



## CITY OF GRAND PRAIRIE COMMUNICATION

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**MEETING DATE:** 6/04/2024

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** STP-24-04-0016 - Site Plan - Topgolf Grand Prairie (City Council District 2). Site Plan for an Amusement Services (Indoor) and Amusement Services (Outdoor) facility on 11.199 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-436, within the SH 161 Corridor Overlay District, and approximately addressed as 1015 Ikea Place (On May 13, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

**APPLICANT:** Robert Lewis, Kimley-Horn

**RECOMMENDED ACTION:** Approve

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### SUMMARY:

Site Plan for an Amusement Services (Indoor) and Amusement Services (Outdoor) facility on 11.199 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-436, within the SH 161 Corridor Overlay District, and approximately addressed as 1015 Ikea Place.

### PURPOSE OF REQUEST:

The applicant seeks approval of a site plan for a Topgolf facility at this location. The zoning of the site is Planned Development (PD-436) which designates the base zoning as General Retail (GR). The Amusement Services (Indoor) and Amusement Services (Outdoor) uses are permitted within PD-436, but all non-residential development located within a Corridor Overlay District requires site plan approval from the Planning and Zoning Commission and City Council.

The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, and landscaping and screening requirements.

## ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

**Table 1. Zoning and Land Use**

Direction	Zoning	Existing Use
North	Planned Development (PD-294) General Retail, Multi-Family	Ikea
South	Planned Development (PD-424) General Retail, Multi-Family	Bass Pro Shop
West	Planned Development (PD-294) General Retail, Multi-Family	Retail
East	Planned Development (PD-294) General Retail, Multi-Family	Undeveloped

## HISTORY:

- December 13, 2022: City Council approved the Planned Development (PD-436) for General Retail (GR) uses, along with the additional uses of Amusement Services (Outdoor) and Amusement Services (Indoor) for this site.
- July 11, 2023: City Council approved a Site Plan for an Amusement Services (Indoor) and Amusement Services (Outdoor) facility for this site (Case Number STP-23-02-0005).

## PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is proposing to construct a 46,615 sq. ft. building on the 11.199-acre site. The site meets the requirements of the Unified Development Code (UDC) except for the variances noted below.

## ZONING REQUIREMENTS:

### *Density and Dimensional Requirements*

The property will be subject to the following requirements from PD-436 and the Unified Development Code (UDC).

**Table 2. Density and Dimensional Requirements**

Standard	Required	Proposed	Compliance
Minimum Lot Area (Sq. Ft.)	5,000	487,689	Yes
Minimum Lot Width (Ft.)	50	404.38	Yes
Minimum Lot Depth (Ft.)	100	1025.17	Yes
Front Setback (Ft.)	25	10	Variance
Side Setback (Ft.)			
Building Height <25 Ft.	10	-	Variance
Building Height <35 Ft.	15	-	
Building Height >35 Ft.	25	10	
Maximum Floor Area Ratio (FAR)	.5:1	.1:1	Yes

Maximum Building Height (Ft.)	60	41	Yes
Maximum Net Height (Ft.)	195	156	Yes

### *Parking Requirements*

The property is subject to parking requirements in Article 10 and Appendix F of the UDC. The following table summarizes these requirements. Per Appendix F, Section 11.A, parking minimums act as parking maximums in Corridor Overlay Districts. The proposal exceeds parking requirements and will require approval from City Council and an accompanying compensatory measure.

**Table 3. Parking Summary**

Standard	Required	Proposed	Meets
Indoor Amusement (1 space per 200 Sq. Ft.)	298	341	Exceeds

### *Landscape and Screening*

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The table below summarizes these requirements. The proposal meets or exceeds the landscape and screening requirements.

**Table 4. Landscape & Screening Requirements**

Standard	Required	Proposed	Meets
10 % Landscape Area (Sq. Ft.)	48,769	101,312	Exceeds
75% in Front Yard (Sq. Ft.)	36,577	36,577	Meets
Street & Buffer Trees (1/500 Sq. Ft.)	98	98	Yes
Parking Island with Tree (1/5 spaces) (Each space within 100' of Tree)	68	68	Exceeds
Total Trees	166	166	Meets
Shrubs 1-5 Gal/50 Sq. Ft.	975	1,058	Exceeds
Flowering/Colorful Plantings	146	497	Exceeds

### *Building Design*

The exterior building materials include stucco, brick, and metal accents. Appendix F generally seeks to avoid blank exterior walls without architectural features and finishes, changes in material, and articulation. This proposal provides articulation features, color contrast, and materials mix along with stone and metal accents to give the building definition. The building elevations meet all Appendix F requirements except for the variances noted below.

Appendix F contains two window requirements. The first is that facades shall consist of windows in an area that equals 50% of the overall vertical surface of all facades or that equals 50% of the length of all facades. The second requirement is that windows account for 30% of the area of street-facing facades. Appendix F also requires that facades include canopies along at least 25% of the length of all four facades. The proposed building elevations require variances to both window requirements and the canopy requirement.

## Appendix F Checklist

Appendix F requires that applicants provide Menu Items from four categories: Usable Open Space and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The table below lists the Menu Items included in the proposal. The proposal includes 12 Menu Items and meets the Appendix F Menu Items requirements.

**Table 5. Appendix F Menu Items**

Category	Amenity
Site Design and Building Orientation	Add Parking Lot Trees
Site Design and Building Orientation	Ceremonial Drive
Building Design	Materials Mix
Building Design	Stone Accent
Building Design	Color Contrast
Building Design	Specialty Accent
Building Design	Articulated Public Entrance
Building Design	Enhanced Windows
Building Design	Canopy Variation
Healthy, Smart & Sustainable Community	70% Native Plants
Healthy, Smart & Sustainable Community	Wi-Fi (.5)
Healthy, Smart & Sustainable Community	Ride Sharing Drop-Off (.5)
Healthy, Smart & Sustainable Community	Pollinator Friendly Flowers (.5)
Alternative Compliance	Pedestrian Walkway Connection

## VARIANCES:

The following variances are requested:

1. Front Setback –The applicant is requesting a variance to the minimum required setback of 25 feet to allow for a setback of 10 feet.
2. Side Setback – The applicant is requesting a variance to the minimum required setback of 25 feet to allow for a setback of 10 feet.
3. Glazing (Building) - The applicant is requesting a variance from 50% glazing of the length of all four facades to allow 47.2% glazing.
4. Glazing (Primary Facades) - The applicant is requesting a variance from 30% glazing of the area of facades that are parallel to streets to allow 27% glazing.
5. Canopies (Building) - The applicant is requesting a variance from canopies along 25% of the length of all four facades to allow for canopies along 24.1% of the length of all four facades.

## RECOMMENDATION:

- On May 13, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0.
- The Development Review Committee (DRC) recommends approval.