

**Appendix P: Beltline Corridor Overlay District
PD-217
Variance Request due to R.O.W.
400 W. Tarrant Road
Grand Prairie, Texas**

Please accept this document for variance requests due to property taken by the city of Grand Prairie, Dallas County, Texas. This shall apply to the remainder of the parcel (0.8645 acres) 37,658 square feet.

1. The minimum lot width shall be reduced from the required 150 feet to 95 feet. **P.3.1.**
2. The front yard setback shall be reduced from the required 25 feet to 10 feet. Note the site has streets on three sides and it is understood that this shall apply to all streets. **P.3.1.**
3. Location/design of parking shall not be limited in the front yard. **P.3.3.A.**
4. The street tree requirement shall be waived however a minimum of 12 trees (those that would qualify as street trees) shall be require. **P.3.4.C.1.**
5. The landscape buffer on all streets shall be reduced from 10 feet to 5 feet. **P.3.4.D.5.**
6. Site access shall be limited to a total of two driveways for site access. On Midway Road the drive or drives shall not be located any closer than 90' from the point of intersection of Interstate 30 and 75' from the point of intersection of Tarrant Road. On Tarrant Road the drive shall not be located any closer than 90 from the point of intersection of Midway Road. **P.3.5**
7. One monument sign shall be allowed on each frontage 8 feet in height and 8 feet in width. **P.4.2.A.**