

City of Grand Prairie

City Hall 317 College Street Grand Prairie, Texas

Legislation Details (With Text)

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19-9005

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SU190602/S190602 - Raising Cane's at Epic West

Towne Crossing, 3158 S. HWY 161

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Planning and Zoning Commission

On agenda:

7/1/2019

Final action:

Title:

SU190602/S190602 - Specific Use Permit/Site Plan - Raising Cane's at Epic West Towne Crossing, 3158 S. HWY 161 (City Council District 2). Specific Use Permit and Site Plan for a 3,639 sq. ft. Restaurant with a Drive-Through on 1.47 acres. Lot 1, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within SH-161 Corridor Overlay District, and addressed as 3158 S HWY 161. The agent is Lauren Nuffer, Kimley-Horn & Associates, Inc., the applicant is Luaron McCormack, Raising Cane's Restaurants, LLC, and the owner is Mark Davis, Epic

West Towne Crossing LP.

City Council Action: July 16, 2019

Sponsors:

Indexes:

Code sections: Attachments:

Exhibit A - Boundary Description.pdf

Exhibit B - Site Plan.pdf

Exhibit C - Building Elevations.pdf
Exhibit D - Landscape Plan.pdf

Exhibit E - Appendix F Menu Items Checklist.pdf

Exhibit F - Operational Plan.pdf

Date Ver. Action By Action Result

6/18/2019

1 City Council

6/3/2019

1 Planning and Zoning Commission

<mark>From</mark> Chris Hartmann

Title

SU190602/S190602 - Specific Use Permit/Site Plan - Raising Cane's at Epic West Towne Crossing, 3158 S. HWY 161 (City Council District 2). Specific Use Permit and Site Plan for a 3,639 sq. ft. Restaurant with a Drive-Through on 1.47 acres. Lot 1, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within SH-161 Corridor Overlay District, and addressed as 3158 S HWY 161. The agent is Lauren Nuffer, Kimley-Horn & Associates, Inc., the applicant is Luaron McCormack, Raising Cane's Restaurants, LLC, and the owner is Mark Davis, Epic West Towne Crossing LP.

City Council Action: July 16, 2019

Presenter

Savannah Ware, AICP, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Specific Use Permit and Site Plan for a 3,639 sq. ft. Restaurant with a Drive-Through on 1.47 acres. Lot 1, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within SH-161 Corridor Overlay District, and addressed as 3158 S HWY 161.

PURPOSE OF REQUEST:

The applicant intends to construct a 3,639 sq. ft. Restaurant with a Drive-Through at the northwest corner of SH 161 and Mayfield Rd. Restaurants with a Drive-Through require City Council approval of a Specific Use Permit when located within a corridor overlay district. Any development in a planned development district or corridor overlay district requires City Council approval of a Site Plan. Development at this location requires Specific Use Permit/Site Plan approval by City Council because the property is zoned PD-364 and within the SH 161 Corridor Overlay District.

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-364	Restaurant/Retail
South	PD-143	Undeveloped, Gas Well Padsite
West	PD-364	Undeveloped
East	PD-364	Undeveloped

HISTORY:

- July 18, 2017: City Council approved PD-364 (Case Number Z170401), a planned development for commercial and multi-family uses.
- August 7, 2017: The Planning and Zoning Commission approved a preliminary plat (Case Number P170805) for Epic West Towne Crossing Phase 1.
- September 11, 2017: The Planning and Zoning Commission approved a Final Plat (Case Number P170904) for Epic West Towne Crossing Phase 1.
- September 19, 2017: City Council approved a Specific Use Permit/Site Plan for RaceTrac, a Convenience Store with Gasoline Sales (Case Number SU170803/S170802).
- December 3, 2018: The Planning and Zoning Commission approved an amending Final Plat for Epic West Towne Crossing Phase 1 (Case Number P181204). The purpose of the amending plat was to establish, adjust, and abandon utility easements and create two separate lots for the creek channel.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The site is located at the corner of SH 161 and Mayfield Rd and is accessible from both SH 161 and Mayfield Rd via shared drives. The Site Plan depicts the 3,639 sq. ft. restaurant, an outdoor patio, parking, and dumpster enclosure. A double drive-through lane begins on the north side of the building, wraps around the building and

