CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Agenda

Planning and Zoning Commission Meeting

Monday, March 24, 2025 **6:30 PM** **City Hall - Council Chambers, 300 W. Main Street**

REGULAR MEETING

Call to Order

Invocation

Pledge of Allegiance

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not the agenda by completing and submitting a speaker card.

PUBLIC HEARING CONSENT AGENDA

Items listed on the Public Hearing Consent Agenda are considered to be routine and will be approved by one motion and one vote. There will be no separate discussion of the Public Hearing Consent Agenda items unless requested. If discussion is desired on an item, it will be considered separately. The Commission may ask questions of those present on an item from the Public Hearing Consent Agenda.

1. Approval of Minutes of the March 10, 2025, P&Z meeting

ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-25-02-0006 - Site Plan - Industrial Warehouse at 2322 N Hwy 360 (City Council District 1). Site Plan for an industrial warehouse on 3.0 acres. Tracts 3F & 3G, Jonathan Brown Survey, Abstract 110, City of Grand Prairie, Tarrant County, Texas, zoned LI, within the SH 360 Corridor Overlay District and addressed as 2322 N Hwy 360

PUBLIC HEARING

Members of the public may address the Commission on items listed on the agenda under Public Hearing Items. Persons wishing to address the Commission must first complete a request to speak card. A person may also use the request to speak card to indicate his or her support or opposition to a case without speaking. Cards may be picked up at the desk by the entrance to the City Council Chambers and may be deposited at the desk or given to a staff member. Speaking time is generally limited to five minutes per speaker. Per the by-laws of the Planning and Zoning Commission, the applicant and those favoring the request shall have a maximum of 30 minutes, including rebuttal, to present their arguments for the request. Those in opposition to a request shall have a maximum of 30 minutes to present their

arguments against the request. When a large group is present, it is encouraged that representatives be appointed to speak for the group so that redundant testimony is minimized. Commissioners may have questions of those speaking at the public hearing. The time used to answer the Commission's questions will not be deducted from the allotted 30 minutes. These rules may be temporarily suspended, in whole or in part, by a unanimous vote of the Commission.

3. CPA-25-03-0005 - Comprehensive Plan Amendment - Prose Westcliff Multi-Family Ph 2 (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to High Density Residential on 14.18 acres. Lots 11 & 12, Vickery Place Addition, and a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-18, within the IH-20 Corridor Overlay District, and addressed as 1101 & 1105 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20

4. ZON-25-02-0005 - Concept Plan - Prose Westcliff Multi-Family Ph 2 (City Council District 2). Application for Amendment to PD-18 to adopt a Concept Plan for a multi-family development with 300 dwelling units on 14.18 acres. Lots 11 & 12, Vickery Place Addition, and a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-18, within the IH-20 Corridor Overlay District, and addressed as 1101 & 1105 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20

5. SUP-25-02-0005 - Specific Use Permit Amendment - Hernandez Body Shop & Auto Sales (City Council District 5). Specific Use Permit Amendment to amend SUP-815 to allow Auto Dealer (Wholesale) at an existing auto body and paint shop located at 121 SE 14TH Street. Lot 14, Block 1, S.B. Witherspoon Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) and addressed as 121 SE 14TH St

6. SUP-25-02-0007 - Specific Use Permit - United Contractor Services (City Council District 1). Specific Use Permit for a Contractor Shop with Outside Storage on 1.087 acres. Tract 4, Charles Gibbs Survey, Abstract No. 534, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within the SH 161 Corridor Overlay District, and addressed as 1214 S Carrier Pkwy

7. SUP-25-03-0013 - Specific Use Permit/Site Plan - StudioRes by Marriott (City Council District 4). Specific Use Permit and Site Plan for a four-story extended stay hotel with 118 rooms on 2.04 acres. Lots 1 & 2, Block 1, Securlock Addition, City of Grand Prairie, Tarrant County, Texas, zoned C, within the SH 360 Corridor Overlay Districts, and addressed as 4640 & 4650 S Hwy 360

8. ZON-25-02-0006 - Zoning Change/Concept Plan - Riverbend (City Council District 6). Zoning Change from Agricultural (A) District to a Planned Development District for Single Family Detached uses, and a Concept Plan depicting 233 homes on 66.00 acres. Generally located west of S Hwy 287, and north of Lakeview Drive, Portions of Parcel IDs 184417 & 303394, out of W. M. Gardner Survey, Abstract No. 402, R. K. Wines Survey, Abstract No. 268, and J. D. Elis Survey, Abstract No. 1274, zoned Agricultural (A) District, City of Grand Prairie, Ellis County, Texas

ADJOURNMENT

The City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

MESSAGE OF RELIGIOUS WELCOME

As many of you are aware, we customarily begin our meetings with an invocation. This prayer is intended for the benefit of the board members and is directed to them and not the audience. Those who deliver the invocation may reference their own religious faith as you might refer to yours when offering a prayer. We wish to emphasize, however, that members of all religious faiths are welcome, not only in these meetings, but in our community as well. The participation of all our citizens in the process of self-government will help our fine city best serve the good people who live here. Employees and audience members are welcome to pray or not pray, and this choice will have no bearing on any vote made by the board.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Planning and Zoning Commission agenda was prepared and posted March 21, 2025.



Monica Espinoza, Planning Secretary