

DEVELOPMENT ACTIVITY REPORT THIRD QUARTER - 2022



Grand Prairie, TX

PLANNING & DEVELOPMENT
DEPARTMENT



JULY - SEPTEMBER 2022



PUBLISH DATE: DECEMBER 2022

WWW.GPTX.ORG



GENERAL INFORMATION



Pre-Application Meetings

60



Volume of Submittals
Breakdown by App Type-Energov

Plats.....	23
Site Plans.....	18
Zoning Changes.....	8
Specific Use Permits.....	6
Comp. Plan Amendment.....	1
Text Amendments.....	2
Zoning Board of Adjustments.....	14
Zoning Verification Letters.....	18



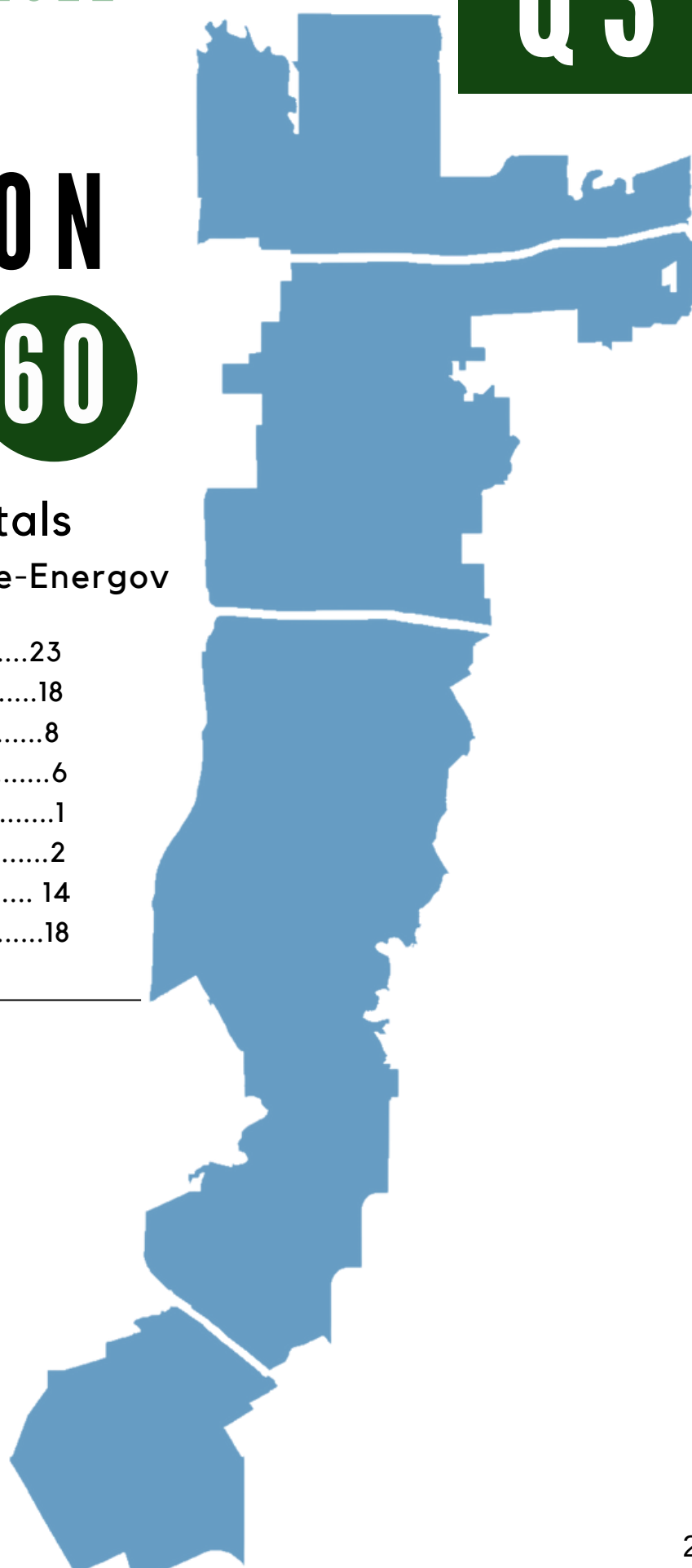
Overall # of Building Permits Applied For

