

ORDINANCE NO. 11567-2024

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE A PORTION OF TRACT 2.2, WILLIAM REED SURVEY, ABSTRACT NO. 1193, LOT 2, BLOCK 1, MAYFIELD ROAD RETAIL 1, AND A PORTION OF LOT 1, BLOCK 1, MAYFIELD ROAD RETAIL 1, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM PLANNED DEVELOPMENT NO. 294 TO A PLANNED DEVELOPMENT DISTRICT FOR GENERAL RETAIL, MULTI-FAMILY USES, AND SINGLE FAMILY TOWNHOUSE 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-294 to a Planned Development District for General Retail, Multi-Family, and Single Family Townhouse Uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 10, 2024, 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-294 to a Planned Development District for General Retail, Multi-Family, and Single Family Townhouse 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 July 16, 2024, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance, 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-294 to a Planned Development District for General Retail Uses, Multi-Family, and Single Family Townhouse Uses.

Description of Land:

A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, Lot 2, Block 1, Mayfield Road Retail 1, and a portion of Lot 1, Block 1, Mayfield Road Retail 1, City of Grand Prairie, Dallas County, Texas, and as Depicted in the attached Exhibit A – Location Map and Exhibit B – Boundary Description.

SECTION 2. The intent of this zoning ordinance is to create a horizontal mixed-use development that substantially conforms to referenced exhibits, Exhibit D – Concept Plan, and Exhibit E – 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.

CI. LAND USES AND DEVELOPMENT REQUIREMENTS

1. Base Zoning Districts – Tracts 1, 2, and 3 on Exhibit C – Zoning Districts are designated for General Retail Development. Tract 4 on Exhibit C – Zoning Districts is designated for Multi-Family and Hybrid Housing (Build-to-Rent) Development.
 - 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 required below and otherwise amended by Exhibit F – Planned Development Standards.
 1. ~~The total number of multi-family units shall not exceed 225.~~ Changing total number of multi-family units allowed from 225 to 252
 2. ~~The eastern block of residential units along the Access Drive shall be Hybrid Housing (Build-to-Rent) units.~~
 - b. Single Family Townhome District: Hybrid Housing (Build-to-Rent) development shall comply with the provisions for Single Family Townhouse (SF-T) district and Appendix W in the UDC, as amended, except as amended by Exhibit F – Planned Development Standards.
 - c. General Retail: General Retail development shall comply with the provisions for General Retail District and Appendix F in the UDC, as amended, except for as required below and otherwise amended by Exhibit F – Planned Development Standards.
 1. The applicant shall provide cross access easements to the adjacent property as required by the UDC.
 2. A masonry screening wall along Robinson Road shall be provided for Tracts 1, 2, and 3. The masonry screening wall shall be eight feet in height.

2. Permitted Uses

- a. Multi-Family and Hybrid Housing (Build-to-Rent) District: The uses in the Multi-Family District and Hybrid Housing (Build-to-Rent) District shall be those uses provided for Multi-Family Three (MF-3) and Single Family Townhouse (SF-T) Districts in the UDC, as amended, except for as amended by Exhibit F – Development Standards.
- 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 required below and otherwise amended by Exhibit F – Development Standards.
 1. Restaurant with alcohol sales including entertainment shall require City Council approval of a Specific Use Permit.

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

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 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.

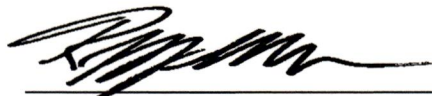
SECTION 7. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

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 16TH DAY OF JULY 2024.

**CASE NO. ZON-24-04-0015
PLANNED DEVELOPMENT NO. 456**

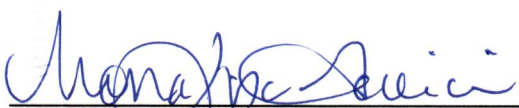
APPROVED:



Ron Jensen, Mayor

ATTEST:

APPROVED AS TO FORM:


City Secretary
City Attorney

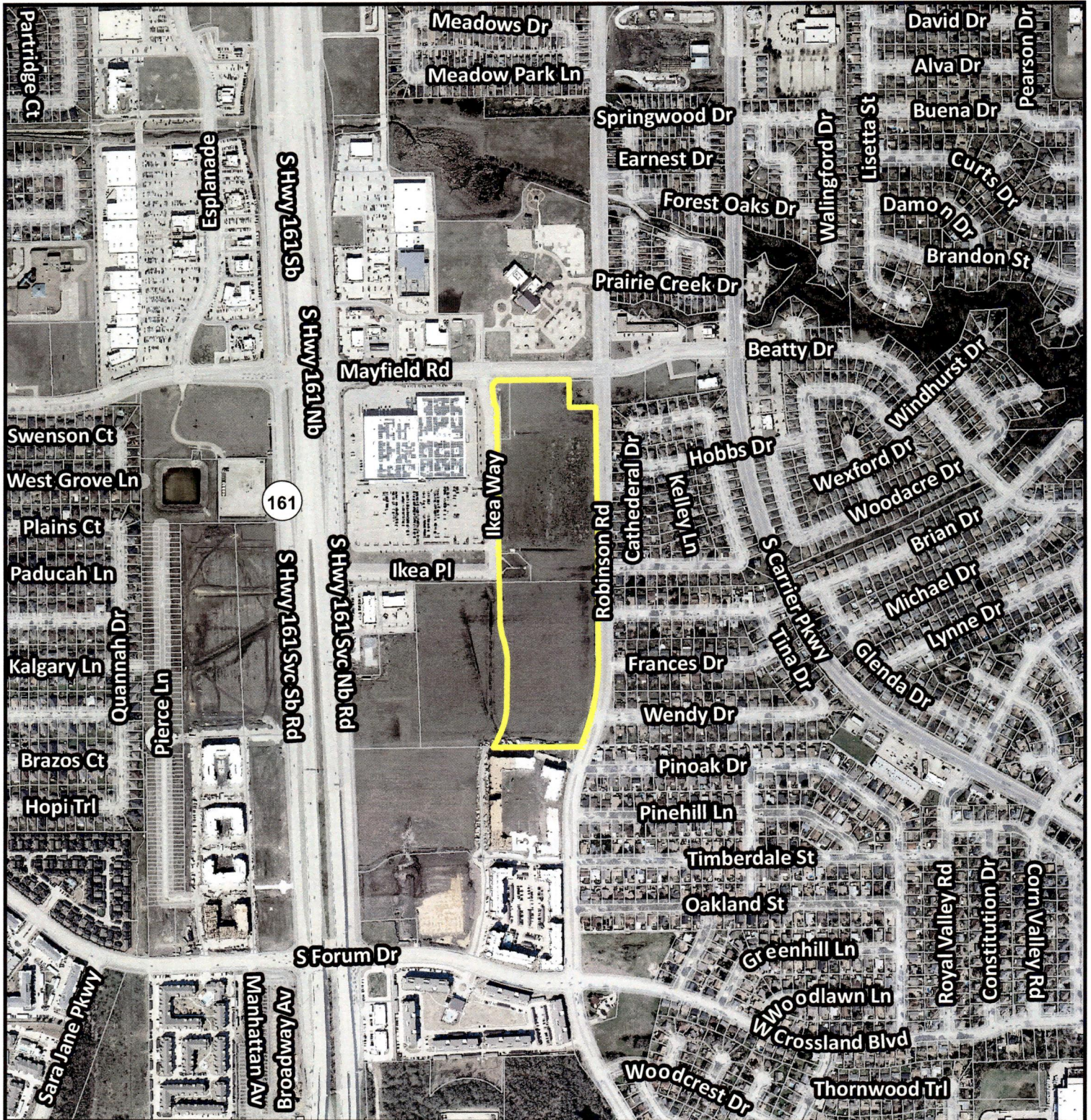
City of Grand Prairie
Planning and Development

