

DEVELOPMENT ACTIVITY REPORT

FOURTH QUARTER & ANNUAL - 2022



Grand Prairie, TX

PLANNING & DEVELOPMENT
DEPARTMENT



OCTOBER-DECEMBER 2022



PUBLISH DATE: FEBRUARY 2023

WWW.GPTX.ORG



GENERAL INFORMATION



Pre-Application Meetings

52



Volume of Submittals
Breakdown by App Type-Energov

Plats.....	18
Site Plans.....	11
Zoning Changes.....	5
Specific Use Permits.....	6
Comp. Plan Amendment.....	4
Text Amendments.....	4
Zoning Board of Adjustments.....	17
Zoning Verification Letters.....	48
Variances.....	2



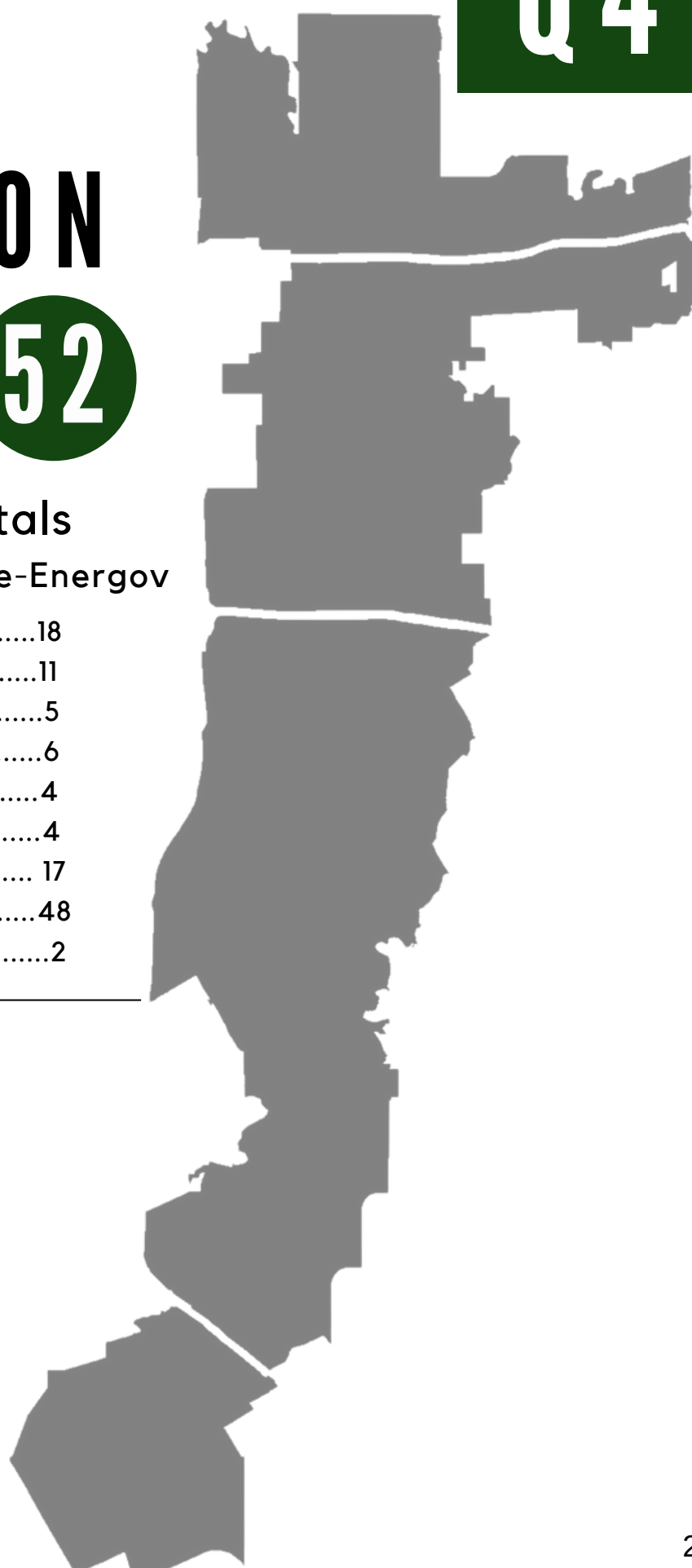
Overall # of Building Permits Applied For

