



## CITY OF GRAND PRAIRIE ORDINANCE

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**MEETING DATE:** 05/20/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

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

**TITLE:** SUP-25-02-0011 - Specific Use Permit/Site Plan - Hawaiian Bros at 1210 Arkansas (City Council District 2). Specific Use Permit/Site Plan for a restaurant with a drive-through on 1.15 acres. Lot 5R, Block A, Bush & Pioneer Centre Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-351, within the SH 161 Overlay District, and addressed as 1210 Arkansas Ln (On May 12, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

**APPLICANT:** Calvin Miller, DXU Architects

**RECOMMENDED ACTION:** Approve

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### SUMMARY:

Specific Use Permit/Site Plan for a restaurant with a drive-through on 1.15 acres of property located at Lot 5R, Block A, Bush & Pioneer Centre Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-351, within the SH 161 Overlay District, and addressed as 1210 Arkansas Ln.

### PURPOSE OF REQUEST:

The applicant intends to construct a drive-through restaurant on 1.15 acres for Hawaiian Bros. A restaurant with a drive-through requires the approval of a Specific Use Permit (SUP).

### 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-351	Walmart
South	PD-273A	Retail/Restaurant
West	PD-351	Starbucks/Chipotle
East	PD-351	Wendy's

## HISTORY:

- April 21, 2015: City Council approved a zone change from Commercial to PD-351 for commercial uses (Case No. Z150201/CP150201).
- July 27, 2017: The Development Review Committee administratively approved an amending plat for the property (Case No. P170608).

## PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposed development features a 2,012 sq. ft. structure with 516 sq. ft. of indoor dining area and 526 sq. ft. of outdoor dining area. The site will have two drive-through lanes consolidating into one lane past the menu board.

## ZONING REQUIREMENTS:

### *Density and Dimensional Requirements*

The property is subject to density and dimensional requirements in PD-351 and Article 6 of the Unified Development Code (UDC). The proposal meets the density and dimensional requirements.

**Table 2. Site Data Summary**

Standard	Required	Provided	Compliance
Min. Lot Area (Sq. Ft.)	5,000	50,293	Yes
Min. Lot Width (Ft.)	50	288	Yes
Min. Lot Depth (Ft.)	100	200	Yes
Front Setback (Ft.)	25	43	Yes
Max. Height (Ft.)	25	23	Yes
Max. Floor Area Ratio (FAR)	0.35:1	0.04:1	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 number of parking spaces shall not exceed the parking maximum without approval by the 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	Allowed (Maximum)	Proposed	Meets
Restaurant Parking (1 space per 100 SF)	12	15	Variance
50% of parking spaces above the maximum shall be of permeable materials	2	3	Yes

### *Landscape and Screening*

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

**Table 4. Landscape Requirements**

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	5,029	27,335	Yes
Front Yard (75% of Required)	3,722	17,530	Yes
Total Street, Buffer, Parking, and Pedestrian Walkway Trees	21	43	Yes
Street & Buffer Trees (1/500 Sq. Ft.)	11	22	Yes
Parking Lot Trees (1 per 5 spaces)	3	6	Yes
Shrubs (1 5-gallon shrub per 50 Sq. Ft)	113	129	Yes
Flowering and Colorful Plants (15%)	847	6,560	Yes

*Building Design*

Appendix F generally seeks to avoid blank exterior walls without architectural features and finishes, changes in material, and articulation. The proposal meets the building design requirements. The exterior building materials include brick veneer, cementitious siding, and stucco in various colors and textures. Aquarium by Sherwin-Williams (SW 6767), a highlight paint color for the Hawaiian Bros brand, is proposed for building corners. The proposed elevations also feature metal canopies extending over building entrances and drive-through windows. A pineapple-shaped lit sign and a map of the Hawaiian islands are proposed.

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 30% of the area of street-facing facades. The proposed elevations do not meet the glazing requirements. The applicant has provided eight decorative metal screens and light fixtures under a drive-through canopy as compensatory measures. The total area of decorative panels is 320 sq. ft.

**Table 5. Windows and Canopies Requirements**

Standard	Required	Provided	Meets
South Facade	30%	16%	Variance
Total Length	50%	38%	Variance
Total Canopy	25%	46%	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 12.5 Menu Items and meets the Appendix F Menu Items requirements.

<b>Table 6. Appendix F Menu Items - Multi-tenant Building</b>	
Category	Amenity
Site Design and Building Orientation	100% Parking Behind Buildings (1.5)
Site Design and Building Orientation	Parking Lot Trees
Building Design	Material Mix
Building Design	Color Contrast
Building Design	Roof Profile Variation
Building Design	Articulation Elements
Building Design	Enhanced Windows

Healthy, Smart & Sustainable Community	Mature Trees
Healthy, Smart & Sustainable Community	70% Native Plants
Healthy, Smart & Sustainable Community	Wi-Fi (.5)
Healthy, Smart & Sustainable Community	USB Charging Stations (.5)
Alternative Compliance	Bike Rack
Alternative Compliance	Foundation Planting

## **VARIANCES:**

1. Number of Parking Spaces – Variance to the maximum allowed parking space of 12 to allow 15 parking spaces.
2. Windows on South Facade – Variance to the requirement that windows account for 30% of the south facade to allow the building to be constructed with 16% windows.
3. Overall Windows – 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 38% of all facades.

## **PUBLIC NOTICE:**

Notice of this item was published in the Fort Worth Star-Telegram and letters were provided to 13 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 May 12, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0.
- 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 DRIVE-THROUGH RESTAURANT ON 1.15 ACRES; LOT 5R, BLOCK A, BUSH & PIONEER CENTRE 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 a Drive-Through Restaurant; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on May 12, 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 Drive-Through Restaurant 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 7 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 Drive-Through Restaurant; 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 May 20, 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 Drive-Through Restaurant on property located at Lot 5R, Block A, Bush &

Pioneer Addition, City of Grand Prairie, Dallas County, Texas, as described and depicted in Exhibit A – Boundary Description, attached hereto and incorporated herein.

**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 Drive-Through Restaurant, 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 of this ordinance, which are herein incorporated by reference.
2. The developer shall provide a lidded waste receptacle that is accessible from the drive-through lane.
3. The City Council has granted the following variance from standards in Appendix X of the UDC:
  - A. Number of Parking Spaces: Variance to the maximum allowed parking space of 12 to allow 15 parking spaces.
  - B. Windows on South Facades: Variance to the requirement that windows account for 30% of the south facades to allow the building to be constructed with 16% windows.
  - C. 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 38% of all facades.

**SECTION 4.** The operations of a Drive-Through Restaurant 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 Certificate of Occupancy 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, ON THIS THE 20<sup>TH</sup> DAY OF MAY 2025.**

**SPECIFIC USE PERMIT NO.  
CASE NO. SUP-25-02-0011**