



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 06/04/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: STP-24-02-0009 - Site Plan - Grand Prairie Car Wash (City Council District 1). Site Plan for a Car Wash (Full Service) on 1.0927 acres. Sites 39A & 43, GSID Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2406 & 2600 W Pioneer Pkwy (On May 13, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: Armando Garcia, AG Design Group

RECOMMENDED ACTION: Approve

SUMMARY:

Site Plan for a Car Wash (Full Service) on 1.0927 acres. Sites 39A & 43, GSID Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2406 & 2600 W Pioneer Pkwy.

PURPOSE OF REQUEST:

The applicant intends to construct a 5,585 Sq. Ft. car wash that includes an office, retail space and waiting lounge. In addition to the automated car wash and self-service vacuums, the applicant plans to offer various wash plans and detail services.

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 & West	Light Industrial (LI)	Office/Retail
South	Light Industrial (LI)	Gas Station & Restaurants
East	Light Industrial (LI)	Barbar Shop, Office, and Event Center

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant plans to construct a 5,585 Sq. Ft. car wash, including an office, retail space and waiting lounge. The applicant also proposes two driveways, one at W Pioneer Pkwy and another one on Great Southwest Pkwy. The site complies with the requirements of the Unified Development Code (UDC).

ZONING REQUIREMENTS:

Density and Dimensional Requirements

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

Table 2. Site Data Summary

Standard	Required LI Zoning	Compliance
Min. Lot Area (Sq. Ft.)	15,000	Yes
Min. Lot Width (Ft.)	100	Yes
Min. Lot Depth (Ft.)	150	Yes
Front (Ft.)	25	Yes
Rear (Ft.)	0	Yes
Side <35 Ht. (Ft.)	15	Yes
Max. Height (Ft.)	50	Yes
Max. (FAR)	1:1	Yes

Parking Requirements

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

Table 3. Parking Summary

Standard	Required	Proposed	Meets
Car Wash (1 space per 150 Sq. Ft.*)	32	32	Yes
Retail (1 space per 275 Sq. Ft.) (837 Sq. Ft.)	3	3	Yes
Total Parking Spaces	35	35	Yes

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 of the UDC. The following table summarizes these requirements.

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.) 5%	4,760	11,869	Yes
Street & Buffer Trees (1/500 Sq. Ft.)	10	12	Yes
Shrubs (1 5-gallon shrub per 50 Sq. Ft. of required landscape area)	95	111	Yes
Parking Trees	2	3	Yes

Building Design

The building material mostly consists of fiber-cement architectural panels and corrugated metal panels with a portion of glass windows and metal coping. The building meets the requirements of the Unified Development Code (UDC).

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

- On May 13, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0.
- The Development Review Committee (DRC) recommends approval.