3,161



Overall # of Building Permits Issued

2,132

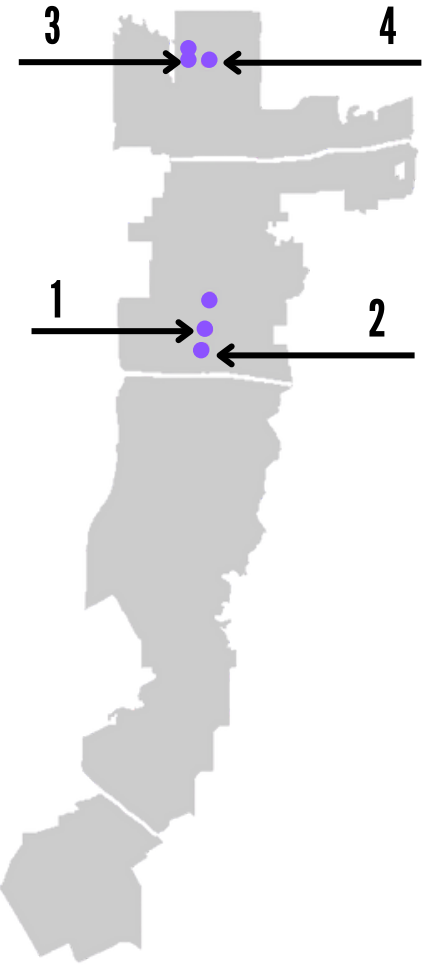


OCTOBER - DECEMBER 2022

COMMERCIAL

Q4

Zoning Changes Approved.....	2
Specific Use Permits Approved.....	5
Site Plans Approved.....	2
# of Building Permits Issued.....	7
Square Footage Approved.....	103,710



Locations based on building permits approved.

1. HOBBY LOBBY

Hobby Lobby will anchor Epic East Town Crossing at 3182 South Highway 161. The 55,000 square foot arts, crafts, and more stores will join Kohl's and other existing retail. More future retail including a 10,000 square foot junior anchor are planned.

2. RETAIL CENTER

A new 10,101 square foot retail center is coming to 3510 South Highway 161 just south of IKEA and Mattress Firm.



The four tenant spaces will include an optometrist's office.

3. RACE TRAC TRUCK STOP

A new 8,100 square foot convenience store and fueling station is coming to 1851 W Trinity Boulevard (SEC W Trinity Boulevard and Roy Orr Boulevard). The Race Trac services include five fuel pumps and eleven parking spaces for trucks.



4. TRUCK MAX

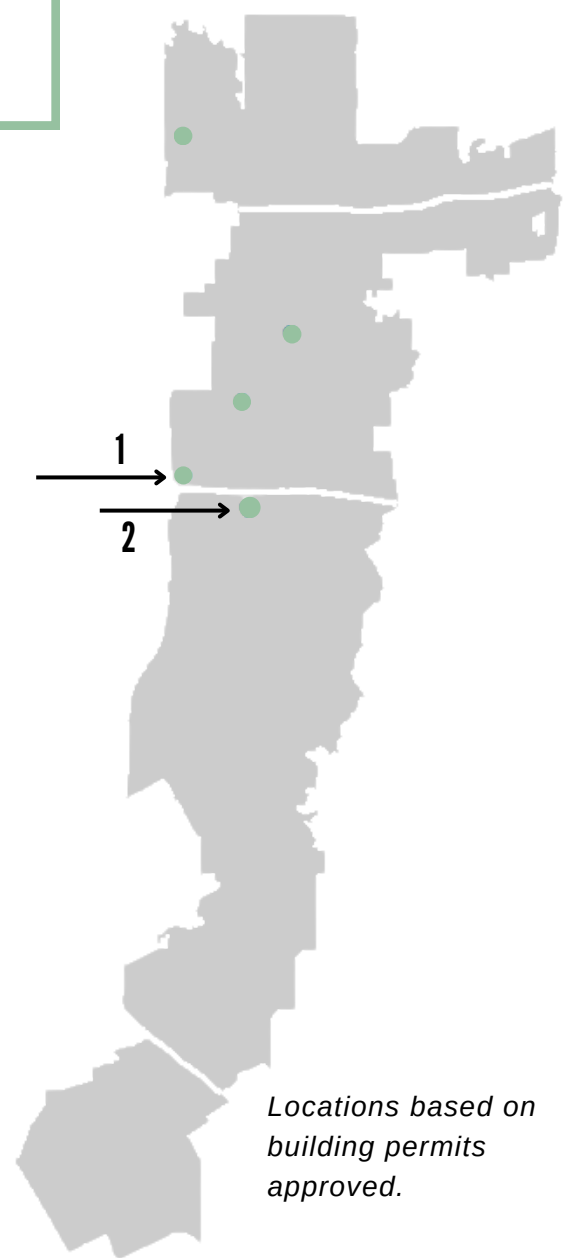
A seven bay heavy truck maintenance facility is coming to 3029 Hardrock Road. The facility includes a tire shop and a truck wash.

