



CITY OF GRAND PRAIRIE
ORDINANCE

MEETING DATE: 08/05/2025
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: Savannah Ware, AICP, Assistant Director of Planning & Development
TITLE: SUP-25-03-0015 - Specific Use Permit/Site Plan - Midtown Pickleball and Retail (City Council District 2). Specific Use Permit and Site Plan for Amusement Services (Indoor), a restaurant with a drive-through, and a multi-tenant building within Midtown Development on 8.083 acres. Lot 7, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH 161 Corridor Overlay District and tentatively addressed as 3505 S Hwy 161 (On July 14, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)
APPLICANT: Alexander Quintanilla, Q Architects, PLLC.
RECOMMENDED ACTION: Approve with conditions

SUMMARY:

Specific Use Permit and Site Plan for Amusement Services (Indoor), a restaurant with a drive-through, and a multi-tenant building within Midtown Development on 8.083 acres. Lot 7, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH 161 Corridor Overlay District and tentatively addressed as 3505 S Hwy 161.

PURPOSE OF REQUEST:

The applicant intends to construct three buildings on 8.083 acres. The building at the north end is an indoor pickleball facility. A multi-tenant building is in the center of the lot and a pad site for a restaurant with a drive-through is located at the south end of the lot.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Table with 3 columns: Direction, Zoning, Existing Use. Rows: North (PD-143, Gas Well), South (PD-397, Retail/Restaurant (Site Plan Approved))

West	PD-397	Midtown Apartments (Site Plan Approved)
East	PD-294	HWY 161, Restaurant/Retail, Undeveloped

**HISTORY:**

- October 15, 2019: City Council approved a Planned Development (PD-397) General Retail (GR-1) base zoning (Case No. Z190302/CP190302).
- August 23, 2021: The Planning and Zoning Commission approved a final plat for the property (Case No. P210801).

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The proposed development features three buildings. Lot 1 at the south end, north of the lot with Black Bear Diner, is designated for a 5,000 sq. ft. restaurant with a drive-through. Lot 2 features a multi-tenant building with an outdoor seating area centrally located. Lot 3 features an indoor pickleball court for Pickleball Kingdom. Pickleball Kingdom is a membership-based facility with multiple courts.

The site meets the requirements of the Unified Development Code (UDC) except for seven variances from Appendix F, Corridor Overlay District Standards mentioned below.

**ZONING REQUIREMENTS:**

*Density and Dimensional Requirements*

The property is subject to density and dimensional requirements in PD-397 and Article 6 of the Unified Development Code (UDC). The following table summarizes these requirements. The proposal meets the density and dimensional requirements.

**Table 2. Site Data Summary**

Standard	Required	Lot 1 (Restaurant)	Lot 2 (Multi-tenant)	Lot 3 (Pickleball)	Meets
Min. Lot Area (Sq. Ft.)	5,000	63,195	147,668	102,801	Yes
Min. Lot Width (Ft.)	50	235	552	385	Yes
Min. Lot Depth (Ft.)	100	267	267	267	Yes
Front Setback (Ft.)	25	107	111	27	Yes
Rear Setback (Ft.)	0	72	76	32	Yes
Max. Height (Ft.)	25	23	23	30	Variance
Max. Floor Area Ratio	0.35:1	0.09:1	0.19:1	0.38:1	Yes*

\* The FAR for the overall site is 0.23:1

*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 shall serve as parking maximums. The overall site parking calculations set a maximum of 341 parking spaces, and the applicant is proposing 253 parking spaces, which meets the requirement. The parking requirements for individual lots are summarized in the tables below.

**Table 3-1. Parking Summary – Lot 1 (DT Restaurant)**

Standard	Required	Proposed	Meets
Restaurant Parking (1 space per 100 Sq. Ft.)	56	67	Yes

Drive Through Queue (Min. 6 queuing)	6	6	Yes
50% of parking spaces above the maximum shall be of permeable materials	6	20	Yes

**Table 3-2. Parking Summary - Lot 2 (Multi-Tenant)**

Standard	Required	Proposed	Meets
Retail Parking (1 space per 275 Sq. Ft.)	92	98	Yes
50% of parking spaces above the maximum shall be of permeable materials	4	20	Yes

**Table 3-3. Parking Summary - Lot 3 (Pickleball)**

Standard	Required	Proposed	Meets
Indoor Amusement (1 space per 200 Sq. Ft.)	193	88	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. The applicant is showing no street trees along SH 161, which requires a variance.

**Table 4. Landscape & Screening Requirements**

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	31,366	66,837	Yes
Front Yard (75%)	26,479	39,482	Yes
Total Street, Buffer, Parking, and Pedestrian Walkway Trees	100	65	Variance
Street & Buffer Trees (1/500 Sq. Ft.)	53	0	Variance
Parking Lot Trees (1 per 5 spaces)	47	65	Yes
Shrubs (1 5-gallon shrub per 50 Sq. Ft.)	627	629	Yes
Flowering and Colorful Plants (15%)	80	80	Yes

*Building Design*

Appendix F of the UDC generally seeks to avoid blank exterior walls without architectural features and finishes, changes in material, and articulation. The proposal meets the building design requirements. Appendix F of the UDC contains two window requirements. The first is that facades shall consist of windows in an area equal to 50% of the overall vertical surface of all facades or equal to 50% of the length or area of all facades. The second requirement is that windows should account for 30% of the area of street-facing facades.

