

DEVELOPMENT ACTIVITY REPORT

FIRST QUARTER - 2022



Grand Prairie, TX

PLANNING & DEVELOPMENT
DEPARTMENT



JANUARY - MARCH 2022



PUBLISH DATE: JUNE 2022



WWW.GPTX.ORG



January - March 2022

Q1

GENERAL INFORMATION



Pre-Application Meetings

70



Volume of Submittals

Breakdown by App Type-Energov

Plats.....	29
Site Plans.....	19
Zoning Changes.....	8
Specific Use Permits.....	15
Street Name Change.....	1
Comp. Plan Amendment.....	1
Text Amendments.....	3
Zoning Board of Adjustments.....	11
Zoning Verification Letters.....	26
Unified Signage Plans.....	2



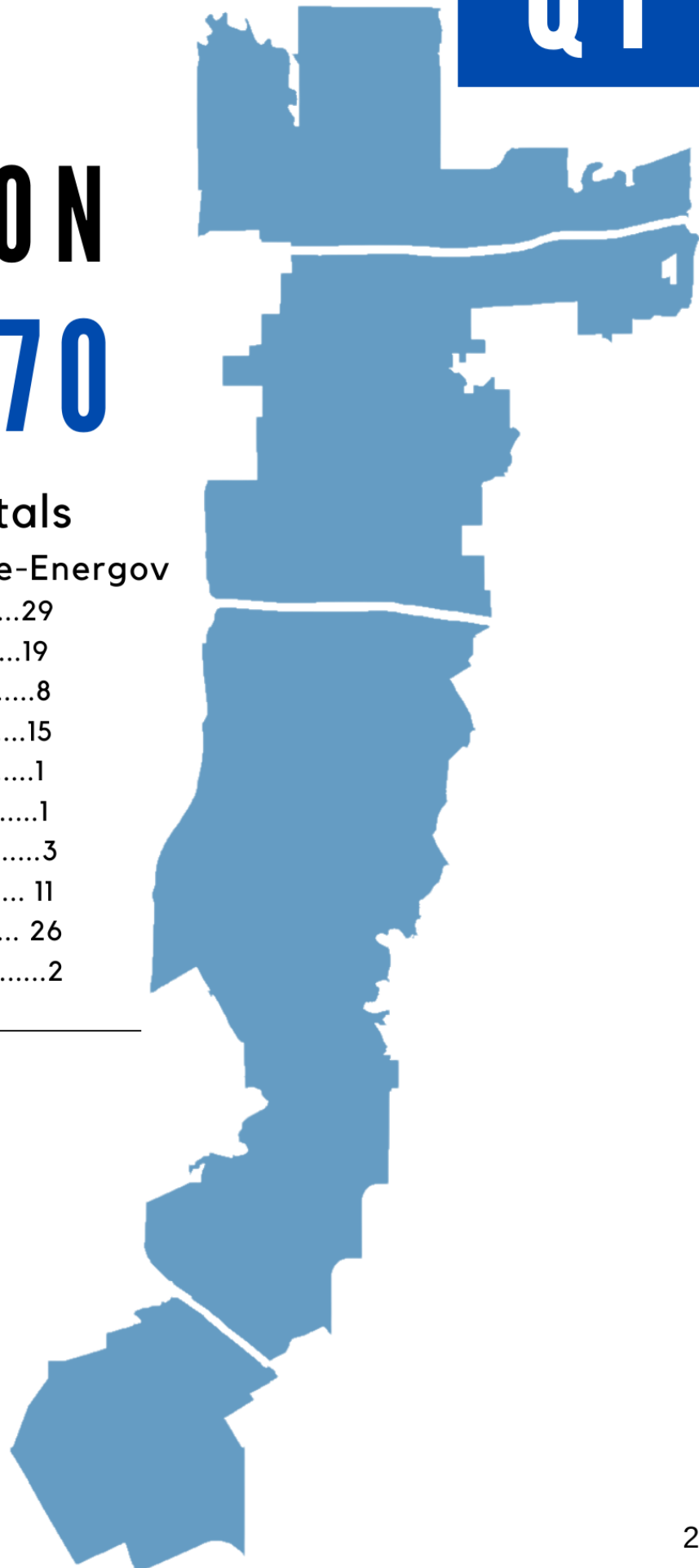
Overall # of Building Permits Applied For

