CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

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

REGULAR MEETING

Chairperson Smith called the meeting to order at 6:30 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice- Chairperson John Fedorko
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari

ABSENT
Commissioner Victor Medina

Commissioner Chapman led the Invocation.

Commissioner Madden led the Pledge of Allegiance to the US Flag and Texas Flag.

CITIZEN COMMENTS

There were no citizen comments.

PUBLIC HEARING CONSENT AGENDA

Motion made by Commissioner Fedorko, Seconded by Commissioner Madden to close the public hearing and approve item one. The motion carried unanimously.

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

   Approved on Consent Agenda

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

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct a speculative industrial warehouse building on 3.0 acres.

The following variance is requested:

1. *Landscape Buffer – The applicant is requesting a variance to reduce the 30-foot landscape buffer to allow a variable-width landscape buffer, tapering to a minimum depth of 7.2 feet.*

The Development Review Committee (DRC) recommends approval with the following conditions

- *The proposed driveway from SH 360 shall be approved by the Transportation and Mobility Services Department and TxDot.*

R. Wilson White 4516 Lovers Ln Ste 180 Dallas TX., noted support for this request and available for questions. Ryan Spears 2559 SW Grapevine Pkwy Grapevine TX., available for questions. Commissioner Fedorko asked if all the 18 wheelers will be exiting onto Paddock Way. Mr. Wilson stated yes. Transportation Planner Brett Huntsman stated the Transportation Department is looking into some intersection improvements at that location right now.

Motion made by Commissioner Fedorko, Seconded by Commissioner Chapman to close the public hearing and approve item two per staff recommendations. The motion carried unanimously.

PUBLIC HEARING

Planner June Sin stated the following cases three and four would be presented together

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

Senior Planner June Sin presented the case report for item three and gave a power point presentation. She stated this request is for a change from Mixed Use Residential to High Density Residential on the Future Land Use Map (FLUM) to accommodate the proposed multi-family development. The applicant has a concurrent application (Case Number ZON-25-02-0005) requesting an amendment to the existing Planned Development (PD-18) by adopting a Concept Plan for a multi-family development with 300 dwelling units on 14.18 acres. Multi-Family use is currently allowed by right in PD-18. Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. However, staff notes that multi-family is currently allowed by right in the existing PD-18 zoning. Please note, the FLUM designation is not the zoning of the property, it is the recommended land use for future development per the City's comprehensive plan.

Senior Planner June Sin presented the case report for item four and gave a power point presentation. She stated the applicant is proposing to construct 300 multi-family units on 14.18 acres. The purpose of this request is to amend the PD to adopt a Concept Plan. Multi-Family use is allowed by right per the existing zoning. The purpose of the Concept Plan is to review the overall development including the conceptual site plan, building elevations, and proposed amenities. All other development requirements associated with parking, landscaping, tree mitigation, and building materials will be reviewed during the Site Plan process per Appendix W and UDC standards. The applicant is not requesting any variances. Staff is unable to support the request because it is inconsistent with the FLUM. However, staff notes that multi-family use is currently allowed by right in the existing PD-18 zoning. Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.

David Dierkes 4925 Greenville Ave Ste 1270 Dallas TX., noted support of this request.

Motion made by Commissioner Madden, Seconded by Commissioner Gonzalez to close the public hearing and approve item three and four. The motion carried unanimously.

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

Assistant Director Savannah Ware presented the case report and gave a power point presentation. She stated the purpose of this request is to amend an existing Specific Use Permit (SUP) to add Auto Dealer (Wholesale) as an allowed use. The purpose of the Specific Use Permit (SUP) process is to identify and evaluate those uses which might be appropriate within the zoning district and surrounding land uses. When assessing the SUP request, City Council can impose any necessary conditions and restrictions to mitigate impacts upon the surrounding

area. The conditions imposed can range from hours of operations, limits on future expansions, and a maximum number of pupils during certain hours.

The Development Review Committee (DRC) recommends approval with the following conditions:

- *All existing conditions in the current SUP-815 regarding Auto Body Shop with Paint Booth use shall remain in effect.*
- *The applicant shall obtain a license agreement with the City of Grand Prairie for parking spaces located within the right-of-way.*
- *Auto Sales shall be limited to wholesale. Vehicles shall not be available for sale to the public.*
- *Parking of vehicles shall only occur in designated parking spaces and vehicles shall be kept out of the fire lane.*
- *Vehicles to be sold at the auction shall be stored offsite at the auction, inside of the building, or in parking spaces designated as 9-16 on the parking plan.*
- *Any repairs to vehicles made on site shall be limited to activities allowed under SUP-815. No Auto Repair (Minor) or Auto Repair (Major) shall take place on site.*

Commissioner Madden asked how the city will make sure applicant is following the SUP conditions in place. Ms. Ware stated environmental and code enforcement will inspect property once a year for compliance. Marco Antonio Soto 121 SE 14th St Grand Prairie TX., stepped forward representing the case. Juan Garcia 121 SE 14th St Grand Prairie TX., stepped forward representing the case.

Motion made by Commissioner Adhikari, Seconded by Commissioner Luckey-Vaughn to close the public hearing and approve item five per staff recommendations. The motion carried unanimously.

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

Assistant Director Savannah Ware stated staff is requesting for item six to be tabled to the next Planning and Zoning Meeting.

Motion made by Chairperson Smith, Seconded by Commissioner Fedorko to close the public hearing and table item six to the 04-14-2025 P&Z Meeting. The motion carried unanimously.

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

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant plans to construct an extended-stay hotel on 2.04 acres. StudioRes by Marriot is a Midscale, 4-story hotel with 118 rooms. The property is zoned Commercial (C) District. Hotels are allowed with City Council approval of a SUP in the existing zoning.

