



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/20/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Assistant Director of Planning & Development

TITLE: STP-25-04-0012 - Site Plan - Rise Up Retail at Midtown (City Council District 2). Site Plan for two multi-tenant buildings for retail and restaurant uses within Midtown Development on 2.60 acres. A portion of Lot 4, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the 161 Corridor Overlay District and tentatively addressed as 3731 S Hwy 161 (On April 28, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

APPLICANT: Stephanie Laughlin, Jacob & Hefner Associates, Inc.

RECOMMENDED ACTION: Approve

SUMMARY:

Site Plan for two multi-tenant buildings for retail and restaurant uses within Midtown Development on 2.60 acres. A portion of Lot 4, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the 161 Corridor Overlay District and tentatively addressed as 3731 S Hwy 161.

PURPOSE OF REQUEST:

The applicant intends to construct two multi-tenant buildings for speculative retail and restaurant tenants on 2.60 acres.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-397	Undeveloped (Retail/Restaurant Site Plan Approved)
South	PD-397	Undeveloped (Retail/Restaurant Site Plan Approved)
West	PD-397	Arden at Midtown Apartments (Kalterra)
East	PD-424	SH 161/ Andretti Indoor Karting

HISTORY:

- October 15, 2019: The City Council approved a Planned Development (PD-397) where the Concept Plan included two hotels in the area designated with 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 consists of two multi-tenant buildings with a combined area of 22,000 sq. ft. Tenants for these spaces have not been identified. The larger building to the south on Lot 1 is 14,000 sq. ft., featuring 4,200 sq. ft. of restaurants and 9,800 sq. ft. of retail space. The northern building on Lot 2 is 8,000 sq. ft., featuring 2,400 sq. ft. of restaurant and 5,600 sq. ft. of retail space.

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 proposal meets the density and dimensional requirements except for building height variance.

Table 2. Site Data Summary

Standard	Required (GR-1)	Lot 1	Lot 2	Compliance
Min. Lot Area (Sq. Ft.)	5,000	69,341	44,105	Yes
Min. Lot Width (Ft.)	50	259	165	Yes
Min. Lot Depth (Ft.)	100	267	267	Yes
Front Setback (Ft.)	25	96	96	Yes
Rear Setback (Ft.)	0	87	87	Yes
Max. Height (Ft.)	25	26	26	Variance
Max. Floor Area Ratio (FAR)	0.35:1	0.20:1	0.18:1	Yes

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 proposal meets the parking requirements.

Table 3-1. Parking Summary - Lot 1

Standard	Allowed (Max.)	Provided	Meets
Restaurant Parking (1 space per 100 SF)	42	42	Yes
Retail Parking (1 space per 275 SF)	36	24	Yes
Total Parking	78	66	Yes

Table 3-2. Parking Summary - Lot 2

Standard	Allowed (Max.)	Provided	Meets
Restaurant Parking (1 space per 100 SF)	24	20	Yes

Retail Parking (1 space per 275 SF)	20	13	Yes
Total Parking	44	33	Yes

Landscape Requirements

The property is subject to landscape requirements in Article 8 and Appendix F of the UDC. The proposal meets or exceeds the landscape requirements.

Table 4. Landscape & Screening Requirements

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	11,344	24,885	Yes
Front Yard (75% of Required)	6,108	11,178	Yes
Total Street, Buffer, Parking, and Pedestrian Walkway Trees	26	41	Yes
Street & Buffer Trees (1/500 Sq. Ft.)	6	10	Yes
Parking Lot Trees (1 per 5 spaces)	20	22	Yes
Shrubs (1 5-gallon shrub per 50 Sq. Ft.)	122	203	Yes
Flowering and Colorful Plants (15%)	15	37	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 exterior building materials include brick veneer and stucco. This proposal utilized projecting bays topped with sloped metal roofs to frame building corners and entrances to tenant spaces. The buildings also feature storefront glazing with metal canopies.

Appendix F 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 of all facades. The second requirement is that windows shall account for at least 30% of the area of street-facing facades.

The proposed elevations meet or exceed the requirements, except for the overall window requirements. The applicant has provided four murals as compensatory measures. The combined area of the murals is 1,200 sq. ft.

Table 5-1. Windows and Canopies – Lot 1

Standard	Required	Provided	Meets
East Facade	30%	40%	Yes
Total Length	50%	36%	Variance
Total Canopy	25%	40%	Yes

Table 5-2. Windows and Canopies – Lot 2

Standard	Required	Provided	Meets
East Facade	30%	36%	Yes
Total Length	50%	34%	Variance
Total Canopy	25%	38%	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 includes 12.5 Menu Items and meets the Appendix F Menu Items requirements.

Table 6. Appendix F Menu Items	
Category	Amenity
Site Design and Building Orientation	Parking Lot Trees
Building Design	Color Contrast
Building Design	Corner Treatment
Building Design	Roof Profile Variation
Building Design	Articulation Elements
Building Design	Canopy Variation
Building Design	Design Elements
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	Pollinator-Friendly Flowers (.5)
Alternative Compliance	Foundation Planting
Alternative Compliance	Bike Rack
Alternative Compliance	Pedestrian Amenities, including outdoor tables and benches

VARIANCES:

1. Maximum Height – The applicant is requesting a variance to exceed the maximum allowed height of 25 ft. to allow a height of 26 ft.
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 40% on Lot 1, and with windows that account for 38% on Lot 2.

RECOMMENDATION:

- On April 28, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0.
- The Development Review Committee (DRC) recommends approval.