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merges into a single lane along the south side of the building.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The subject property is zoned PD-364 with a base zoning district of Commercial (C). Development is subject to the standards in PD-364 and the Unified Development Code (UDC). The following table evaluates the density and dimensional standards of the proposed development. The proposal meets or exceeds the density and dimensional requirements.

Table 2: Site Data Summary

Standard	Required	Provided	Meets	
Min. Lot Area	a (Sq5,000	64,139	Yes .	
Min. Lot Wid	th (F50	253.25	Yes	
Min. Lot Dep	th (F100	258.75	Yes	
Front Setback (Ft. 25		25	Yes	
Rear Setback (Ft.)0		0	Yes	
Max. Height (Ft.) 25		21	Yes	
Max. Floor Area R.5:1		.05:1	Yes	

Landscape and Screening

The property is subject to landscape and screening requirements in Appendix W of the UDC. The table below summarizes these requirements. The proposed Landscape Plan exceeds the landscape and screening requirements.

Table 3: Landscape & Screening Requirements

Standard	Required	Provided	Meets
Landscape Area (Sq.	Ft6,195	27,473	Yes
Trees	17	21	Yes
Shrubs (5 Gallon)	124	410	Yes
Drive-Through Screen	nirYes	Yes	Yes
Enhanced Parking Sci	reeYes	Yes	Yes
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

Building Materials and Design

The exterior finish materials include two types of brick, two colors of stucco, and a reclaimed metal car hood panel as an accent. The proposed elevations include the following Building Design Menu Items: color contrast, specialty accent, corner treatment, articulated public entrance, roof profile variation, and enhanced windows.

Appendix F has two windows requirements. The first is that windows account for 30% of the area of facades that face the street. The second is that windows account for 50% of the area of all facades or 50% of the length of all facades. The applicant is requesting exceptions to the window requirements.

Table 4: Required Windows

Standard	Required	Provided	Meets	
South Facade	30%	5%	No	
East Facade	30%	25%	No	
Total Length	50%	28%	No	

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Total Area	50%	15%	No	

Appendix F Design and Menu Items

Appendix F requires that applicants provide Menu Items from four categories: Usable Open Space 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 the Appendix F Menu Items requirements.

Table 5: Appendix F Menu Items

Category	Amenity
Site Design & Building Orientation	Additional Parking Lot Trees
Site Design & Building Orientation	Rain Garden
Building Design	Color Contrast
Building Design	Specialty Accent
Building Design	Articulated Public Entrance
Building Design	Buildings at Key Intersection
Building Design	Roof Profile Variation
Building Design	Articulation Elements
Building Design	Enhanced Windows
Building Design	Design Elements
Healthy, Smart & Sustainable Community	70% Native Plants
Healthy, Smart & Sustainable Community	Pollinator Friendly Flowers
Healthy, Smart & Sustainable Community	Bike Racks

EXCEPTIONS OR APPEALS:

- 1. Windows for Street-Facing Facades: Windows are required for 30% of the east and south facades. Windows account for 25% of the east facade and 5% of the south facade.
- 2. Windows for Building: Windows are required for 50% of the area of all facades or 50% of the length of all facades. Windows account for 15% of the area of all facades and 28% of the length of all facades.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

Body

LEGAL DESCRIPTION:

BEING a tract of land situated in the Charles J. Babcock Survey, Abstract No. 59, City of Grand Prairie, Dallas County, Texas and being a portion of Lot 1, Block B of Epic West Towne Crossing - Phase 1, an addition to the City of Grand Prairie, recorded in Instrument No. 201800038144 of the Official Public Records of Dallas County, Texas and a portion of a tract of land described in Special Warranty Deed to Epic West Towne Crossing LP, recorded in Instrument No. 201700040410 of said Official Public Records and being more particularly described as follows:

