



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-25-05-0016 - Site Plan - Duncan Perry Industrial (City Council 1 and 5). Site Plan for one industrial warehouse on 13.88 acres. Tract 1 out of the P. H. Ford Survey, Abstract No. 544, and Tract 1 out of the P. H. Ford Survey, Abstract No. 1713, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-461, partially within the SH 161 Corridor Overlay District, and addressed as 1200 Duncan Perry Rd and 2401 W Tarrant Rd (On July 14, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)
APPLICANT: Edgar Molina, Pape-Dawson
RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Site Plan for one industrial warehouse on 13.88 acres. Tract 1 out of the P. H. Ford Survey, Abstract No. 544, and Tract 1 out of the P. H. Ford Survey, Abstract No. 1713, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-461, partially within the SH 161 Corridor Overlay District, and addressed as 1200 Duncan Perry Rd and 2401 W Tarrant Rd.

PURPOSE OF REQUEST:

The applicant intends to construct a speculative industrial building with a floor area of 103,760 sq. ft on 13.88 acres.

ADJACENT LAND USES:

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

Table 1. Adjacent Zoning and Land Uses

Table with 3 columns: Direction, Zoning, Existing Use. Rows include North (PD-122, MF-1), South (MF-2), and West (City of Arlington).

East	PD-122	Utility Easement/Townhomes
------	--------	----------------------------

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The proposal features a speculative warehouse building with a total area of 103,760 sq. ft. The site will be accessible from Duncan Perry Road. The truck docks are located to the north along the floodplain.

**HISTORY:**

- May 17, 1983: City Council approved a zoning change from Light Industrial use to Planned Development (PD-122) for Multi-Family (MF-1) uses (Case No. 830504, Ordinance No. 3464).
- June 21, 2005: City Council approved a zoning change from Planned Development (PD-122) for Multi-Family use to Planned Development (PD-312) for Commercial (C) uses (Case No. Z050501, Ordinance No. 7212).
- March 18, 2025: The City Council approved a zoning change from PD-312 for commercial use to PD-461 for industrial uses (Ordinance No. 11677-2025, Case Number ZON-25-01-0002).

**ZONING REQUIREMENTS:**

*Density and Dimensional Requirements*

The property is subject to density and dimensional requirements in PD-461 and Article 6 in the UDC, which are summarized in the table below. The proposal meets these requirements.

**Table 2. Site Data Summary**

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	306,150	Yes
Min. Lot Width (Ft.)	100	255	Yes
Min. Lot Depth (Ft.)	150	785	Yes
Front Setback (Ft.)	25	79	Yes
Side Adj. Residential (Ft.)	50	55	Yes
Max. Height (Ft.)	50	80	Yes
Max. Floor Area Ratio	1:1	0.17:1	Yes

*Parking Requirements*

The property is subject to parking requirements in Article 10, which are summarized in the tables below. The proposal exceeds the maximum allowed parking for buildings over 30,000 sq. ft.

**Table 3. Required Parking Minimum**

Standard	Required	Provided	Meets
Office (1 per 325 Sq. Ft.)	8	8	Yes
Warehouse (20 plus 1 per 5,000 Sq. Ft.)	41	97	Yes

**Table 4. Allowable Parking Maximum**

Standard	Allowed (Max.)	Provided	Meets
Max. Parking Allowed (115%)	57	105	Variance

*Landscaping & Screening Requirements*

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the UDC. The landscape and screening requirements are summarized in Table 5 below. The applicant is requesting variances to the 6-foot masonry screening wall required along the east and south property lines. The applicant is proposing the following:

- Eastern Property Line (1,026 feet): Wrought iron screening only over the paved portion of the lot (415 feet).
- South Property Line (787 feet): Retaining wall only or wrought iron fence.

**Table 5. Landscape & Screening Requirements**

Standard	Required	Provided	Meets
Area (Sq. Ft.)	60,126	343,978	Yes
Trees (1 per 500 Sq. Ft.)	33	33	Yes
Shrubs (1 per 50 Sq. Ft.)	1203	1203	Yes
Street Trees (1 per 30-50 Ft.)	8	8	Yes
Parking lot trees (1 per 10 spaces)	10	10	Yes
Screening Adj. Residential (East)	6-foot masonry	Wrought iron (paved area only)	Variance
Screening Adj. Residential (South)	6-foot masonry	Retaining wall or wrought iron	Variance

*Tree Survey & Tree Mitigation Plan*

The applicant provided a tree survey and preservation plan as required by Article 8 of the UDC. The applicant is removing 681 caliper inches of protected trees, which requires mitigation. The applicant is planting new trees and paying mitigation fees for trees being removed. The table below summarizes the tree mitigation requirements.

**Table 6. Tree Mitigation**

Protected Trees Requiring Mitigation (Caliper Inches)	681
New Trees (Caliper Inches)	336
Preserved Desirable Trees (Caliper Inches)	68
Mitigation Fees (Caliper Inches)	277
Mitigation Fee to be Paid	\$55,400

*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 exteriors of the buildings are 100% masonry, consisting of concrete tilt walls of varying textures, colors, and reveal accents. Accent features on the primary facade include vertical and horizontal offsets, decorative colonnade, and accent lighting. The proposed building elevations meet Appendix X's requirements. The following table summarizes the Appendix X building design requirements.

**Table 7. Building Design Elements**

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

**VARIANCES:**

The applicant is requesting the following variances:

1. Maximum Parking – Variance to allow 105 parking spaces, exceeding the allowed maximum of 57 parking spaces.
2. Screening (East) – Variance to the requirement of 6-foot masonry screening along the eastern property line to allow wrought iron fences to be constructed along 415 feet of the southern property line, along the developed area only.
3. Screening (South) – Variance to the requirement of 6-foot masonry screening along the southern property line to allow a retaining wall without any additional fences or a wrought iron fence to be constructed.

**RECOMMENDATION:**

- On July 14, 2025, the Planning and Zoning Commission recommended approval with the following condition by a vote of 8-0.
  1. A wrought iron fence shall not be used in place of the retaining wall on the south side.
- Development Review Committee (DRC) recommends approval with the following conditions:
  1. A masonry screening wall shall be provided in compliance with Article 8 and Appendix X of the UDC, abutting residential uses along the southern and eastern property lines.
  2. A wrought iron fence with live screening shall be installed where the required masonry walls are prohibited due to floodplain, as approved by the Engineering Department and Planning Department.