



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/03/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: STP-24-06-0024 - Site Plan - Retail Center at 1601 W Carrier (City Council District 1). Site Plan for a multi-tenant retail store on 0.785 acres. Lot 2, Block A, 7-Eleven Carrier & Roy Orr Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-289C, with an approximate address of 1601 W Carrier Pkwy (On August 12, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: Enrique Vera, Ultimate Inc.

RECOMMENDED ACTION: Approve

SUMMARY:

Site Plan for a multi-tenant retail store on 0.785 acres. Lot 2, Block A, 7-Eleven Carrier & Roy Orr Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-289C, with an approximate address of 1601 W Carrier Pkwy.

PURPOSE OF REQUEST:

The applicant intends to construct one multi-tenant retail building with a total of 7,414 sq. ft. on 0.785 acres. The zoning of the site is PD-289C with base zoning of General Retail One (GR-1) and permits the proposed use.

ADJACENT LAND USES:

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

Table 1. Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-289B	Townhouses
South	PD-111	Carrier Pkwy/Single-family residences
West	PD-104	Townhouses
East	PD-289C	7-Eleven Gas Station

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to construct a speculative multi-tenant retail building totaling 7,414 sq. ft. The site will be accessible from W Carrier Pkwy via the existing driveway.

HISTORY:

- December 11, 2012: City Council approved an amendment to Planned Development 289B (PD-289B) to allow for Planned Development and a Specific Use Permit for a convenience store with gasoline sales on a 1.31-acre lot and to create a 0.79-acre lot for a future development (Case Number Z121201/SU121202).

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The proposed development is subject to the density and dimensional standards in Article 6 of the UDC. The following table summarizes the parking requirements. The proposal meets these requirements.

Table 2. Site Data Summary

Standard	Required (GR-1)	Provided	Meets
Min. Lot Area (Sq. Ft.)	5,000	34,198	Yes
Min. Lot Width (Ft.)	50	88	Yes
Min. Lot Depth (Ft.)	100	294	Yes
Front Setback (Ft.)	25	25	Yes
Side Setback (Ft.) Adj. Residential	20	20	Yes
Max. Height (Ft.)	25	16	Yes
Max. Floor Area Ratio	0.35:1	0.22:1	Yes

Parking Requirements

The proposed development is subject to the parking requirements in Article 10 of the UDC. The following table summarizes the parking requirements. The proposal meets these requirements.

Table 3. Required Parking

Use	Required	Provided	Meets
Retail (1 per 275 sq. ft.)	27	29	Yes

Landscaping & Screening Requirements

The property is subject to landscape and screening requirements in Article 8 of the UDC. The following table summarizes the landscaping requirements. The proposal meets these requirements.

Table 4. Landscape & Screening Requirements

Standard	Required	Provided	Meets
Landscape Area 10 % (Sq. Ft.)	3,420	8,792	Yes
75% in Front Yard (Sq. Ft.)	2,565	2,595	Yes
Street Trees (25-50 Linear Ft.)	2	3	Yes
Parking Island with Tree (1/20 spaces)	2	2	Yes

Site Trees	7	9 (4 existing trees)	Yes
Shrubs (1 per 50 Sq. Ft.)	69	88	Yes

There is also an existing 6-foot masonry screening wall along the northwestern and northeastern property lines abutting the existing townhomes. No additional screening is required in association with this development.

Exterior Building Material & Design

The exterior of the buildings consists of porcelain tiles and stucco finishes. Accent features such as raised parapets, variation in finishes, and metal canopies are provided. Porcelain tiles highlight building corners and frame different tenant spaces.

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

- On August 12, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0
- The Development Review Committee (DRC) recommends approval.