



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 02/18/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Abdul R. Ghous, ACIP, Senior Planner

TITLE: STP-24-12-0046 - Site Plan - Metro Custom Plastics (City Council District 1). Site Plan for a 99,530 sq. ft. Fabrication/Assembly Plastic Product facility on 10.323 acres. Tract 5E out of Tapley Holland Survey, Abstract No. 750, and Lot 80A, GSID South Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-458 (LI), and approximately addressed as 870 S Great Southwest Pkwy (On January 27, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

APPLICANT: Nick Hobbs, BGE Inc

RECOMMENDED ACTION: Approve with conditions

SUMMARY:

Site Plan for a 99,530 sq. ft. Fabrication/Assembly Plastic Product facility on 10.323 acres. Tract 5E out of Tapley Holland Survey, Abstract No. 750, and Lot 80A, GSID South Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-458 (LI), and approximated addressed as 870 S Great Southwest Pkwy.

PURPOSE OF REQUEST:

The applicant intends to construct a Fabrication/Assembly Plastic Product facility consisting of 99,5330 sq. ft. on 10.323 acres. City Council must approve a site plan for any project involving industrial uses or that is new construction exceeding five acres or greater.

The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts.

In addition, UDC's Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and truck traffic externalities associated with large warehouses, outside storage, and distribution-logistical developments.

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	HD	Vacant Land
South	C-1, PD-291A	Convenience Store, Single Family Residential
West	PD-291A, HD	Single Family Residential, Offices
East	PD-203, LI, HD	Industrial, Multi-Family Residential

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to construct a Fabrication/Assembly Plastic Product facility consisting of 99,5330 sq. ft. on 10.323 acres. The site will be accessible from three drives off Osler Dr. and Great Southwest Parkway. The proposed warehouse building will include truck docks on the north and south sides of the building. The warehouse/distribution use will not exceed 50% of the building square footage.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

Development is subject to Article 6 and Appendix X Industrial Development Standards in the UDC. The following table evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

Table 2. Density and Dimensional Requirements

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	449,680	Yes
Min. Lot Width (Ft.)	100	>100	Yes
Min. Lot Depth (Ft.)	150	>150	Yes
Front Setback (Ft.)	25	>25	Yes
Side Setback (Ft.)	25	>25	Yes
Max. Height (Ft.)	50	43	Yes
Max. Floor Area Ratio	1:1	1:0.45	Yes

**For the most part, the building height is less than 50 ft. The portions of the building used for vertical articulation, which is required by Appendix X, exceed 50 ft.*

Parking Requirements

The following table summarizes the parking requirements in Article 10 of the UDC.

Table 3. Required Parking

Use	Standard	Required	Provided
Office	1 per 1,000 sq. ft. (6,200 sq. ft.)	7	7
Warehouse	20 Spaces + 1 per 5,000 sq. ft. (49,765 sq. ft.)	30	52
Total	-	37	59

Landscaping Requirements

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the UDC. The following table summarizes the landscaping requirements. The site meets or exceeds these requirements.

Table 4. Landscape & Screening Requirements

Standard	Required	Provided A	Meets
Area (Sq. Ft.) 10% req.	44,968.5	44,968.5	Yes
Trees	180	180	Yes
Shrubs	899	907	Yes
Street Trees	53	53	Yes
Parking Lot Trees	5	10	Yes
Truck Screening	Wing Wall or Living Wall	8' Opaque Living Wall	Yes

Tree Survey & Tree Mitigation Plan

The applicant provided a tree survey and preservation plan as required by Article 8. The applicant is removing 104.5 caliper inches of protected trees. The applicant is planting a total of 540 caliper inches of trees, which exceeds the mitigation requirements. No tree mitigation fee is required.

Exterior Building Material & Design

Industrial buildings greater than 50,000 sq. ft. are subject to the requirements in Appendix X of the UDC. Appendix X requires that primary facades include at least three design elements and secondary facades include at least two design elements. The building's primary facades are composed of concrete tilt walls, insulated tinted glass and aluminum wall panels.

The table below evaluates the design elements for the three buildings. The proposed building elevations meet requirements set forth in Section 4 of Appendix X.

Table 5. Building Design Elements

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total Elements	Meets
North	Primary				Y	Y	Y				3	Yes
South	Secondary	Y			Y						2	Yes
East	Secondary	Y			Y						2	Yes
West	Secondary	Y			Y						2	Yes

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

- On January 27, 2025, the Planning and Zoning Commission recommended approval with the following condition by a vote of 8-0:
 - The Warehouse/Distribution use shall not exceed 50% of the operational sq. ft.
- Development Review Committee (DRC) recommends approval with the following conditions:
 - The Warehouse/Distribution use shall not exceed 50% of the operational sq. ft.