



CITY OF GRAND PRAIRIE  
COMMUNICATION

**MEETING DATE:** 12/09/2024  
**REQUESTER:** Monica Espinoza, Administrative Supervisor  
**PRESENTER:** Abdul R. Ghous, AICP, Senior Planner  
**TITLE:** PLT-24-09-0035 – Replat - Final Plat of GSW Industrial District (City Council District 1). Replat of Lot 1, Block 1, Great Southwest Industrial District Addition, creating one industrial lot on 1.089 acres. Site 39A & 43, GSID South, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and located at 2406 W Pioneer Pkwy  
**APPLICANT:** Teresa McGee, Texas Surveying & Engineering Inc  
**RECOMMENDED ACTION:** Approve

**SUMMARY:**

Replat of Lot 1, Block 1, Great Southwest Industrial District Addition, creating one industrial lot on 1.089 acres. Site 39A & 43, GSID South, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and located at 2406 W Pioneer Pkwy.

**PURPOSE OF REQUEST:**

The purpose of the Final Plat is to create one commercial lot by combining two existing lots to construct a full-service car wash.

**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 & West	Light Industrial (LI)	Office/Retail
South	Light Industrial (LI)	Gas Station & Restaurants
East	Light Industrial (LI)	Barbar Shop, Office, and Event Center

**HISTORY:**

- June 6, 2024, the City Council approved a Site Plan for a full-service car wash (Case Number STP-24-02-0009).
- December 6, 1983: City Council approved a zoning change, creating a Planned Development District for General Retail, Single Family Detached Residential, Single Family Attached Residential, and Multi-Family Residential uses (Case Number 830803).

**PLAT FEATURES:**

The Final Plat creates one lot to facilitate the development of a full-service car wash. The plat dedicates 10 ft. of right-of-way along both frontages, South Great Southwest Parkway and West Pioneer Parkway, as well as a 20 ft. utility easement along each frontage.

**ZONING REQUIREMENTS:**

The lot meets the density and dimensional requirements of Light Industrial (LI) zoning district. These requirements are summarized in the table below.

**Table 2. Site Data Summary**

Standard	Required	Provided	Compliance
Min. Lot Area (Sq. Ft.)	15,000	46,284	Yes
Min. Lot Width (Ft.)	100	>100	Yes
Min. Lot Depth (Ft.)	150	>150	Yes
Front (Ft.)	25	25	Yes

**VARIANCES:**

The applicant is not requesting any variances.

**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.