET FOR CORNER;
2. SOUTH 78° 04' 47" WEST FOR A DISTANCE OF 254.62 FEET TO A 5/8" IRON ROD SET FOR CORNER;
3. NORTH 88° 59' 16" WEST FOR A DISTANCE OF 392.81 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE COMMON LINE OF THAT CERTAIN (CALLED 159.023 ACRES) TRACT OF LAND CONVEYED TO WILLIAM E. CAMPBELL, JR. - BELT LINE LIMITED PARTNERSHIP BY DEED DATED MAY 13, 1970 AND RECORDED IN VOLUME 70099 AT PAGE 990 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND AFORESAID WRIGHT ASPHALT PRODUCTS COMPANY (24.65 ACRES) TRACT, AS ESTABLISHED BY BOUNDARY LINE AGREEMENT BY AND BETWEEN WILLIAM CAMPBELL, JR. AND WRIGHT ASPHALT PRODUCTS COMPANY BY INSTRUMENT DATED APRIL 4, 1984 AND RECORDED IN VOLUME 84087, PAGE 311, DEED RECORDS, DALLAS COUNTY, TEXAS;
THENCE NORTH 05° 13' 41" EAST DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 20 AS DESCRIBED IN A DEED TO STATE OF TEXAS AND RECORDED IN VOLUME 2003123, PAGE 10129 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, ALONG THE COMMON LINE OF SAID CAMPBELL-LINE LIMITED PARTNERSHIP (24.65 ACRES) TRACT, PER THE AFORESAID BOUNDARY LINE AGREEMENT FOR A DISTANCE OF 222.45 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 847.16 FEET WITH A CENTRAL ANGLE OF 28° 45' 51" AND A CHORD BEARING SOUTH 72° 46' 58" EAST AT A DISTANCE OF 321.49 FEET;
THENCE SOUTHEASTERLY AND LEAVING THE COMMON LINE OF SAID CAMPBELL-LINE LIMITED PARTNERSHIP (24.65 ACRES) TRACT AND SAID WRIGHT ASPHALT PRODUCTS COMPANY (24.65 ACRES) TRACT, PER THE AFORESAID BOUNDARY LINE AGREEMENT AND FOLLOWING ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 324.89 FEET TO A 5/8" IRON ROD SET FOR CORNER;
THENCE NORTH 45° 41' 34" EAST FOR A DISTANCE OF 207.41 FEET TO A 5/8" IRON ROD SET FOR CORNER;
THENCE SOUTH 28° 09' 13" EAST FOR A DISTANCE OF 85.86 FEET TO A 5/8" IRON ROD SET FOR CORNER;
THENCE NORTH 61° 50' 47" EAST FOR A DISTANCE OF 228.82 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 371.43 FEET WITH A CENTRAL ANGLE OF 31° 15' 35" AND A CHORD BEARING NORTH 77° 28' 35" EAST AT A DISTANCE OF 200.14 FEET;
THENCE NORTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 202.65 FEET TO A 5/8" IRON ROD SET FOR CORNER;
THENCE SOUTH 85° 43' 38" EAST FOR A DISTANCE OF 59.77 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE AFORESAID WEST RIGHT OF WAY LINE OF ROBINSON ROAD, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3549.08 FEET WITH A CENTRAL ANGLE OF 01° 41' 35" AND A CHORD BEARING SOUTH 25° 15' 57" EAST AT A DISTANCE OF 104.86 FEET;
THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND ALONG THE AFORESAID WEST RIGHT OF WAY LINE OF ROBINSON ROAD FOR AN ARC DISTANCE OF 104.87 FEET TO A 5/8" IRON ROD SET FOR CORNER;
THENCE SOUTH 28° 54' 34" EAST CONTINUING ALONG THE AFORESAID WEST RIGHT OF WAY LINE OF ROBINSON ROAD FOR A DISTANCE OF 167.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.3792 ACRES OF LAND, MORE OR LESS.**

FLOOD NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 481130244K, MAP REVISED, JULY 7, 2014, THE PROPERTY SHOWN HEREON LIES PARTIALLY IN ZONE "X" (SHADED OTHER FLOOD AREAS) AND PARTIALLY IN ZONE "AE" (SFHA), AND ALSO LIES PARTIALLY IN A FLOODWAY AREA IN ZONE "AE".
ZONE "X" SHADDED IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
ZONE "AE" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATIONS DETERMINED.
THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

CERTIFICATION
THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, MADE ON THE GROUND, THIS DATE, SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS OR RESTRICTIONS THAT MAY BE OF RECORD, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT, THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED AND THAT THE DISTANCE FROM THE NEAREST INTERESTING STREET OR ROAD IS AS SHOWN ON SAID PLAT, THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.
PRELIMINARY / FOR REVIEW
DAVID PETER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

BOUNDARY SURVEY
HILLSDALE COLLEGE TRACT
5.3792 ACRES OF LAND
S.B. McCOMMAS SURVEY, A-888
GRAND PRAIRIE, DALLAS COUNTY, TEXAS

BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MEADOW ROAD
DALLAS TEXAS 75229
PHONE: (214) 354-6600
FAX: (214) 354-6600

DATE: AUGUST 16, 2019
SCALE: 1"=400'
DWG: BOUNDARY SURVEY/HILLSDALE COLLEGE TRACT
TSPS REGISTRATION NO. 10167500
P:\MyProjects\Bldg\111\HillsideCollege\5. AC.DWG



PROJECT DATA

RESIDENTIAL SITE

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

RESIDENTIAL SITE AREA & DENSITY

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

PARKING CALCULATIONS

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

TOTAL PARKING REQUIRED = 576 SPACES

COVERED PARKING CALCULATIONS

576 SPACES * 2 = 116 COVERED SPACES REQUIRED

70 GARAGE SPACES PROVIDED

49 CAR PORT SPACES PROVIDED

TOTAL PARKING PROVIDED

SURFACE SPACES PROVIDED = 437 SPACES

COVERED SPACES PROVIDED = 119 SPACES

TOTAL SPACES PROVIDED = 576 SPACES

HOTEL AND RESTAURANT SITE

HOTEL CALCS (1 SPACE / KEY + 4 SPACES)

90 HOTEL KEYS 90 * 1 = 90 SPACES

ADDITIONAL SPACES = 4

RESTAURANT CALCS (1 SPACE / 100 SF)

