

# DEVELOPMENT ACTIVITY REPORT

## FOURTH QUARTER - 2023



Grand Prairie, TX

PLANNING & DEVELOPMENT  
DEPARTMENT



October- December 2023



PUBLISH DATE: April 2024

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



# GENERAL INFORMATION



Pre-Application Meetings

32



Volume of Submittals  
Breakdown by App Type-Energov

Plats.....	21
Site Plans.....	8
Zoning Changes.....	13
Specific Use Permits.....	9
Comp. Plan Amendment.....	9
Text Amendments.....	4
Zoning Board of Adjustments.....	13
Zoning Verification Letters.....	9
Variances.....	1



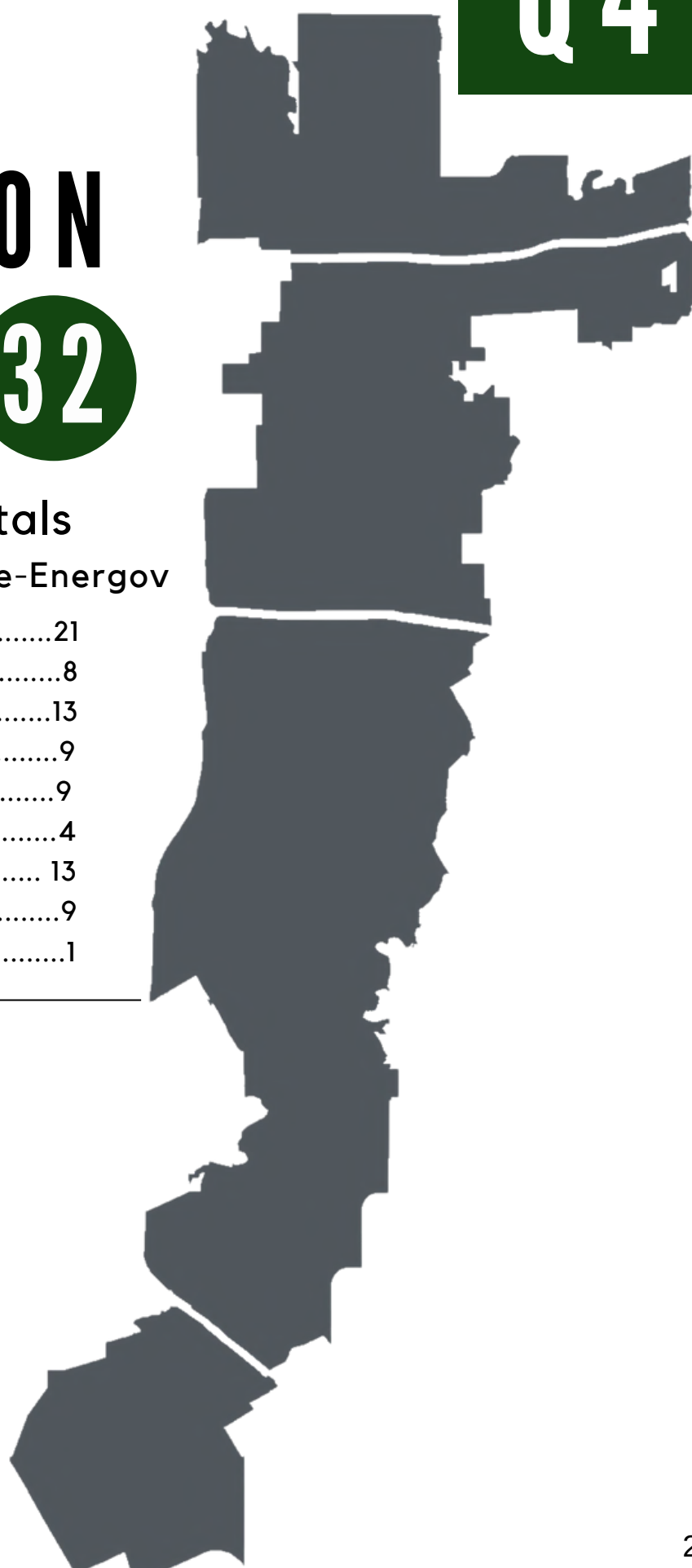
Overall # of Building Permits Applied For