(972) 237-8255
www.gptx.org

Exhibit A- Location Map

Page 1 of 1

CASE LOCATION MAP
ZON-24-04-0015
MAYFIELD ROBINSON



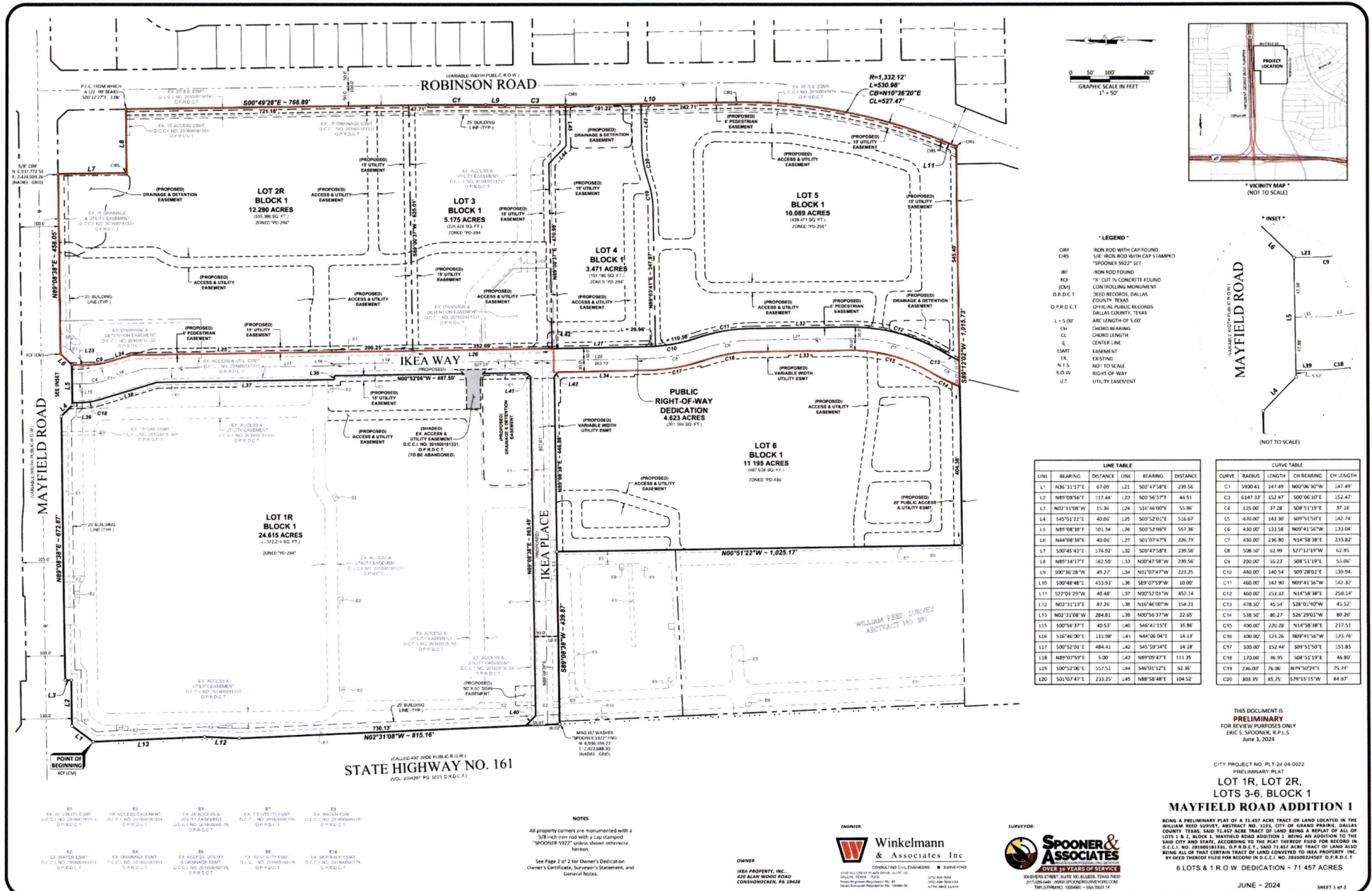
- Location
- Street Center Line
- Parcels

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



0 18 Miles

Grand Prairie
TEXAS
PLANNING
Date: 5/15/2024



Attachment i - Proposed PD Amendments
Page 7 of 18
Exhibit B - Boundary Description
Page 2 of 2

* OWNER'S CERTIFICATION *

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, HEIA PROPERTY, INC., is the sole owner of a 71.457 acre tract of land located in the William Reed Survey, Abstract No. 1191, City of Grand Prairie, Dallas County, Texas, said 71.457 acre tract of land being all of LOTS 1 and 2, BLOCK A, MAYFIELD ROAD ADDITION 1, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. D20160034567 Official Public Records, Dallas County, Texas D.C.C.11, said 71.457 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING an "X" cut in concrete found at the most westerly northern lot corner of said Lot 1, same being at the southerly end of a corner clip located at the intersection of the east right-of-way line of State Highway No. 161, being a called 400 feet wide public right-of-way, a portion of said right-of-way being conveyed to the State of Texas, by the deed thereof filed for record in Volume 1004207 Page 5273, Deed Records, Dallas County, Texas with the south right-of-way line of Mayfield Road being a variable width public right-of-way at this point);

THENCE North 89°31'27" East, along a northwest lot line of said Lot 1 and along the said corner clip, a distance of 47.09 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5927" found thereon referred to as an iron rod found; at the northeasterly end of the said corner clip;

THENCE along the northerly lot lines of said Lot 1 and along the said south right-of-way line of Mayfield Road the following courses and distances:

North 89°08'56" East, a distance of 117.44 feet to an iron rod found;

North 02°31'08" West, a distance of 15.36 feet to an iron rod found;

North 89°08'38" East, a distance of 62.87 feet to an iron rod found;