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

TOTAL PARKING REQUIRED = 144 SPACES

TOTAL PARKING PROVIDED = 144 SPACES

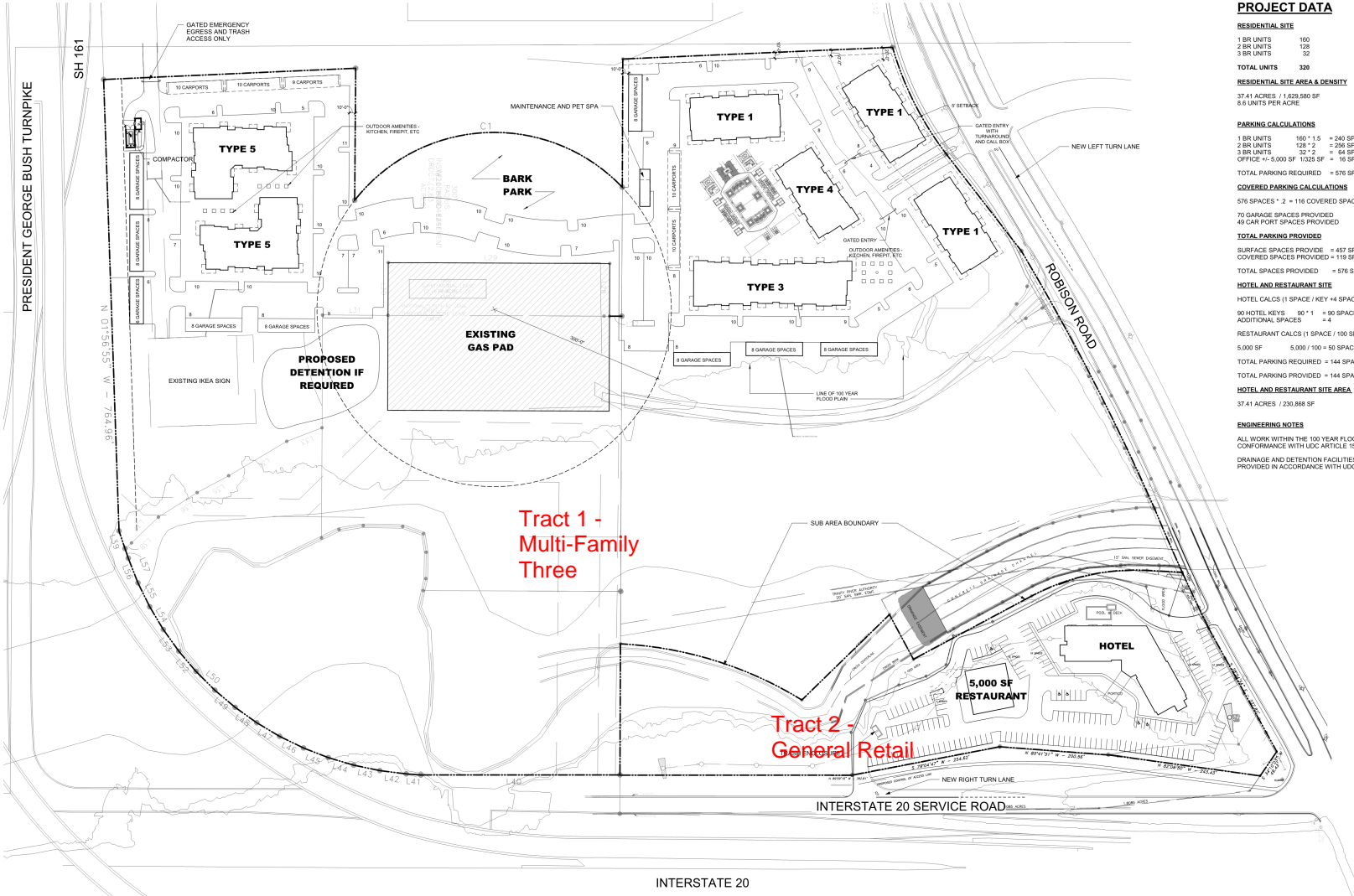
HOTEL AND RESTAURANT SITE AREA

37.41 ACRES / 230,868 SF

ENGINEERING NOTES

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





PROJECT DATA

RESIDENTIAL SITE

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

RESIDENTIAL SITE AREA & DENSITY

37.41 ACRES	1,829,580 SF
6.6 UNITS PER ACRE	

PARKING CALCULATIONS

1 BR UNITS	160 * 1.0	= 240 SPACES
2 BR UNITS	128 * 2	= 256 SPACES
3 BR UNITS	32 * 2	= 64 SPACES
OFFICE	5,000 SF	1000 SF = 16 SPACES
TOTAL PARKING REQUIRED		= 576 SPACES

COVERED PARKING CALCULATIONS

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

TOTAL PARKING PROVIDED

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

HOTEL AND RESTAURANT SITE

HOTEL CALCS (1 SPACE / KEY + 4 SPACES)	
90 HOTEL KEYS	90 * 1 = 90 SPACES
ADDITIONAL SPACES	= 4
RESTAURANT CALCS (1 SPACE / 1000 SF)	
5,000 SF	5,000 / 1000 = 5 SPACES
TOTAL PARKING REQUIRED	= 144 SPACES
TOTAL PARKING PROVIDED	= 144 SPACES

HOTEL AND RESTAURANT SITE AREA

37.41 ACRES	230,868 SF
-------------	------------

ENGINEERING NOTES

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



GRAND PRAIRIE CONCEPTUAL SITE PLAN



GRAND PRAIRIE, TX

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













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

Office Phone 713 874-1122

February 7, 2023

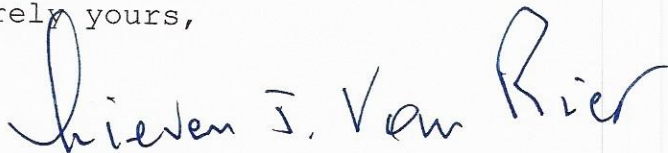
Savannah Ware
Chief City Planner
Grand Prairie, Texas
Planning and Development #034
P.O.Box 534045
Grand Prairie, Texas 75053-4045

Dear Savannah Ware,

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

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

Sincerely yours,

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

Lieven J. Van Riet, Trustee

Register Position

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

Receipt number: **270**

Related form version: **4**

First Name **Elizabeth**

Last Name **Garcia**

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

Your Address Line 2

City **Grand Prairie**

State **Texas**

Zip Code **75052**

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

I am registering my: **Opposition**

Additional Comments

Our TAXES going to go up even more.

Traffic is going to be CRAZY.

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

CRIMES are going to increase.

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

We want our quiet neighborhood back.

Register Position

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

Receipt number: **271**

Related form version: **4**

First Name **Raul**

Last Name **Garcia**

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

Your Address Line 2

City **Grand Prairie**

State **Texas**

Zip Code **75052**

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

I am registering my: **Opposition**

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

We want our quiet neighborhood back

Register Position

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

Receipt number: **333**

Related form version: **4**

First Name **Deborah**

Last Name **Johnston**

Your Address Line 1 **1651 ERNIE LN**

Your Address Line 2

City **GRAND PRAIRIE**

State **Texas**

Zip Code **75052**

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

I am registering my: **Opposition**

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

Register Position

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

Receipt number: **337**

Related form version: **4**

First Name **Jesse**

Last Name **Magers**

Your Address Line 1 **2644 Basswood Dr**

Your Address Line 2

City **Grand Prairie**

State **Texas**

Zip Code **75052**

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

I am registering my: **Opposition**

Additional Comments

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



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

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

APPLICANT: Andrew Wiley, DHI Communities

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

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

SUMMARY:

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

PURPOSE OF REQUEST:

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

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

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

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

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

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

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

HISTORY:

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

ANALYSIS:

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

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

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

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

RECOMMENDATION:

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

BODY:

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

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

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

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

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

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

WHEREAS, on March 7, 2023, the City Council tabled this item to March 21, 2023.

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

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

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

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

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

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

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

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

ORDINANCE NO. X-2023

CASE NO. CPA-23-01-0002

Tract 2

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

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

THENCE departing said road, the following:

S 00°29'50" E, 729.96 feet;

S 89°30'10" W, 663.45 feet;

N 00°39'13" W, 497.06 feet;

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

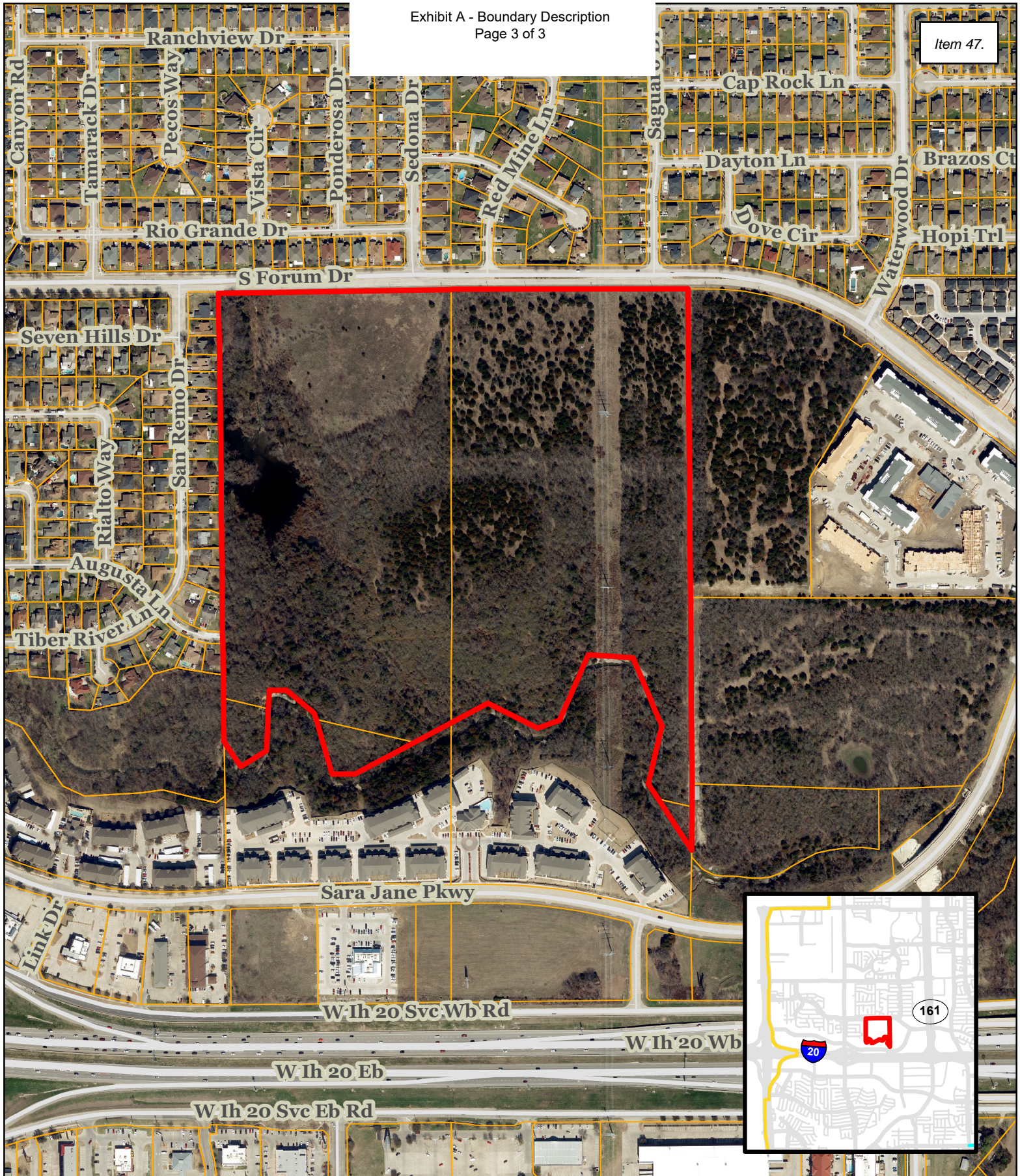
N 25°08'35" E, 13.52 feet;