BEGINNING at a PK nail found at the northeast corner of said Lot 1, Block B and in the west right-of-way line of State Highway 161 (a variable width public right-of-way);

THENCE with said west right-of-way line of State Highway 161, South 2°29'05" East, a distance of 201.13 feet to a 5/8" iron rod with cap stamped "RPLS 4838" found at the north end of a corner clip at the intersection of said west right-of-way line of State Highway 161 and the north right-of-way line of Mayfield Road (a variable width public right-of-way);

THENCE with said corner clip, South 36°47'33" West, a distance of 74.53 feet to an "X" cut in concrete found for the south end of said corner clip;

THENCE with said north right-of-way line of Mayfield Road, South 89°09'44" West, a distance of 199.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said north right-of-way line of Mayfield Road the following courses and distances to wit:

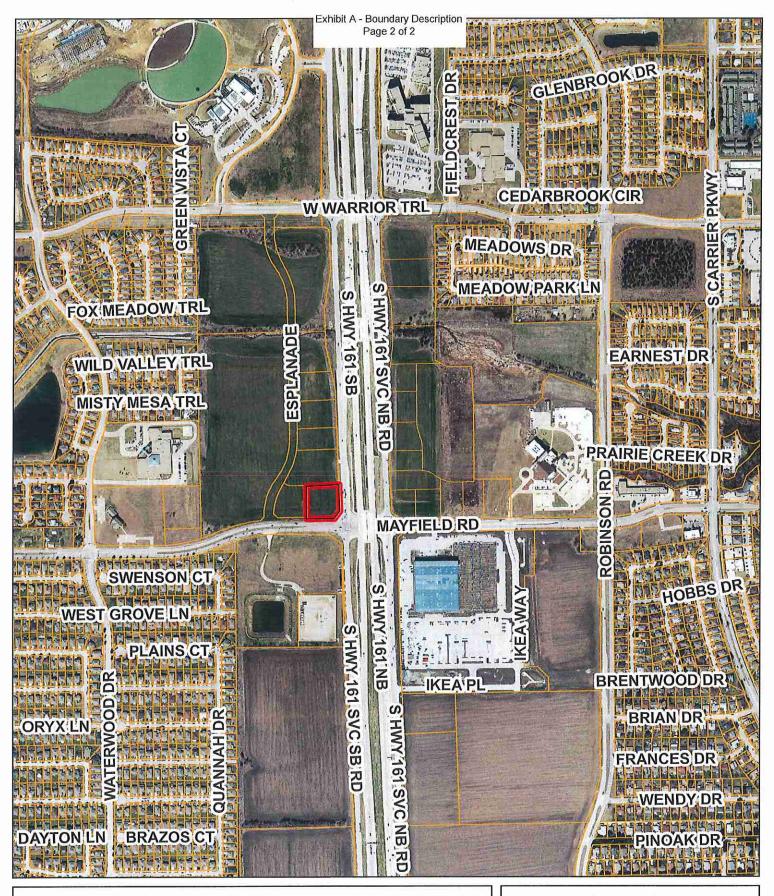
North 2°29'05" West, a distance of 69.08 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner:

South 87°30'55" West, a distance of 12.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 2°29'05" West, a distance of 184.00 feet to an "X" cut in concrete set for corner in the north line of said Lot 1, Block B;

THENCE with said north line of Lot 1, Block B, North 87°30'55" East, passing at a distance of 253.01 feet to a PK nail found, in all a total distance of 258.75 feet to the **POINT OF BEGINNING** and containing 1.4724 acres or 64,139 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.





