



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 09/03/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: SUP-23-10-0043 - Specific Use Permit/Site Plan - Quik Trip at 901 MacArthur (City Council District 5). Specific Use Permit/Site Plan for a convenience store with gas sales on 2.04 acres. A portion of Tract 20, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within the IH-30 Corridor Overlay, and tentatively addressed as 901 Macarthur Blvd (On February 26, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

APPLICANT: Craig Honeywell, Quik Trip

RECOMMENDED ACTION: Approve with conditions

SUMMARY:

Specific Use Permit/Site Plan for a convenience store with gas sales on 2.04 acres. A portion of Tract 20, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within the IH-30 Corridor Overlay, and tentatively addressed as 901 MacArthur Blvd.

PURPOSE OF REQUEST:

The applicant intends to construct a 5,312 sq. ft. convenience store with a gas sale on 2.04 acres. The proposal includes a fuel canopy with ten fuel stations facing Macarthur Boulevard.

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	Light Industrial (LI)	IH 30/Undeveloped
South	Commercial (C)/ Single Family Residential (SF-4)	Truck & R.V. repair/ Single Family Residences
West	Commercial (C)	Undeveloped

East	Light Industrial (LI)	U-Haul Moving & Storage
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HISTORY:

- September 1985: The City's 1985 zoning map shows the property zoned as Commercial (C).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant plans to construct a new 5,312 sq. ft. convenience store with a fuel canopy and ten fuel stations. Within a one-mile radius of the project site, there is one neighborhood-scale convenience store with two fuel pumps approximately 1,500 feet to the south. To the east of the subject property, there are no other gas stations along IH-30 within the City Limits. To the west, however, there are six existing gas stations located along Belt Line Road. Three gas stations are within a two-mile radius of the proposed convenience store. An existing Quik Trip is also located at 1110 N Belt Line approximately 2.3 miles from the subject property.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

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

Table 2. Site Data Summary

Standard	Required	Proposed	Compliance
Min. Lot Area (Sq. Ft.)	5,000	80,696	Yes
Min. Lot Width (Ft.)	50	109	Yes
Min. Lot Depth (Ft.)	100	364	Yes
Front (Ft.)	25	165	Yes
Side (Ft.)	10	83	Yes
Max. Height (Ft.)	25	20	Yes
Max. (FAR)	0.5:1	0.06:1	Yes

Parking Requirements

The property is subject to parking requirements in Appendix F and Article 10 of the UDC. The following table summarizes these requirements. The number of parking spaces shall not exceed the parking maximum without approval by City Council and a compensatory measure from Appendix F. The applicant is providing permeable parking spaces as a compensatory measure.

Table 3. Parking Summary

Standard	Required (Maximum)	Proposed	Meets
Retail (1 space per 275 Sq. Ft.)	20	52	Variance
50% of parking spaces above maximum shall be permeable parking spaces	16	16	Yes

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
Landscape Area 10 % (Sq. Ft.)	7,755	16,332	Exceeds
75% in the Front Yard (Sq. Ft.)	5,816	11,289	Exceeds
Street & Buffer Trees (1/500 Sq. Ft.)	16	17	Yes
Parking Island with Tree (1/10 spaces) (Each space within 100 Ft. of Tree)	6	6	Yes
Shrubs (1 5-gallon shrub per 50 Sq. Ft. of required landscape area)	155	199	Yes
Flowering/Colorful Plantings (Gal.)	1,163	1,443	Yes

Building Design

The exterior building materials consist of brick and stone. Stone finishes are utilized around building entrances and as corner treatments. Doors and windows are topped with metal canopies. Projecting cornices and roof variation enhances vertical articulation. The metal fuel canopy will be supported by columns wrapped in brick finishes. Appendix F generally seeks to avoid blank exterior walls without architectural features and finishes, changes in material, and articulation. This proposal does provide articulation features.

Appendix F contains two window requirements. The first is that facades shall consist of windows that equal 50% of the length of all facades. The second requirement is that windows shall account for 30% of the area of street-facing facades. The proposed elevations do not meet the 50% overall window requirements. The applicant provided 60% of glazing on the east elevation facing Macarthur and 42% of glazing on the north elevation facing IH-30 as compensatory measures.

Table 5. Windows and Canopies Requirements

Standard	Required	Provided	Meets
Primary Facade (Macarthur)	30%	60%	Exceeds
Secondary Facade (IH-30)	30%	42%	Exceeds
Total Length	50%	39%	Variance
Total Canopy	25%	39%	Exceeds

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 14 Menu Items and meets the Appendix F Menu Items requirements.

Table 6. Appendix F Menu Items

Category	Amenity
Site Design and Building Orientation	Rain Gardens
Building Design	Materials Mix

Building Design	Stone Accent
Building Design	Color Contrast
Building Design	Corner Treatment
Building Design	Articulated Public Entrance
Building Design	Roof Profile Variation
Building Design	Articulation Elements
Building Design	Canopy Variation
Building Design	Design Elements
Healthy, Smart & Sustainable Community	Green Infrastructure
Healthy, Smart & Sustainable Community	70% Native Plants
Alternative Compliance	National Safe Place
Alternative Compliance	Bike Racks

VARIANCES:

The following variances are requested:

1. Number of Parking Spaces – Variance to the maximum allowed parking space of 20 to allow a total of 52 parking spaces.
2. Overall Windows – Variance to the requirement that windows account for 50% of the length of all facades to allow the building to be constructed with windows that account for 39% of all facades.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 24 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: One

RECOMMENDATION:

- On February 26, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0.
 1. Truck idling within 300 feet of a residential structure shall be limited to a period not to exceed 15 minutes.
 2. The applicant shall post “no-idling” signs on site.
- The Development Review Committee (DRC) and staff recommend approval with the following conditions:
 1. Truck idling within 300 feet of a residential structure shall be limited to a period not to exceed 15 minutes.
 2. The applicant shall post “no-idling” signs on site.

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 CONVENIENCE STORE WITH GAS SALES: BEING 2.04 ACRES, A PORTION OF TRACT 20, JOSEPH GRAHAM SURVEY, ABSTRACT NO. 506, 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 Convenience Store with Gas Sales; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on February 26, 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 Convenience Store with Gas Sales 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 a Convenience Store with Gas Sales; 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 March 19, 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, on March 19, 2024, City Council tabled this item indefinitely; 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 6, 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, on August 6, 2024, City Council tabled this item to September 3, 2024; 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 a Convenience Store with Gas Sales on 2.04 acres. A portion of Tract 20, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, as depicted in Exhibit A – Boundary Description, 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 a Convenience Store with Gas Sales, 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 D – Building Elevations which are herein incorporated by reference.
2. The City Council has granted the following variances from Appendix F standards:
 - a. Variance to the maximum allowed parking space of 20 to allow a total of 52 parking spaces.
 - b. Variance to the requirement that windows account for 50% of the length of all facades to allow the building to be constructed with windows that account for 39% of all facades.
3. Truck idling within 300 feet of a residential structure shall be limited to a period not to exceed 15 minutes.
4. The applicant shall post "no-idling" signs on site.

SECTION 4. The operation of the Facility 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 Public Health and Environmental Quality 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, THIS 3RD DAY OF SEPTEMBER 2024.

ORDINANCE NO. #-2024
SPECIFIC USE PERMIT NO. #
CASE NO. SUP-23-10-0043