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

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

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

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





CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

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

APPLICANT: Andrew Wiley, DHI Communities

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

SUMMARY:

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

Project Update:

On March 7, 2023, the City Council tabled this item to March 21, 2023. Since then, the applicant has made the following revisions or changes:

- Provided new conceptual building elevations.
- Increased the minimum living area from 1,400 sq. ft. to 3,200 sq. ft. for 10% of the lots, 2,700-3,000 sq. ft. for 35% of the lots, and 2,000-2,500 sq. ft. for 55% of the lots.

PURPOSE OF REQUEST:

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

ADJACENT LAND USES:

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

Table 1. Adjacent Zoning and Land Use

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

HISTORY:

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

PROPOSED USE CHARACTERISTICS AND FUNCTION:

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

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

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

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Future Land Use Map

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

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

ZONING REQUIREMENTS:

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

Density and Dimensional Requirements

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

Table 2. Single-Family Density and Dimensional Requirements

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

Table 3. Multi-Family Three Density and Dimensional Requirements

Standard	Required	Proposed	Complies
Total Number of Dwelling Units	N/A	261	N/A
Max. Density (DU/AC)	26	24	Yes
Min. Lot Area (Sq. Ft.)	12,000	478,289	Yes
Min. Lot Width (Ft.)	100	620	Yes
Min. Lot Depth (Ft.)	120	720	Yes
Min. Front Yard on Street (Ft.)	30	30	Yes
Min. Side Yard (Ft.)	30	30	Yes
Maximum Height (Ft.)	60	60	Yes
Minimum Living Area (Sq. Ft.)	600	650	Yes
Maximum % Single Bed Units	60%	60%	Yes
Fence along Street	Wrought Iron w/	Wrought Iron w/ Masonry Columns	Yes
Perimeter Fence Height (Ft.)	6	6	Yes

Parking Requirements

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

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

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

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

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

VARIANCES:

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

1. Minimum Lot Width – The applicant is requesting a variance to the minimum lot width of 65 ft. required by Appendix W of the UDC to allow a minimum lot width of 50 ft. The applicant is proposing a lot width of 65 ft. for 14 lots as a compensatory measure.

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

RECOMMENDATION:

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

BODY:

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

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

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

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

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

WHEREAS, on March 7, 2023, the City Council tabled this item to March 21, 2023; and

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

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

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

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

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

Description of Land:

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

SECTION 2. The purpose and intent of this zoning ordinance is to create a development framework that encourages and supports higher standards usually found in a master planned community. Standards on

infrastructure, landscaping, and construction are intended to provide for high quality residential development.

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

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

- A. The development shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit B – Concept Plan incorporated herein by reference. The Concept Plan is intended to be a graphic depiction of the likely lot and block configuration, street layout and amenity plan of the development. It is not intended to constitute a final design or approval, implied or otherwise, of the development. The ultimate development design will be based on the development standards herein contained and/or site limitations at the time of final platting.
- B. The development shall include landscaping and open spaces that are planned and coordinated throughout the development. The development shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit B – Concept Plan.
- C. Building elevations shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit C – Conceptual Building Elevations.
- D. All utilities shall be placed below ground, except for major high voltage transmission lines.
- E. All streets, driveways, and vehicular circulation areas shall be constructed of concrete. Temporary parking and drive areas for model homes may be asphalt.
- F. Any zoning, land use requirements and restrictions not contained within this Planned Development Ordinance shall conform to those requirements for Single Family-Six (SF-6) and Multi-Family Three District (MF-3) in the Unified Development Code (UDC), as amended, and except as amended below.
 - i. The minimum lot width for SF-6 shall be 50 ft.
 - ii. The minimum lot area for SF-6 shall be 5,000 sq. ft.
 - iii. The minimum living area shall be as follows:
 - 10% of single family homes shall have a minimum living area of 3,200 sq. ft.
 - 35% of single family homes shall have a minimum living area of 2,700 – 3,000 sq. ft.
 - 55% of the single family homes shall have a minimum living area of 2,000 – 2,500 sq. ft.
 - iv. The maximum height for SF-6 shall be 50 ft.
 - v. Front entry garages are allowed and shall include design upgrades depicted in Exhibit D – Garage Door Enhancements.

G. A Planned Development Site Plan for the Multi-Family development shall be approved by the City of Grand Prairie City Council prior to the issuance of any building permits.

H. A Preliminary Plat and Final Plat shall be reviewed and approved by the City of Grand Prairie Planning and Zoning Commission prior to the issuance of any building permits.

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

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

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

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

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

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

ORDINANCE NO. X-2023

PLANNED DEVELOPMENT NO. X

ZONING CASE NO. ZON-23-01-0003

METES AND BOUNDS DESCRIPTION

Tract 1

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

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

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

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

N 33°09'04" W, 283.72 feet;

N 13°09'37" E, 221.06 feet;

N 23°04'42" W, 275.82 feet;

S 86°23'11" W, 165.97 feet;

S 23°36'43" W, 264.58 feet;

S 69°44'08" W, 87.11 feet;

N 63°19'50" W, 207.48 feet;

S 61°54'30" W, 559.11 feet;

S 89°25'04" W, 86.06 feet;

N 16°18'08" W, 236.12 feet;

N 50°20'30" W, 133.65 feet;

N 89°42'35" W, 64.12 feet;

S 02°28'06" E, 224.38 feet;

S 58°20'54" W, 113.17 feet;

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

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

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

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

S 01°24'31" E, 45.18 feet;

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

S 25°08'35" W, 13.52 feet;

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

S 00°39'13" E, 497.06 feet;

N 89°30'10" E, 663.45 feet;

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

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

Tract 2

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

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

THENCE departing said road, the following:

S 00°29'50" E, 729.96 feet;

S 89°30'10" W, 663.45 feet;

N 00°39'13" W, 497.06 feet;

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

N 25°08'35" E, 13.52 feet;

