



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 01/06/2026

REQUESTER: Monica Espinoza, Administrative Supervisor

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

TITLE: STP-25-10-0043 - Site Plan - Bubba's 33 (City Council District 2). Site plan to construct a 7,105 sq. ft. sit-down restaurant at Epic East on 2.144 acres. A portion of Lot 13, Block A, Epic East Towne Crossing Phase 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-364 District within the SH 161 Corridor Overlay District, and addressed as 3118 S Hwy 161 (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

APPLICANT: Yelena Fiester, Greenberg Farrow Architects

RECOMMENDED ACTION: Approve

SUMMARY:

Site plan to construct a 7,105 sq. ft. sit-down restaurant at Epic East on 2.144 acres. A portion of Lot 13, Block A, Epic East Towne Crossing Phase 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-364 District within the SH 161 Corridor Overlay District, and addressed as 3118 S Hwy 161.

PURPOSE OF REQUEST:

The applicant intends to construct a 7,105 sq. ft. sit-down restaurant on 2.144 acres for Bubba’s 33.

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-364	Undeveloped
South	PD-364	Veterinary Clinic
West	PD-364	HWY 161/ Twin Peaks Restaurant
East	PD-144/PD-91	SF Residential/Undeveloped

HISTORY:

- July 18, 2017: City Council approved a zone change from PD-91, PD-187, PD-273A, and PD-266 to PD-364 for Commercial and Multi-family Two (MF-2) uses (Case No. Z170401).
- November 11, 2025: The Development Review Committee administratively approved a final replat for the property (Case No. PLT-25-10-0058).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposed development features a 7,105 sq. ft. structure with 4,808 sq. ft. of indoor dining and waiting area and 357 sq. ft. of outdoor dining area, for a total dining and waiting area of 5,165 sq. ft.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The property is subject to density and dimensional requirements in PD-364 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	93,375	Yes
Min. Lot Width (Ft.)	50	344	Yes
Min. Lot Depth (Ft.)	100	273	Yes
Front Setback (Ft.)	25	80	Yes
Rear Adjacent Residential (Ft.)	20	188	Yes
Max. Height (Ft.)	25	25	Yes*
Max. Floor Area Ratio (FAR)	0.5:1	0.0761:1	Yes

* Per Sec. 6.10.2 of Article 6 of the Unified Development Code (UDC), the height of towers at 27.5 feet is under the allowed maximum of 40 feet.

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)	52	160	Variance
50% of parking spaces above the maximum shall be of permeable materials	54	54	Yes

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 or exceeds the landscape requirements.

Table 4. Landscape Requirements

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	9,338	14,972	Yes
Front Yard (75% of Required)	7,004	9,108	Yes
Total Street, Buffer, Parking, and Pedestrian Walkway Trees	35	43	Yes
Street & Buffer Trees (1/500 Sq. Ft.)	19	19	Yes
Parking Lot Trees (1 per 5 spaces)	16	16	Yes
Shrubs (1 5-gallon shrub per 50 Sq. Ft)	186	191	Yes
Flowering and Colorful Plants (15%)	28	60	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 stone veneer in various colors and textures. The design also meets the PD-364 requirement that a minimum of 25% of the Primary facade shall be finished in stone. The proposed brand accent colors for Bubba’s 33 are “Less White Indigo Batik” by Sherwin-Williams (SW1770), “Real Red” (SW6868), and “Gauntlet Grey” (SW7019) which are incorporated throughout the design elevations. The proposed elevations also feature canopies extending over the 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. PD-364 requires that windows shall account for 25% of the length of the primary facade. The proposed elevations do not meet the glazing requirements. The applicant has provided additional canopy length as a compensatory measure.

Table 5. Windows and Canopies Requirements

Standard	Required	Provided	Meets
West Facade	25%	43%	Exceeds
Total Length	50%	35%	Variance
Total Canopy	25%	65%	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 Menu Items and meets the Appendix F Menu Items requirements.

Table 6. Appendix F Menu Items	
Category	Amenity
Site Design and Building Orientation	75% Parking Behind Buildings
Site Design and Building Orientation	Permeable Surfaces

Building Design	Material Mix
Building Design	Stone Accent
Building Design	Color Contrast
Building Design	Corner Treatment
Building Design	Articulated Public Entrance
Building Design	Articulation Elements
Building Design	Canopy Variation
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	Permeable Paving (.5)
Healthy, Smart & Sustainable Community	Recycling Program (.5)

VARIANCES:

1. Number of Parking Spaces – Variance to the maximum allowed parking space of 52 to allow 160 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 35% of the length of all facades.

RECOMMENDATION:

- On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0.
- The Development Review Committee (DRC) recommends approval.