3,365



Overall # of Building Permits Issued

1,904

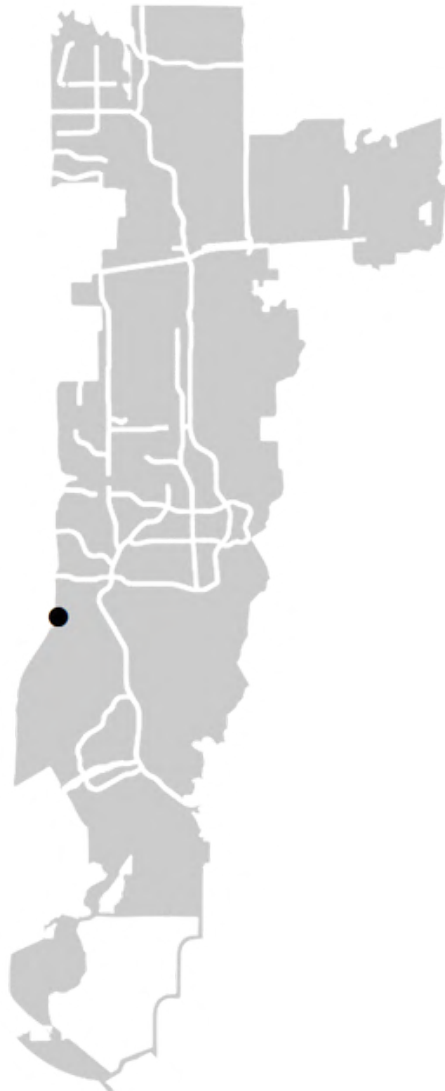


October- December 2023

Q4

# COMMERCIAL

Zoning Changes Approved.....	2
Specific Use Permits Approved.....	5
Site Plans Approved.....	0
# of Building Permits Issued.....	2
Square Footage Approved.....	12,345



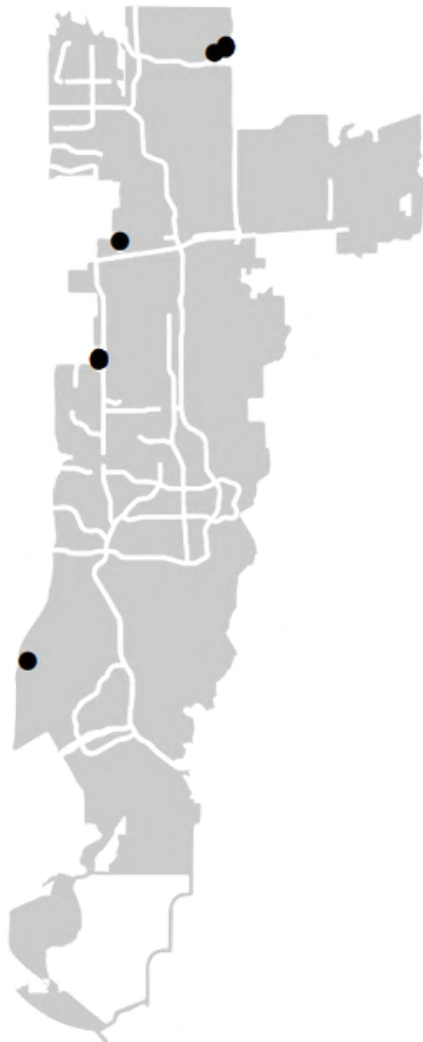
*Locations based on building permits approved.*

October-December 2023

Q4

# INDUSTRIAL

Zoning Changes Approved.....	0
Specific Use Permits Approved.....	1
Site Plans Approved.....	2
# of Building Permits Issued.....	7
Square Footage Approved.....	1,332,283

