



CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 02/03/2026
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: Savannah Ware, AICP, Assistant Director of Planning & Development
TITLE: STP-25-09-0036 - Site Plan - Highway 161 Mixed Use (City Council District 2). Site Plan for a multi-tenant building for general retail and restaurant uses on 5.72 acres. Lot 2R1, Block A, 161 Toll Road Retail Corners Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-294 District, within the SH 161 and the IH 20 Corridor Overlay Districts, and addressed as 3580 S Hwy 161 (On January 13, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)
APPLICANT: Marcus Black, Kimley-Horn
RECOMMENDED ACTION: Approve

SUMMARY:

Site Plan for a multi-tenant building for general retail and restaurant uses on 5.72 acres. Lot 2R1, Block A, 161 Toll Road Retail Corners Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-294 District, within the SH 161 and the IH 20 Corridor Overlay Districts, and addressed as 3580 S Hwy 161.

PURPOSE OF REQUEST:

The applicant intends to construct a mix of restaurants, retail, and professional or medical offices on 5.7 acres in three phases. The first phase will consist of a 23,558 sq. ft. development to house a mix of restaurants on approximately 2.23 acres.

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-294, Restaurants/Retail Shopping) and South (PD-424, Bass Pro Shop).

West	PD-397	HWY 161/ Undeveloped
East	PD-436	Topgolf

**HISTORY:**

- October 7, 2003: City Council approved a zone change from PD-28 and PD-29 to PD-294 for Mixed Use Planned Development for Multi-Family uses, General Retail uses, and Integrated Residential and Retail uses (Case No. Z030701).
- June 10, 2024: The Planning and Zoning Commission approved a final plat for the property (Case No. PLT-24-04-0021).

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The first phase of this proposed development features a 23,558 sq. ft. structure for indoor dining and 6,025 sq. ft. of patio and turf area.

**ZONING REQUIREMENTS:**

*Density and Dimensional Requirements*

The property is subject to density and dimensional requirements in PD-294 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.)	20,000	97,188	Yes
Min. Lot Width (Ft.)	100	231	Yes
Min. Lot Depth (Ft.)	150	409	Yes
Front Setback (Ft.)	25	30	Yes
Rear Setback (Ft.)	0	0	Yes
Max. Height (Ft.)	50	25	Yes
Max. Floor Area Ratio (FAR)	0.35:1	0.31:1	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. Parking Summary**

Standard	Allowed (Maximum)	Proposed	Meets
Restaurant Parking (1 space per 100 Sq. Ft.)	142	-	-*
Outdoor Dining Area (1 space per 100 Sq. Ft.)	61	-	-*
Total Parking	203	121	Yes

\*A parking breakdown was not provided for individual uses, just for the total.

*Landscape and Screening*

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. Table 4 below summarizes the landscape requirements. The proposal meets the landscape requirements.

**Table 4. Landscape Requirements**

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	14,460	22,343	Yes
Front Yard (75% of Required)	10,845	15,675	Yes
Total Street, Buffer, Parking, and Pedestrian Walkway Trees	57	63	Yes
Street & Buffer Trees (1/500 Sq. Ft.)	29	34	Yes
Parking Lot Trees (1 per 5 spaces)	28	29	Yes
Shrubs (1 5-gallon shrub per 50 Sq. Ft)	290	300	Yes
Flowering and Colorful Plants (15%)	44	92	Yes

*Building Design*

Appendix F seeks to avoid blank exterior walls by requiring architectural features, changes in material, and surface articulation. The proposal meets these design requirements through a combination of brick and stucco, accented with standing seam metal roof panels. These materials are incorporated across all elevations in a varied color palette. Additionally, the design features metal canopies extending over building entrances and windows.

Appendix F requires 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. It also requires that windows shall account for 30% of the area of the primary facade. The proposed elevations meet the glazing requirements.

**Table 5. Windows and Canopies Requirements**

Standard	Required	Provided	Meets
West Elevation	30%	53%	Yes
Total Length	50%	53%	Yes
Total Canopy	25%	52%	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 Menu Items and meets the Appendix F Menu Items requirements.

<b>Table 6. Appendix F Menu Items</b>	
Category	Amenity
Site Design and Building Orientation	Add Parking Lot Trees
Site Design and Building Orientation	Permeable Surfaces
Building Design	Materials Mix
Building Design	Color Contrast
Building Design	Corner Treatment

Building Design	Articulated Public Entrance
Building Design	Buildings at Key Intersections
Building Design	Roof Profile Variation
Building Design	Articulation Elements
Healthy, Smart & Sustainable Community	70% Native Plants
Healthy, Smart & Sustainable Community	Wi-Fi (.5)
Healthy, Smart & Sustainable Community	Pollinator Friendly Flowers (.5)
Alternative Compliance	Bike Racks

**VARIANCES:**

The applicant is not requesting any variances.

**RECOMMENDATION:**

- On January 13, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0.
- The Development Review Committee (DRC) recommends approval.