2,984



Overall # of Building Permits Issued

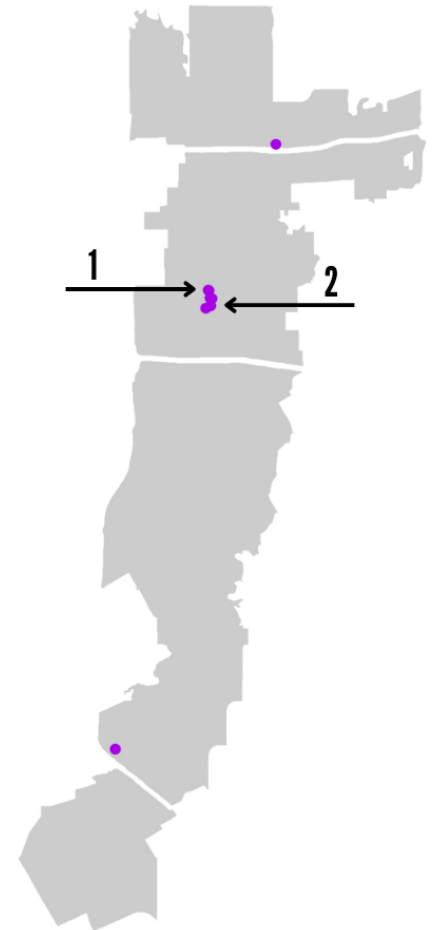
2,419



January - March 2022

COMMERCIAL

Q1



Locations based on building permits approved.

Zoning Changes Approved.....	1
Specific Use Permits Approved.....	9
Site Plans Approved.....	3
# of Building Permits Issued.....	8
Square Footage Approved.....	188,104

1. EPICCENTRAL

Construction within EpicCentral is moving forward rapidly. Permits for the hotel, convention center, and additional other buildings have been issued. Once completed, EpicCentral will be a regional destination with two hotels, convention center and multiple dining establishments.

2. DUTCH BROS. COFFEE

Coming soon is a Dutch Bros Coffee, located within Epic West Towne Crossing. The 950 square foot building will feature two drive throughs and an outdoor seating area.

January - March 2022

INDUSTRIAL

Q1



1600 S. Great Southwest Parkway | Warehouse. Image Source: IDI Logistics LLC



Locations based on building permits approved.

Zoning Changes Approved.....	0
Specific Use Permits Approved.....	1
Site Plans Approved.....	6
# of Building Permits Issued.....	2
Square Footage Approved.....	381,241

1. 1600 Great Southwest Parkway

This industrial facility, currently under construction, will be approximately 300,000 square feet with 49 dock doors. The project is located in the City of Grand Prairie and the City of Arlington.

2. Daylight Transport | 3430 Hardrock Road

The building permit has been issued and the project is under construction. This facility will be approximately 75,000 square feet and will operate as a Freight Transfer Terminal.



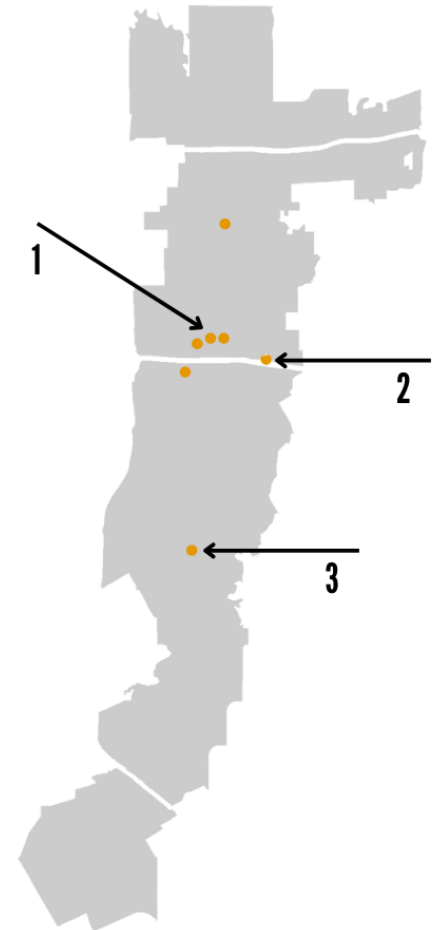
January - March 2022

MULTI-FAMILY

Q1



Picture: The Foundry. Image Source: Kalterra



Locations based on building permits approved.