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

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

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

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

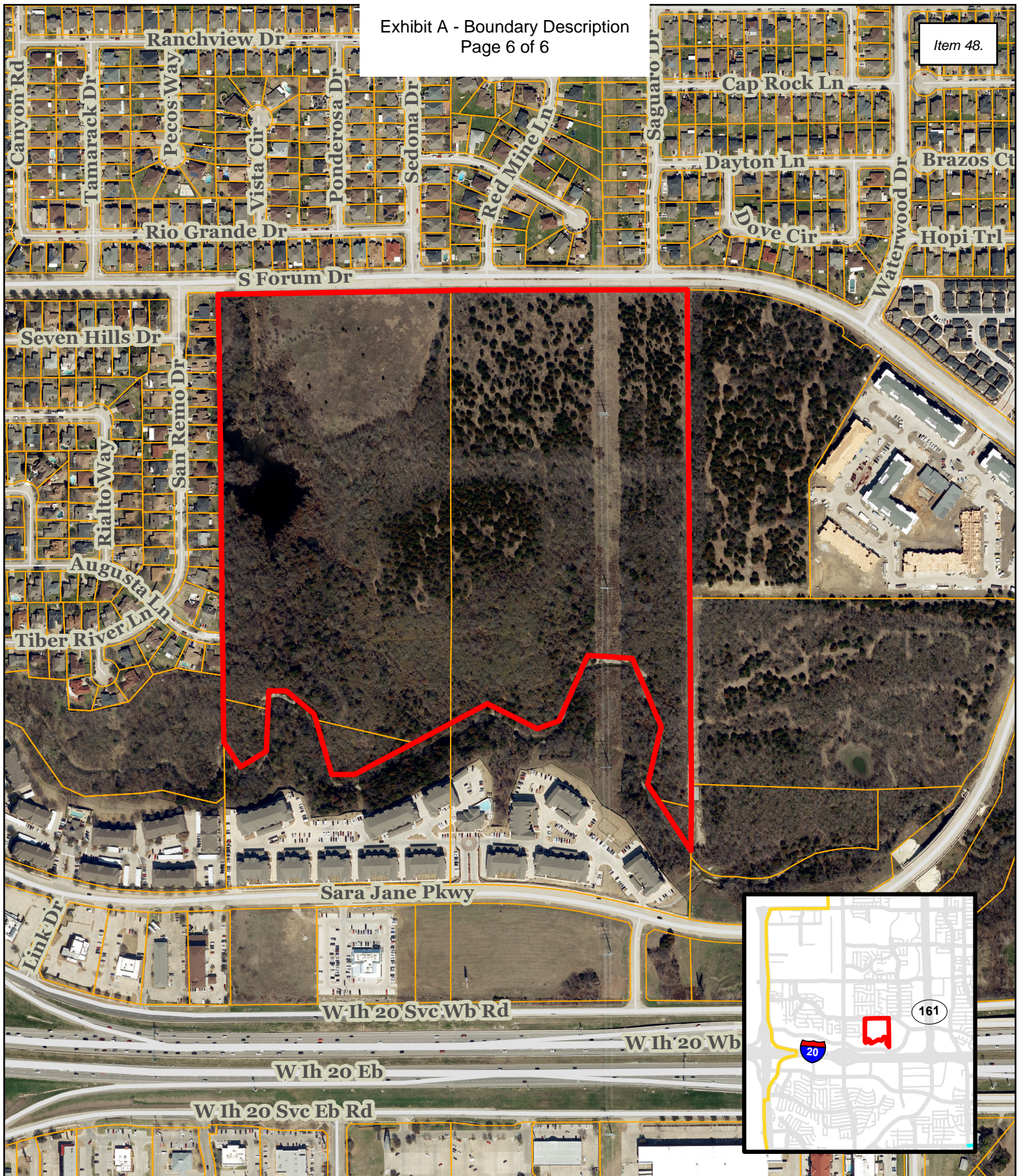
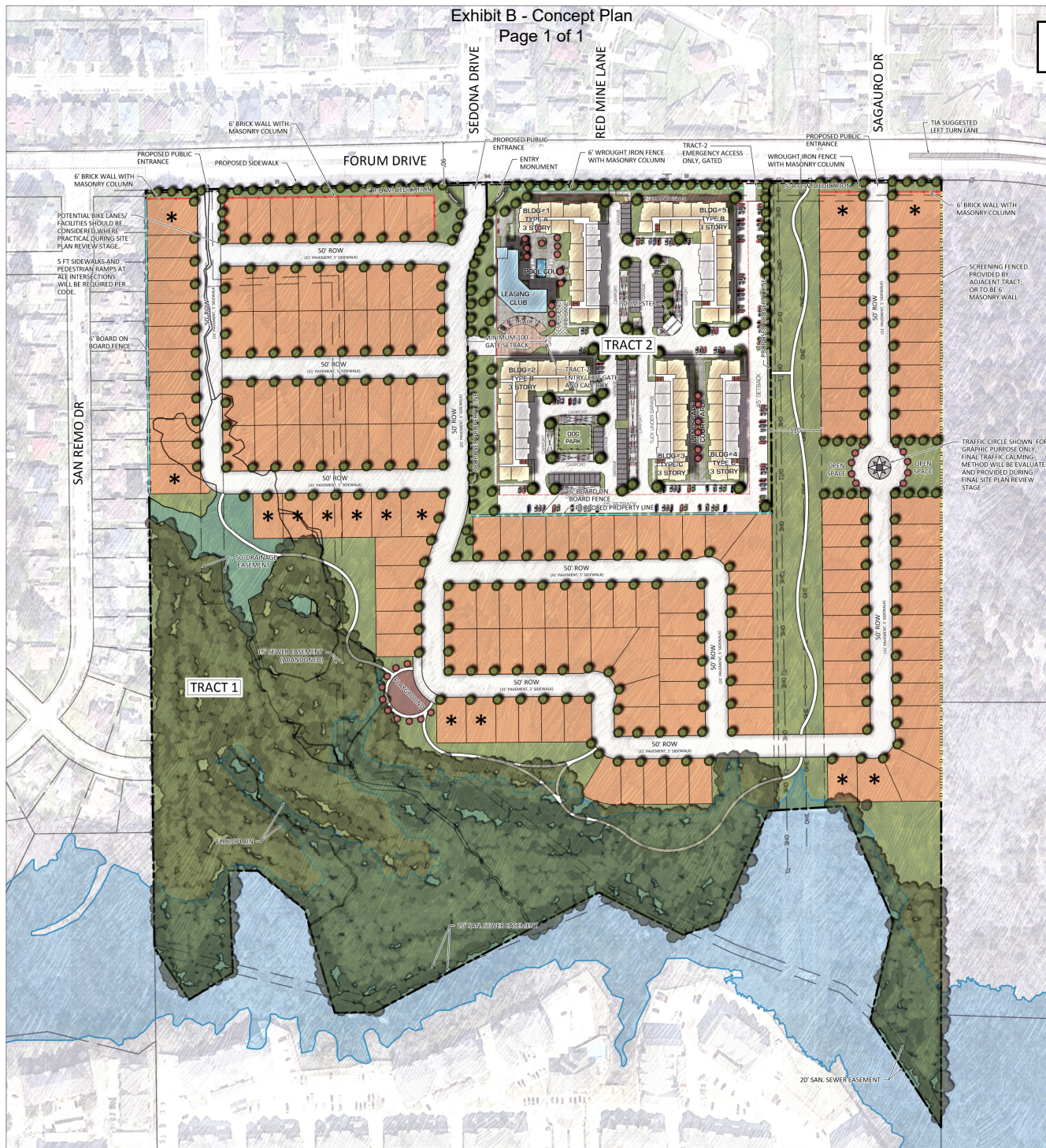


Exhibit B - Concept Plan Page 1 of 1

Item 48.



* PREMIUM LOT: MINIMUM 65' WIDE

TRACT - 1 (+/- 54.6 Acre): Single Family (SF-6) Density and Dimensional Requirements

Standard	Article 6 and (SF-6)	Proposed	Compliance
Total Number of Dwelling Units	N/A	167	N/A
Max. Density (DUA)	8.7	3.1	Yes
Min. Living Area (Sq. Ft.)	1,400	1,400	Yes
Min. Lot Area (Sq. Ft.)	5,000	5,000	Yes
Min. Lot Width (Ft.)	50	50	Yes
Min. Lot Depth (Ft.)	100	100	Yes
Min. Front Yard on Street (Ft.)	25	25	Yes
Min. Side Yard (Ft.)	5	5	Yes
Min. Side Yard on Street (Ft.)	15	15	Yes
Min. Rear Yard Setback (Ft.)	10	10	Yes
Min. Rear Entry Garage Door Setback (Ft.)	20	20	Yes
Max. Height (Ft.)	25	30	Variance
Max. Lot Coverage (%)	50%	50%	Yes
Fencing Along Street	Wrought Iron w/ Masonry Columns	If building facing street: 6' Wrought Iron w/ Masonry Columns; If building/side backing/siding street: 6' masonry wall w/ Masonry Columns	Yes

TRACT - 1: Single Family (SF-6) Lot Line Parking Requirements

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' driveways)	Yes

TRACT - 2 (+/- 11 Acre): Multi-Family (MF-3) Density and Dimensional Requirements

Standard	UDC and Appendix W	Tract-2 MF-3	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
Fence along Street	Wrought Iron w/ Masonry Columns	Wrought Iron w/ Masonry Columns	Yes
Perimeter Fence Height (Ft.)	6	6	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	457	Yes
Covered Parking 20%	84	88	Yes
Garage Parking 30%	126	126	Yes

























Forum Garage Door Options:



Decorative Brackets



Wood look with decorative brackets



Top light



Carriage

Register Position

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

Receipt number: **276**

Related form version: **4**

First Name **Richard**

Last Name **Fogarty**

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

Your Address Line 2

City **Grand Prairie**

State **Texas**

Zip Code **75052**

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

I am registering my: **Opposition**

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

Register Position

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

Receipt number: **274**

Related form version: **4**

First Name **Christopher**

Last Name **Sheffield**

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

Your Address Line 2

City **Grand Prairie**

State **Texas**

Zip Code **75052**

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

I am registering my: **Opposition**

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



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/21/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

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

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

APPLICANT: City of Grand Prairie

RECOMMENDED ACTION: Approve

SUMMARY:

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

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

PURPOSE OF REQUEST:

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

This Planned Development will require high-quality design and development standards while also allowing for maximum flexibility in density/dimensional standards to help foster downtown development. The Concept Plan depicts three subareas that will regulate land uses. High intensity retail & entertainment uses are focused along Main Street (green area), whereas the urban residential and civic uses are within the interior core of the district (blue & red areas) and will focus upon less intense neighborhood service uses.

