CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, April 14, 2025 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 5:30 p.m.

Call to Order

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

ABSENT
Vice- Chairperson John Fedorko

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases.

6:30 PM Council Chambers

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
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 items one through four. The motion carried unanimously.

1. Approval of Minutes of the March 24, 2025, P&Z meeting

   Approved on Consent Agenda

2. PLT-23-01-0001 - Preliminary Plat - Tranquil Estates Addition (City Council District 4). Preliminary Plat of Lots 1-30, Block 1, Tranquil Estates Addition, creating 30 residential lots on 6.063 acres. A portion of Tract 3D, William Lynn Survey, Abstract No. 973, Tarrant County, Texas, zoned PD-440, and addressed as 6310 Webb Lynn Road

   Approved on Consent Agenda

3. PLT-24-11-0042 - Replat – Lot 2R, Block H, Grand Prairie Prize Acres Addition (City Council District 3). Replat of Lot 2R, Block H, Grand Prairie Prize Acres Addition, creating one lot on .22 acres. A portion of Lot 2 Block H, Grand Prairie Prize Acres Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-349A, and addressed as 130 Lakeview Dr.

   Approved on Consent Agenda

4. PLT-24-07-0030 - Final Plat - Scannell Industrial (City Council District 1). Final Plat of Lot 1, Block A, Shady Grove West Addition, creating one industrial lot on 14.414 acres. Tracts 1, 13, & 13.1, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned PD-444, within the SH 161 Corridor Overlay, and tentatively addressed as 910 W Shady Grove Rd

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

5. STP-24-08-0035 - Site Plan - TownePlace Suites (City Council District 4). Site Plan for a four-story extended stay hotel on 2.363 acres. Lot 1, Block B, Prairie Waters - Southgate Development Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-352, located within the SH-360 Corridor Overlay District and addressed as 3659 Prairie Waters Dr

   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 2.363 acres. TownePlace Suites by Marriot is an Upper-Midscale, 4-story hotel with 113 rooms. The site's zoning is a Planned Development (PD-352) with a base zoning of Commercial One (C-1) District. Hotels are allowed by right by the existing zoning.

   The applicant is requesting the following variances:

   1. *Maximum Height – The applicant is requesting a variance to exceed the maximum allowed height of 50 ft. to allow a height of 52 ft.*
   2. *Number of Trees – The applicant is requesting a variance to the requirement of 16 street trees to allow 14 trees and to the requirement of 24 parking lot trees to provide 18 trees.*
   3. *Pool Surface – The applicant is requesting a variance to the requirement of a pool with 3,000 sq. ft. of water surface to provide a pool with 385 sq.ft. of water surface and 1,900 sq. ft. of pool deck.*

   Staff recommends approval with the following conditions:

   1. *Any EIFS (Exterior insulation and finish system) finishes shall be replaced with 3-Step Stucco finishes in compliance with Appendix F requirements.*
   2. *All required trees shall be provided on-site, outside any utility easements.*
   3. *The operations shall comply with Section 28-10 of the City Code of Ordinances.*

   Commissioner Madden asked staff to read Section 28-10 of the City Code of Ordinances. Staff provided the information. Dev Surati 3821 Laurens Place Rd Denton TX., stepped forward representing the case.

   Motion made by Chairperson Smith, Seconded by Commissioner Chapman to close the public hearing and approve item five per DRC recommendations. The motion carried unanimously.

PUBLIC HEARING

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 2 and 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 1212 and 1214 S Carrier Pkwy

Assistant Director Savannah Ware presented the case and gave a power point presentation. She stated the applicant wishes to operate a Contractor Shop with Outside Storage at 1212 and 1214 S Carrier Pkwy. The purpose of this request is to obtain City Council approval of a Specific Use Permit in order to operate the proposed 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.

Curtis Walkley 2201 E. Lamar Blvd #200E Arlington TX., stepped forward representing the case.

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

7. SUP-25-02-0006 - Specific Use Permit - TruckSmart CDL Academy (City Council District 1). Specific Use Permit for a Vocational School (Auto)/Driving School at an office building on 3.05 acres. Lot 1, Block A, Carrier 360 Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), within the SH 360 Corridor Overlay District, and addressed as 2080 N Hwy 360

Assistant Director Savannah Ware presented the case report and gave a power point presentation. She stated The purpose of the request is to obtain City Council approval of a Specific Use Permit for a Vocational School (Auto)/Driving School. 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:

- *Authorized operations shall be limited to in-classroom instruction and administrative functions.*
- *Driving practice or maneuvering exercises in oversized commercial vehicles or semi-trailer trucks are prohibited at this location.*
- *Parking or storage of oversized commercial vehicles or semi-trailer trucks are prohibited at this location.*

Abdul Rahman 2080 N Hwy 360 #135 Grand Prairie TX., stepped forward representing the case. Chairperson Smith asked, if possible, would this driving school in the future be offered to the ISD's. Mr. Abdul stated that it is a dream of his in the future.

Motion made by Commissioner Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and approve item seven with the updated condition that driving practice or maneuvering exercises are prohibited at this location. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 6:56 p.m.

Cheryl Smith, Chairperson

ATTEST:

Michelle Madden, Secretary