



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 08/19/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

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

TITLE: STP-25-06-0018 - Site Plan - Prose Westcliff Phase 2 Multi-Family (City Council District 2). Site Plan for a multi-family development with 300 dwelling units on 14.16 acres. Lots 11 & 12, Vickery Place Addition, and a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-464, within the IH-20 Corridor Overlay District, and addressed as 1101 & 1105 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20 (On July 28, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: Michael Clark, ML Clark Consulting, LLC.

RECOMMENDED ACTION: Approve

SUMMARY:

Site Plan for a multi-family development with 300 dwelling units on 14.16 acres. Lots 11 & 12, Vickery Place Addition, and a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-464, within the IH-20 Corridor Overlay District, and addressed as 1101 & 1105 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20.

PURPOSE OF REQUEST:

The applicant wishes to construct a multi-family development with 300 units, which requires site plan approval. The purpose of site plan approval is to ensure that development meets the requirements of the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques.

ADJACENT LAND USES:

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

Table 1. Adjacent Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-18/SF-A	Single Family Residential, School
South	IH 20/PD-23/C	Undeveloped
West	PD-449	Multi-Family
East	PD-17, PD-18	Undeveloped, Single Family Residence

HISTORY:

- 1972: City Council approved Planned Development District No. 18 for retail, apartment, office, and service uses.
- May 6, 2025: City Council approved an amendment to PD-18 to adopt a concept plan depicting 300 multi-family units, establishing Planned Development District No. 464 (Case No. ZON-25-02-0005).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The Site Plan depicts a multi-family development with 300 units in eight buildings. The development will be accessible from IH-20 Frontage Rd via a gated entry. A clubhouse, pool, pickleball court and dog park are proposed as amenities.

ZONING REQUIREMENTS:*Density and Dimensional Requirements*

Table 2 evaluates the density and dimensional requirements for the proposal. The proposal meets the Unified Development Code requirements.

Table 2. Density and Dimensional Requirements

Standard	Required	Proposed	Complies
Total Number of Dwelling Units	N/A	300	N/A
Max. Density (Units per Acre)	18	21.16*	Yes
Min. Lot Area (Sq. Ft.)	12,000	617,661	Yes
Min. Lot Width (Ft.)	100	228.9	Yes
Min. Lot Depth (Ft.)	120	1098.3	Yes
Min. Front Yard on Street (Ft.)	30	30	Yes
Min. Rear Yard Setback (FT)	53	53	Yes
Min. Side Yard (Ft.)	53	53	Yes
Min. Between Buildings (Ft.)	15	15	Yes
Maximum Height (Ft.)	50	43	Yes
Minimum Living Area (Sq. Ft.)	600	731	Yes
Maximum % Single Bed Units	60%	58%	Yes
Fence along Street	Wrought Iron w/ Masonry Columns	Wrought Iron w/ Masonry Columns	Yes
Perimeter Fence Height (Ft.)	6	6	Yes

**Exception allowed by right since Building Elevations meet the design recommendations of Appendix W.*

Parking Requirements

Article 10 of the Unified Development Code (UDC) specifies the following parking requirements:

Table 3. Multi-Family Parking Requirements

Standard	Article 10 / UDC	Provided	Complies
1.5 Parking Spaces/One-Bedroom Unit	174 units - 261	261	Yes
2 Parking Spaces/Two & Three-Bedroom Unit	126 units - 252	252	Yes
Total Multi-Family Parking Spaces	513	520	Exceed
Covered Parking 20%	103	105	Yes

Landscape and Screening

The property meets the landscape and screening requirements from Appendix W and Article 8 of the Unified Development Code (UDC). City Council requested that additional landscaping be planted along the I-20 frontage of the Phase 1 of the development, specifically at the entry. The applicant has included the similar enhanced landscaping in this Phase 2.

Table 4. Landscape Requirements

Standard	Required	Provided	Complies
Landscape Area 15% (Sq. Ft.)	92,650	276,000	Exceed
Site Tree Requirement (1 tree/500 Sq. Ft.)	185	185	Yes
Street Trees (1 every 50 Ft.)	18	18	Yes
Parking Lot Trees (1 per 20 spaces)	26	26	Yes
Shrubs (1/50 Sq. Ft. of Req. Landscaping)	1,853	1,853	Yes
3 Ft. shrub hedge along IH-20 frontage to screen parking areas	Yes	Yes	Yes
Type 2 Fence along Fish Creek and IH-20 Frontage	Yes	Yes	Yes
Fence along the east and west boundary	N/A	6 Ft. Wrought Iron	N/A

Tree Survey & Tree Mitigation Plan

The applicant provided a tree survey and preservation plan as required by Article 8 of the Unified Development Code (UDC). The applicant is removing 146 caliper inches of protected trees, which requires mitigation. The applicant is planting new trees to mitigate the trees being removed.

Table 5. Tree Mitigation

Protected Trees Requiring Mitigation (Caliper Inches)	146
New Trees (Caliper Inches)	147
Preserved Desirable Trees <8 and >3 (Caliper Inches)	0
Mitigation by fee (Caliper Inches)	0
Mitigation Fee to be Paid (\$200/Caliper Inch)	\$ 0

Exterior Building Materials

The exterior building materials include cast stone veneers and cementitious siding. Design elements include changes in colors and materials and horizontal and vertical articulation. The proposed building elevations meet the design recommendations in Appendix W of the Unified Development Code (UDC).

Project Amenities

Appendix W requires multi-family developments to provide amenities from three categories:

- Environmentally friendly features
- High-quality features or designs
- Technology

Since the applicant is meeting architectural recommendations, the proposal only needs to provide amenities from two categories. The applicant has provided all amenities from Categories 1 (not required), 2 and 3.

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

- On July 28, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0.
- The Development Review Committee (DRC) recommends approval.