4,081



Overall # of Building Permits Issued

2,682

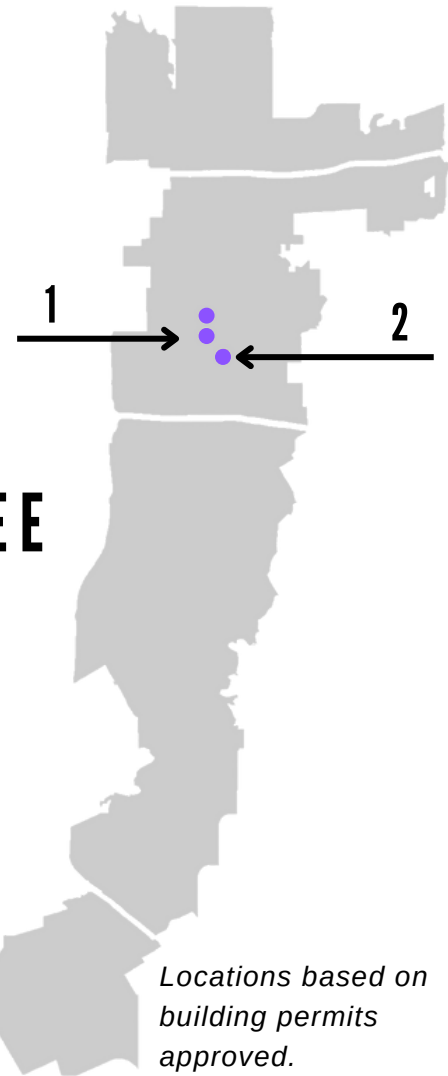


JULY - SEPTEMBER 2022

COMMERCIAL

Q3

Zoning Changes Approved.....	0
Specific Use Permits Approved.....	5
Site Plans Approved.....	2
# of Building Permits Issued.....	3
Square Footage Approved.....	9,460



1. SEVEN 7B BREW DRIVE THRU COFFEE

A new coffee house has joined Courtyard by Marriott, Banfield Pet Hospital, and Jakes in the Grand Central Crossing development. Located at 2830 S Hwy 161, the southeast corner of SH 161 and Arkansas Lane, this is 7 Brew’s first DFW location.



2. TRINITY BASIN PREPARATORY



A new K-8 school is coming to 3116 Carrier Parkway. The 84,600 sq. ft. building will accommodate an enrollment of 984 students. Trinity Basin has other campuses in Fort Worth, Dallas, and Mesquite.

JULY - SEPTEMBER 2022

INDUSTRIAL

Q3

Zoning Changes Approved.....	0
Specific Use Permits Approved.....	0
Site Plans Approved.....	7
# of Building Permits Issued.....	7
Square Footage Approved.....	1,176,661



Locations based on building permits approved.

1. MACARTHUR GRAND LOGISTICS CENTER

The development is for a double-loaded 603,000 sq. ft. industrial warehouse/ office building



with truck docks facing north-south and includes a separate 5,000 sq. ft. recreational area with athletic hard courts. The proposal is a speculative facility located at 2051 MacArthur Boulevard.

2. OAXACA

The development is for a modular home manufacturing facility and sales office. The 42,940 sq. ft. manufacturing facility is supported by a 5,000 sq. ft. storage building and a 5,375 sq. ft. sales office.



Model homes are on-site for viewing. This development is located adjacent to Cottonwood Creek and the applicant is providing a public trail easement for access to future trails. The development is located at 1771 Robinson Road.

JULY - SEPTEMBER 2022

INDUSTRIAL CONT'D



Zoning Changes Approved.....	0
Specific Use Permits Approved.....	0
Site Plans Approved.....	7
# of Building Permits Issued.....	7
Square Footage Approved.....	1,176,661

3. OFFICE/WAREHOUSE

The development is for a 40,670 sq. ft. office/showroom and warehouse. The two offices will be located at the northwest and northeast corners of the building. A truck court with loading bays are located on the south side of the building. The speculative building is located at 1207 Farmers Road.



JULY - SEPTEMBER 2022

MULTI-FAMILY

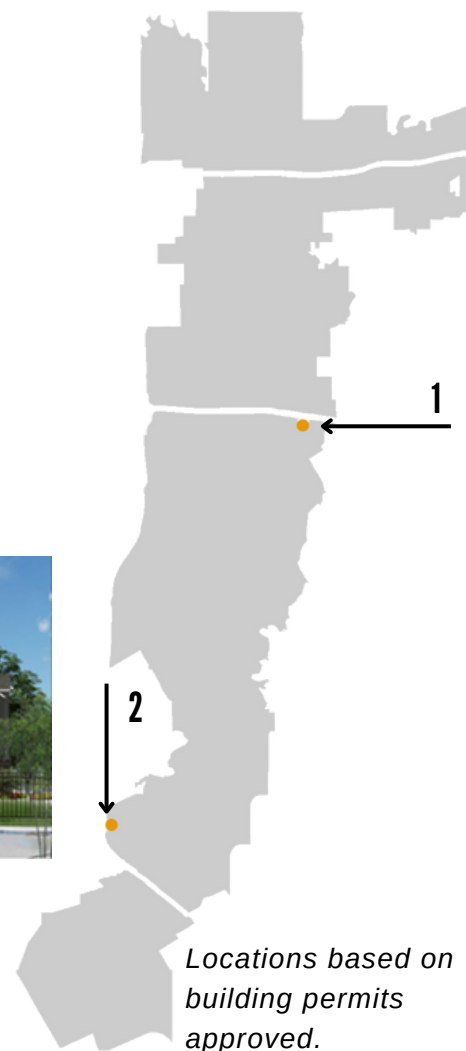
Zoning Changes Approved	0
Specific Use Permits Approved.....	0
Site Plans Approved.....	2
# of Building Permits Issued	2

