

DEVELOPMENT ACTIVITY REPORT

SECOND QUARTER - 2023



Grand Prairie, TX

PLANNING & DEVELOPMENT
DEPARTMENT



APRIL - JUNE 2023



PUBLISH DATE: AUGUST 2023

WWW.GPTX.ORG



GENERAL INFORMATION



Pre-Application Meetings

67



Volume of Submittals
Breakdown by App Type-Energov

Plats.....	14
Site Plans.....	7
Zoning Changes.....	5
Specific Use Permits.....	10
Comp. Plan Amendment.....	5
Text Amendments.....	1
Zoning Board of Adjustments.....	19
Zoning Verification Letters.....	22
Variances.....	1



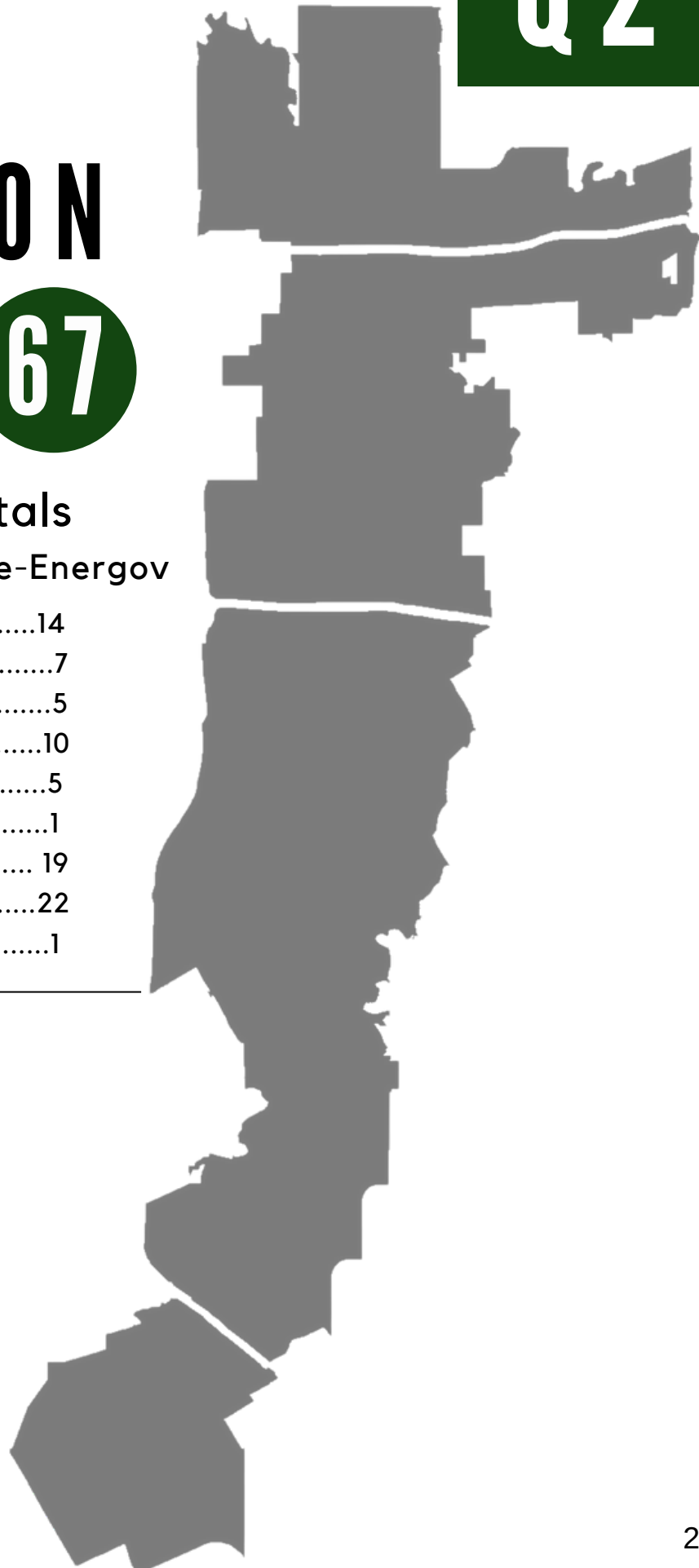
Overall # of Building Permits Applied For