*Drive-Through Restaurant (Lot 1)*

The exterior building materials include brick veneer, stucco, and cementitious siding. This proposal features metal canopies, transom windows, and stepped parapets. The table below summarizes the window and canopy requirements for Lot 1.

**Table 5-1. Windows & Canopies Requirements**

Standard	Required	Provided	Meets
East Facade	30%	32%	Yes
Total Area	50%	33%	Variance

Total Canopy	25%	39%	Yes
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***Multi-Tenant Building (Lot 2)***

The exterior building materials include brick and stone veneer, stucco, and cementitious siding. This proposal features tower-like elements at building corners. It also utilizes alternating projecting facades in various finishes to frame around different tenant spaces, enhancing visual interests. The table below summarizes the window and canopy requirements for Lot 2.

**Table 5-2. Windows & Canopies Requirements**

Standard	Required	Provided	Meets
East Facade	30%	48%	Yes
Total Area	50%	27%	Variance
Total Canopy	25%	21%	Variance

***Pickleball Kingdom (Lot 3)***

The exterior building materials include stucco and metal panels. The entry feature includes a tall glass wall at the building corner, framed by a continuous metal canopy that comes down to the ground at each end. Pickleball Kingdom will be providing murals on the east facade as compensatory measure. The table below summarizes the window and canopy requirements for Lot 3.

**Table 5-3. Windows & Canopies Requirements**

Standard	Required	Provided	Meets
East Facade	30%	5%	Variance
Total Area	50%	4%	Variance
Total Canopy	25%	0.030%	Variance

***Appendix F Checklist***

**Multi-Tenant Building**

Appendix F of the UDC 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 15.5 Menu Items and meets the Appendix F Menu Items requirements.

<b>Table 6. Appendix F Menu Items - Multi-tenant Building</b>	
Category	Amenity
Usable Open Space & Pedestrian Linkages	Enhanced Usable Open Space
Site Design and Building Orientation	Parking Lot Trees
Site Design and Building Orientation	Permeable Surface
Building Design	Material Mix
Building Design	Color Contrast
Building Design	Specialty Accent
Building Design	Corner Treatment
Building Design	Roof Profile Variation
Building Design	Articulation Elements
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	USB Charging Stations (.5)
Healthy, Smart & Sustainable Community	Ride-Sharing Dropp-Off (.5)
Alternative Compliance	EV Charging Station
Alternative Compliance	Turf Putting Green

**VARIANCES:**

The applicant is requesting the following variances:

1. Number of Street Trees – Variance to the requirement of 53 street trees to allow four street trees to be planted along the SH 161 frontage road.
2. Building Height – Variance to allow the Pickleball Kingdom building height to be 30 feet, exceeding the maximum height of 25 feet.
3. Overall Windows on Restaurant – Variance to the requirement that windows account for 50% of the area of all facades to allow the building to be constructed with windows that account for 33% of all facades for the restaurant with a drive-through.
4. Overall Windows on Multi-Tenant Building – Variance to the requirement that windows account for 50% of the area of all facades to allow the building to be constructed with windows that account for 27% of all facades for the multi-tenant retail building.
5. Canopies on Multi-Tenant Building – Variance to the requirement that canopies account for 25% of all facades to allow the building to be constructed with 21% of canopies for the multi-tenant retail building.
6. Overall Windows on Pickleball Kingdom Building – Variance to the requirement that windows account for 50% of the area of all facades to allow the building to be constructed with windows that account for 4% of all facades for Pickleball Kingdom.
7. Street Facing Windows on Pickleball Kingdom Building – Variance to the requirement that windows account for 30% of the east facade to allow the building to be constructed with 5% of all facades for Pickleball Kingdom.
8. Canopies on Pickleball Kingdom Building – Variance to the requirement that canopies account for 25% of the east facade to allow the building to be constructed with 0.03% of all facades for Pickleball Kingdom.

**PUBLIC NOTICE:**

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 5 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

**RECOMMENDATION:**

- On July 14, 2025, the Planning and Zoning Commission recommended approval with the following conditions by a vote of 8-0.
  1. An additional 5-foot landscape buffer should be provided along SH 161, outside the 30-foot gas easement, to plant the required street trees.