1. DECHMAN MULTIFAMILY

This new development at 4100 Westcliff Road features 298 units in eight residential buildings.



Residents will enjoy shared courtyard spaces, an amenity center including a clubhouse, fitness center, commons area, library, mailroom, and a meeting room. Other amenities include a large pool with shade structures, outdoor kitchens, grill stations, a gaming area, a dog park, and walking trails. Additionally, the site has a sidewalk network between buildings and parking spaces, and some ground-level units have a private yard.



2. THE HENLEY

This new development at 3850 Double Oak Avenue features 255 units in three street facing urban-style buildings. Residents will enjoy shared courtyard spaces with living rooms, an amenity center



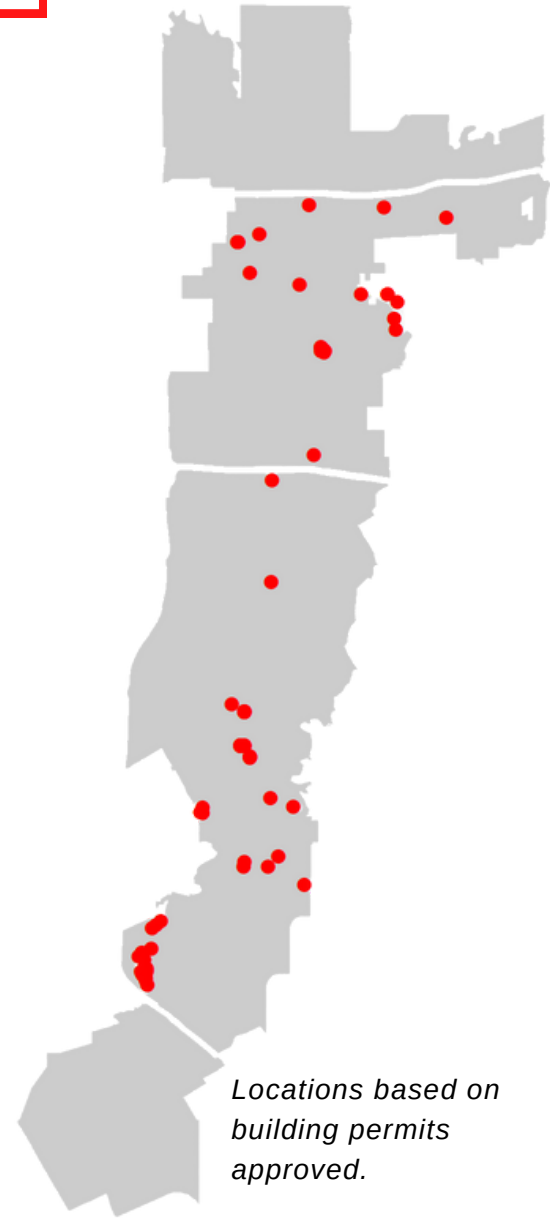
including a clubhouse and fitness center, and two dog parks. Other amenities include a cabana-style pool, horseshoe pits, BBQ and fire pits, and hammock/entertainment areas.

JULY - SEPTEMBER 2022

SINGLE FAMILY

Q3

Townhome Zoning Changes Approved.....	2
Townhome Site Plans Approved.....	0
SF Detached Zoning Changes Approved.....	1
# of SF Townhome Lots Approved.....	0
# of New SF Detached Lots Approved.....	2
# of Building Permits Issued.....	70
ZBA Residential Variances Approved.....	7



STATS AT A GLANCE

Third Quarter Stats: A Comparison of 2021-2022

Building Permits Issued: 2021: 2,185
2022: 2,682

Commercial New Construction Permits Issued: 2021: 3
2022: 10

Commercial New Construction Valuations over \$10 Million: 2021: 0
2022: 4

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

Multi-Family New Construction Number of Units: 2021: 380
2022: 553

Single Family New Construction Permits Issued: 2021: 235
2022: 70

Inspections Made: 2021: 14,420
2022: 11,957