3,686



Overall # of Building Permits Issued

1,949

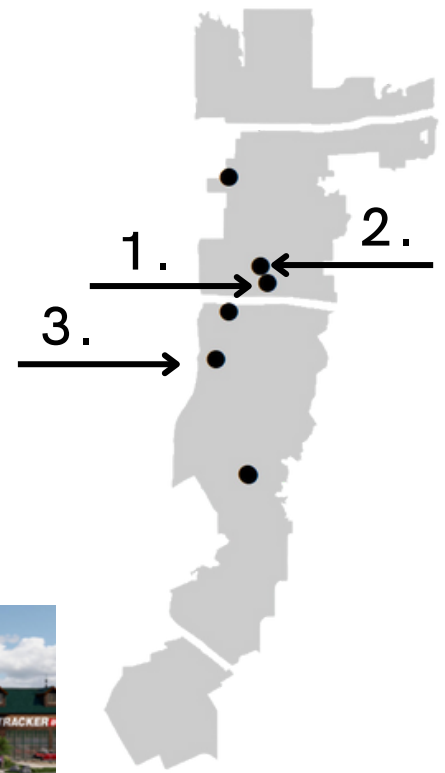


APRIL - JUNE 2023

COMMERCIAL

Q2

Zoning Changes Approved.....	0
Specific Use Permits Approved.....	2
Site Plans Approved.....	3
# of Building Permits Issued.....	7
Square Footage Approved.....	163,118



Locations based on building permits approved.

1. BASS PRO SHOPS OUTDOOR WORLD

Bass Pro Shops Outdoor World is a 100,000 sq. ft. retail store on 12.49 acres located at 3720 S Highway 161. The development includes a six-foot wide trail that connects to existing trails. This retailer is next to other major new developments, Andretti Indoor Karting and Games and Big Shots Golf Grand Prairie.



2. SHAKE SHACK

Shake Shack is a 3,500 sq. ft. drive-through restaurant located at 1550 Mayfield Road. The American fast-casual restaurant's dining areas include seating for 68 indoors and 24 outdoors.



3. THE LEARNING EXPERIENCE

The Learning Experience is a 10,000 sq. ft. facility located at 2804 W. Camp Wisdom Road. The daycare and early childhood education facility is for infants through preschool.

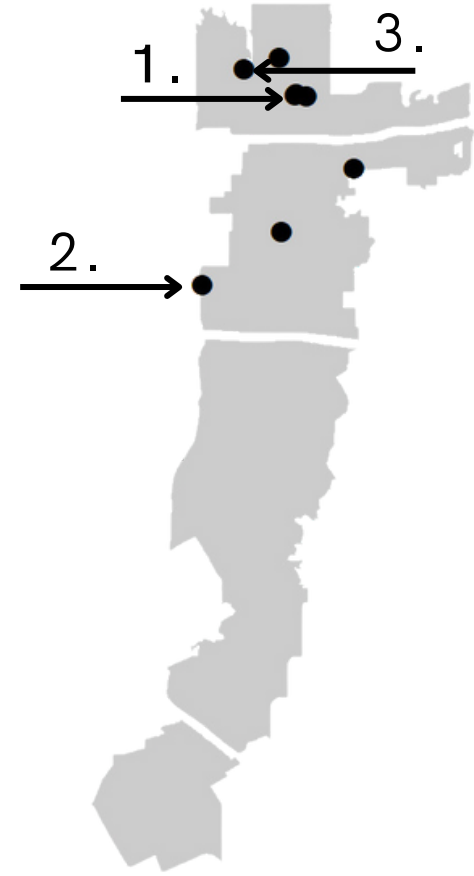


APRIL - JUNE 2023

INDUSTRIAL

Q2

Zoning Changes Approved.....	2
Specific Use Permits Approved.....	3
Site Plans Approved.....	0
# of Building Permits Issued.....	8
Square Footage Approved.....	1,400,237



1. WILDLIFE COMMERCE PARK - PHASE 3

Wildlife Commerce Park added three new developments for Phase 3 totaling 1,066,080 sq. ft. Building 12 at 501 W Wildlife Drive is 502,320 sq. ft. Building 13 at 605 W Wildlife Drive is 258,120 sq. ft. Building 14 at 655 W Wildlife Drive is 305,640 sq. ft. These new developments and existing buildings are all located in the southwest corner of N Belt Line Road and Wildlife Parkway.

Locations based on building permits approved.

2. RED HAWK INDUSTRIAL

This new 502,320 sq. ft. industrial warehouse building on 12.498 acres is located at 3050 Red Hawk Drive. The development is for a speculative single-loaded 213,840 sq. ft. industrial warehouse/office building with truck docks and the truck court orientated to the east. Employee and visitor parking is provided along the northern and western sides of the building.

