



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/17/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: STP-24-09-0038 - Site Plan - Oakdale 2 Industrial (City Council District 1). Site Plan for an industrial warehouse on 29.17 acres. Tracts 1-5, 1.2, 12-13, 17-19, & 23, John Farrans Survey, Abstract No. 468, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial and Planned Development No. 221 (PD-221), and approximately addressed as 468 Oakdale Road (On November 11, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: Sara Raines

RECOMMENDED ACTION: Approve

SUMMARY:

Site Plan for an industrial warehouse on 29.17 acres. Tracts 1-5, 1.2, 12-13, 17-19, & 23, John Farrans Survey, Abstract No. 468, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial and Planned Development No. 221 (PD-221), and approximately addressed as 468 Oakdale Road.

PURPOSE OF REQUEST:

The applicant intends to construct two speculative industrial warehouse buildings that will be 155, 603 sq. ft. and 113,014 sq. ft. on 29.17 acres. City Council must approve a Site Plan for any project involving industrial uses. Development at this location requires City Council approval of a Site Plan because the property is for industrial uses.

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, and landscaping and screening requirements.

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-221	Undeveloped, Floodway/Bear Creek
South	PD-39	Industrial
West	LI	Single Family Residential
East	C, LI	Undeveloped

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to construct two speculative industrial warehouse buildings that will be 155, 603 sq. ft. and 113,014 sq. ft. in size. The site will be accessible from East Oakdale Road. The truck docks of Building A are located to the north of the building, and the trucks docks for Building B are located to the east of the building. The truck docks for Building A will be well screened from the roadway by the primary building. The trucks docks for Building B will be screened by a wing wall along East Oakdale Road.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

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

Table 2. Site Data Summary

Standard (LI)	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	1,270,719	Yes
Min. Lot Width (Ft.)	100	820	Yes
Min. Lot Depth (Ft.)	150	461	Yes
Front Setback (Ft)	25	25	Yes
Side Setback (Ft.)	25	25	Yes
Max. Height (Ft.)	50	47.5	Yes
Max. Floor Area Ratio	1:1	0.21:1	Yes

Landscaping Requirements

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

Table 3. Landscape & Screening Requirements

Standard	Required	Provided	Meets
Area (Sq. Ft.)	73,616	141,112	Yes
Trees	160	163	Yes
Shrubs	1472	1,618	Yes

Open Space Area

The applicant is proposing 1.15 acres of open space. The open space will consist of 1,149 linear feet of walking trails with 16 bench seats, 8,520 sq. ft. of garden area, and a water feature.

Tree Survey & Tree Mitigation Plan

The applicant provided a tree survey and preservation plan as required by Article 8. The applicant is removing 1,635.1 caliper inches of protected trees, which requires mitigation. The applicant is planting new trees and paying mitigation fees to mitigate the trees being removed.

Table 4. Tree Mitigation

Protected Trees Requiring Mitigation (Caliper Inches)	1,635.1
New Trees (Caliper Inches)	486
Preserved Desirable Trees (Caliper Inches)	0
Mitigation Fees (Caliper Inches)	1,149.1
Mitigation Fee to be Paid	\$ 229,820

Parking Requirements

The proposal meets the required total parking spaces. The following table summarizes the parking requirements.

Table 5a. Required Parking – Building A

Use	Standard	Required	Provided
Warehouse/Office	20 + 1 space per 5000 sq. ft. + 1 space per 1000 sq. ft. + 3 loading spaces	80	162

Table 5b. Required Parking – Building B

Use	Standard	Required	Provided
Warehouse/Office	20 + 1 space per 5000 sq. ft. + 1 space per 1000 sq. ft. + 3 loading spaces	61	96

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 exterior of both buildings is 100% masonry consisting of concrete tilt-wall panels. Accent features on the primary facades include vertical and horizontal articulation, accent lighting, and a glass curtain wall. The tables below evaluate the design elements for the building. The proposed building elevations meet Appendix X requirements.

Table 6a. Building Design Elements – Building A

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

Table 6b. Building Design Elements – Building B

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

VARIANCES:

The following variance is requested:

1. Retaining Wall Max Height – Variance to the maximum height to allow a retaining wall that exceeds eight feet. The proposed retaining wall has a height of 11 feet.

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.