CASE LOCATION MAP
Case Number SU190602/S190602
Raising Cane's

City of Grand Prairie
Planning and Development

1 (972) 237-8257

www.gptx.org

Exhibit B - Site Plan Page 1 of 1

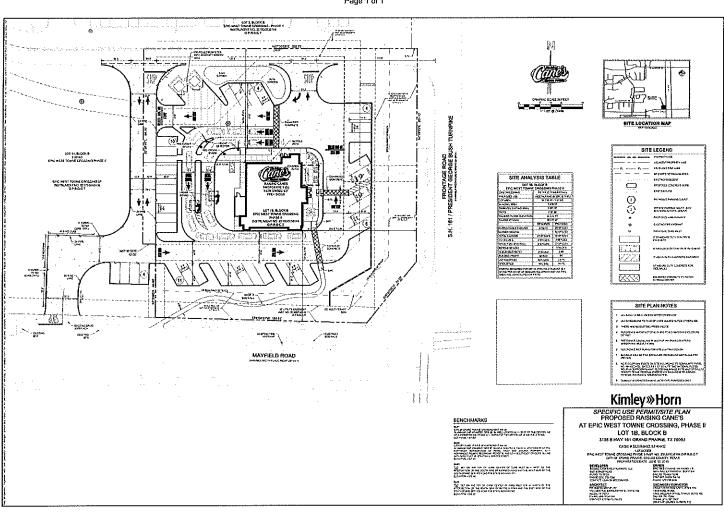


Exhibit C - Building Elevations Page 1 of 4

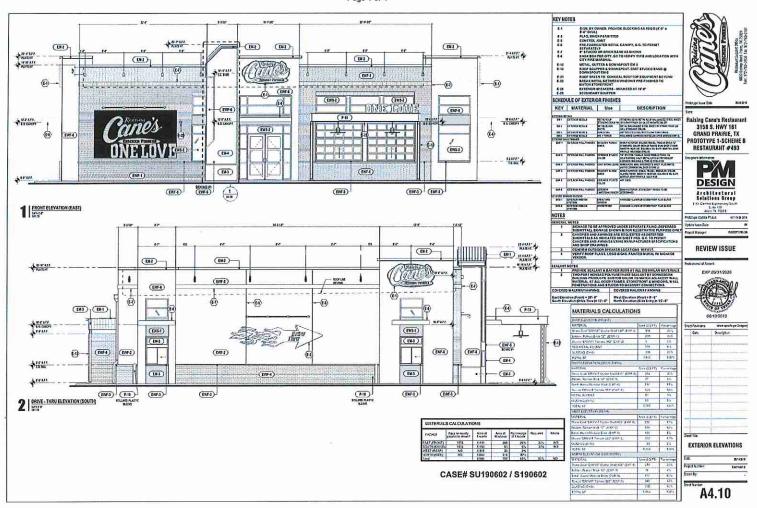


Exhibit C - Building Elevations Page 2 of 4

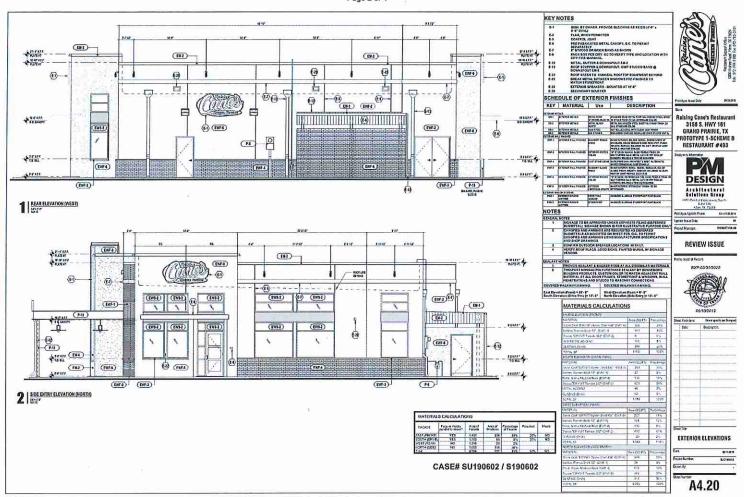


Exhibit C - Building Elevations Page 3 of 4

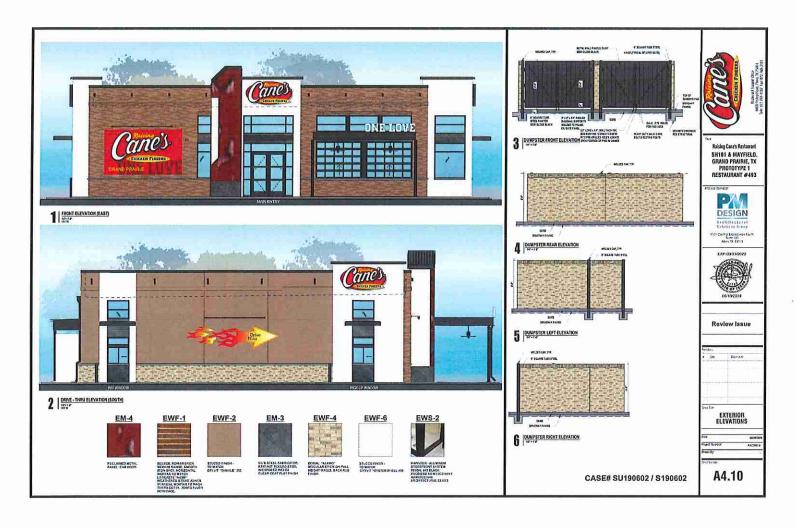
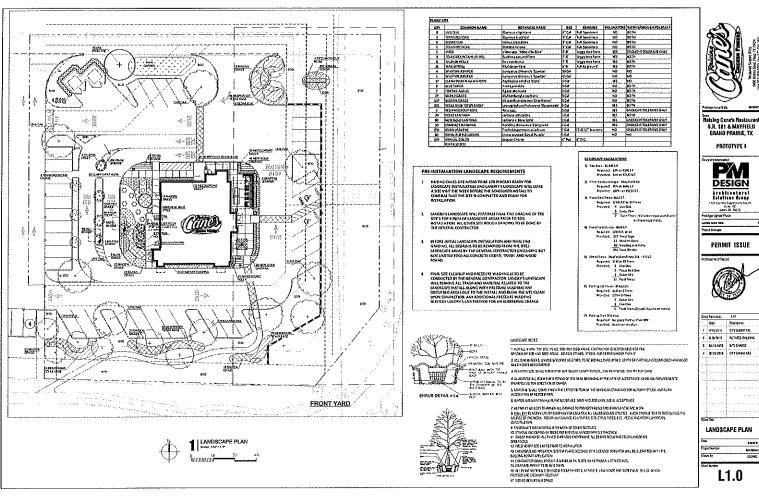


Exhibit C - Building Elevations Page 4 of 4



Exhibit D - Landscape Plan Page 1 of 1







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Exhibit E - Appendix F Menu Items Checklist Page 1 of 4

Appendix F Menu Items Checklist

The Appendix F Menu Items Checklist intended to help developers organize their Development Request submittal and communicate Menu Items choices to Staff. This checklist is not intended to be used without first reading Appendix F. Developers must select a total of 12 Menu Items. Unless otherwise indicated, each Menu Item counts as 1 Menu Item.

Instructions: Complete checklist by indicating which Menu Items you select. After completing the checklist fill out the Menu Item Summary Table.