South 45°51'21" East, a distance of 49.06 feet to an iron rod found;

North 89°08'38" East, a distance of 101.34 feet to an iron rod found;

North 44°08'38" East, a distance of 40.06 feet to an iron rod found;

North 89°08'38" East, at a distance of 64.77 feet passing the most northerly northeast lot corner of said Lot 1, same being the northwest lot corner of said Lot 2, and commencing along a north lot line of said Lot 2 and along the said south right-of-way line, in all a total distance of 438.05 feet to an iron rod found at the most northerly northeast lot corner of said Lot 2, same being the northwest lot corner of Lot 1, Block 1, La Guasacamar, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. D20160032029, D.P.R.D.C.1;

THENCE South 00°45'43" East, departing the said south right-of-way line, and along the common lot line of said Lot 2 and Lot 1, La Guasacamar, a distance of 114.82 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5927" and hereafter referred to as an iron rod found;

THENCE North 89°14'17" East, continuing along the said common lot line, a distance of 162.50 feet to a point for corner at the most easterly northeast lot corner of said Lot 1, same being the southeast lot corner of Lot 1, said Lot 1, La Guasacamar, and being on the west right-of-way line of Robinson Road being a variable width public right-of-way at this point, from which a 1/2 inch iron rod found being South 72°27'27" East a distance of 1.06 feet;

THENCE along the east lot line of said Lot 1 and along the said west right-of-way line of Robinson Road the following courses and distances:

South 00°49'28" East, a distance of 768.89 feet to an iron rod found at the beginning of a curve to the right having a radius of 5,300.41 feet;

With said curve to the right an arc length of 147.49 feet, and across a chord which bears South 00°06'30" East, a chord length of 147.49 feet to an iron rod found;

South 00°36'28" West, a distance of 49.27 feet to an iron rod found at the beginning of a curve to the left having a radius of 5,407.31 feet;

With said curve to the left, at an arc length of 114.47 feet passing an iron rod found at the most southerly southwest lot corner of said Lot 2, same being the northeast property corner of a called 26.2533 acre tract of land conveyed to said HEIA Property, Inc., by the said deed thereof filed for record in Dallas County Clerk's Instrument No. D20160029267, D.P.R.D.C.1, and continuing along the easterly property line of the said 26.2533 acre tract and along the said west right-of-way line, in all a total arc length of 132.47 feet, and across a chord which bears South 00°06'10" East, a chord length of 132.47 feet to an iron rod found;

THENCE continuing along the said east property line of the 26.2533 acre tract and along the said west right-of-way line the following courses and distances:

South 00°48'08" East, a distance of 438.93 feet to an iron rod set at the beginning of a curve to the right having a radius of 5,257.13 feet;

With said curve to the right an arc length of 530.58 feet, and across a chord which bears South 10°36'20" West, a chord length of 52.74 feet to an iron rod set;

South 22°29'29" West, a distance of 40.46 feet to an iron rod set at the most southerly southwest property corner of the said 26.2533 acre tract, same being at an angle point in the said west right-of-way line;

THENCE South 89°17'07" West, along the south property line of the said 26.2533 acre tract, at a distance of 45.1 feet passing the northeast lot corner of said Lot 2, Block 1, The Suberland, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. D20160015686, D.P.R.D.C.1, and continuing along the said south property line and the north lot line of said Lot 2 at a distance of 595.48 feet passing the northeast lot corner of said Lot 2, same being the northeast lot corner of Lot 38-2, Block 1, The Suberland, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. D20160056574, D.P.R.D.C.1, and continuing along the said south property line and along the north lot line of said Lot 38-2, in all a total distance of 1,023.13 feet to an iron rod found at the southwest property corner of the said 26.2533 acre tract, same being the southeast block corner of Block A, 361 Toll Road Retail Center, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. D20160006126, D.P.R.D.C.1;

THENCE North 00°11'22" West, along the west property line of the said 26.2533 acre tract and along the east block line of said Block A, 361 Toll Road Retail Center, a distance of 1,023.17 feet to an iron rod found at the northwest property corner of the said 26.2533 acre tract, same being the northeast lot corner of Lot 1, Block A, of said 361 Toll Road Retail Center, and being on the south lot line of the aforementioned Lot 1, Block 1, Mayfield Road Addition 1;

THENCE South 89°18'34" West, along the said south lot line Lot 1, Block 1, and in part along the north lot line of said Lot 1, Block A, a distance of 139.87 feet to a 1/2 inch iron rod with a cap stamped "SPOONER 5927" found at the most southerly southwest lot corner of said Lot 1, Block 1, and being on the aforementioned east right-of-way line of State Highway No. 161;

THENCE along the west lot line of said Lot 1, Block 1 and along the said east right-of-way line the following courses and distances:

North 02°31'08" West, a distance of 815.16 feet to an iron rod found;

North 02°31'17" East, a distance of 87.26 feet to an iron rod found;

North 02°31'08" West, a distance of 284.81 feet to the **POINT OF BEGINNING**.

The hereinafore described tract of land contains a computed area of **71.457 acres (3,112,677 square feet)** of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, HEIA PROPERTY, INC., do hereby adopt this plat designating the hereon above described property as LOTS 1, 2, and 3 through A, BLOCK, MAYFIELD ROAD ADDITION 1, an Addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water conveyance areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire line easements that be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire line easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an easement. No building or other improvements or growth, except fences, vegetation, driveway and sidewalks less than 5 feet in width shall be constructed or placed upon, over or across the easements, as shown except as permitted by City Ordinances. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utility shall at all times have the full right of ingress and egress to or from and upon the easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity, at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

WITNESS MY HAND at _____ County _____ this _____ day of _____, 2024.

HEIA PROPERTY, INC.

By _____

Printed Name and Title _____

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned a Notary Public in and for said County and State, 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/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of _____, 2024.

Notary Public, State of _____

STATE OF TEXAS

COUNTY OF TARRANT

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Grand Prairie.

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
June 8, 2024

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned a Notary Public in and for said County and State, on this day personally appeared Eric S. Spooner, 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 consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of _____, 2024.

Notary Public, State of Texas

GENERAL NOTES

- The bearings shown hereon are based on the found monumentation of Mayfield Road Retail Addition 1, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. D20160181311, Official Public Records, Dallas County, Texas.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48113C0435, and 48113C0454 maps, revised July 7, 2014 for Dallas County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- The subject property is not located within the 100 year floodplain per FEMA Panel No. 48113C0435 and 48113C0454, dated July 7, 2014.
- All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5927" unless otherwise shown.
- zoning classification 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 indication.
- Existing or future minimum lot-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
- The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any detention pond or underground detention facility and associated drainage easement, hereafter referred to as "improvement" to be developed, constructed or used by the Owner or its successors, assigns or heirs. The Owner(s) shall indemnify, defend and hold harmless the City of Grand Prairie, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the improvement, including any non-performance of the foregoing. Owner shall require any successor assigns or heirs in interest to accept full responsibility and liability for the improvement. All of the above shall be construed, running with the land, in expressly contemplated that the Owner shall impose these covenants upon all the lots of this plat showing, adjacent, or served by the improvement. It is also expressly contemplated that the Owner shall impose these covenants upon any successor assigns or heirs in interest the full obligation and responsibility of maintaining and operating said improvement. Owner shall require any successors, assigns or heirs in interest to accept full responsibility and liability for the improvements. All of the above shall be covenants running with the land.
- The purpose of this plat is to revise the configuration of Lots 1 and 2, dedicate public right-of-way to create additional lots from divided tracts of land, and to create necessary easement value for commercial development.

