



CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 07/14/2025
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: June Sin, Senior Planner
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
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 include North (PD-143, Gas Well), South (PD-397, Retail/Restaurant), West (PD-397, Midtown Apartments), and 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 3-2. 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

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.

Table 6. Appendix F Menu Items - Multi-tenant Building	
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.

RECOMMENDATION:

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.