



CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 08/05/2025
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: Savannah Ware, AICP, Assistant Director of Planning & Development
TITLE: STP-24-08-0036 - Site Plan Amendment - 161 Townhomes (City Council District 1). Site Plan Amendment to revise building elevations for 40 townhomes on 4.392 acres. Lots 1-30 and Lots 1X-5X, Block A, 161 Townhomes Addition, City of Grand Prairie, Dallas County, Texas zoned PD-398, within the SH 161 Corridor Overlay District, and addressed as 1400 & 1420 Robinson Rd, 1401-1420 Sultan Dr, and 1400-1424 Monarch Dr (On July 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)
APPLICANT: Steven Cook, Wa Zu Capital Partners
RECOMMENDED ACTION: Approve

SUMMARY:

Site Plan Amendment to revise building elevations for 40 townhomes on 4.392 acres. Lots 1-30 and Lots 1X-5X, Block A, 161 Townhomes Addition, City of Grand Prairie, Dallas County, Texas zoned PD-398, within the SH 161 Corridor Overlay District, and addressed as 1400 & 1420 Robinson Rd, 1401-1420 Sultan Dr, and 1400-1424 Monarch Dr.

PURPOSE OF REQUEST:

The applicant seeks Site Plan approval to revise the approved building elevations for a townhome development with 40 units on 4.392 acres.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Adjacent Zoning and Land Uses

Table with 3 columns: Direction, Zoning, Existing Use. Rows include North (Commercial FAÇADE, Undeveloped), South (Multi-Family One (MF-1), Single Family Residential (Robinson Estates)), and West (Light Industrial (LI), SH 161/Undeveloped).

East	Commercial FAÇADE	Churches
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HISTORY:

- January 21, 2020: City Council approved a zoning change from Planned Development (PD-102) to a Planned Development (PD-398) for townhome uses (Ordinance No. 10791-2020, Case No. Z191201).
- May 4, 2021: City Council approved a Site Plan for the 161 Townhomes Addition (Case No. S200702)
- July 27, 2021: Planning and Zoning Commission approved a Final Plat for 161 Townhomes Addition (Case No. P210702).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposal includes 40 townhome units on individually platted lots. The Site Plan Amendment depicts the changes to the architectural style, building materials, and finishes. The previously-approved floor plans for these homes featured detached garages connected by interior courtyards. The updated plans show attached garages with no inner courts. No other changes are proposed to the approved site plan and landscape plan.

Building Design

The proposed building facade is predominantly masonry, comprised of brick and cementitious siding. The color contrast and unit separation created by alternating materials and colors are reduced with the newly proposed elevations. Double-hung windows, single-pane windows, and square windows are utilized to create variations on each facade. The openings are enhanced with brick soldier courses and wood trims.

	Approved (Case No. S200702)	Proposed (Case No. STP-24-08-0036)
Front Masonry (%)	100 %	100 %
Side Masonry (%)	100 %	100 %
Rear Masonry (%)	100 %	100 %
Architectural elements	Projecting bays, dormers, arched entries, covered entries, balconies, windows with shutters	Window patterns, wood trim and brick courses

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

- On July 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- The Development Review Committee recommends approval.