



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/06/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

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

TITLE: 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 (On April 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

APPLICANT: Dev Surati, NTX Development

RECOMMENDED ACTION: Approve with conditions

SUMMARY:

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.

PURPOSE OF REQUEST:

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.

ADJACENT LAND USES:

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

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-352	Undeveloped
South	Agriculture (A) / PD-431	Water Tower / Jefferson at Loyd Park Multi-Family (Under Construction)

West	City of Arlington	SH 360 / Multi-Family
East	PD-532	3Sixty Flats Multi-Family

HISTORY:

- April 7, 1987: The City Council approved a zoning change from Agriculture (A) to PD-185, allowing hotels by right within the PD-185 (Ordinance No. 4134, Case Number Z870306)
- October 13, 2015: The City Council approved a zoning change creating PD-352 for multi-family residential uses and commercial uses and retaining the provision that allowed hotels by right (Ordinance No. 9957-2015, Case Number Z900702)

HOTEL REQUIREMENTS:

The Unified Development Code (UDC) classifies hotels as one of the following use types based on their chain scale rating based on their average daily rate by STR, Inc. The hotel types are as follows: Luxury Hotel, Upscale/Upper-Upscale Hotel, Midscale/Upper-Midscale Hotel, and Economy/Independent Hotel. Any hotel not classified in the listing of chain scale ratings shall be classified as an Independent Hotel.

Extended-stay residence Hotels are a subclassification of the hotel categories. They offer rental units for stays extending 30 consecutive days or more or consisting of suites with a complete kitchen suitable for long-term occupancy. TownePlace Suites by Marriott provides fully furnished rooms with kitchens and is considered an Extended-Stay Residence Hotel. The following table shows that the UDC limits the concentration of similar hotels within a one-mile radius.

Table 2. Limits on Concentration of Hotels

Hotel Classification	Max. Number within 1 Mile
Economy/Independent	3
Midscale/Upper-Midscale	4
Upscale/Upper-Upscale	5
Luxury	No Limitation
Extended-Stay	2 or more than 250 rooms

There are no hotels within one mile of the subject property. If this hotel is constructed, there will be one Midscale/Upper-Midscale hotel. There are no existing Extended-Stay Hotels. If this hotel is constructed, the total number will be one. Therefore, the concentration requirement would be met if this hotel is built.

Table 3. Scale Rating Concentration within One Mile

Hotel Classification	Limit within 1 Mile	Existing Hotels	Proposed	Total
Midscale/Upper-Midscale	4	0	1	1
Extended-Stay	2 or 250 rooms	0	1 (113 rooms)	1 (113 rooms)

PROPOSED USE CHARACTERISTICS AND FUNCTION:

TownePlace Suites by Marriot is an Upper-Midscale, 4-story hotel with 113 rooms. It is an extended-stay hotel with studio apartment-style rooms, a business center, a fitness room, a 24-hour snack bar, and an on-site laundry facility for long-stay guests. Each room features a full kitchen, including a stove top,

microwave, dishwasher, and a full-size refrigerator. The site plan depicts an outdoor seating area, a mini-golf course, and a pickle ball court.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The property is subject to density and dimensional requirements in PD-352 and Article 6 of the Unified Development Code (UDC). The following table summarizes these requirements. The proposal meets the density and dimensional requirements except for the maximum height requirements. The proposed hotel provided a minimum of 60 feet of separation from 3-story multi-family apartments in the area.

Table 4. Density and Dimensional Summary

Standard	Required (C-1)	Required (PD-352)	Provided	Meets
Min. Lot Area (Sq. Ft.)	5,000	N/A	102,932	Yes
Min. Lot Width (Ft.)	50	N/A	343	Yes
Min. Lot Depth (Ft.)	100	N/A	349	Yes
Front Setback (Ft.)	25	10	61	Yes
Side Setback Adj. Residential (Ft.)	40	10	42	Yes
Rear Setback Adj. Residential (Ft.)	20	10	75	Yes
Max. Height (Ft.)	50	50	52	Variance
Max. FAR	1:1	N/A	0.63:1	Yes

Parking Requirements

The property is subject to parking requirements in Article 10 and Appendix F of the UDC. The following table summarizes these requirements. The proposal meets the parking requirements.

