



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 12/09/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: June Sin, Senior Planner

TITLE: PLT-23-07-0042 - Preliminary Plat - Lot 1, Block 1, Shady Grove Addition (City Council District 1). Preliminary Plat of Lot 1, Block 1, Shady Grove Addition, creating one commercial lot on 109.867 acres. Multiple tracts from the John C. Read Survey, Abstract No. 1183, Elizabeth Gray Survey, Abstract No. 1680, and John Hardin Survey, Abstract No. 540, City of Grand Prairie, Dallas County, Texas, Zoned Light Industrial, within SH-161 Corridor Overlay, and generally located east of Bear Creek, north of W Shady Grove Rd, and south of W Rock Island Rd, with an approximate location between 400 W Shady Grove Rd and 200 W Rock Island Rd

APPLICANT: Kati Watson, Windrose Land Services

RECOMMENDED ACTION: Approve

SUMMARY:

Preliminary Plat of Lot 1, Block 1, Shady Grove Addition, creating one commercial lot on 109.867 acres. Multiple tracts from the John C. Read Survey, Abstract No. 1183, Elizabeth Gray Survey, Abstract No. 1680, and John Hardin Survey, Abstract No. 540, City of Grand Prairie, Dallas County, Texas, Zoned Light Industrial, within SH-161 Corridor Overlay, and generally located east of Bear Creek, north of W Shady Grove Rd, and south of W Rock Island Rd, with an approximate location between 400 W Shady Grove Rd and 200 W Rock Island Rd.

PURPOSE OF REQUEST:

This preliminary plat creates one commercial lot on 109.867 acres to facilitate the development of five industrial warehouses with a total of 1,447,084 sq. ft.

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	Railroad/City of Irving	Undeveloped
South	PD-221/ Light Industrial (LI)	Undeveloped
West	Light Industrial (LI)	Undeveloped, Light Industrial
East	Light Industrial (LI)/Commercial (C)	Industrial, Residential, and Businesses

HISTORY:

- April 19, 2022: City Council approved the concept plan and associated zoning change request to allow industrial development (Case Numbers ZON-21-10-0008 and ZON-22-02-0001).
- November 1, 2022: City Council approved the site plan for industrial warehouses (Case Number STP-22-08-0037).
- June 6, 2023: City Council approved the zoning change request for adjacent parcels to allow industrial development (Case Number ZON-23-03-0012).
- September 19, 2023: City Council approved the site plan amendment for industrial warehouses (Case Number STP-23-07-0015).

ZONING REQUIREMENTS:

The proposed lot meets the density and dimensional requirements for the Light Industrial zoning district.

Table 2. Zoning and Land Use

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	4,742,022	Yes
Min. Lot Width (Ft.)	100	680	Yes
Min. Lot Depth (Ft.)	150	3800	Yes
Front Setback (Ft)	25	25	Yes

PLAT FEATURES:

The plat features all the necessary access, drainage, and utility easements to service the lot. The plat also depicts the abandonment of a portion of Josephine Lane and the future Logistics Drive, which will be dedicated as a Right-of-Way (ROW) during the Final Plat.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.