

# DEVELOPMENT ACTIVITY REPORT

## THIRD QUARTER - 2023



Grand Prairie, TX

PLANNING & DEVELOPMENT  
DEPARTMENT



July- September 2023



PUBLISH DATE: February 2024

[WWW.GPTX.ORG](http://WWW.GPTX.ORG)



# GENERAL INFORMATION



Pre-Application Meetings

48



Volume of Submittals  
Breakdown by App Type-Energov

Plats.....	13
Site Plans.....	9
Zoning Changes.....	10
Specific Use Permits.....	12
Comp. Plan Amendment.....	6
Text Amendments.....	3
Zoning Board of Adjustments.....	10
Zoning Verification Letters.....	32
Variances.....	1



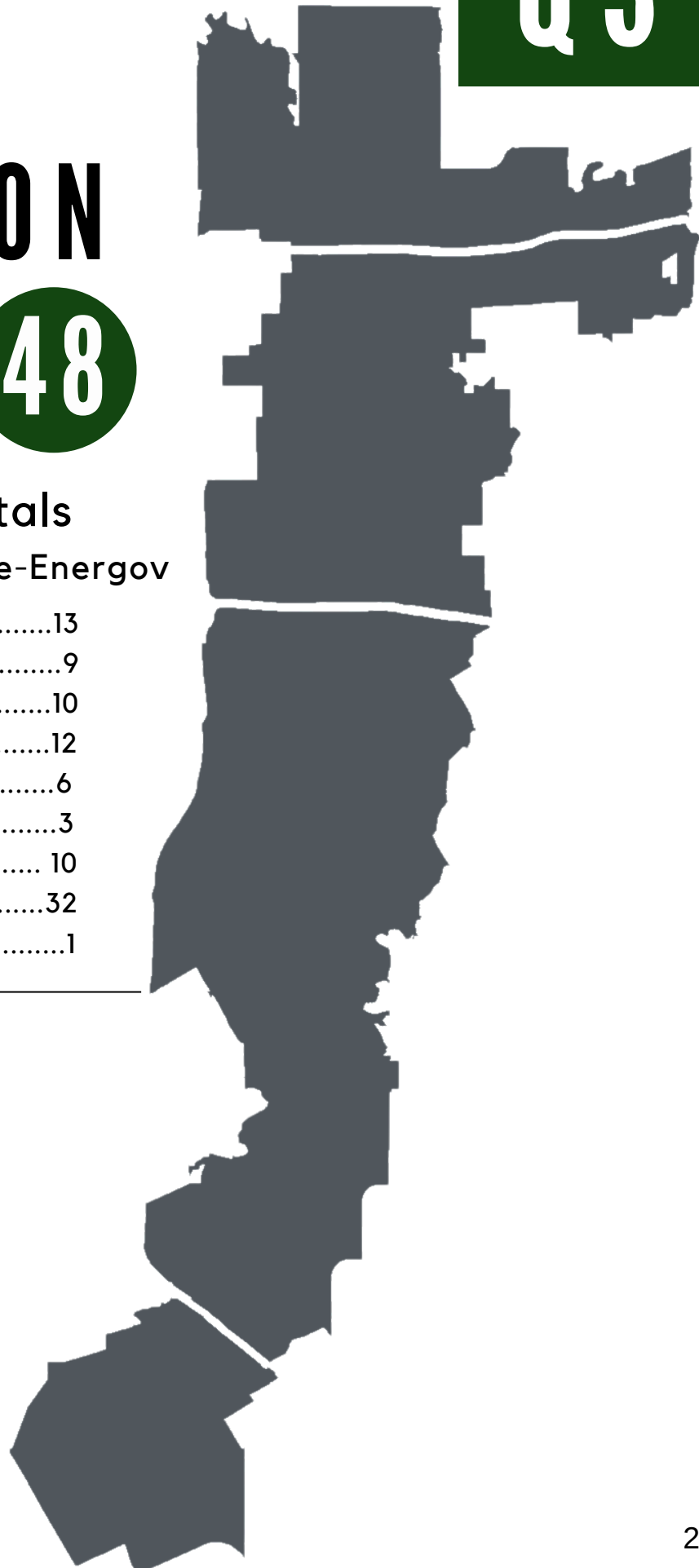
Overall # of Building Permits Applied For