Table 5. Parking Summary

Standard	Required (Max.)	Provided	Compliance
1 per unit plus 4	117	117	Yes

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The table below summarizes these requirements. The proposal meets or exceeds the landscape and screening requirements, except for street tree and parking lot tree requirements.

Table 6. Landscape & Screening Requirements

Standard	Required	Proposed	Meets
Landscape Area 10 % (Sq. Ft.)	10,288	36,621	Exceeds
Front Yard 75% (Sq. Ft.)	7,716	11,882	Yes
Street & Buffer Trees (1/500 Sq. Ft.)	16	12	Variance
Parking Island with Tree (1/5 spaces)	24	18	Variance
Shrubs (1 5-gallon shrub per 50 Sq. Ft.)	206	443	Yes

Flowering/Colorful Plantings	1,544	1,616	Yes
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Building Design

The building consists of brick and cast stone veneer. The proposed entry features a decorative water fountain and a canopy supported by brick-wrapped columns. Storefront glazing is provided along the main lobby.

The property is subject to lodging facilities requirements in Section 16 of Article 4 of the Unified Development Code (UDC). Midscale hotels are required to provide all Tier 1 amenities, which are summarized in the table below. The proposal generally meets the requirements except for the variances listed below.

Table 7-1. Tier 1 Amenities

Amenity	Provided	Meets
A. Wi-Fi Connectivity in all guest rooms and common areas	Yes	Yes
B. Daily in-suite trash and linen service	Yes	Yes
C. Lobby/waiting area with min. area of 2% of the overall building floor area	Yes	Yes
D. Pool with a water surface area of at least 3,000 sq. ft.	No	Variance
E. Fitness Center	Yes	Yes
F. In-suite coffee and beverage facilities	Yes	Yes
G. Service of at least one meal per day	Yes	Yes
Total Elements	6	Variance

- D. Pool Surface: Tier 1 (d) requires a pool with a water surface of 3,000 sq. ft. for midscale hotels. The applicant has provided a pool surface of

Midscale hotels are required to provide at least one Tier 2 amenity. Extended-stay hotels are required to provide (b) & (c) Tier 2 amenities. The proposal meets the requirements for Tier 2 amenities.

Table 7-2. Tier 2 Amenities

Amenity	Provided	Meets
A. Lobby/waiting area with a min. floor area of 3%	No	N/A
B. Outdoor park or landscaped common area at least 5% of overall building sq. ft.	Yes	Yes
C. Service of at least one meal per day plus a snack bar or concessions area serving non-professed foods	Yes	Yes
D. At least 10,000 sq. ft. of meeting space or other programmable space	No	N/A
E. One or more electric vehicle charging stations	No	N/A

F. Permeable pavement equivalent to 1 permeable space per 10 required spaces	No	N/A
Total Elements	2	Yes

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 TownePlace Suites by Marriot proposal includes 12.5 Menu Items.

Table 8. Appendix F Menu Items

Category	Amenity
Site Design & Building Orientation	Add Parking Lot Trees
Building Design	Material Mix
Building Design	Stone Accent
Building Design	Color Contrast
Building Design	Roof Variation
Building Design	Articulated Public Entrance
Building Design	Enhance Windows
Healthy, Smart & Sustainable Community	70% Native Plants
Healthy, Smart & Sustainable Community	Wi-Fi (.5)
Healthy, Smart & Sustainable Community	Permeable Paving (.5)
Healthy, Smart & Sustainable Community	Recycle Program (.5)
Alternative Standard	Bike Racks
Alternative Standard	EV Charging Stations
Alternative Standard	Foundation Planting

VARIANCES:

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.

RECOMMENDATION:

- On April 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0.
- The Development Review Committee (DRC) 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. Operations shall comply with Section 28-10 of the City Code of Ordinances.