



## CITY OF GRAND PRAIRIE ORDINANCE

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**MEETING DATE:** 06/04/2024

**REQUESTER:** Monica Espinoza, Administrative Supervisor

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

**TITLE:** SUP-24-03-0012 - Specific Use Permit/Site Plan - RBFCU Bank (City Council District 2). Specific Use Permit/Site Plan for a Bank with a Drive-Through on 0.955 acres. Lot 10, Block A, Epic East Towne Crossing Phase 2, City of Grand Prairie, Dallas County, zoned Planned Development (PD-364), within the SH-161 Corridor Overlay, and addressed as 3162 S Hwy 161 (On May 13, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

**APPLICANT:** Patricia Schulte, Chesney Morales Partners

**RECOMMENDED ACTION:** Approve

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### SUMMARY:

Specific Use Permit/Site Plan for a Bank with a Drive-Through on 0.955 acres. Lot 10, Block A, Epic East Towne Crossing Phase 2, City of Grand Prairie, Dallas County, zoned Planned Development (PD-364), within the SH-161 Corridor Overlay, and addressed as 3162 S Hwy 161.

### PURPOSE OF REQUEST:

The applicant intends to construct a 3,856 sq. ft. drive-through bank with associated parking spaces. Site Plan approval by City Council is required for any project within an overlay district or planned development district. Additionally, a drive-through bank requires a Specific Use Permit approved by City Council.

### 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	PD-364	Veterinary Emergency Facility
South	PD-364	Retail
West	PD-364	Retail & Restaurants
East	PD-364	Kohl's & Hobby Lobby

## PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposed use is a detached drive-through bank with 27 parking spaces. The site meets the requirements of the Unified Development Code (UDC) and Appendix F, Corridor Overlay District Standards.

### Parking Requirements

The property is subject to parking requirements in Article 10 and Appendix F of the UDC. Appendix F states that the parking calculations in Article 10 of the Unified Development Code (UDC) shall serve as parking maximums. The applicant is proposing 15 permeable paved parking spaces which is 56% of the proposed parking. The following table summarizes these requirements. The proposal meets the parking requirements of the UDC.

**Table 2. Parking Summary**

Standard	Required	Proposed	Meets
Banks (1 space per 325 Sq. Ft.)	12 (Maximum)	27	Yes
Drive Through Queue (One Lane)	6 (Minimum)	6	Yes
Permeable Parking Spaces	-	15 (56%)	Yes

### Landscape and Screening

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

**Table 3. Landscape & Screening Requirements**

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.) 10%	4,160	12,081	Yes
Front Yard 75% of Required Landscape in Front Yard	3,120	7,846	Yes
Street & Buffer Trees (1/500 Sq. Ft.)	8	8	Yes
Shrubs (1 5-gallon shrub per 50 Sq. Ft. of required landscape area)	83	162	Yes
Flowering and Colorful Plants (15%)	13	20	Yes

### Building Design

The exterior building materials include stone, stucco, hardie board and aluminum panels. The proposal meets the building design requirements.

### Appendix F Checklist

Appendix F requires that applicants provide Menu Items from four categories: Usable Open 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.

<b>Table 4. Appendix F Menu Items</b>	
Category	Amenity
Site Design and Building Orientation	Parking Lot Trees
Site Design and Building Orientation	Foundation Planting
Building Design	Material Mix
Building Design	Color Contrast
Building Design	Artictechtrual Elements
Building Design	Roof Variation
Building Design	Articualte Public Entrance
Building Design	Canopy Variation
Healthy, Smart & Sustainable Community	Benches
Healthy, Smart & Sustainable Community	70% Native Plants
Healthy, Smart & Sustainable Community	Wifi (.5)
Healthy, Smart & Sustainable Community	Pollinator-Friendly Flowers (.5)
Alternative Compliance	Bicycle Rack

**Table 5. Windows and Canopies Requirements**

Standard	Required	Provided	Meets
Primary Facade	30%	44%	Yes
Total Length	50%	50%	Yes
Total Canopy	25%	49%	Yes

## **PUBLIC NOTICE:**

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to one (1) surrounding properties meeting the distance requirements in the Unified Development Code. As of the writing of this staff memo, the following letters have been received:

In Support: None

In Opposition: None

## **VARIANCES:**

The applicant is seeking a variance for exceeding the maximum parking requirement of the SH-161 Corridor Overlay District. Staff supports this request because the applicant will provide a compensatory measure of 15 permeable parking spaces, which constitutes 56% of the total proposed parking.

## **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.

**BODY:**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP BY SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR A BANK WITH A DRIVE-THROUGH WITHIN THE SH-161 CORRIDOR OVERLAY DISTRICT: BEING 0.955 ACRES, LOT 10, BLOCK A, EPIC TOWNE CROSSING PHASE 2, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AFTER PUBLICATION**

**WHEREAS**, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to amend the zoning designation of said site to include a Specific Use Permit for a Bank with a Drive-through; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on May 13, 2024, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the creation of a Specific Use Permit for a Bank with a Drive-through is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a Specific Use Permit for a Bank with a Drive-through; and

**WHEREAS**, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on June 4, 2024, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

**WHEREAS**, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:**

**SECTION 1.** Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit and Site Plan for a Bank with a Drive-Through on 0.955 acres. Lot 10, Block A, Epic East Towne Crossing Phase 2, City of Grand Prairie, Dallas County, Texas, addressed as 3162 S Hwy 161 as depicted in Exhibit A – Location Map, attached hereto.

**SECTION 2.** The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

**SECTION 3.** For development and operations of a Bank with a Drive-Through, the following standards and conditions are hereby established as part of this ordinance:

1. The development shall adhere to the City Council approved Exhibit B - Site Plan, Exhibit C - Landscape Plan, and Exhibit D - Building Elevations, which are herein incorporated by reference.
2. The City Council has granted the following variance from Appendix F standards:
  - A. Exceeding Maximum Parking – Variance to allow exceeding the maximum parking requirement due to the provided 15 permeable parking spaces, satisfying Appendix F's compensatory measure.

**SECTION 4.** All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

**SECTION 5.** The Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

**SECTION 6.** The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

**SECTION 7.** It is further provided that in the case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudicated by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

**SECTION 8.** A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

**SECTION 9.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 4TH OF JUNE, 2024.**

**SPECIFIC USE PERMIT NO. 1171**

**CASE NO. SUP-24-03-0012**

**ORDINANCE NO. 11554-2024**