3,781



Overall # of Building Permits Issued

2,020

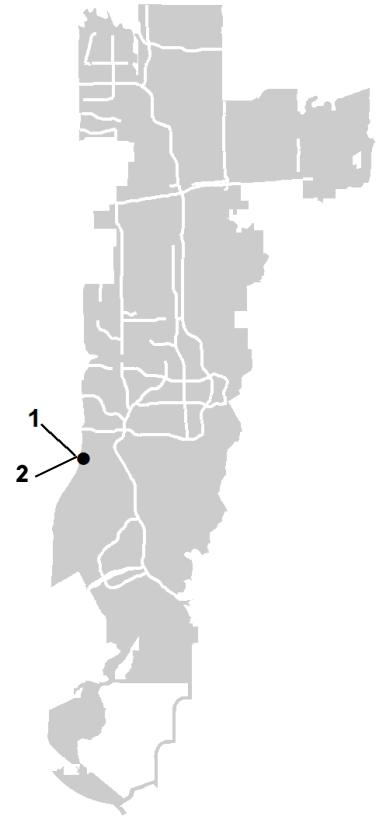


July- September 2023

# COMMERCIAL

Q3

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



*Locations based on building permits approved.*

## 1. GATEWAY OF GRAND PRAIRIE

Featuring an all-in-one pit stop for Grand Prairie residents and visitors, Gateway of Grand Prairie will be featured on 4.5 acres at the northeast intersection of Lynn Creek/Mildred Walker Parkway and Highway 360. This new development will include a convenience store with auto gasoline sales, a quick service restaurant with a drive through, and an express automatic tunnel car wash. The site will also include two EV charging stations and two commercial pad sites for future development.



## 2. WASH MASTERS GRAND PRAIRIE

Established in 2004, Wash Masters has brought another community-custom car wash to Grand Prairie by setting up their second location at the intersection of Lynn Creek/Mildred Walker Pkwy and Hwy 360. This 6,273 sq. ft. tunnel carwash will include a variety of wash plans and self-service vacuums. The Carwash will be located within the new Gateway Development.

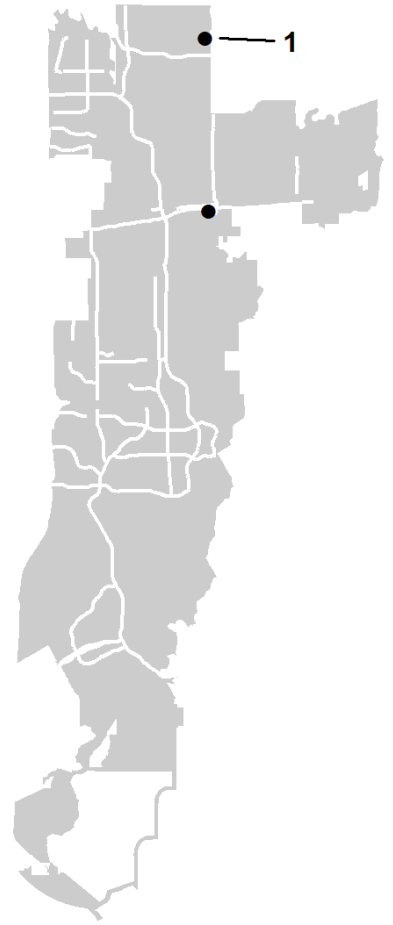


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# INDUSTRIAL

Q3

Zoning Changes Approved.....	2
Specific Use Permits Approved.....	1
Site Plans Approved.....	5
# of Building Permits Issued.....	1
Square Footage Approved.....	2,245



## 1. SHADY GROVE PARK - PHASE 3

This new industrial park will include three large shell buildings totaling 1 million square feet of industrial warehouses/office buildings. The proposed buildings will range in size from 241,992 sq. ft. to 499,589 sq. ft. Additionally, a 3.1-acre open space area will be included which will feature walking trails, a garden area, and other amenities.