ENGINEER

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS • SURVEYORS
4710 HEBBARD DRIVE, SUITE 100, DALLAS, TEXAS 75243
PH: 972.345.1234 FAX: 972.345.1235
www.winkelmann.com
Texas Notary Public No. 00999-01

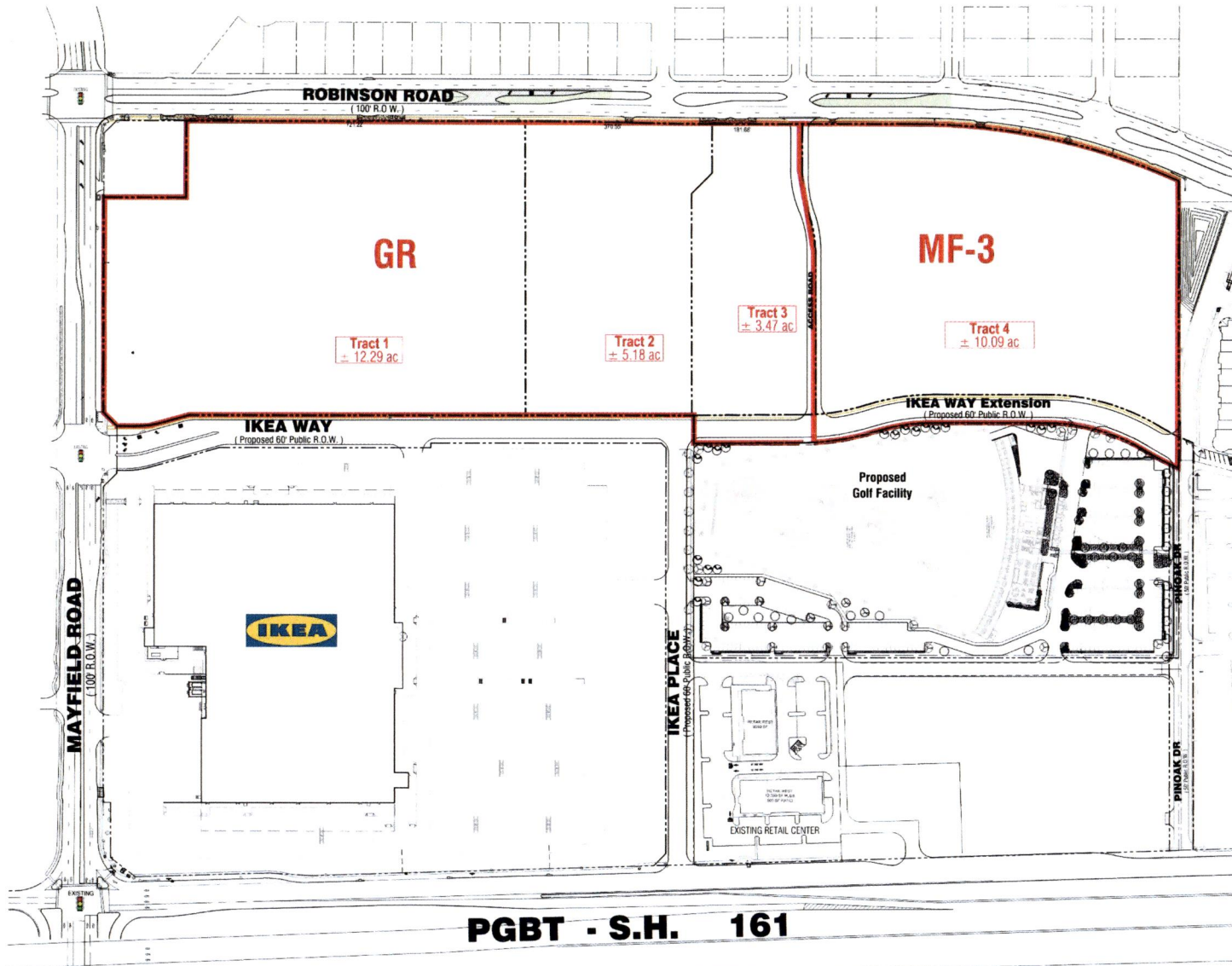
SURVEYOR

SPOONER & ASSOCIATES
OVER 30 YEARS OF SERVICE
SPOONER & ASSOCIATES, P.C.
10710 HEBBARD DRIVE, SUITE 100, DALLAS, TEXAS 75243
PH: 972.345.1234 FAX: 972.345.1235
www.spoonerandassociates.com
Texas Notary Public No. 00999-01

OWNER
HEIA PROPERTY, INC.
426 ALAN WOOD ROAD
COUNSHOOKEN, PA 15062

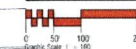
CITY PROJECT NO. P-1-24-04-0022
PRELIMINARY PLAT
**LOT 1R, LOT 2R,
LOTS 3-6, BLOCK 1
MAYFIELD ROAD ADDITION 1**
BEING A PRELIMINARY PLAT OF A 71.457 ACRE TRACT OF LAND LOCATED IN THE WILLIAM REED SURVEY, ABSTRACT NO. 1191, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAID 71.457 ACRE TRACT OF LAND BEING A REPLAT OF ALL OF LOTS 1 & 2, BLOCK 1, MAYFIELD ROAD ADDITION 1, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN D.C.C. NO. D20160034567, D.P.R.D.C.1, SAID 71.457 ACRE TRACT OF LAND ALSO BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO HEIA PROPERTY, INC. BY DEED THEREOF FILED FOR RECORD IN D.C.C. NO. D20160006126, D.P.R.D.C.1
6 LOTS & 1 R O W DEDICATION - 71.457 ACRES

JUNE - 2024
SHEET 2 of 2



Case Number: ZON-24-04-0015

PD UNDERLYING ZONING PLAN



THIS PLAN IS ISSUED AS A GUIDE AND DOES NOT REPRESENT A GUARANTEE OF ACCURACY. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION, SPECIFICATIONS, DIMENSIONS AND/OR TOLERANCES SET FORTH IN THIS PLAN HAVE BEEN OBTAINED FROM DOCUMENTS DELIVERED TO THE PREPARED. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION, SPECIFICATIONS, DIMENSIONS AND/OR TOLERANCES SET FORTH IN THIS PLAN HAVE BEEN OBTAINED FROM DOCUMENTS DELIVERED TO THE PREPARED. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION, SPECIFICATIONS, DIMENSIONS AND/OR TOLERANCES SET FORTH IN THIS PLAN HAVE BEEN OBTAINED FROM DOCUMENTS DELIVERED TO THE PREPARED.

DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS

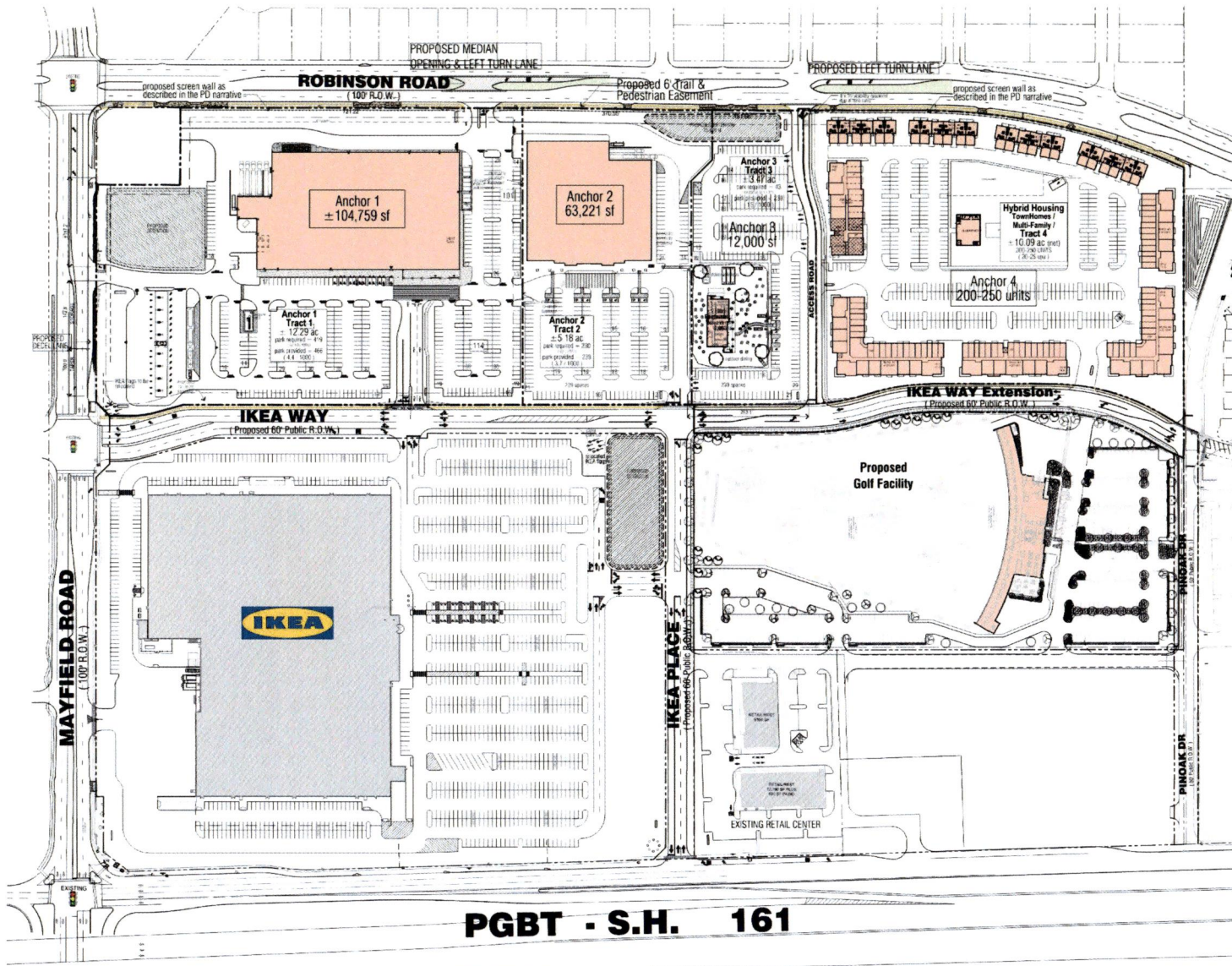
THESE PLANS ARE THE PROPERTY OF HODGES ARCHITECTURE PLANNING AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HODGES ARCHITECTURE PLANNING.

Mayfield-Robinson Development GRAND PRAIRIE, TEXAS

HODGES architecture planning
15642 Omega, Dallas, Texas 75244-4514
phone 972.387.1030 fax 972.387.1031
www.hodgesusa.com

23002.01
KO 6-4-24

SCHEME
SP-26

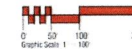


NOTES

- 1 Signs are shown for illustrative purposes only
- 2 All proposed Detention Areas are subject to change during site plan review. Full engineering will be required.
- 3 All proposed Paving Intersections are subject to change during site plan review. Full engineering will be required.