Zoning Changes Approved	2
Site Plans Approved.....	4
# of Building Permits Issued	7
Units Permitted.....	1,974

- 1. The Foundry Phase 1**
This mixed-use development will include multi-family, retail, and townhomes. Phase 1 consists of 367 units of multi-family and 143 townhomes.
- 2. Cottages at Dechman**
This hybrid housing development consists of 142 units spread across 16 acres and is located at I-20 and Dechman Drive.
- 3. Peninsula at Lake Ridge**
A unique mixed-use development on the Peninsula, the multi-family portion of this development is under construction after the completion of Grandway Drive extension. This project consists of 283 multi-family units, and includes live/work options.

January - March 2022

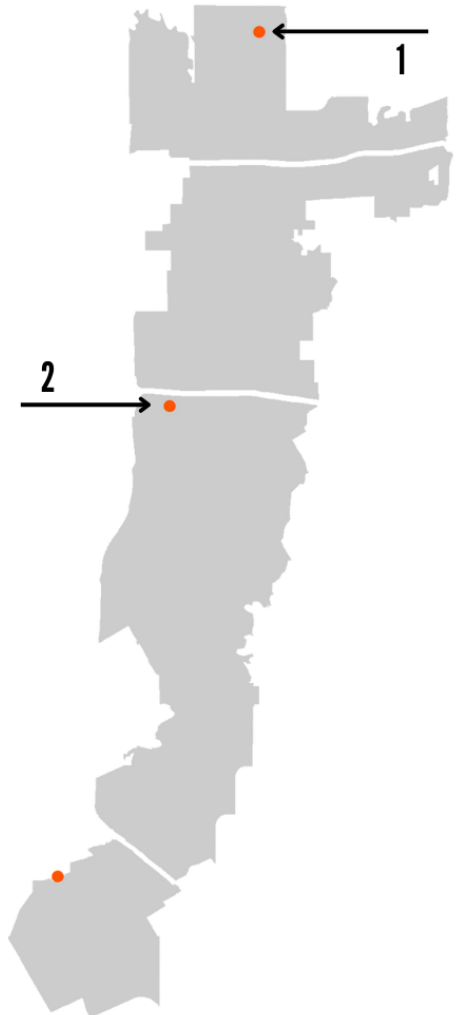
SINGLE FAMILY

This includes single family detached and townhomes.

Q1



Greenway Trails. Image Source: Buzz Buzz Home



Locations based on plats approved by P&Z.

Townhome Zoning Changes Approved.....	1
Townhome Site Plans Approved.....	0
# of SF Townhome Lots Approved.....	116
# of New SF Detached Lots Approved.....	5
# of Building Permits Issued	140

1. Gilbert Villas

Gilbert Villas: Approved by P&Z in March, these villas will consist of 71 townhome lots and community amenities will include a covered seating and playground area.

2. GSW Crossing

Apart of the GSW Crossing Mixed-Use development, there will be 45 townhome units that will line the west and south property lines. The mixed-use development also includes multi-family and retail uses.

STATS AT A GLANCE

First Quarter Stats: A Comparison of 2021-2022

Building Permits Issued: 2021: 2,896
2022: 2,419

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Commercial New Construction Permits Issued: 2021: 7
2022: 10

Commercial New Construction Valuations over \$10 Million: 2021: 1
2022: 3

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Multi-Family New Construction Permits Issued: 2021: 3
2022: 7

Multi-Family New Construction Number of Units: 2021: 603
2022: 1,974

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Single Family New Construction Permits Issued: 2021: 225
2022: 140

Inspections Made: 2021: 9,920
2022: 12,478