ADJACENT LAND USES:

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

Table 1. Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	2F, SF-4, GR	Residential, GPISD Boze Learning Center
South	CA	Railroad and Jefferson Street retail
West	CA, GR, SF-4	Retail, Restaurants, Residential
East	CA	Dallas County Offices, Commercial, Residential

HISTORY:

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

RECOMMENDATION:

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

BODY:

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

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

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

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

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

WHEREAS, On March 7, 2023, the City Council tabled this item to March 21, 2023; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

publication.

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

Ordinance No. # -2023

Zoning Case No. ZON-23-01-0007

Planned Development No. X



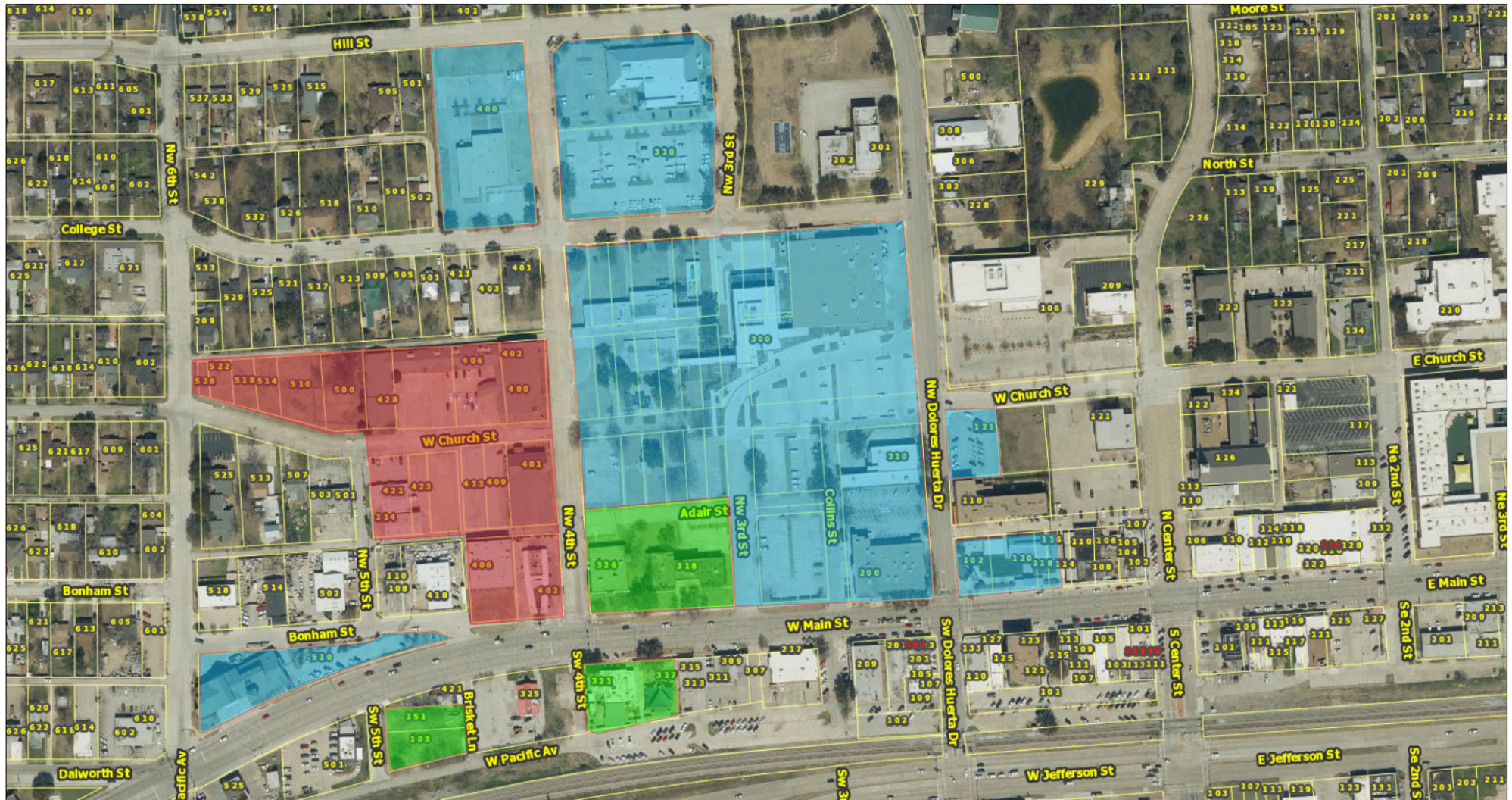
This data has been compiled by the City of Grand Prairie IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

**Downtown Planned Development District
Boundary / Property Map**



0.065 0mi





Downtown Planned Development District - Concept Area Plan

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

Concept Plan Areas

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

Grand
Prairie
TEXAS

0.005 0 mi



Downtown Planned Development

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SECTION 1 – General Provisions

A. Title

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

B. Enactment, Effective Date, and Repeal

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

C. Applicability

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

D. Conflicting Provisions

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

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

E. Severability

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

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

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

H. Concept Plan Required.

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

I. Site Plan Required.

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

SECTION 2 – District Establishment

A. Purpose

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

B. Boundaries

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

C. Concept Plan

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

SECTION 3 – Base Zoning District and Land Uses

A. Base Zoning Districts

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

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

B. Land Uses

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

Table 3-1 Permitted Uses			
X = Use Permitted Blank = Use Not Permitted S=Specific Use Permit			
Use¹	Urban Residential Area (Red Boundaries)	Entertainment / Retail & Office or Mixed Use Area (Green Boundaries)	Civic Area (Blue Boundaries)
All uses allowed by right in the Central Area (CA) zoning district not specifically referenced in this PD	X	X	
All uses allowed by Specific Use Permit in the Central Area (CA) zoning district not specifically referenced in this PD	S	S	
Residential Uses			
SF-Detached	X		
SF-Zero Lot Line	X	S	
SF-Townhouse	X	S	
Mixed Retail & Residential (Mixed Use)	X	X	

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

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

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

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

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

SECTION 4 – Dimensional Requirements

A. Density and Dimensional Requirements.

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

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

TABLE NOTES:

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

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

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

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

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

⁶ See Building Frontage definition for explanation.

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

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

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

SECTION 5 – Building Orientation, Design and Materials

A. Guiding Principles.

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

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

B. Building Orientation and Design.

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

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

1. *Building Materials.*

a. *Generally.*

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

b. *Alternative Materials.*

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








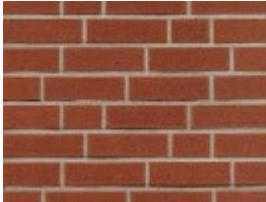
Table 5-1 Principal Masonry Building Materials				
Masonry Materials		Photo Examples		
A	Modular Brick	A 	B 	C 
B	Modular Stone			
C	Architectural cast or precast concrete (detailed)	D 	E 	F 
D	Architectural reinforced concrete (glass fiber, fiber)			
E	Cement Board Siding			
F	Terra cotta			
G	Cast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

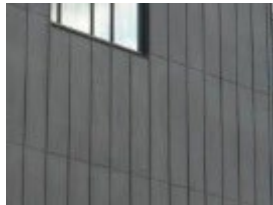

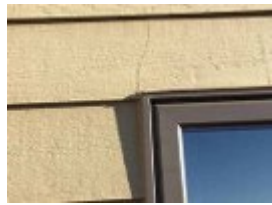

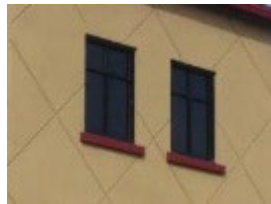
Table 5-2 Accent Building Materials				
Metal Materials		Photo Examples		
A	Metal panels	<div>A</div> 	<div>B</div> 	<div>C</div> 
B	Metal accents			
C	Composite wall panel			
Siding		Photo Example		
D	Wood lap (natural or cement)	<div>D</div> 	<div>E</div> 	<div>F</div> 
E	Wood (natural or cement)	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








