



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/18/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Assistant Director of Planning & Development

TITLE: STP-25-01-0003 – Site Plan – Wildlife Pickleball (City Council District 1). Site Plan for six pickleball courts, a restroom building, and associated parking to serve as the open space requirement for the Wildlife Commerce Park industrial development. Lot 3, Block 7, Wildlife Commerce Park, City of Grand Prairie, Dallas County, Texas, zoned PD-217C, within the SH 161 Corridor Overlay District, and addressed as 705 W Wildlife Pkwy (On February 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: Sara Raines, Halff Associates

RECOMMENDED ACTION: Approve

SUMMARY:

Site Plan for six pickleball courts, a restroom building, and associated parking to serve as the open space requirement for the Wildlife Commerce Park industrial development. Lot 3, Block 7, Wildlife Commerce Park, City of Grand Prairie, Dallas County, Texas, zoned PD-217C, within the SH 161 Corridor Overlay District, and addressed as 705 W Wildlife Pkwy.

PURPOSE OF REQUEST:

The purpose of this request is to obtain City Council approval of a site plan for six pickleball courts, a restroom building, and associated parking to serve as the open space requirement for the Wildlife Commerce Park industrial development. On September 18, 2019, City Council approved a Site Plan for Wildlife Commerce Park Phase 3 (Case Number S190802). The approved site plan includes three industrial warehouse buildings and a proposed open space component with trails, plantings, and a water feature as required by Appendix X of the Unified Development Code (UDC).

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-39	Undeveloped
South	PD-217C	Undeveloped/Floodway
West	PD-217C	Undeveloped/Floodway
East	PD-217C	Industrial

HISTORY:

- September 18, 2019: City Council approved a site plan for Wildlife Commerce Park Phase 3 (Case Number S190802).
- December 8, 2021: The Development Review Committee (DRC) approved a Site Plan Amendment which shifted the location of the buildings and increased the building square footage (Case Number STP-21-11-0014).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposed pickleball courts are intended to serve as alternative compliance for Appendix X's open space requirements. The proposal includes six pickleball courts, a restroom, and associated parking. The proposal also includes an extension of a 10 ft. trail along Wildlife Pkwy that connects to an existing trail that runs throughout the Wildlife Commerce Park development. Upon completion of construction, the property will be dedicated to the City of Grand Prairie and will be maintained by the Parks, Arts, and Recreation Department.

ZONING REQUIREMENTS:

The proposal is subject to development standards within the UDC. The following tables summarize the applicable requirements. The proposal meets the applicable requirements.

Table 2. Required Parking

Use	Standard	Required	Provided
Courts	Four spaces per court	24	36

Table 3. Landscape & Screening Requirements

Standard	Required	Provided	Meets
Area (Sq. Ft.) 10% req.	9,106	56,203	Yes
Trees	18	18	Yes
Shrubs	182	10 shrubs 36 ornamental trees 11 trees	Yes*

**The Parks Department requested that the applicant remove most of the shrubs to be in line with the Department's maintenance practices/capacity. As an effort to achieve alternative compliance, the applicant has provided 36 ornamental trees and 11 additional trees.*

RECOMMENDATION:

- On February 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0.
- The Development Review Committee (DRC) recommends approval.