Case Number: ZON-24-04-0015

CONCEPT PLAN



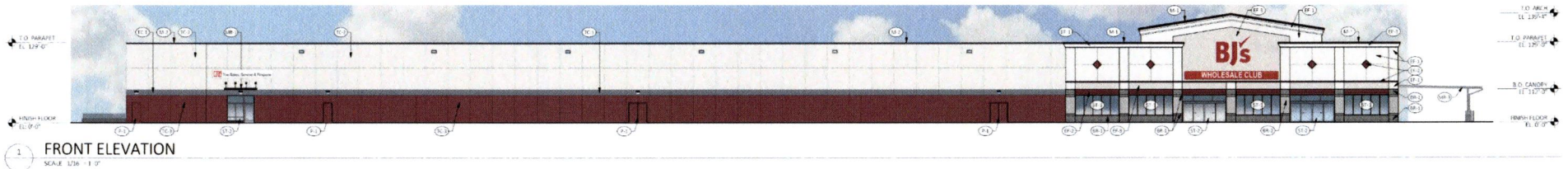
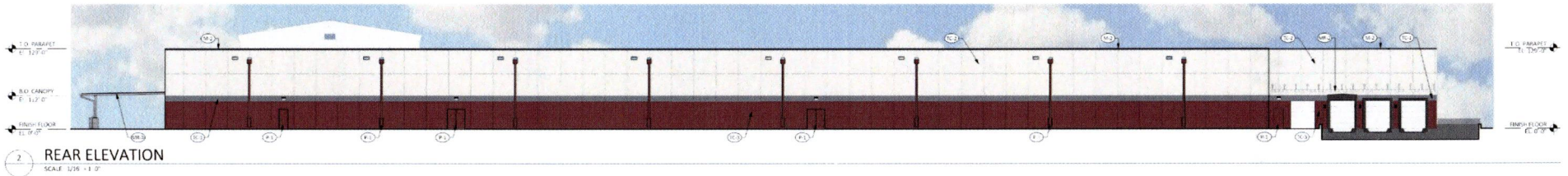
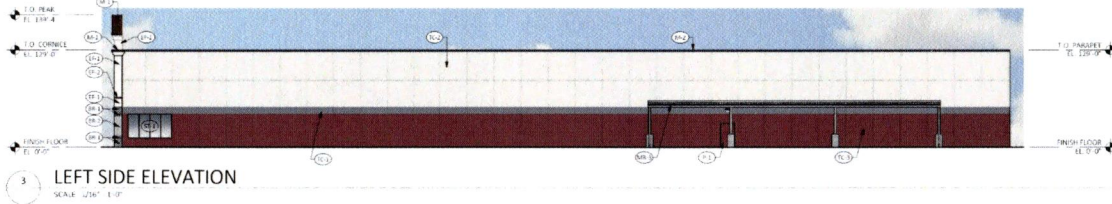
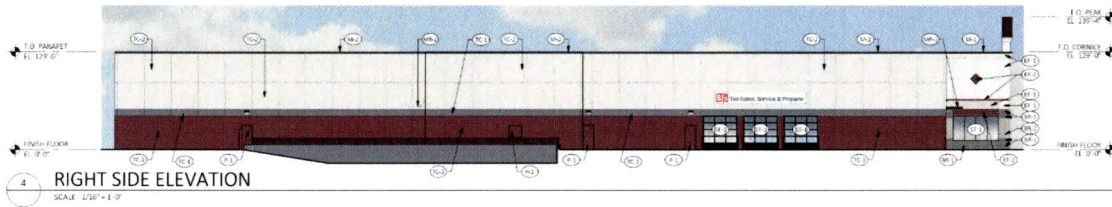
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Mayfield-Robinson Development GRAND PRAIRIE, TEXAS

HODGES architecture planning
13662 Omega, Dallas, Texas 75244-4514
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www.hodgesusa.com

Project No. 23002-01
Date 7.8.24
Sheet KD

SCHEME
SP-28



COLOR AND MATERIAL SCHEDULE

TC 1	BENJAMIN MOORE 'TROUT GRAY' #2124-20 ON CONCRETE WALL PANELS
TC 2	BENJAMIN MOORE 'GRAY OWL' #2137-60 ON CONCRETE WALL PANELS
TC 3	BENJAMIN MOORE 'RED ROCK' #2005-10 ON CONCRETE WALL PANELS
BR-1	BELDEN BRICK COLOR: TITANIUM, TEXTURE: VELOUR
BR-2	BELDEN BRICK COLOR: SMOKEY GRAY, TEXTURE: VELOUR
EF 1	EIFS COLOR TO MATCH DRYVIT #310 'CHINA WHITE'
EF-2	EIFS COLOR TO MATCH BENJAMIN MOORE #2005-10 'RED ROCK'
EF-3	EIFS COLOR TO MATCH DRYVIT #104 'DOVER SKY'
ST-1	ALUMINUM - COLOR TO MATCH PAC-CLAD 'COLONIAL RED'
ST 2	AUTOMATIC SLIDING DOOR - COLOR TO MATCH CLEAR ANODIZED
M 1	COPING - PAINT TO MATCH PAC-CLAD 'COLONIAL RED'
M 2	COPING - PAINT TO MATCH PAC-CLAD 'CHARCOAL'
P-1	PAINT TO MATCH BENJAMIN MOORE #2005-10 'RED ROCK'
MR 1	METAL CANOPY - COLOR TO MATCH PAC-CLAD 'COLONIAL RED'
MR 2	METAL CANOPY - COLOR TO MATCH PAC-CLAD 'BONE WHITE'
MR 3	METAL CANOPY - COLOR TO MATCH 'ANODIZED ALUMINUM'

ELEVATIONS SHOWN ARE CONCEPTUAL.
 FINAL DESIGN WILL BE SUBMITTED DURING
 SITE PLAN APPROVAL PROCESS.

Tract 1



GRAND PRAIRIE, TX
 04/26/2024





-  PT-5
Sherwin Williams
"Roman Column"
SW 7562
-  PT-4
Sherwin Williams
"Relaxed Khaki"
SW 6149
-  PT-10
Sherwin Williams
"Backdrop"
SW 7025
-  Echelon
Midwest
"Ash Charcoal"
Ground-Face CMU
-  Sherwin Williams
"Jute Brown"
SW 6096
-  Sherwin Williams
"Dark Brown"
SW 7520



TRACT 2 ANCHOR

ELEVATIONS SHOWN ARE CONCEPTUAL .
 FINAL DESIGN WILL BE SUBMITTED
 DURING SITE PLAN APPROVAL PROCESS.



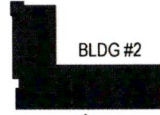
ARCHITECTURE **DEMAREST**
2320 Valhalla Street, Suite B, Dallas, Texas 75207 • T: 214.746.6955

ELEVATIONS SHOWN ARE CONCEPTUAL .
FINAL DESIGN WILL BE SUBMITTED
DURING SITE PLAN APPROVAL PROCESS.

PROJ 23 022

TRACT 4
CONCEPTUAL ELEVATION

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



IKEA WAY MULTI-FAMILY
GRAND PRAIRIE, TX
04 26 2024



ELEVATIONS SHOWN ARE CONCEPTUAL .
FINAL DESIGN WILL BE SUBMITTED
DURING SITE PLAN APPROVAL PROCESS.



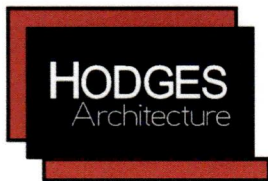
ARCHITECTURE **DEMAREST**

23.022: IKEA WAY MULTIFAMILY
GRAND PRAIRIE, TX
LEON CAPITAL GROUP

CONCEPTUAL TOWNHOME ELEVATION

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

05/24/24



Revised: 04/30/24
Revised: 05/24/24
Revised: 06/03/24

**Mayfield-Robinson Development
Grand Prairie, TX**

Zoning Updates / Development Standards

Note:

- Wording shown in [brackets] after the item indicates the requirements of the base ordinance or PD that is requested to be modified.
- [OE] – Offset/Extra Quality Standard

This Planned Development Ordinance will encompass proposed 4 lots along Robinson Road only as shown on the legal description provided for approximately 32.4 acres. The Unified Sign Plan will include signage within the designated PD, as well as adjacent properties as shown on the Unified Sign Plan.

