



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/20/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

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

TITLE: STP-25-03-0009 - Site Plan - Warehouses at Arkansas (City Council District 2). Site Plan for two industrial warehouses on 10.0 acres. Tract 3A, William Thompson Survey, Abstract No. 1558, City of Grand Prairie, Tarrant County, Texas, zoned PD-459, and addressed as 2801 Arkansas Ln and 2800 S Great Southwest Pkwy (On April 28, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 9-0)

APPLICANT: Jamie Gallagher, Spiars Engineering & Surveying Inc.

RECOMMENDED ACTION: Approve with conditions

SUMMARY:

Site Plan for two industrial warehouses on 10.0 acres. Tract 3A, William Thompson Survey, Abstract No. 1558, City of Grand Prairie, Tarrant County, Texas, zoned PD-459, and addressed as 2801 Arkansas Ln and 2800 S Great Southwest Pkwy.

PURPOSE OF REQUEST:

The applicant intends to construct two office/warehouse buildings on 10.0 acres for speculative tenants.

ADJACENT LAND USES:

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

Table 1. Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	Light Industrial (LI)	Church & Vacant Land
South	Light Industrial (LI)	Industrial Warehouse
West	Light Industrial (LI)	Grand Prairie Municipal Airport
East	PD-276	Single Family Residential, Drainage Easement

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposal features two speculative warehouse buildings with a total area of 140,515 sq. ft. The site will be accessible from Arkansas Lane and S. Great Southwest Parkway. The truck docks are located between the two buildings. The internal truck courts are screened by building projections.

HISTORY:

- November 2, 2021: The City Council approved a zoning change from Commercial (C) District to PD-421 for townhouse use (Ordinance No. 11114-2021, Case Number Z210804/CP210803).
- October 15, 2024: The City Council approved a zoning change from PD-421 for townhouse use to PD-459 for industrial uses (Ordinance No. 11636-2024, Case Number ZON-24-04-0010).

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The property is subject to density and dimensional requirements in PD-459 and Article 6 in the UDC. The proposal meets these requirements.

Table 2. Site Data Summary

Standard	Required	Lot 1	Lot 2	Meets
Min. Lot Area (Sq. Ft.)	15,000	213,562	207,843	Yes
Min. Lot Width (Ft.)	100	496	490	Yes
Min. Lot Depth (Ft.)	150	417	417	Yes
Front Setback (Ft.)	25	81	82	Yes
Side Adj. Residential (Ft.)	50	77	80	Yes
Max. Height (Ft.)	50	42	42	Yes
Max. Floor Area Ratio	1:1	0.32:1	0.34:1	Yes

Parking Requirements

The property is subject to parking requirements in Article 10. The proposal meets the parking requirements.

Table 3. Required Parking Minimum

Standard	Required	Provided	Meets
Office (1 per 325 Sq. Ft.)	65	65	Yes
Warehouse (20 plus 1 per 5,000 Sq. Ft.)	65	82	Yes

Table 4. Allowable Parking Maximum

Standard	Allowed (Max.)	Provided	Meets
Max. Parking Allowed (115%)	150	148	Yes

Landscaping & Screening Requirements

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the UDC. The proposal meets these requirements.

Table 5. Landscape & Screening Requirements

Standard	Required	Provided	Meets
Area (Sq. Ft.)	42,140	83,802	Yes
Trees (1 per 500 Sq. Ft.)	85	92	Yes
Shrubs (1 per 50 Sq. Ft.)	843	937	Yes
Street Trees (1 per 30-50 Ft.)	28	40	Yes
Parking lot trees (1 per 10 spaces)	19	28	Yes
Screening Adj. Residential	6-foot masonry	8-foot masonry	Yes

Tree Survey & Tree Mitigation Plan

The applicant provided a tree survey and preservation plan as required by Article 8. The applicant is removing 386 caliper inches of protected trees, which requires mitigation. The applicant is planting new trees and paying mitigation fees for trees being removed.

Table 6. Tree Mitigation

Protected Trees Requiring Mitigation (Caliper Inches)	386
New Trees (Caliper Inches)	360
Preserved Desirable Trees (Caliper Inches)	0
Mitigation Fees (Caliper Inches)	26
Mitigation Fee to be Paid	\$5,200

Exterior Building Material & Design

Industrial buildings greater than 50,000 sq. ft. are subject to the requirements in Appendix X of the UDC. Appendix X requires that primary facades include at least three design elements and secondary facades include at least two design elements. The exteriors of the buildings are 100% masonry, consisting of concrete tilt walls of varying textures, colors, and reveal accents. Accent features on the primary facade include vertical and horizontal offsets, decorative colonnade, and accent lighting. The proposed building elevations meet Appendix X's requirements.

Table 6-1. Building Design Elements – Building 1

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total Elements	Meets
North	Primary					x	x	x			3	Yes
South	Secondary		x	x							2	Yes
West	Primary					x	x	x			3	Yes
East	Primary					x	x	x			3	Yes

Table 6-2. Building Design Elements – Building 2

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total Elements	Meets
North	Secondary		x	x							2	Yes
South	Secondary					x	x	x			2	Yes
West	Primary					x	x	x			3	Yes
East	Primary					x	x	x			3	Yes

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

- On April 28, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 9-0.
 1. A drainage impact analysis must be reviewed and approved by the Engineering Department during the Civil Engineering Plan (CEP) review. The drainage impact analysis should show that the project would not create additional flooding or erosion as required by the City's Drainage Design Manual.
 2. The design and location of driveways must be approved by the Transportation and Mobility Services. The revised design shall comply with the dimensions approved in the concept plan for ZON-24-04-0010, except for the main truck entrance proposed on the S. Great Southwest Parkway.
 3. The applicant shall provide the required 25 ft. x 25 ft. corner clip at S. Great Southwest Parkway and Arkansas per the Article 23 of the UDC.
- Development Review Committee (DRC) recommends approval with the following conditions:
 1. A drainage impact analysis must be reviewed and approved by the Engineering Department during the Civil Engineering Plan (CEP) review. The drainage impact analysis should show that the project would not create additional flooding or erosion as required by the City's Drainage Design Manual.
 2. The design and location of driveways must be approved by the Transportation and Mobility Services. The revised design shall comply with the dimensions approved in the concept plan for ZON-24-04-0010, except for the main truck entrance proposed on the S. Great Southwest Parkway.
 3. The applicant shall provide the required 25 ft. x 25 ft. corner clip at S. Great Southwest Parkway and Arkansas per the Article 23 of the UDC.