



P. LAWLER
ENTERPRISES, LLC.

Planning Department

NOV 08 2017

**GRAND PRAIRIE
Zoning Request Change Z171201
Operational Plan**

Received

Please refer to attached surveys:

1) 2515 W. Jefferson- Property A

- a. No planned change in the current or future use of this approximately 3.9 acre property as a result of this zoning change request. Facility will continue to be operated as a multi-tenant strip center consisting of the following business types:

- i. 3 churches
- ii. 1 event center
- iii. 1 fitness center
- iv. 1 food manufacturing
- v. 3 general storage
- vi. 1 garment printer
- vii. 1 lounge/ bar

2) 2515 W. Jefferson- Property B

- a. Approximately 2.5 acres of vacant land which is currently unused. Upon rezoning the designated area will be used for outdoor storage of transportation/ heavy equipment.
- b. This property to be enclosed with a combination of 8 ft. concrete privacy fencing and wrought iron with privacy screening

3) 415 Great Southwest Parkway- Property C

- a. Approximately 3.8 acres of vacant land which is currently unused. At present there are no specific plans for the development or use of this property.
- b. The applicant fully understands that any future development of this property must comply with the requirements of the Light Industrial district.

4) Environmental Considerations

- a. The applicant is unaware of any environmental condition(s) past, present or future that would impact water usage, noise, vibration and waste discharge on the subject property.

#415
S. GREAT SOUTHWEST PKWY.
(VARIABLE WIDTH R.O.W. W/ASPH. PAV'T.)

**R.E.S. SUBDIVISION
LOT 2 BLOCK A
VOL. 388-198, PG. 77
P.R./T.C.T.
157,261 SQ. FT.
3.610 ACRES**

Surveyor's Notes:

1. Denotes Controlling Monuments.
2. Basis of Bearing according to the plat there recorded in Volume 388-106, Page 77, of the Plat Records of Tarrant County, Texas.
3. Reference to the Flood Insurance Rate Map for the City of Grand Prairie, Tarrant County, Texas, Community Panel No. 48430C0300, Suffix K, Map Effective Dates: 9-25-09, Zone "X", and it appears that no part of the subject property lies within any special flood hazard area.
4. The subject property is subject to building setbacks line per current City zoning ordinance.
5. The items shown and/or referenced in notes herein are based on Title Commitment No. 4142211787, provided by Fidelity National Title Insurance Co. The Surveyor has not abstracted the title and/or referenced items shown on the property. The Surveyor prepared this survey based on the title commitment provided and assumes no liability for any encumbrances, right-of-way easements, or other items affecting the subject property not shown in title commitment.

R.E.S. SUBDIVISION
LOT 1 BLOCK A
VOL. 388-196, PG. 77
P.R./T.C.T.



M. L. Mitchell
Registered Professional Land Surveyor
Registration No. 2817

DATE: 03/01/2017	SCALE: 1"=30'	FILE: RES-2-A.dwg
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