3. GREAT SOUTHWEST INDUSTRIAL PARK HAMILTON GSW

This new 42,200 sq. ft. industrial warehouse/office building on 2.973 acres is located at 2250 114th Street. The speculative development will be accessible from two drives off 114th Street and includes a south-facing truck dock with 14 overhead doors.



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MULTI-FAMILY

Q2

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



Locations based on building permits approved.

1. JANUARY LANE

This new development located at 965 Duncan Perry Road features a mixed residential development on 27.47 acres with 192 multi-family units, 94 hybrid housing units, and 28 townhome-style hybrid housing units. The 94 hybrid housing – single family units have a private fenced backyard for each unit. The 28 hybrid housing – townhome units have a two-car garage attached to each unit. The amenity package includes a clubhouse, outdoor pavilion, resort-style pool, grilling stations, a dog park, business center, fitness center, and walking trails.

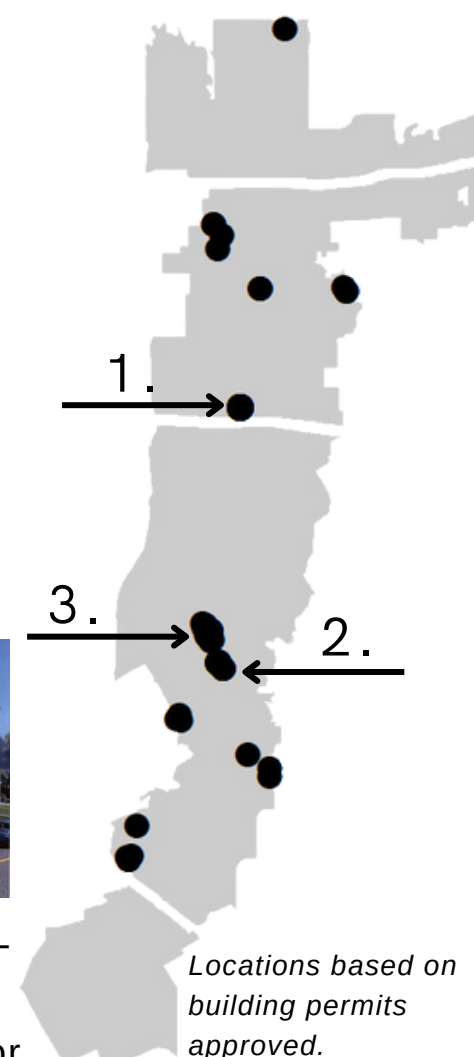


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SINGLE FAMILY

Q2

Townhome Zoning Changes Approved.....0
 Townhome Site Plans Approved.....0
 SF Detached Zoning Changes Approved.....3
 # of SF Townhome Lots Approved.....0
 # of New SF Detached Lots Approved.....342
 # of Building Permits Issued.....84
 ZBA Residential Variances Approved.....14



1. TRIBECA TOWNHOMES

Tribeca Townhomes is a 9.173 acre development located at the southwest corner of SH 161 and South Forum Drive. The Planned Development (PD-422) includes 78 single-family townhomes on individually platted lots. Each townhome unit will have a rear-entry garage that provides two garage parking spaces. The property will be gated with 1.7 acres of common open space, a jogging/walking trail, a large pavilion with an outdoor kitchen, and a large dog park.



Locations based on building permits approved.

2. VINEDO VILLAS AT MIRA LAGOS

Vinedo Villas at Mira Lagos in the Joe Pool Lake community is a 29.7 acre development located at 2624 S Grand Peninsula Drive. A rear-entry, two-car garage will be provided for each townhome. Townhomes along South Grand Peninsula and England Parkway face the street to create an urban-style housing design. The amenities include walking trails and outdoor spaces.



3. LAKE RIDGE COMMONS

Lake Ridge Commons development includes single family detached homes. This residential community is located in the Joe Pool Lake community at the northeast and southeast corners of Coastal Boulevard and Grandway Drive. The Planned Development (PD-384) Single Family Five zoning has 98 individual lots on 31.64 acres. Residents have access to walking trails throughout the development.

STATS AT A GLANCE

Second Quarter Stats | 2023

Building Permits Issued: 2022: 2,649
2023: 1,949

Commercial New Construction Permits Issued: 2022: 8
2023: 15

Commercial New Construction Valuations over \$10 Million: 2022: 1
2023: 5

Multi-Family New Construction Permits Issued: 2022: 0
2023: 1

Multi-Family New Construction Number of Units: 2022: 0
2023: 314

Single Family New Construction Permits Issued: 2022: 60
2023: 84

Inspections Made: 2022: 11,587
2023: 10,289

