



## CITY OF GRAND PRAIRIE ORDINANCE

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**MEETING DATE:** 02/04/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

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

**TITLE:** SUP-24-04-0018 - Specific Use Permit/Site Plan - 2625 England Parkway (City Council District 6). SUP/Site Plan for a two-story multi-tenant building with a drive thru on 1.00 acre. Lot 33, Block D, Mira Lagos East Retail Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lake Ridge Corridor Overlay District, and addressed as 2625 England Pkwy (On January 13, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

**APPLICANT:** Norman Patten

**RECOMMENDED ACTION:** Approve

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### SUMMARY:

SUP/Site Plan for a two-story multi-tenant building with a drive through on 1.00 acre. Lot 33, Block D, Mira Lagos East Retail Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lake Ridge Corridor Overlay District, and addressed as 2625 England Pkwy.

### PURPOSE OF REQUEST:

The applicant intends to construct a two-story 12,363 sq. ft. retail/office building with an optional drive-thru for a restaurant with associated parking spaces. The proposed retail space will be 5,826 sq. ft. and the office space consists of 6,354 sq. ft. Specific Use Permit approval by City Council is required for any project requesting a drive-thru within an overlay district. Site Plan approval is required for properties within an overlay district or a Planned Development District.

### 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-298A	Undeveloped
South	PD-365	Residential Townhomes

West	PD-365	Residential Townhomes
East	PD-298A	Undeveloped

## PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposal is a multi-tenant building with the option to have a drive-thru and 42 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 following table summarizes these requirements. The proposal meets the parking requirements of the UDC.

**Table 2. Parking Summary**

Standard	Required	Proposed	Meets
Retail (1 space per 275 Sq. Ft.) (5,286 Sq. Ft.)	22 (Maximum)	22	Yes
Office (1 space per 325 Sq. Ft.) (6,354 Sq. Ft.)	20 (Maximum)	20	Yes
Drive Through Queue (One Lane)	6 (Minimum)	6	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%	4,356	10,738	Yes
Front Yard 75% of Required Landscape in Front Yard	3,267	5,572	Yes
Street & Buffer Trees (1/500 Sq. Ft.)	9	10	Yes
Shrubs (1 5-gallon shrub per 50 Sq. Ft. of required landscape area)	87	371	Yes
Flowering and Colorful Plants (15%)	15	16.7	Yes

### Building Design

The exterior building materials primarily consists of stone and stucco. The height of the proposed two-story building is 23 feet. Appendix F requires that buildings include certain amount of windows and canopies, which are summarized in the table below. The proposal meets the building design requirements.

**Table 4. Windows and Canopies Requirements**

Standard	Required	Provided	Meets
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Primary Facade	30%	37%	Yes
Total Length	50%	56%	Yes
Total Canopy	25%	59%	Yes

### *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 meets 13.5 of the required minimum of 12 Menu Items.

<b>Table 5. Appendix F Menu Items</b>	
Category	Amenity
Site Design and Building Orientation	Parking Lot Trees
Site Design and Building Orientation	Permeable Surface
Building Design	Material Mix
Building Design	Color Accent
Building Design	Stone Accent
Building Design	Roof Variation
Building Design	Articulate Public Entrance
Building Design	Canopy Variation
Building Design	Articulation Elements
Building Design	Design Elements
Healthy, Smart & Sustainable Community	Mature Trees
Healthy, Smart & Sustainable Community	30% Native Plants (.5)
Healthy, Smart & Sustainable Community	Wifi (.5)
Healthy, Smart & Sustainable Community	Smart USB charging Stations (.5)
Alternative Compliance	Bicycle Rack

### **PUBLIC NOTICE:**

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 36 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: Three

### **VARIANCES:**

The applicant is not requesting any variances.

## **RECOMMENDATION:**

- On January 13, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- 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 TWO-STORY MULTI-TENANT BUILDING WITH A RESTAURANT WITH A DRIVE-THRU WITHIN THE LAKE RIDGE CORRIDOR OVERLAY DISTRICT: BEING ON 1.00 ACRE, LOT 33, BLOCK D, MIRA LAGOS EAST RETAIL 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/Site Plan for a two-story retail building with Restaurant with a Drive-Through; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on January 13, 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 a two-story retail building with 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 a two-story multi-tenant building with a Restaurant with a Drive-Thru; 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 February 4, 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 a two-story multi-tenant building with Restaurant with a Drive-Thru on 1.00 acre. Lot 33, Block D, Mira Lagos East Retail Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lake Ridge Corridor Overlay District, and addressed as 2625 England Pkwy 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 two-story retail building with a Restaurant with a Drive-Thru, 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.

**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 FEBRUARY, 2025.**

**SPECIFIC USE PERMIT NO. #**  
**CASE NO. SUP-24-04-0018**  
**ORDINANCE NO. #-2025**