EXISTING PD 294

A. Height

1. 4 stories – 65' plus parapet/appurtenances. [Revised]

B. Uses. This list is based upon the Uses allowed in the UDC (not PD 294) and modified below.

1. Uses allowed in GR zoning that will be restricted (not allowed) in the development:
 - a. Cemetery.
 - b. Auto (parking primary use).
 - c. Transfer and Storage Terminal.
2. Uses not allowed in GR zoning, or that are allowed by SUP, that will be allowed in the development by right (no SUP):
 - a. Garden Center.
 - b. Gas in conjunction with retail, grocery, or wholesale store.
 - c. Restaurant with alcohol sales including entertainment.
 - d. Electrical vehicle charging station.
 - e. Alcohol beverage manufacturer (with tasting room).
 - f. Museum.
 - g. Amusement services (indoor).
 - h. Bowling center.
 - i. Skate rink.
 - j. Tool rental.
 - k. Auto tire and battery in conjunction with retail, grocery, or wholesale store.
 - l. Financial services.
 - m. Alcohol sales as part of retail, grocery, or wholesale store.
 - n. Propane refill station in conjunction with retail, grocery, or wholesale store.
3. Multifamily Apartments and SF-Townhouse are permitted on Tract 4 as MF-3 as shown on the Concept Plan. Uses not allowed in Multifamily 3 that will be allowed in the development by right on the Tract 4 (no SUP):
 - a. Mixed Use – retail/business/multifamily (Mixed Retail and Residential).

C. Density

1. Multifamily – 20 to 25 units per acre.
2. No maximum units per building.

D. Exhibit C – Development Standards

1. Screening Requirements for Multifamily:
 - a. Multifamily adjacent to property zoned for single family detached, single family attached, or two-family residential uses, not separated by an R.O.W. or access easement: "Type 1" (brick or precast concrete) fence shall be required.
 - b. Adjacent to all other properties exclusive of those listed above: "Type 3" (brick, precast concrete, or wood) fence or Type 2 fence shall be required adjacent to all common property lines, but not if adjacent to R.O.W.
 - c. Adjacent to all other streets, public or private: A screening fence shall not be required. [Required] If a fence is provided, it will be a Type 2 screen. Type 2 screen fence – wrought iron or prefinished metal pickets with stone or masonry columns/pilaster at maximum 40' o.c.
2. Amenity and Design Standards: These standards apply to multifamily uses developed and integrated with non-residential uses under a coordinated design and development scheme modified from Appendix W as shown herein. [Revised]
 - a. Flat roof designs shall be allowed provided corner treatments are provided.
 - b. Windows, balconies, or similar openings above the first floor shall not be prohibited from being oriented in such a manner so as to have direct line-of-sight into adjacent units within the project.
 - c. Units above the first story shall not be prohibited from being oriented towards adjacent single-family or two-family zoned land as long as additional landscaping is provided along the common property line. Said landscaping shall consist of Large Trees, planted at a minimum 25' on center.

UNIFIED DEVELOPMENT CODE

A. Article 6

1. A developer that follows the design requirements contained herein may request that City Council grant relief from one of the following development requirements.
 - a. Parking requirements, up to 15% relief.
2. Density and Dimensional Requirements: [Revised]

	Zoning District Multifamily (MF-3)	Zoning District Single Family/Townhouse (SF-T)
Maximum Density	25 DU/AC	13.2 DU/AC
Minimum Living Area (sq. ft.)	600 sq. ft.	1,150 to 1,299 = 30% 1,300 = 70%
Maximum Single Bed Units [60]	65%	
Minimum Lot Sizes and Dims Area -----	12,000 sq. ft.	1,680 to 3,299 = 30% <u>3,300 = 70%</u>
Width -----	100 sq. ft.	21 to 29 = 30% 30 = 70%
Depth -----	120 sq. ft.	<u>80 to 99 = 30%</u> 100 = 70%
Minimum Yard Setbacks Front (Robinson Road) Rear or Rear Alley Interior Side Side on Street (IKEA Place or IKEA Way) Between Buildings	30' (5' if units front street) 30'+1' for every foot over 35' in height 30'+1' for every foot over 35' in height 30' (10' if units front street) 15'	17'-0" (5' if unit front street) 10'-0" 5'-0" or 0'-0" 15'-0" (10' if unit front street) 0'-0"
Maximum Height [Revised]	65' to roof plate plus parapets/ appurtenances (4 stories). 50' if building is placed within 100' of one- family and two-family residential zoning line.	40'-0" (*6)
Minimum Required Landscaping	15% of site.	15% of site.

(*6) Measured below the fascia board at roofline excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one story in height, and other architectural projects.

Zoning District: General Retail (Designation: GR)

Minimum Lot Sizes and Dims	
Area	5,000 sq. ft.
Width	50 sq. ft.
Depth	100 sq. ft.
Minimum Yard Setbacks [Revised]	
Front (IKEA Way, IKEA Place)	25
Rear	0
Rear Adjacent Residential	20
Side	See Table B (in UDC)
Side Adjacent Residential Between Buildings	See Table A (in UDC)
Maximum Height	65' to roof plate, plus parapet
Maximum Floor Area Ratio [Revised]	.75:1
Minimum Required Landscaping [OE]	10% of site.

Table A - Bldg Height [Revised]	
Setback	Building Height
10 ft.	<15 ft.
20 ft.	<25 ft.
30 ft.	<50 ft.
30 ft.	>50 ft.

Table B - Bldg Height [Revised]	
Setback	Building Height
10 ft.	<25 ft.
15 ft.	<35 ft.
20 ft.	>35 ft.

B. Article 8 – Landscaping

1. 8.3.1 – Non-residential landscaping, minimum 50% in front yard. [75%]
2. 8.7.3 – Additional tree reduction in landscaping can apply.
3. Section 9 – Screening.
 - a. Loading docks – Appendix X for buildings in excess of 100,000 sq. ft. perpendicular to R.O.W. – wing wall at buildings to be 12' high from top of paving and 60' long minimum. Architecturally finished as an integral portion of the building, or provide an opaque living screen. [Revised]
 - b. Outside storage – solid screen required adjacent to MF.
4. 8.9.5 and Section 10 – Fencing.
 - a. For Tract 1, 2, and 3 – Type 1 screen – minimum 6' masonry or other solid cementitious material or formliner concrete to match building materials with stone or masonry columns / pilasters at maximum 50' o.c. may be provided on Robinson Road. Screen fence will also serve as a compensatory measure for relief to the Appendix F, Section 7, Building Design Standards. This screen fence may be installed at the time of each Tract development, but will be a consistent design for entire screen fence.
 - b. For Tract 4 – Type 2 screen – wrought iron or prefinished metal pickets with stone or masonry columns/pilaster at maximum 40' o.c. on Robinson Road.
5. Minimum required landscaping includes landscape, plantings, pool and deck area, playground areas, trails, and hardscape, pavers, or decomposed granite, and detention areas. [Revised]
6. Landscaping % for general retail/commercial Tracts 1, 2, and 3 may be calculated on the entirety of these Lots together.

