



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/17/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: STP-24-07-0031 - Site Plan – Polo Rd Retail Center (City Council District 6). Site Plan for a multi-tenant retail store on 1.525 acres. Lot 12, Block 5, Amesbury Estates Phase 2, City of Grand Prairie, Dallas County, Texas, zoned PD-247, and addressed as 912 W Polo Rd (On November 11, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: Danial Rizvi, DMM Developers

RECOMMENDED ACTION: Approve

SUMMARY:

Site Plan for a multi-tenant retail store on 1.525 acres. Lot 12, Block 5, Amesbury Estates Phase 2, City of Grand Prairie, Dallas County, Texas, zoned PD-247, and addressed as 912 W Polo Rd.

PURPOSE OF REQUEST:

The applicant intends to construct a 12,145 sq. ft. multi-tenant retail building. The property is zoned Planned Development-247 with the base zoning of General Retail One (GR-1).

The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	Planned Development-247	Overhead Power Lines, Single-Family Residences/Undeveloped
South	Planned Development-244	Single-Family Residences

West	Planned Development-247	Undeveloped
East	Planned Development-247	Undeveloped

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to construct a 12,145 sq. ft. multi-tenant retail building. The property is zoned Planned Development-247 with the base zoning of General Retail One. The access point shall be located on W Polo Road. The northern boundary of the property shall comprise of 6-ft. masonry fence.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code (UDC). The following table summarizes the General Retail One zoning district’s requirements. The proposal meets the density and dimensional requirements.

Table 2. Site Data Summary

Standard	Required	Proposed	Compliance
Min. Lot Area (Sq. Ft.)	5,000	66,462	Yes
Min. Lot Width (Ft.)	50	232	Yes
Min. Lot Depth (Ft.)	100	141	Yes
Front Setback (Ft.)	25	>25	Yes
Rear Setback (Ft.)	0	29	Yes
Side Setback (Ft.)	10	>10	Yes
Max. Height (Ft.)	25	24	Yes
Max. Floor Area Ratio (FAR)	0.35:1	0.18:1	Yes

Parking Requirements

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

Table 3. Parking Summary

Standard	Required	Proposed	Meets
Retail Parking (1 space per 275 Sq. Ft.)	45	49	Yes

Landscape and Screening

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

Table 4. Landscape & Screening Requirements

Standard	Required	Proposed	Meets
Landscape Area (Sq. Ft.) 10%	6,646	18,092	Yes
Street Trees	6	6	Yes
Parking Trees	5	13	Yes
Total Site Trees	11	16	Yes
Shrubs	50	120	Yes

Building Design

The exterior building materials primarily include brick and stone.

RECOMMENDATION:

- On November 11, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0.
- The Development Review Committee (DRC) recommends approval.