



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 07/21/2026

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Planning & Development Assistant Director

TITLE: STP-26-04-0007 - Site Plan - United Glass and Mirror (City Council District 1). Site Plan for a 22,500 sq. ft. manufacturing facility on 2.971 acres of land in the J. R. Parker Survey, Abstract No. 1227, City of Grand Prairie, Tarrant County, Texas, zoned LI, and addressed as 1141 Avenue J East (On June 9, 2026, the Planning and Zoning Commission recommended approval by a vote of 6-0)

APPLICANT: Walter Nelson, Grand Construction Management

RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Site Plan for a 22,500 sq. ft. manufacturing facility on 2.971 acres of land in the J. R. Parker Survey, Abstract No. 1227, City of Grand Prairie, Tarrant County, Texas, zoned LI, and addressed as 1141 Avenue J East.

PURPOSE OF REQUEST:

The applicant is requesting to build a 22,500 square-foot, one-story warehouse building on 2.971 acres. Site Plan approval is required because the property is zoned Light Industrial, the project involves industrial use, and the location is within 200 feet of a designated 100 year floodplain. The purpose of the Site Plan review is to ensure compliance with the requirements of the Unified Development Code (UDC).

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 (Great Southwest Nature Park)/Johnson Creek
South	LI	Syrup Manufacturing
West	LI	Undeveloped/Johnson Creek/Home Improvement Store

East	LI/PD-280	Fire Protection Equipment Supplier/Single-Family Residential
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HISTORY:

- September 1985: The City's 1985 zoning map shows the property zoned as Light Industrial.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

For Phase 1 of the development, the applicant proposes to construct a 22,500-square-foot, one-story light industrial building for glass manufacturing and distribution on the northern portion of the property. The building footprint comprises 15,625 square feet of warehouse space, 4,815 square feet of manufacturing space, and 2,060 square feet of office space. The site will be accessed via two driveways off Great Southwest Parkway. The southern portion of the property is reserved for a future Phase 2 development.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The property meets the density and dimensional requirements in Article 6 of the Unified Development Code (UDC), which are summarized in the following table.

Table 2. Site Data Summary

Standard (LI)	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	76,180	Yes
Min. Lot Width (Ft.)	100	264	Yes
Min. Lot Depth (Ft.)	150	312	Yes
Front Setback (Ft.)	25	25.08	Yes
Rear Setback (Ft.)	0	90	Yes
Side Setback (Ft.)	15	40	Yes
Max. Height (Ft.)	50	25.3	Yes
Max. Floor Area Ratio	1:1	0.29:1	Yes

Landscaping Requirements

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the Unified Development Code (UDC). The proposal meets the landscape and screening requirements.

Table 3. Landscape & Screening Requirements

Standard	Required	Provided	Meets
Area (Sq. Ft.)	7,618	24,671	Yes
75% Located in Front Yard (Sq. Ft.)	5,714	5,783	Yes
Trees (1 per 500 Sq. Ft.)	16	16	Yes*
Shrubs (1 per 50 Sq. Ft.)	259	259	Yes
Street Trees (1 per 30-50 Ft.)	6	11	Yes*
Parking Lot Trees (1 per 20 space)	2	2	Yes

Note: Trees utilized for mitigation credit in Phase 1 cannot be counted toward the landscaping or mitigation requirements for Phase 2 of the development.

* To avoid conflict with the utility easement and future water/wastewater lines, the applicant proposes a mix of canopy trees and ornamental trees outside of the easement to satisfy the overall landscaping requirements.

Parking Requirements

The property is subject to parking requirements in Article 10 of the Unified Development Code (UDC). The following table summarizes these requirements.

Table 4. Required Parking

Use	Standard	Required	Provided
Warehouse/Storage (15,625 Sq. Ft.)	1 space/ 1000 Sq. Ft.	16	16
Manufacturing (4,815 Sq. Ft.)	1 space/ 600 Sq. Ft.	8	8
Office (2,060 Sq. Ft.)	1 space/ 325 Sq. Ft.	7	7

Building Design

The proposed building features a modern industrial design utilizing vertical-ribbed metal wall panels and an aluminum storefront system. The East Elevation faces Great Southwest Parkway, while the South Elevation serves as the main public entrance. To ensure a high-quality visual appearance, these facades are detailed with a combination of brick, textured stone veneer, and stacked glass windows. A steel pedestrian entrance canopy further highlights the South Elevation, where two overhead service doors are also located to accommodate loading operations.

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

- On June 9, 2026, the Planning and Zoning Commission recommended approval by a vote of 6-0.
- The Development Review Committee (DRC) recommends approval with the following condition:
 1. Trees utilized for mitigation credit in Phase 1 cannot be counted toward the landscaping or mitigation requirements for Phase 2 of the development.