Usable Open	Space & Pedestrian Linkages	
✓ If Selected	Menu Item	Description
	Enhanced Usable Open Space	Usable Open Space that exceeds the minimum requirements with at least four Tier 1 amenities and three or more Tier 2 amenities. • Tier 1 Amenities: two types of seating, active water feature, furnished play area, dog park, sculpture, artwork, furnished outdoor game area, or comparable amenity proposed by the developer. • Seasonal plantings in decorative planters, textured paving, living wall, mural, decorative lighting, USB charging station, electrical hook-up to allow programming, or a comparable amenity proposed by the developer. → Circle or highlight the proposed amenities.
	Above-and-Beyond Usable Open Space (2)	Developers who are able to demonstrate to the Planning and Zoning Commission and City Council that the proposed Usable Open Space goes above-and-beyond the Enhanced Usable Open Space may count the space as two Menu Items. * Include project narrative or exhibit that lists the proposed amenities and describes why the space should be considered above-and-beyond Usable Open Space.
	Public Art Piece	Dedicate at least 1% of the total project cost to one major public art piece to be centrally located.
	Public Art Series	Dedicate at least 1% of the total project cost to multiple public art pieces to be located throughout the development.
Site Design &	Building Orientation (Select at Least Two Me	nu Items)
✓ If Selected	Menu Item	Description
	75% Parking Behind Buildings	Buildings shall be placed towards the street with 75% of off-street parking located to the side or rear of buildings.
	100% Parking Behind Buildings (1.5)	Buildings shall be placed towards the street with 100% of off- street parking located to the side or rear of buildings.
(X)	Add Parking Lot Trees	Provide one parking lot tree per five spaces. Parking lot trees should be capable of achieving 30% canopy coverage over the parking area within 10 years of planting.
X	Rain Gardens	Provide bioretention areas, or rain gardens, between every other row of parking.
	Permeable Surface	Use permeable concrete and pavers on 15% of the surface parking lot.
-	Strategic Parking	 Submit on of the following Strategic Parking Plans: Parking Reclamation Plan – Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse. Parking Flex Plan – Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.

Exhibit E - Appendix F Menu Items Checklist Page 2 of 4

	Ceremonial Drive	 Phased Parking Plan – Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green spaces until converted to parking spaces. If, after five years, future parking spaces have not been constructed, they shall become permanent green space. → Circle or highlight selected parking plan. Developments over 20 acres or developments that include
	3000 100 100 100 100 100 100 100 100 100	multiple lots/buildings shall provide a grand promenade or ceremonial drive with trees planted every 30 feet.
	Gateway	Developments over 20 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a gateway, frame usable open space, or create a view corridor with appropriate terminus.
	Park Once Environment (1.5)	Developments over 10 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a park once environment. Shared parking agreements between different lots/occupants must be in place.
Building Des	ign (Select at Least Six Menu Items)	
✓ If Selected	Menu Item	Description
	Materials Mix	A single material, color, or texture shall not exceed 60% of a single facade.
	Stone Accent	All four facades shall include a stone accent in a contrasting color and texture from the primary building material. The combined area of the stone accent shall be at least 25% of the vertical surface area of all facades.
120	Color Contrast	Each facade shall include at least two contrasting colors.
DXI	Specialty Accent	Color and/or material shall be used to highlight entrances of multi-tenant buildings. Specialty accents should reflect the personality or character of the occupant.
	Corner Treatment	Developers shall use at least three architectural elements to emphasize corners of the buildings: corner entrance, accent material, projecting cornice, tower element, enhanced windows, cupolas, gables, dormers, balconies, articulation, or a comparable element chosen by the developer. Corner treatments must be one of the Menu Items for buildings at key intersections.
ĪΧĪ	Articulated Public Entrance	The primary building entrance shall be visibly prominent from a public street. At least three of the following shall be used: recessed facade, projecting facade, raised canopy, taller door dimensions, double doors, lighting fixtures on either side of the entry, steps or stoops, changes in materials, arches, columns, eave treatment, transom windows, or a comparable element chosen by the developer.
ΙX	Buildings at Key Intersections	Developers should highlight key intersections by using additional design elements to create gateways or landmarks. Buildings at key intersections shall include at least three of the following features: corner plaza with plantings and seating, corner tower form, cupolas, large window openings, sloped or pitched roof form, richer colors, seasonal plantings, or a comparable element chosen by the developer. → Circle or highlight the proposed features.
X	Roof Profile Variation	Developers shall use parapets or another technique to create a distinctive roof profile.
DXI	Articulation Elements	Each facade shall include at least three of the following items every 60 feet: change in roofline, facade modulation, window