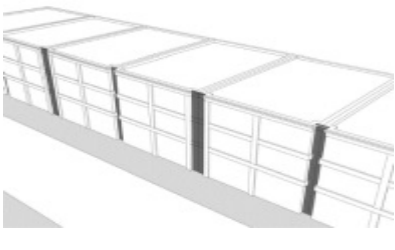
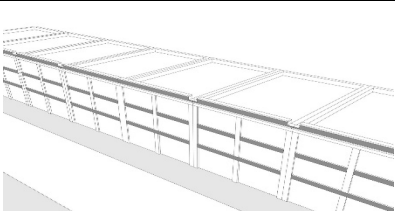
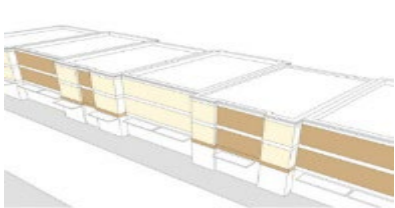
Table 5-2 Accent Building Materials				
Glass		Photo Example		
J	Curtain wall			
K	Glass accent			

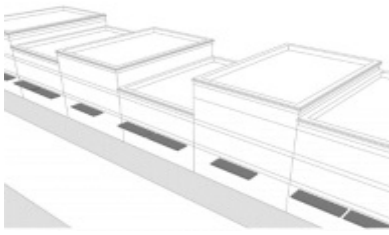
Table 5-3 Permitted Roofing Materials				
Roofing Materials		Photo Examples		
A	Asphalt Shingle			
B	Concrete or clay tile			
C	Standing seam tile			
D	Metal shingles			
E	Solar shingles			

2. *Wall Articulation.*

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

Table 5-4
Wall Articulation Features (Below)

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

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

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

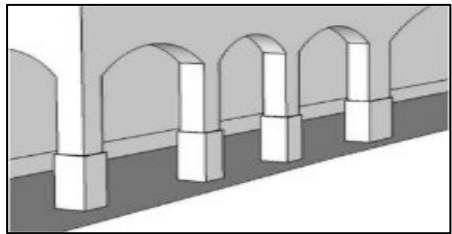
Table 5-5 Blank Wall Options	
Element Type	Illustrated Example
<p>Arcades</p>	

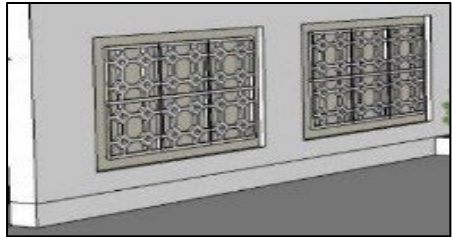

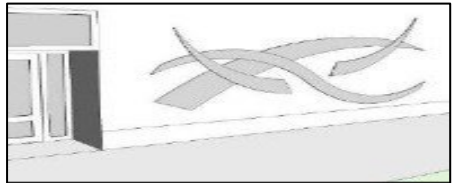

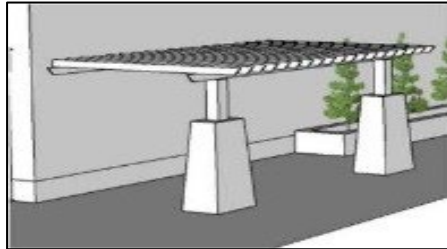

Table 5-5 Blank Wall Options	
Element Type	Illustrated Example
Architectural Details or Screening	
Display Cases or Boxes	
Murals	

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

C. Open Space and Pedestrian Linkages.

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

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



D. Outdoor Dining.

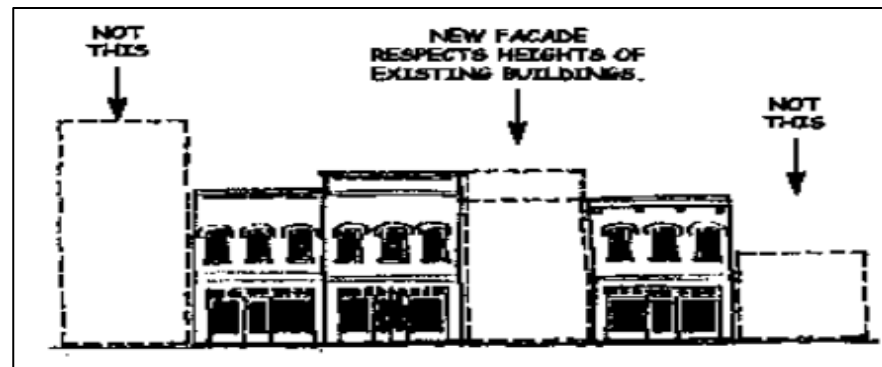
When provided, either as required in Subsection D.4, Blank Walls, above, or at the option of the applicant, areas for outdoor dining shall comply with the following standards:

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

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

E. Historic Preservation.

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



F. Mechanical Equipment and Utilities.

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

SECTION 6 - Parking and Loading

A. Guiding Principles

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

B. General Parking Requirements

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

C. Required Parking

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

b. *Requirements of Parking Study.*

- i. A special study shall be conducted by a qualified, certified traffic engineer at the applicant's and/or owner's expense.
- ii. The special study shall provide:
 - A. A peak parking analysis of at least five functionally comparable uses; and
 - B. Documentation regarding the comparability of the referenced uses, including: name, function, location, gross floor area, parking availability, access to transportation networks (including vehicular, bicycle, pedestrian, and transit, as applicable), use restrictions, and other factors that could affect the parking demand.

c. *Approval of Special Study.*

- i. The Planning and Development Director and/or Transportation Director may rely upon the special study or may request additional information or analysis, including, but not limited to: alternative or new data points, or consideration of additional or alternative factors related to comparability or peak demand, as supported by sound engineering principles.
- ii. In conjunction with the review of the submitted parking study, the Planning and Development Department or Transportation Department may consider any other materials relating to the parking and loading requirements of uses and their ancillary land uses that the Planning and Development or Transportation Director deems useful and necessary.
- iii. As a condition of approval of a special study, the Planning and Development or Transportation Director may require that land be reserved or land-banked for additional parking if:
 - A. There is a demonstrably high probability the land use could change, resulting in a higher demand for parking; or
 - B. The variability in the special study justifies the reservation of additional land to mitigate a material risk that the land use may be insufficiently parked.
 - C. Areas that are reserved or land-banked shall be of an appropriate location and dimension to provide for the additional parking by connection to existing parking lots.
- d. *Traffic Impact Analysis.* A Traffic Impact Analysis (TIA) and resulting proposals for specific improvements may be required by the Transportation Director in accordance with Article 23, *Master Transportation Plan*, of the UDC.

2. *Required Parking Spaces.*

- a. *Minimum Required Parking.* The minimum parking ratios listed in Article 10, Section 7, *Off-Street Parking Requirements*, shall apply. Due to the limited space available in the downtown area, variation requests will be considered depending upon the intensity of the use. Parking garage development is encouraged.

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

D. Parking Layout and Design

1. Parking Layout

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

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


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

E. Structured Parking

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

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

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

Table 6-1 Parking Structure Types and Standards		
Parking Structure Type Description	Image	Standards
<p>Integrated parking structures are located within an occupied building or surrounded by liner buildings</p>		<ul style="list-style-type: none"> Integrated structures may be fully or partially integrated with the surrounding building. Liner buildings shall comply with standards set forth in Subsection E.4, <i>Liner Buildings for Parking Structures</i>.