OCTOBER - DECEMBER 2022

INDUSTRIAL

Q4

Zoning Changes Approved.....	0
Specific Use Permits Approved.....	0
Site Plans Approved.....	4
# of Building Permits Issued.....	6
Square Footage Approved.....	258,753



Locations based on building permits approved.

1. U-BOX WAREHOUSE



U-Haul is expanding their existing rental and storage services with a 58,513 square foot U-box Warehouse. They are located at 3025 Outlet Parkway west of Grand Prairie Premium Outlets.

2. HAMILTON MATTHEW BUSINESS CENTER

The development is for two office/warehouse distribution buildings. The proposed buildings are 52,000 and 31,540 square feet. The development is located at 2125 and 2129 West Bardin Road east of South Great Southwest Parkway.

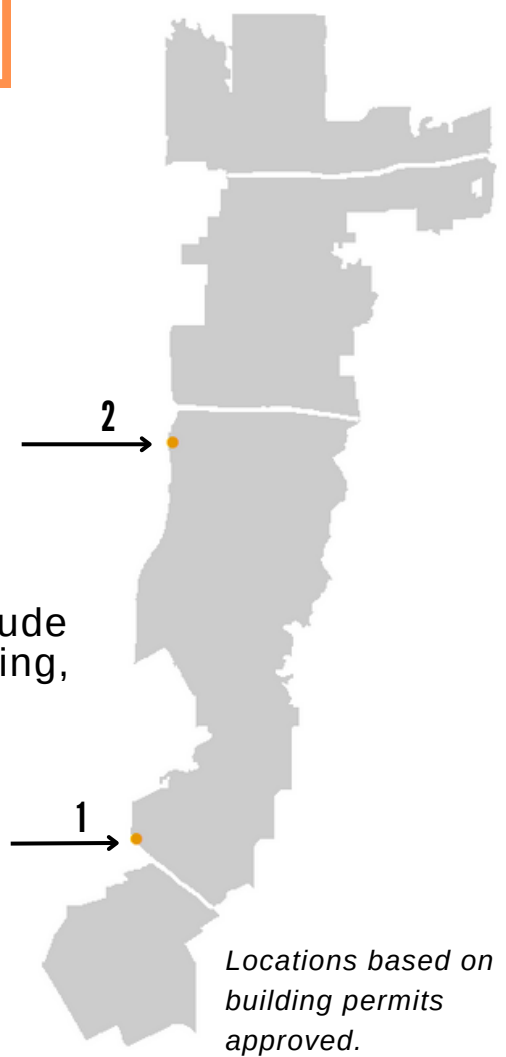


OCTOBER - DECEMBER 2022

Q4

MULTI-FAMILY

Zoning Changes Approved	1
Specific Use Permits Approved.....	0
Site Plans Approved.....	2
# of Building Permits Issued	2



1. AURA SOUTHGATE PHASE 1

This new development at 10860 Davis Road features 303 units in three residential buildings. Amenities include a resort style pool, clubroom, standalone fitness building, and large business center. First floor units have been designed as walk-up units, with direct access to internal sidewalks.