The applicant is requesting the following variances:

1. *Landscape Buffer – The applicant is requesting a variance to reduce the 30-foot landscape buffer to allow a 28-foot landscape buffer.*
2. *Number of Tier 1 Amenities – The applicant is requesting a variance to provide no pool surface and six Tier 1 Amenities when seven are required.*
3. *Number of Tier 2 Amenities – The applicant is requesting a variance to exclude meal services and provide one Tier 2 Amenity when two are required.*
4. *Floor Area Ratio – The applicant is requesting a variance to exceed the maximum floor area ratio of 0.5:1 to allow a floor area ratio of 0.58:1.*
5. *Maximum Height – The applicant is requesting a variance to exceed the maximum allowed height of 25 ft. to allow a height of 50 ft.*

The Development Review Committee (DRC) recommends approval with the following conditions:

1. *The applicant shall provide one additional amenity in place of the required pool, such as a shared office or a covered outdoor seating area.*
2. *The applicant shall provide a list of local restaurants that will partner with the Marriot brand in place of the one-meal requirement. A snack bar or concession stand shall be provided. One parking space at the front shall be dedicated to drop-offs for food delivery service.*
3. *The applicant shall reduce the overall building square footage so that it does not exceed the maximum floor area ratio.*

Planner June Sin stated one opposition letter was included in the packet but several more were received after the packet was posted and presented these additional opposition letters to the commissioners during the public hearing. Commissioner Gonzalez asked if there is a distance requirement for a hotel to be from a school or day care facility. Ms. Sin stated no. Commissioner Madden inquired about the masonry wall requirements. Ms. Sin stated they are only required when adjacent to residential. Chairperson Smith stated concern with the proximity of the hotel to the day care and school and asked if the applicant had any discussion with HOA Beacon Hill and/or school. Ashish Patel 7326 Durand Dr. Irving TX., stepped forward representing the case. Suraj Patel 3015 Dancourt Dr Irving TX., stepped forward representing the case. He stated before they started any plans they did reach out to Arlington ISD and received a letter of support and read it for the record. Mr. Patel stated they would be in contact with Beacon Hill HOA. Ron Stewart 3309 Oak Hollow Dr. Plano TX., stepped forward representing the case and gave a power point presentation. Commissioner Madden

questioned if they would entertain the option of putting up a masonry wall. Mr. Patel stated they would not be opposed to it and would like to work with the city. Mr. Patel requested a chance to table this item to allow them time to meet with the HOA. After closing public hearing, commission members discussed possible motions. Commissioners discussed comments from the received opposition letters and considered if tabling was an option for this case.

Motion made by Chairperson Smith, Seconded by Commissioner Fedorko to close the public hearing and deny item seven. The motion carried 7-1 with Commissioner Madden in opposition.

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

Senior Planner June Sin presented the case report and gave a power point presentation. She stated this request is to rezone the property to facilitate the development of 233 single-family detached homes. The proposal comprises 180 homes on 50-foot lots (77%) and 53 units on 70-foot lots (23%).

The applicant is requesting the following variances:

1. *Minimum Living Area – Variance to the required 2,000 sq. ft. of living area for the homes on Type 1 (50-foot) lots.*
2. *Minimum Lot Area – Variance to the required 7,800 to 8,999 (70%) and 9,000 sq. ft. lots (30%) to allow 6,000 sq. ft. lots (77%) and 8,400 sq. ft. (23%). No lots greater than or equal to 9,000 sq. ft. are proposed.*
3. *Minimum Lot Width – Variance to the required lot width of 65 feet to allow 50-foot lots.*
4. *Minimum Lot Depth – Variance to the required lot depth of 120 feet to allow 110-foot lots.*
5. *Front Setback – Variance to the required 30-foot front yard to allow 20 feet for front entry homes and 17 for homes with J-swing garages.*
6. *Side Setback – Variance to the required side setbacks, side setbacks for corner lots, and side setbacks on the street to allow side setbacks of 5 ft. along the interior side and side on the street and 15 ft. for a side setback for corner lots.*
7. *Rear Setback – Variance to the required rear setback adjacent to an arterial to allow a setback of 10 ft.*
8. *Maximum Building Height - Variance to the maximum height of 25 feet to allow 35 feet.*
9. *Maximum Lot Coverage - Variance to the required 60% to allow 65% lot coverage.*

The Developmental Review Committee (DRC) recommends approval with the following conditions:

1. *The future phase in the ETJ shall be subject to a separate zone change request, following annexation.*
2. *Amended Traffic Impact Analysis (TIA) and proposed improvements on Lakeview Drive and Hwy 287 connection shall be approved by TxDOT and the Transportation and Mobility Services Department before building permits are issued.*
3. *Tree Mitigation Plans shall be reviewed and approved during the Final Plat.*
4. *The water services plan for this area in conjunction with the construction of the new water tower shall be reviewed and approved by the Engineering Department during the Civil Engineering Plan.*

Jerry Sylo – JBI Partners 2121 Midway Ste 300 Carrollton TX., stepped forward representing the case. Laura Stewart/Josh Stewart 6180 Lakeview Dr Venus TX., stepped forward in opposition of this request. They stated concerns with the possible drainage issues this development might cause for their residence and traffic safety off the intersection of Lakeview Dr and Highway 287.

Motion made by Commissioner Luckey-Vaughn, Seconded by Commissioner Champman to close the public hearing and approve item eight per staff recommendations. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 8:32 p.m.

Cheryl Smith, Chairperson

ATTEST:

Michelle Madden, Secretary