*Locations based on building permits approved.*





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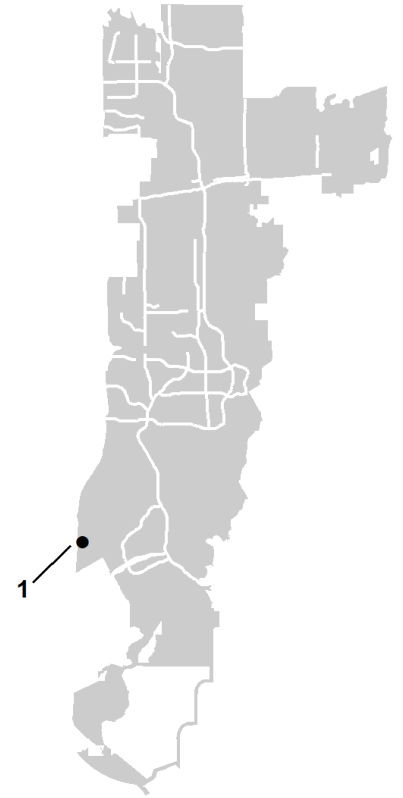
# MULTI-FAMILY

Q3

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

## 1. JEFFERSON AT LOYD PARK

Located South of Prairie Waters Drive, along the east side of South Highway 360, Loyd Park Phase 1 showcases 450 multi-family units on 25 plus acres with plenty of amenities and greenery. Made up of eight 3-story walkup buildings, this new community will feature urban-style architecture along with a resort style pool with cabanas, a fitness center, and convenient access to Loyd Park and Joe Pool Lake.



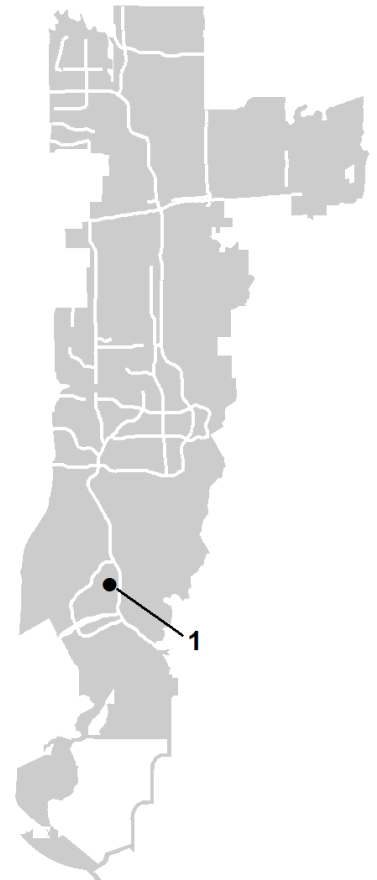
*Locations based on building permits approved.*



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# SINGLE FAMILY

# Q3



*Locations based on building permits approved.*

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.....	0
# of Building Permits Issued.....	65
ZBA Residential Variances Approved.....	5

## 1. MIRA LAGOS CROSSING

Mira Lagos Crossing is a 42.7-acre single-family home development located at the southwest corner of Coastal Blvd. and Hanger Lowe Rd, near the Lake Ridge Pkwy Corridor. The Planned Development (PD-384A) includes 98 single-family homes on individually platted lots. 70% of all units will have a front-entry garage that provides two or more garage parking spaces.



# STATS AT A GLANCE

Third Quarter Stats | 2023

Building Permits Issued: 2022: 2,682  
**2023: 2,020**

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Commercial New Construction Permits Issued: 2022: 10  
**2023: 2**

Commercial New Construction Valuations over \$10 Million: 2022: 2  
**2023: 0**

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Multi-Family New Construction Permits Issued: 2022: 2  
**2023: 1**

Multi-Family New Construction Number of Units: 2022: 553  
**2023: 450**

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Single Family New Construction Permits Issued: 2022: 70  
**2023: 65**

Inspections Made: 2022: 11,957  
**2023: 10,313**