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

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

F. Off-Street Loading

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

G. Residential Parking Standards

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

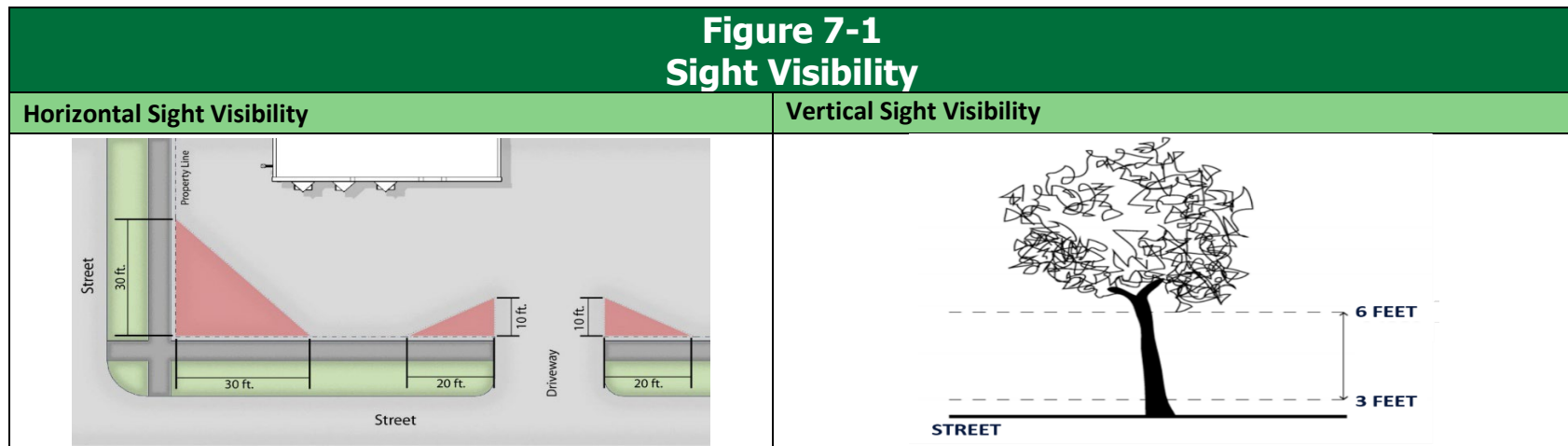
- H. **Parking Requirements by Use.** Parking calculations standards noted in Article 10 : Parking and Loading Standards of the UDC shall apply unless otherwise noted below. A reduction in parking requirements may be requested as permitted in the Unified Development Code. A parking study may be requested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

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

SECTION 7 – Landscaping

A. General Standards

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



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

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

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

B. Minimum Plantings.

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

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

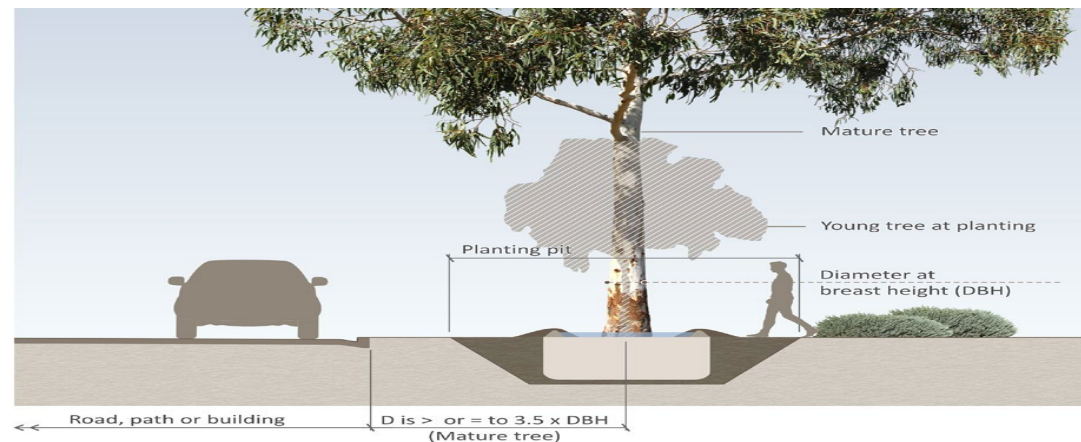
C. Street Trees and Pedestrian Walkway Trees.

1. Location.

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

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

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



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

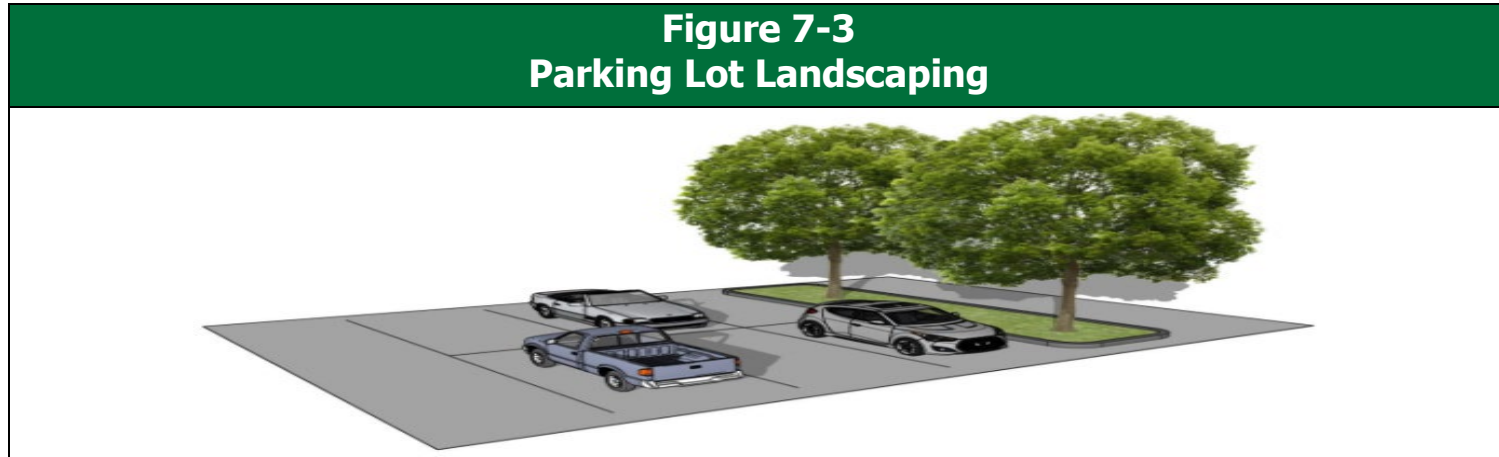
D. Foundation Planting

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

E. Parking Lot Plantings

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

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



F. Landscaping Area Plantings

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

G. Tree Mitigation

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

SECTION 8 – Outdoor Lighting

A. Guiding Principles.

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

B. Exempted Lighting.

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

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

C. Prohibited Lighting

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

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

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

D. Outdoor Lighting Standards

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

SECTION 9 – Signs

A. Guiding Principles

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

B. Unified Signage Plans

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

C. Design Guidelines

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

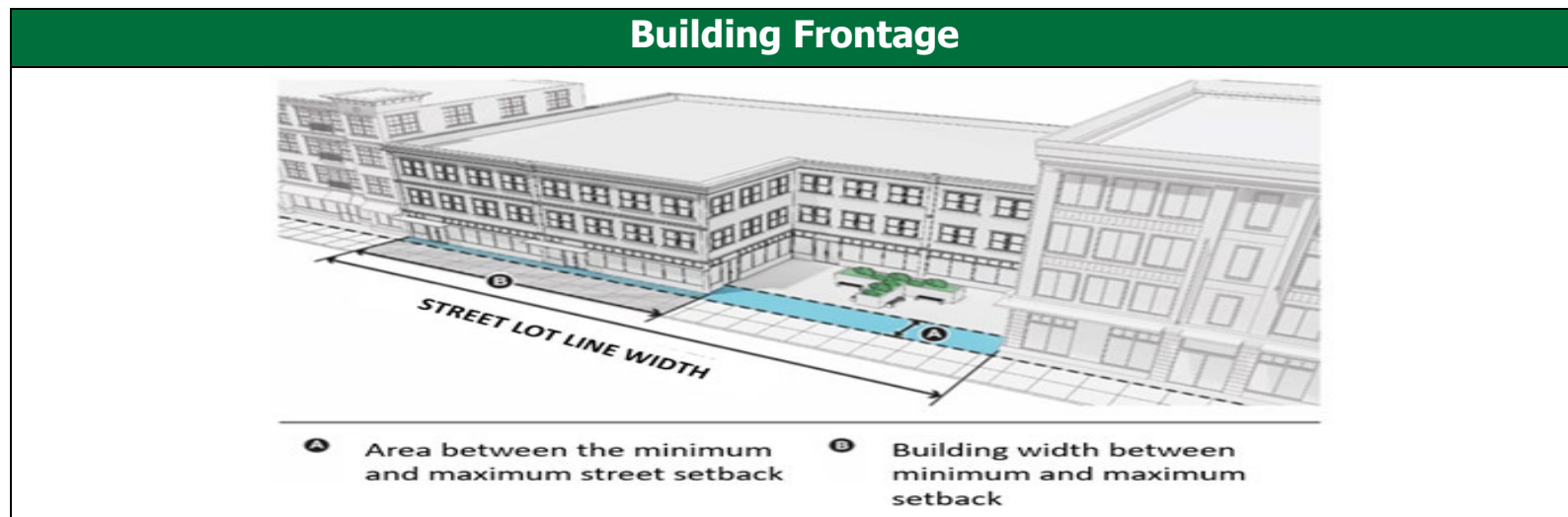
1. *Monument Sign.* To assure walkability and uniform sign design, individual signage is encouraged to be attached to the main structure or located outside of the public walkway. Signage should be incorporated with the design of the primary structure. Stand-alone monument signage is discouraged.
2. *Multi-Tenant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