2. The Pickleball Kingdom building shall reduce the overall % of metal panels and blue color to comply with the UDC Appendix F Standards.
  3. Driveway design and locations must be approved by the Transportation and Mobility Services Department prior to the Site Plan being presented to the Planning and Zoning Commission (P&Z).
  4. A drainage study or detention shall be provided to show no adverse impact on other properties, the receiving creek, and existing drainage infrastructure during the Civil Engineering Plan review.
  5. The applicant shall obtain PHEQ Department approval for the dumpster enclosure locations. The applicant shall update the site plan to reflect the approved dumpster enclosure locations prior to construction.
- The Development Review Committee (DRC) recommends approval with the following conditions:
    1. An additional 5-foot landscape buffer should be provided along SH 161, outside the 30-foot gas easement, to plant the required street trees.
    2. The number of EV Vehicle Parking and EV Charging stations will be reduced from 91 spaces (36%) to less than 25 spaces (10%) of the 253 parking spaces provided.
    3. The Pickleball Kingdom building shall reduce the overall % of metal panels and blue color to comply with the UDC Appendix F Standards.
    4. Driveway design and locations must be approved by the Transportation and Mobility Services Department prior to the Site Plan being presented to the Planning and Zoning Commission (P&Z).
    5. A drainage study or detention shall be provided to show no adverse impact on other properties, the receiving creek, and existing drainage infrastructure during the Civil Engineering Plan review.
    6. The applicant shall obtain PHEQ Department approval for the dumpster enclosure locations. The applicant shall update the site plan to reflect the approved dumpster enclosure locations prior to construction.

**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 AMUSEMENT SERVICES (INDOOR) AND A RESTAURANT WITH A DRIVE-THROUGH WITHIN THE SH-161 CORRIDOR OVERLAY DISTRICT: BEING 8.083 ACRES, LOT 7, BLOCK 1, SLINK ADDITION, 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 Amusement Services (Indoor) and a Restaurant with a Drive-Through; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on July 14, 2025, 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 Amusement Services (Indoor) and a Restaurant 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 8 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 Amusement Services (Indoor) and a Restaurant 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 August 5, 2025, 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 for Amusement Services (Indoor) and a Restaurant with a Drive-Through on Lot 7, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, as described and 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 the development and operations of Amusement Services (Indoor) and a Restaurant 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, Exhibit D - Building Elevations and Exhibit E - Appendix F Checklist of this ordinance, which are attached hereto and incorporated herein.
2. An additional 5-foot landscape buffer should be provided along SH 161, outside the 30-foot gas easement, to plant the required street trees.
3. The Pickleball Kingdom building shall reduce the overall % of metal panels and blue color to comply with the UDC Appendix F Standards.
4. Driveway design and locations must be approved by the Transportation and Mobility Services Department.
5. A drainage study or detention shall be provided to show no adverse impact on other properties, the receiving creek, and existing drainage infrastructure during the Civil Engineering Plan review.
6. The applicant shall obtain PHEQ Department approval for the dumpster enclosure locations. The applicant shall update the site plan to reflect the approved dumpster enclosure locations prior to construction.
7. The developer shall provide a lidded waste receptacle that is accessible from the drive-through lane.
8. The City Council has granted the following variances from Appendix F standards:
  - A. Building Height – Variance to allow the Pickleball Kingdom building height to be 30 feet, exceeding the maximum height of 25 feet.
  - B. Overall Windows on Restaurant – Variance to the requirement that windows account for 50% of the area of all facades to allow the building to be constructed with windows that account for 33% of all facades for the restaurant with a drive-through.
  - C. Overall Windows on Multi-Tenant Building – Variance to the requirement that windows account for 50% of the area of all facades to allow the building to be constructed with windows that account for 27% of all facades for the multi-tenant retail building.
  - D. Canopies on Multi-Tenant Building – Variance to the requirement that canopies account for 25% of all facades to allow the building to be constructed with 21% of canopies for the multi-tenant retail building.
  - E. Overall Windows on Pickleball Kingdom Building – Variance to the requirement that windows account for 50% of the area of all facades to allow the building to be constructed with windows that account for 4% of all facades for Pickleball Kingdom.

- F. Street Facing Windows on Pickleball Kingdom Building – Variance to the requirement that windows account for 30% of the east facade to allow the building to be constructed with 5% of all facades for Pickleball Kingdom.
- G. Canopies on Pickleball Kingdom Building – Variance to the requirement that canopies account for 25% of the east facade to allow the building to be constructed with 0.03% of all facades for Pickleball Kingdom.

**SECTION 4.** The operations of Amusement Services (Indoor) and a Restaurant with a Drive-Through shall comply with the following:

1. By this Ordinance, this Specific Use Permit shall automatically terminate in accordance with Section 5.4.1 of the Unified Development Code if a Building Permit is not issued for said use within one (1) year after City Council adoption of this Ordinance, or upon cessation of said use for a period of six (6) months or more.
2. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.
5. The operation of the facility shall be in strict compliance with all requirements of the Environmental Services Department, Building Inspections, Police Department and Fire Administration.
6. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.

**SECTION 5.** 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 6.** 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 7.** 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 8.** All ordinances or parts of ordinances in conflict herewith are specifically repealed.

**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, ON THIS THE 5TH DAY OF AUGUST 2025.**

**SPECIFIC USE PERMIT NO. #**  
**CASE NO. SUP-25-03-0015**  
**ORDINANCE NO. #-2025**