



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 12/09/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: June Sin, Senior Planner

TITLE: PLT-24-10-0039 - Preliminary Plat - The Square at Belt Line (City Council District 2). Preliminary Plat of Lots 1, 2, and 3, Block 1, The Square Addition, creating three non-residential lots on 14.330 acres. Being 14.33 acres out of the Stephen C. O'Gwinn Survey, Abstract No. 1103, J.W.E. Wallace Survey, Abstract No. 1517, and Benjamin F. Smith Survey, Abstract No. 1377, City of Grand Prairie, Dallas County, zoned PD-16A, within Belt Line Corridor Overlay District, and addressed as 3940, 3948, 3950 and 3956 S. Belt Line Rd

APPLICANT: Deya Munoz, Banister Engineering

RECOMMENDED ACTION: Approve

SUMMARY:

Preliminary Plat of Lots 1, 2, and 3, Block 1, The Square Addition, creating three non-residential lots on 14.330 acres. Being 14.33 acres out of the Stephen C. O'Gwinn Survey, Abstract No. 1103, J.W.E. Wallace Survey, Abstract No. 1517, and Benjamin F. Smith Survey, Abstract No. 1377, City of Grand Prairie, Dallas County, zoned PD-16A, within Belt Line Corridor Overlay District, and addressed as 3940, 3948, 3950 and 3956 S. Beltline Rd.

PURPOSE OF REQUEST:

The Preliminary Plat creates three commercial lots on 14.33 acres for speculative retail and restaurant development of 60,129 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	City of Dallas	Undeveloped
South	PD-16	Undeveloped

West	SF-3, GR, PD-293B, PD-17	Single Family Residential, Undeveloped, Commercial (Carwash)
East	City of Dallas	Undeveloped

HISTORY:

- September 19, 2023: City Council approved an amendment to PD-16 to adopt a Concept Plan for a future retail development on 14.33 acres (Case number ZON-23-07-0023).

ZONING REQUIREMENTS:

The lots meet the density and dimensional requirements stated in the PD-16A ordinance, which are summarized in the table below.

Table 2. Summary of Density and Dimensional Requirements

Standard	Required (GR)	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3	Compliance
Min. Lot Area (Sq. Ft.)	5,000	484,637	86,772	52,792	Yes
Min. Lot Width (Ft.)	50	826	303	139	Yes
Min. Lot Depth (Ft.)	100	311	135	247	Yes
Front Setback (Ft.)	25	25	25	25	Yes

PLAT FEATURES:

The Preliminary Plat depicts three lots on 14.33 acres. The plat depicts access, drainage, and utility easements necessary to facilitate future retail development.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.