2. CANVAS AT GRAND PRAIRIE

This new development at 4350 S Highway 360 features a gated community of 100 Hybrid Housing town homes. The units are arranged in clusters with most units facing green spaces. The community includes a network of sidewalks between units and trails around two open space areas, a dog park, and a clubhouse with a pool and a plaza.

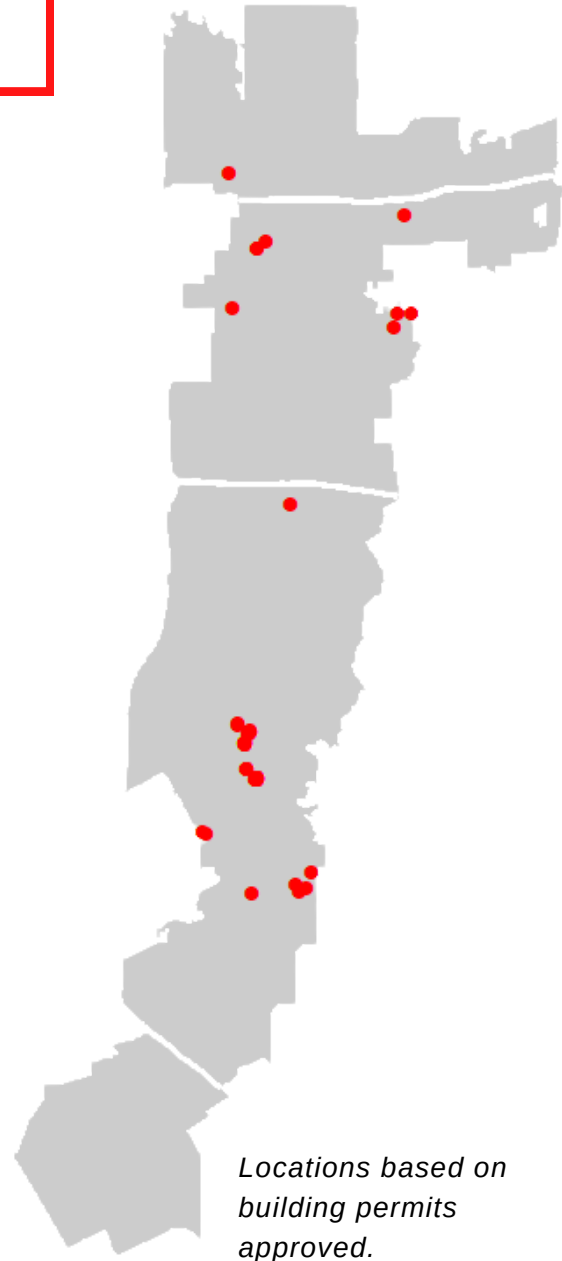


OCTOBER - DECEMBER 2022

SINGLE FAMILY

Q4

Townhome Zoning Changes Approved.....	0
Townhome Site Plans Approved.....	0
SF Detached Zoning Changes Approved.....	0
# of SF Townhome Lots Approved.....	0
# of New SF Detached Lots Approved.....	7
# of Building Permits Issued.....	54
ZBA Residential Variances Approved.....	11



STATS AT A GLANCE

Fourth Quarter Stats: A Comparison of 2021-2022

Building Permits Issued: 2021: 1,550
2022: 2,132

Commercial New Construction Permits Issued: 2021: 5
2022: 13

Commercial New Construction Valuations over \$10 Million: 2021: 2
2022: 1

Multi-Family New Construction Permits Issued: 2021: 1
2022: 2

Multi-Family New Construction Number of Units: 2021: 199
2022: 399

Single Family New Construction Permits Issued: 2021: 173
2022: 54

Inspections Made: 2021: 13,042
2022: 10,763



2022 STATS SUMMARY

Building Permits Issued: 2021: 8,849
2022: 9,069

Commercial New Construction Permits Issued: 2021: 32
2022: 41

Commercial New Construction Valuations over \$10 Million: 2021: 4
2022: 9

Multi-Family New Construction Permits Issued: 2021: 6
2022: 11

Multi-Family New Construction Number of Units: 2021: 1,657
2022: 2,926

Single Family New Construction Permits Issued: 2021: 815
2022: 322
Inspections Made: 2021: 49,062
2022: 46,785

