



## CITY OF GRAND PRAIRIE COMMUNICATION

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**MEETING DATE:** 05/21/2024

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** STP-24-03-0014 - Site Plan Amendment– Walmart #4503 - 2650 S Hwy 161 (City Council District 2). Site Plan Amendment for an existing retail development on 19.62 acres. Lot 1, Block A, Bush & Pioneer Centre, City of Grand Prairie, Dallas County addressed as 2650 SH-161 (On April 22, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

**APPLICANT:** Jose Gonzalez

**RECOMMENDED ACTION:** Approve with Conditions

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### SUMMARY:

Site Plan Amendment for an existing retail development on 19.62 acres. Lot 1, Block A, Bush & Pioneer Centre, City of Grand Prairie, Dallas County addressed as 2650 SH-161.

### PURPOSE OF REQUEST:

The applicant seeks site plan approval to revise the approved site plan and landscape plan for an existing Walmart. No changes are proposed to the approved building elevations.

The Unified Development Code (UDC) requires City Council approval of a site plan to ensure that the development meets the requirements in the UDC by providing adequate circulation as well as quality site planning techniques. The UDC identifies criteria for evaluating proposed developments such as density and dimensional standards, landscaping and screening requirements, and architectural design requirements.

### 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	PD-351, C	Retail
South	PD-351	Retail

West	PD-351	Retail
East	PD-299	Residential

## **HISTORY:**

- April 21, 2015: City Council approved Planned Development (PD-351) for Commercial © land uses for this site (Case Number Z150201).
- May 18, 2015: City Council approved a Site Plan for Walmart (Case Number S150502).
- May 26, 2022: Staff administratively approved a Site Plan amendment revising the approved site plan and building elevations (Case Number STP-22-03-0017).
- April 10, 2023: Staff administratively approved a Site Plan amendment revising the approved site plan (Case Number STP-23-02-0003).

## **PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The proposal includes 15 additional online pickup and delivery stalls. The stalls will be located in what is currently a landscape buffer along Southgate Drive. The proposed location is near the online pickup and delivery door, reducing the travel time and increasing the safety of employees who are delivering the groceries to customers. The site plan amendment depicts the changes to the site plan and landscape plan. No changes are proposed to the approved building elevations.

### *Landscape and Screening*

The approved site plan met or exceeded Article 8 and Appendix F landscape and screening requirements. The site plan amendment is proposing the relocation of 7 street trees and the reduction of the required landscape buffer along Southgate Drive from 30 feet to 8 feet. As a compensatory measure, the applicant is providing 6 additional large or medium trees and 9 additional ornamental trees.

## **VARIANCES:**

The following variances are requested:

1. Landscape Buffer – The applicant is requesting a variance from the 30-foot landscape buffer for all parking or drive areas situated along public streets to allow for an 8-foot landscape buffer.

## **RECOMMENDATION:**

- On April 22, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0.
- The Development Review Committee (DRC) recommends approval with the condition that building permits shall not be issued until a license agreement over an existing water line easement located along Southgate Drive is obtained by the applicant.