Exhibit E - Appendix F Menu Items Checklist Page 3 of 4

		Page 3 of 4
	3	fenestration patterns, vertical columns, and change in material or
		texture.
		→ Circle or highlight the proposed items.
X	Enhanced Windows	All facades with windows shall include at least two types of
10000	The state of the s	windows that differ in the style, size, shape, or placement.
	Canopy Variation	Facades shall include multiple types of canopies. Changes in
		shape, color, or material should be used to highlight an
		architectural feature or particular user while complementing the
		established design theme.
		* It is likely that individual tenants will determine the final design
		of the canopy. If tenants are unknown at this time, submit an
		exhibit that illustrates variations in shape, color, and material
	8	within the intended design theme.
(X)	Design Elements	Facades shall include at least three other design elements:
<u></u>		trellises, towers, overhang eves, banding, pilasters, projecting
		cornices, columns, string courses, rustication, lintels, or a
		comparable element proposed by the developer.
		→ Circle or highlight the proposed design elements.
Healthy, Sma	art, and Sustainable Community (Select a	
✓ If Selected	Menu Item	Description
П	Mature Trees	Provide mature trees for 30% of required trees. The locations of
	Water rees	the mature trees should be focused in usable open spaces and
	=	along pedestrian paths.
	Connect to Parks and/or Trails	Provide a connection to existing or proposed parks and/or trails.
	Connect to Farks and/or Trans	The connection should function as a continuation, not just a point
		of access. The connection shall include appropriate amenities
		such as bike racks, pet waste disposal stations, water fountains,
		misting stations, or a comparable amenity proposed by the
Jf.		developer.
		→ Circle or highlight the proposed amenities.
	Community Garden	Provide a community garden and participate in the City's
Ц	Community Garden	community gardens partnership program.
	Parking Reclamation Plan	Create a parking reclamation plan that includes specific strategies
	Farking Necialitation Flati	to reclaim surplus parking spaces to expand structures and usable
		open spaces or create new ones. Developers should anticipate
		changes in parking demand and design their site to create
		opportunities for adaptable reuse.
	Parking Flex Plan	Create a parking flex plan that shows how parking spaces can be
Ы	Farking Hex Fian	temporarily used for something other than parking, such as
		festivals, outdoor dining, community gatherings, and other
		events. The plan should identify the parking spaces and describe
		how they will be used.
	Phased Parking Plan	Create a phased parking plan and construct parking spaces in
	r nased ranking rian	phases as demand requires. Areas intended for future parking
		phases would remain as green space until converted to parking
		spaces. If, after five years, future parking phases have not been
		constructed, they shall become permanent green space.
	Green Infrastructure	Provide and maintain green infrastructure such as bioretention
Ц	Green initiastructure	areas (rain gardens), planter boxes, or vegetated buffer strips
		consistent with NCTCOG's integrated Stormwater Management
		(iSWM) Program.
	Solar Energy	Use solar energy to satisfy 25% or more of on-site energy
Ш	Solar Ellergy	demand.
	Proconvo Onon Space	Reserve existing natural areas comprising at least 5% of the
	Preserve Open Space	overall project size. Such areas should incorporate quality non-
		invasive tree stands, habitat or riparian areas. Such areas should
		not include existing floodplain or other areas already protected or
		inherently unsuitable for development.