SECTION 10 – Definitions

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

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

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



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

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

Exhibit B, District Boundary Map

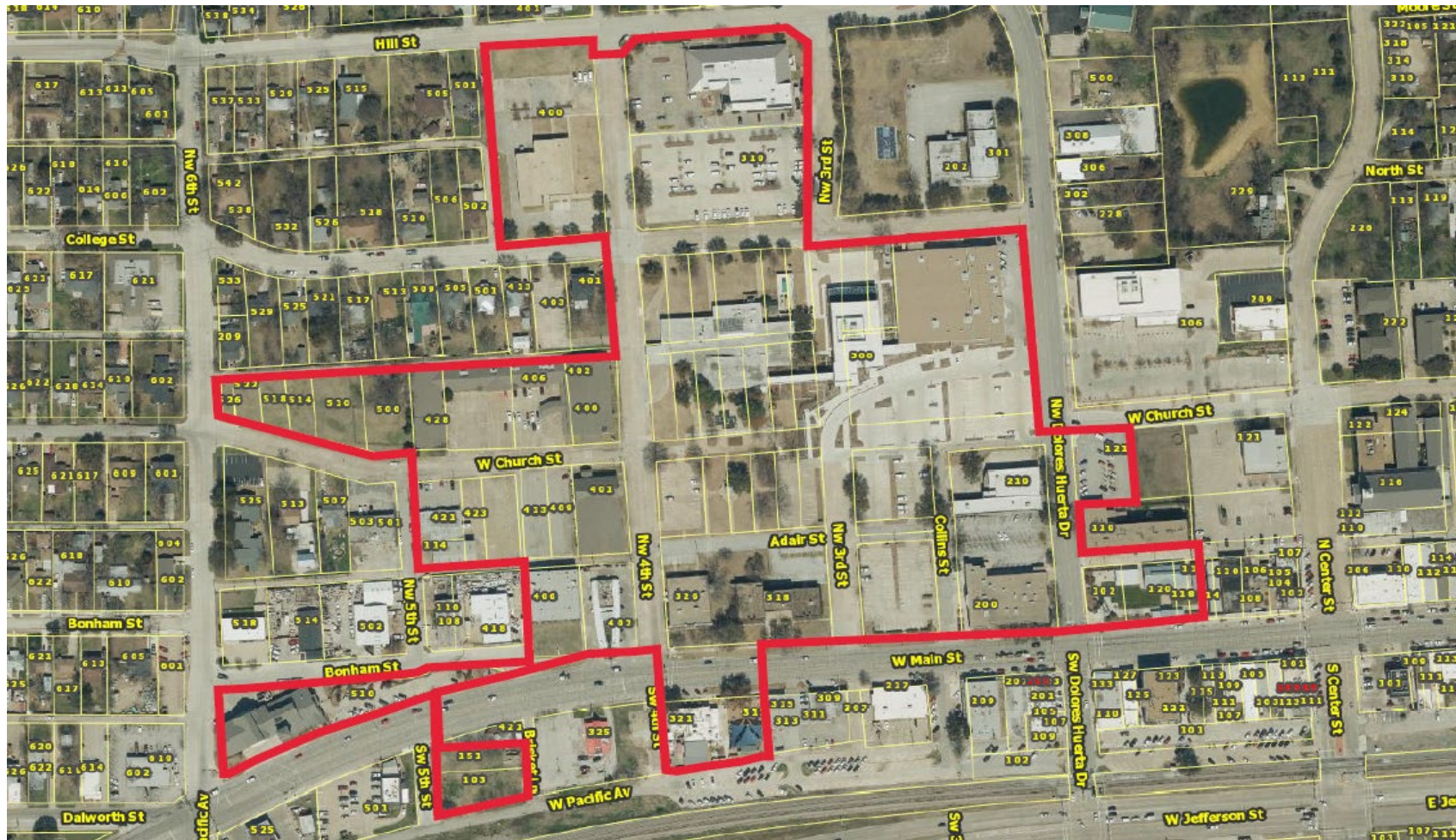
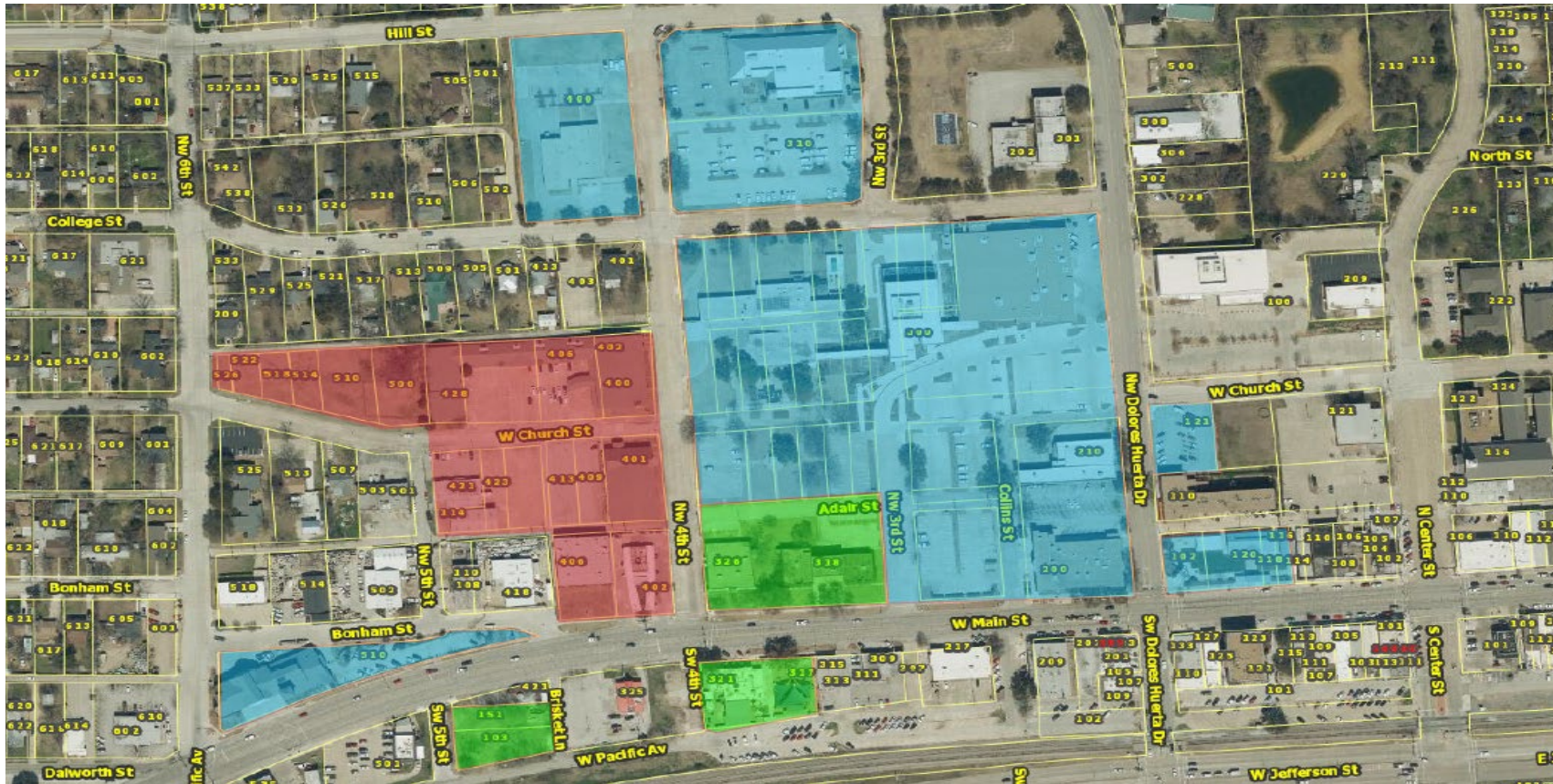


Exhibit C, Concept Plan



Concept Plan Areas

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