



## CITY OF GRAND PRAIRIE COMMUNICATION

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**MEETING DATE:** 08/19/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

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

**TITLE:** STP-25-05-0015 - Site Plan - Poly America Building 9 (City Council District 1). Site Plan to construct one industrial warehouse on 18.0 acres. Portions of Sites 3, 23, 33, and 34, SID Great Southwest South Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, within SH 161 Corridor Overlay, and addressed as 2000 W Marshall Dr (On July 28, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0 with one Commissioner recusing)

**APPLICANT:** Scott Koehler, Graham Associates, Inc

**RECOMMENDED ACTION:** Approve with Conditions

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### SUMMARY:

Site Plan to construct one industrial warehouse on 18.0 acres. Portions of Sites 3, 23, 33, and 34, SID Great Southwest South Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, within SH 161 Corridor Overlay, and addressed as 2000 W Marshall Dr.

### PURPOSE OF REQUEST:

The applicant wishes to construct a new 339,179 sq. ft. manufacturing facility at the existing Poly America campus.

### 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	Light Industrial (LI)/PD-200	Industrial (Poly America)
South	Light Industrial (LI)	Industrial (Lockheed Martin)
West	Light Industrial (LI)	Industrial (Poly America)
East	Light Industrial (LI)	SH 161/Industrial

## HISTORY:

- September 1985: The City's 1985 zoning map shows the subject property as Light Industrial.

## PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to construct a manufacturing building of 339,179 sq. ft. The site will be accessible from the existing entrance at W. Marshall Drive. This intersection will be improved with a signal light and a new turn lane. The proposed building will be used for manufacturing consumer bags. The building also contains two levels of offices, a warehouse, a reproduction area, and a maintenance area.

## ZONING REQUIREMENTS:

### *Density and Dimensional Requirements*

Development is subject to Article 6 and Appendix X Industrial Development Standards in the Unified Development Code (UDC). The proposal generally meets the density and dimensional requirements. The applicant is requesting a variance for the maximum building height to accommodate their manufacturing equipment. The proposed building is 40 feet tall, and some of their equipment is 70 feet tall. The applicant plans to screen the equipment silos with metal wall panels.

**Table 2. Site Data Summary**

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	784,080	Yes
Min. Lot Width (Ft.)	100	524	Yes
Min. Lot Depth (Ft.)	150	915	Yes
Front Setback (Ft)	25	300	Yes
Side Setback (Ft.)	0	114	Yes
Max. Height (Ft.)	50	70*	Variance
Max. Floor Area Ratio	1:1	1:1	Yes

\* This height only applies to the equipment silo. The height of the proposed building complies with the height requirement.

### *Landscaping Requirements*

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the Unified Development Code (UDC). The following table summarizes the landscaping requirements. The applicant is requesting a variance to the requirement that all parking or drive areas shall be located a minimum of 30 feet from the public street. The existing variable-width landscape area along Marshall Drive ranges from 236 feet to 5.5 feet. The existing drive is only 5.5 feet from the property line at the western end.

**Table 3. Landscape & Screening Requirements**

Standard	Required	Provided	Meets
Landscape Buffer (Ft.)	30	Variable Width (from 5.5 to 236)	Variance
Area (Sq. Ft.)	85,324	93,385	Yes
Trees (1 per 500 Sq. Ft.)	341	186 (146 new, 54 existing)	Yes*
Shrubs (1 per 50 Sq. Ft.)	1,706	2,857	Yes
Street Trees (1 per 30-50 Ft.)	14	20	Yes

Parking Lot Trees	29	72	Yes
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\* A total of 672 caliper inches is preserved, which is equivalent to providing 224 3-inch caliper trees for a total of 370 trees.

### Open Space Area

The applicant is proposing 1.47 acres of open space. The open space contains 1,060 linear feet of walking trails, 17 seats under a shade structure, and 7,200 sq. ft. of garden with a water fountain. The proposal meets the open space requirements in Appendix X of the Unified Development Code (UDC).

**Table 4. Required Open Space Elements**

Use	Required	Provided	Meets
Open Space (1 acre per 20 acres)	0.979	1.468	Yes
Walking Trails (1,000 ft. per acre of open space)	979	1,060	Yes
Seating (1 per 20,000 sq. ft. of building)	17	17	Yes
Active Water Feature	Fountain, waterfall, or aerated pond	Fountain	Yes
Garden (1 sq. ft. per 50 sq. ft of building)	6,783	7,200	Yes

### Parking Requirements

The property is subject to parking requirements in Article 10 of the Unified Development Code (UDC), which are summarized in the tables below. The proposal exceeds the maximum allowed parking for buildings over 30,000 sq. ft.

**Table 5. Required Parking**

Use	Standard	Required	Provided	Meets
Office	1 Space per 325 Sq. Ft.	118	118	Yes
Warehouse	20 Spaces + 1/5,000 Sq. Ft.	84	166	Yes

**Table 6. Allowable Parking Maximum**

Standard	Allowed (Max.)	Provided	Meets
Max. Parking Allowed (115%)	233	284	Variance

### Exterior Building Material & Design

Industrial buildings greater than 50,000 sq. ft. are subject to the requirements in Appendix X of the Unified Development Code (UDC). The exterior of the building is 100% masonry, consisting of concrete tilt-wall panels finished to match the existing buildings on the campus. The areas with two levels of offices feature an aluminum storefront glazing system. Appendix X requires that primary facades include at least three design elements and secondary facades include at least two design elements. The applicant is requesting a variance to the design element requirements.

**Table 7. Building Design Elements**

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total Elements	Meets
North	Secondary										0	Variance
South	Primary										0	Variance
West	Secondary										0	Variance
East	Secondary										0	Variance

### VARIANCES:

The applicant is requesting the variances listed below:

1. Building Height – Variance to allow equipment silos to be 70 feet, exceeding the allowed maximum height of 50 feet.
2. Landscape Buffer – Variance to the 30-foot landscape buffer to allow a variable-width landscape buffer, tapering to a minimum depth of 5.5 feet.
3. Maximum Parking – Variance to allow 284 parking spaces, exceeding the allowed maximum of 233 parking spaces.
4. Building Elevations – Variance to the requirement that primary facades include at least three design elements and secondary facades include at least two design elements to allow elevations with no design elements.

**RECOMMENDATION:**

- On July 28, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0 with one Commissioner recusing.
- The Development Review Committee (DRC) recommends approval with the following conditions:
  1. Intersection improvements as shown on the approved site plan must be approved by Transportation & Mobility Services and constructed prior to the operation of the proposed development.
  2. The applicant will be responsible for all right-of-way acquisitions needed to maintain a sufficient parkway width.
  3. The project shall provide detention to manage post-project stormwater runoff to less than or equal to pre-project conditions. Alternatively, a drainage impact analysis shall be submitted to the City that proves no negative impacts to downstream property owners, infrastructure, or the receiving creek.
  4. All Open Space elements shall be installed prior to the issuance of the Certificate of Occupancy (CO).