C. Article 9

1. Site Signs:
 - a. Unified Sign Plan will be provided to identify site signage requirements.
2. Wall Sign Requirements: [Revised]
 - a. Commercial walls signs – 15% of wall area is allowed. Multiple wall signs are allowed on multi-tenant buildings.
 - b. Multifamily buildings – wall signs – up to 100 sq. ft. per sign are allowed, up to 2 signs per street front. Signs may be flat wall signs or marque/vertical bracket signs, but are not required to be separated by 500'.
 - c. Site low wall signs – may have letters on backing wall or on top of wall (see attached example).
 - d. Gas canopy – logo/sign allowed on 4 sides of canopy. Electronic fuel pricing sign allowed on 1 side of canopy. [2 sides]

D. Article 10

1. Parking:
 - a. Shared parking allowed – usage and % per Appendix F Table.
 - b. Small car parking is allowed up to 5% - 8'x16' space minimum.
 - c. General: For purposes of calculating parking within the Non-Residential portion of the Property, that entire portion is considered one lot.
2. Parking Table
 - a. Multifamily
 - 1) 1.5 spaces per efficiency or 1 bedroom unit. 2 spaces per 2 or 3 bedroom unit.
 - 2) Covered parking – includes carports or garages.
 - 3) Guest parking – minimum 5% - maximum 10 spaces. [10%]
 - 4) Carport or garage – minimum 20% of required parking. No tuck under garages required. [Revised]
 - b. Indoor amusement – 1 per 250 sq. ft. [1:200]
 - c. Restaurant – 1 per 100 sq. ft., with 1 per 200 sq. ft. for outdoor dining. [1:100]
Note: A parking study based upon ULI or similar parking criteria may be presented to show additional reduced parking requirements.
3. Section 9 – Off-Street Loading.

Office, Retail, Commercial, and Industrial Uses [Revised]

Sq. Ft. of Aggregate Gross Floor Area	Require Number of Spaces
10,000 to 40,000	1
40,001 to 100,000	2
100,001 to 160,000	3
160,001 to 240,000	4

Auditorium, Convention or Exhibition Hall, Hotel, Restaurant, Office Building, or Sports Arena [Revised]

Sq. Ft. of Aggregate Gross Floor Area	Require Number of Spaces
10,000 to 40,000	1
40,001 to 150,000	2
150,001 to 300,000	4
300,001 to 600,000	6

E. Article 11

1. Outside sales and display are allowed in parking area and front sidewalk on a temporary basis (maximum 10 days per event, 5 times per year).
2. Miscellaneous – Site
 - a. Cross access between lots will be required between Tracts 1, 2, and 3, but not required at Tract 4 lot.
 - b. Site lighting height is maximum 40'. [OE]
3. Performance Standards
 - a. Section 9 – Storage/Display
 - 1) No screen fence required for outdoor display/sale allowed in front sidewalk.
 - 2) Display/Sale are allowed along front sidewalk adjacent to building.

APPENDIX F

A. Base Standards

1. Usable Open Space and Pedestrian Linkages
 - a. OK as stated.
2. Site Design and Building Orientation
 - a. Concrete pedestrian paths shall be installed between certain head-in row of parking to provide usable access between the further rows of parking and the building entrances. The pedestrian paths shall be at least five feet wide and shall be landscaped with a double row of trees spaced every twenty feet. 5' of landscaping is not required to occur on either side of the path. Masonry and texture apply. [All rows, 5' landscape]

3. Building Design
 - a. Define Primary Building Façade as façade facing IKEA Way or IKEA Place street R.O.W.
[Clarify]
 - b. Principal masonry requirement – integral color, split-face or burnished face CMU is acceptable as a masonry accent material not to exceed 10% of façade, used at the lower wainscot portion of the wall.
 - c. Masonry and Texture Coat Applique. Item 3.b. The remaining exposed poured-in-place and tilt-wall concrete facades shall have an integrated color or have a colored texture coat or pattern. [Integral color]. Exposed tilt-wall concrete wall surfaces shall include reveals or formliner and prefab texture or punch-outs on at least 10% of each exposed concrete finished wall surface. [Minimum 2" wide]
 - d. Item 4. Prohibited Materials – Aluminum siding or cladding (except that prefinished Arch Panels such as Longboard or Knotwood or Nichiha are acceptable), corrugated galvanized metal, non-engineered wood, plastic siding, un-textured (smooth face) concrete block, exposed aggregate wall textures, and wood roof shingles are prohibited as wall cladding or roofing materials. [Revised]
 - e. Item 6. Buildings shall include horizontal and vertical articulation on all four facades. Horizontal articulation may be achieved by pilasters minimum 16" or awnings/canopies minimum 4' deep. [OE]
 - f. Item 8. Façade windows on Anchor stores not required to be 50%. Other wall treatment is acceptable to provide compliance with the 30% as noted below.
 - g. Item 9. Windows shall account for at least 30% of the area of front facades that face, or are mostly parallel, to streets on multi-tenant commercial. Anchor stores may have less windows if other wall treatment is provided as noted above. [All] Multifamily or hospitality buildings shall have minimum 20% windows. [30%]
 - h. Item 10. Facades shall include covered walkways, awnings, canopies, porticos, or extended cornices along at least 25% of the length of all four facades. [Revised]
 - i. Menu Item D.6. Public Entrance
 - 1) Multi-tenant buildings – OK if entrance features are incorporated into the overall façade design elements. [May not meet specifics of Section]
 - 2) Roof profile entrance roof line may be flat if raised. [Not required to be curvilinear or sloped]
4. Health, Smart, and Sustainable Energy
 - a. OK as stated.
5. Section 10 - Landscape
 - a. Shrub screen offset 2' minimum at perimeter. [6']
 - b. Parking or drive areas located a minimum 30' perimeter at Robinson and Mayfield, 15' adjacent to other public streets. [30'] Encroachment is allowed for specific circulation area, see Concept Plan.
 - c. Will provide parking lot screening along all streets.
6. Section 11, Miscellaneous Requirements – Other Standards
 - a. Item B. Utility Screening – provide landscape screening or screen wall for freestanding utilities. Not required to be screened if utilities are wall mounted on building and are painted to match wall. [Screened]
 - b. Item A. Screening of Utilities – not required unless visible to public. [7' wall or landscape]

B. General

All other pertinent Commercial Design and Building Standards not stated herein shall comply with all applicable provisions of the GR or MF-3 Zoning District in the Grand Prairie Subdivision Regulations and Zoning Ordinance on the date of the PD Ordinance.

C. ECCR or REA: (OE)

1. Prior to approval of the first final plat for the areas of the Property, a mandatory ECCR or REA shall be established with the authority and obligation to operate, maintain, and repair in perpetuity all fencing, open spaces, landscaping within dedicated landscaped easements or lots, ponds, water features, and other common areas, along with any installed or constructed equipment, furnishings, improvements, and amenities which shall have further authority to levy easements and collect funds from owners of lots within the Property to provide funds to pay the costs related to carrying out such obligations.