



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/04/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: STP-22-08-0040 - Site Plan - MDM Townhomes (City Council District 2). Site Plan for a single-family townhome development with 36 units on 3.145 acres. Saint Louis Townhomes Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-37 district, within the SH-161 Corridor District, and generally located on the east side of SH 360, approximately 120 ft. north of Atrium Dr (On February 10, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 9-0)

APPLICANT: Danial Rizvi, DMM Developers

RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Site Plan for a single-family townhome development with 36 units on 3.145 acres. Saint Louis Townhomes Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-37 district, within the SH-161 Corridor District, and generally located on the east side of SH 360, approximately 120 ft. north of Atrium Dr.

PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a Site Plan to develop 36 townhome units on 3.145 acres. City Council approval of a site plan is required because the property is within a Planned Development District and for single-family townhome 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	Multi-Family Three (MF-3)	Multi-Family Residential
South	Single Family-Five (SF-5)	Single Family Residential

West	Grand Prairie City Limits	SH 360
East	Multi-Family Three (MF-3)	Multi-Family Residential

HISTORY:

- August 4, 2003: City Council approved a Site Plan for 45 townhomes (Case Number S030701).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposal includes 36 townhome units, an internal private street, and guest parking. Townhome units will be platted on individual lots and a homeowner association (HOA) will be created to maintain the private street, screening wall, and common areas. The development will be accessible from SH 360 frontage road and includes a second access point that will be emergency access/exit only.

ZONING REQUIREMENTS:

The subject property is within PD-37 for Special Complex uses, which does not specify maximum townhome density or development standards. This project has been evaluated against the SF-T standards and a comparison between the proposal and the SF-T standards is shown in the tables below.

Density and Dimensional Requirements

Table 2. Summary of Lot Requirements

Standard	SF-T	Provided	Meets
Maximum Density	13.2	11.45	Yes
Min. Living Area (Sq. Ft.)	1,150-1,299 - 30% 1,300 - 70%	1,150-1,299 - 100% 1,300 - 0%	No
Min. Lot Area (Sq. Ft.)	1,680-3,299 - 30% 3,300 - 70%	1,680-3,299 - 100 % 3,300 - 0%	No
Min. Lot Width (Ft.)	21-29 - 30% 30 - 70%	21-29 – 100% 30 – 70%	No
Min. Lot Depth (Ft.)	80-99 (30%) 100 (70%)	80-99 - 100% 100 - 0%	No
Front Setback (Ft.)	17	17	Yes
Rear Setback (Ft.)	10	10	Yes
Side on Street (Ft.)	15	15	Yes
Side Setback (Ft.)	5 (not attached) 0 (attached)	5 (not attached) 0 (attached)	Yes
Max. Height (Ft.)	35 (3 stories)	26.5 (2 stories)	Yes
Max. Lot Coverage (%)	60	60	Yes

Table 3. Parking Summary

Standard	Required	Proposed	Compliance
2 Garage Parking Spaces (2 bedrooms or more)	72	72	Yes

Guest Parking (1 space per 5 units)	8	8	Yes
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Landscaping

The landscape plan depicts a three-inch caliper tree in the front yard of each townhome unit, which is required by the UDC. The plan also depicts shrubs in each lot but does not indicate the total gallons per lot. A total of 30 gallons of shrubs will be required for each lot.

Building Elevations

The proposed townhome units are two-story and the proposed building elevations include grey bricks, white stucco, articulation, and glazing.

ANALYSIS:

In 2003, City Council approved a site plan for a townhome development with 45 units. The current applicant purchased the property intending to develop the property consistent with the approved site plan. However, because site plans expire after five years if no progress has been made towards construction, the site plan from 2003 is no longer valid.

In 2021, the applicant submitted development plans to proceed with the development of the project. However, since the site plan was no longer valid, the applicant was required to apply for a new site plan. Since 2022, the applicant has worked with staff to make changes to the proposal to bring it more in line with current standards. The improved layout now includes private internal streets that meet the standards of the UDC instead of a fire lane, a more traditional townhome layout with better internal circulation that meets the needs of Solid Waste, and a second point of entry off SH 360 as required by the UDC for developments with over 30 units.

RECOMMENDATION:

- On February 10, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 9-0:
 1. Prior to the issuance of building permits, the applicant shall replat the property so that lot lines and private streets are consistent with the approved site plan. The replat shall denote that the private street and common areas shall be owned and maintained by the HOA.
 2. Screening along SH 360 shall consist of a masonry screening wall or wrought iron fence with masonry columns and a wrought iron gate. An updated screening plan shall be provided prior to the issuance of building permits.
 3. The applicant shall create a HOA that will maintain the common areas and fence along SH 360.
 4. A total of 30 gallons of shrubs shall be provided on each townhome lot. The revised landscaping plan shall be included in the submittal for building permits.
- The Development Review Committee (DRC) recommends approval with the following conditions:
 1. Prior to the issuance of building permits, the applicant shall replat the property so that lot lines and private streets are consistent with the approved site plan. The replat shall denote that the private street and common areas shall be owned and maintained by the HOA.

2. Screening along SH 360 shall consist of a masonry screening wall or wrought iron fence with masonry columns and a wrought iron gate. An updated screening plan shall be provided prior to the issuance of building permits.
3. The applicant shall create a HOA that will maintain the common areas and fence along SH 360.
4. A total of 30 gallons of shrubs shall be provided on each townhome lot. The revised landscaping plan shall be included in the submittal for building permits.