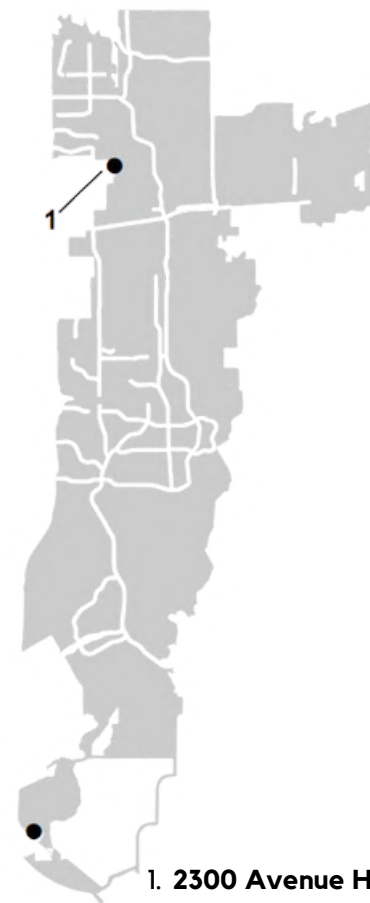


*Locations based on building permits approved.*

October-December 2023

# MULTI-FAMILY

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



1. 2300 Avenue H East

*Locations based on building permits approved.*

## 1. LAPIZ FLATS

Located Northeast of IH 30 and N. Hwy 161, Lapiz Flats showcases 69 multi-family units on 2.44 acres with the intent of creating a high quality, mixed income community for seniors. The new multi-family development will include amenities such fully furnished community rooms, fitness centers, and cyber lounges.

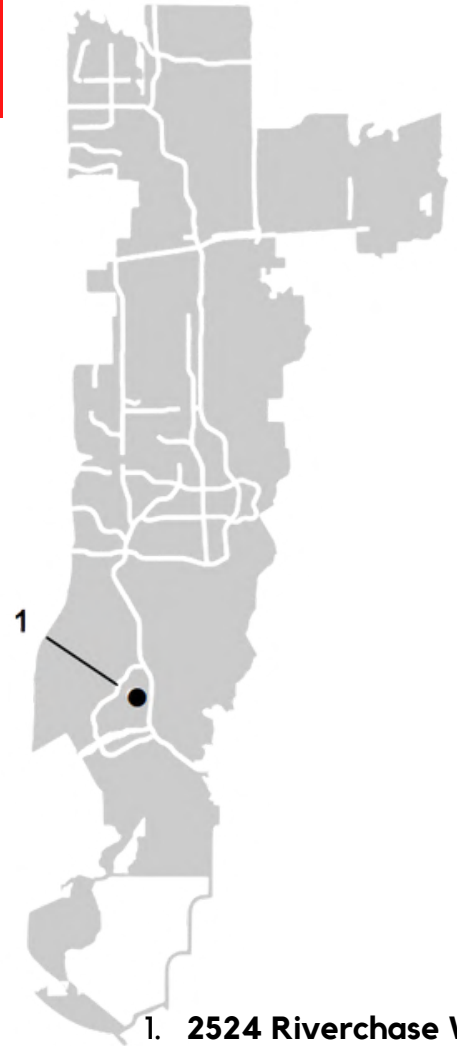


October-December 2023

# SINGLE FAMILY

# Q4

Townhome Zoning Changes Approved.....	1
Townhome Site Plans Approved.....	0
SF Detached Zoning Changes Approved.....	0
# of SF Townhome Lots Approved.....	552
# of New SF Detached Lots Approved.....	12
# of Building Permits Issued.....	81
ZBA Residential Variances Approved.....	10



## 1. LAKE RIDGE COMMONS TOWNHOMES

Located west of Lake Ridge Parkway, Lake Ridge Commons is a mixed-use development with 92 townhomes on 13.5 acres. This development will also include walking trails, and high-quality commercial development near a scenic lake view.

1. **2524 Riverchase Way**  
*Locations based on building permits approved.*



# STATS AT A GLANCE

## Fourth Quarter Stats | 2023

Building Permits Issued: 2022: 2,282  
**2023: 1,904**

---

Commercial New Construction Permits Issued: 2022: 13  
**2023: 10**

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

---

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

Multi-Family New Construction Number of Units: 2022: 399  
**2023: 323**

---

Single Family New Construction Permits Issued: 2022: 54  
**2023: 81**

Inspections Made: 2022: 10,763  
**2023: 8,916**



# 2023 AT A GLANCE

## Summary

Building Permits Issued: 2022: 9,069  
**2023: 8,052**

---

Commercial New Construction Permits Issued: 2022: 41  
**2023: 35**

Commercial New Construction Valuations over \$10 Million: 2022: 9  
**2023: 13**

---

Multi-Family New Construction Permits Issued: 2022: 11  
**2023: 4**

Multi-Family New Construction Number of Units: 2022: 2,296  
**2023: 1,087**

---

Single Family New Construction Permits Issued: 2022: 322  
**2023: 265**

Inspections Made: 2022: 46,785  
**2023: 38,633**