Exhibit E - Appendix F Menu Items Checklist

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<u>(X)</u>	70% Native Plants	Use native and drought tolerant species for at least 70% of planting materials.
	Wi-Fi (.5)	Provide Free Wi-Fi in common areas.
	USB Charging Stations (.5)	Provide USB charging stations in usable open spaces.
	Smart Parking (.5)	Provide web-connected sensors in pavement that help people find and/or reserve a parking space.
	Ride-Sharing Drop-Off (.5)	Provide designated spaces for ride-sharing pick-ups and drop- offs.
	Permeable Paving (.5)	Use permeable pavement on 15% of the parking lot.
	Green Roofs (.5)	Provide a green roof that is at least 50% of total roof area.
	Living Wall (.5)	Provide a living wall that is at least 60% of the area of the facade on which it is constructed.
	Recycling Program (.5)	Institute a mandatory recycling program for occupants. Provide recycling bins in addition to trash bins in common areas.
	30% Native Plants (.5)	Use native and drought tolerant species for at least 30% of planting materials.
DX)	Pollinator Friendly Flowers (.5)	Use native plants that attract bees, butterflies, moths, and hummingbirds for at least 20% of required landscape materials.

Alternative Compliance

The Menu Items listed do not represent an exhaustive list. Developers may propose a comparable item not listed. If developers are able to prove that the proposed item meets the intent of Appendix F, Staff may recommend that the proposed item be counted as a Menu Item. Indicate the proposed item, identify which of the four elements the proposed item will count towards, and provide a brief description.

✓ If Selected	Proposed Item/Element	Description
)XI	Bike Racks	Bike Racks encourage an alternative mode of transportation that is healthy and environmentally friendly.

Menu Item Summary Table	
Element	# of Menu Items
Usable Open Space & Pedestrian Walkways	
Site Design & Building Orientation	2
Building Design	8
Healthy, Smart, Sustainable Community	1.5
Alternative Compliance	.5
Total Menu Items:	12



June 14, 2019

Re: Raising Cane's Chicken Fingers 206 W. Church Street Grand Prairie, TX 75053

Raising Cane's is pleased to propose a new drive-thru restaurant at SH. 161 & Mayfield to be located in Grand Prairie TX

About our company

Raising Cane's was founded by Todd Graves in 1996 in Baton Rouge, LA. Raising Cane's is a restaurant company that has ONE Love – quality chicken finger meals. Cane's is known for its great crew, cool culture and active community involvement.

We provide the community with authentic food that is praised for its freshness. Cane's uses no microwaves and no heat lamps. Deliveries are made three times a week to ensure a fresh menu at all times. Cole slaw and lemonade are made fresh daily.

This drive thru restaurant will employ 55 full and part-time employees. Operating hours for walk-in and drive-through service will be from 10am to 11:00am Mon-Thurs and 10am to 2am Fri-Sun. The menu boards and speakers are located on the Westside of the building layout. Proposed is an open patio located at the Eastside of the building layout.

Site and Building Characteristic

The design of the 3,639 square foot building, the 64,138 square foot site layout, the use of quality landscaping materials, will uphold and improve the aesthetics of the community. The use of alternating planes, variation of parapet elevations and the variety of colors and finish materials creates a building and site design that avoids monolithic massing of building style.

The building's architectural features include the use of metal awnings with a combination of masonry finish that includes brick veneer, stonecoat and stucco. Roof top equipment will be screened from public by the parapet walls per the city requirements. The trash containers will be enclosed with brick veneer walls that extend 8 feet in height. The entrance and exit to the drive- thru is located along the north side of the property. This drive- thru can accommodate 13 cars in the 10 to 12 ft. wide drive aisle.

Access and Parking

Customers will enter and exit the site from Frontage Rd of S.H. 161/Preston George Bush Turnpike near the northeast corner of the site. Exits are located at the northwest corner and northeast corner of the property. There are 27 maximum parking spaces required based on City of Grand Prairie parking calculations of the total square feet plus outdoor seating. The proposed Raising Cane's Restaurant will provide 25 parking spaces including two accessible spaces and 10 shared parking spaces located at the west side of the building. Much detail has been provided to demonstrate the passion that Raising Cane's puts into every one of their projects. Not only is the design of the project unique in its quality, but the operation of a Cane's restaurant is all about quality and hospitality. This project will be an excellent addition to the City of Grand Prairie.