CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, March 24, 2026 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 5:32 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice- Chairperson John Fedorko (entered meeting at 5:39 p.m.)
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari (entered meeting at 5:35 p.m.)
Commissioner Malcom Chakery
Commissioner Victor Medina (entered meeting at 5:58 p.m.)

Executive Session

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioners discussed legal non-conforming billboard signs and staff spoke on TXDOT standards and the stipulations of the Unified Development Code for item two. Commissioner Chakery thanked staff for always being very informative with the presentations. Chairperson Smith stated concern with more on-street parking when businesses come to a residential area for item seven.

Chairperson Smith recessed the Briefing Session at 6:10 p.m. for the Commission to reconvene at the Regular Meeting at 6:30 p.m.

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 Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Malcom Chakery
Commissioner Victor Medina

Commissioner Chapman led the Invocation.

Commissioner Chakery 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 Gonzalez to close the public hearing and approve item one. The motion carried unanimously.

1. Approval of Minutes of the March 10, 2026, P&Z meeting

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-26-02-0004 - Site Plan – Digital Billboard at 4330 S HWY 360 (City Council District 4). Site Plan for a Digital Billboard on 4.49 acres. Lodge Realty Addition, Block 1, Lot 2B, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the SH 360 Corridor Overlay District, and addressed as 4330 S HWY 360

   Commissioner Chapman announced that she was recusing herself from this item for personal reasons and left the meeting room.

   Planning and Development Assistant Director Savannah Ware presented the case report and gave a power point presentation. She stated the applicant intends to construct a Digital Billboard at 4330 S HWY 360. The Development Review Committee (DRC) recommends denial.

   Nick Keyes Jr. – Ads Inc. 50 East Third St Dayton OH., stepped forward representing the case and gave a power point presentation. He stated he is adhering to all the requirements within the Planned Development and is open to conversations with staff. Commissioner Chakery asked would there be any limitations on the types of ads that would be displayed. Mr. Keyes stated yes. Commissioner Okoli suggested for him to sit down with staff for conversation. Mr. Keyes stated he was unfamiliar with staff's recommendations until Monday and for the record

he is not asking for any variances to the Planned Development. Planning and Development Director Rashad Jackson stated staff have worked with the applicant for quite some time and provided their recommendations in advance. Mr. Keyes asked if this item could be tabled to allow for conversation with staff. Planning and Development Assistant Planner Savannah Ware specified that for site plan requests there are two options for processing and it is required that the applicant selects one of those options with their application. In this case the applicant selected the 30-day process, which means within 30 days of their completed application it has to be before the Planning and Zoning Commission for action. This timeline does not allow for any comments or revisions. The plan that they submit with their application in the 30-day process is the plan that is presented to the Planning and Zoning Commission.

Motion made by Commissioner Fedorko, Seconded by Chairperson Smith to close the public hearing and deny item two because the proposed sign does not meet the definition of an Electric Sign or Outdoor Advertising Sign as set forth in the 1983 Zoning Ordinance and the proposed sign does not meet the minimum 50-foot setback requirement and exceeds the maximum 50-foot height requirement of the 1983 Zoning Ordinance . The motion carried 6-2-1 with Commissioners Luckey-Vaughn and Medina voting against and Commissioner Chapman abstaining.

Commissioner Chapman re-entered the meeting room after the vote on Item 2.

PUBLIC HEARING

Planning and Development Assistant Director Savannah Ware stated the following cases three and four would be presented together.

3. CPA-26-03-0003 - Comprehensive Plan Amendment - Commercial at 1319 S Belt Line Rd (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) designation from Open Space/Drainage to Commercial/Retail/Office on a portion of the property and to establish Commercial/Retail/Office as the FLUM on the portion of the property without a FLUM designation. Tract 30.2, Elizabeth Gray Survey, Abstract No. 1680, page 375, City of Grand Prairie, Dallas County, Texas, addressed as 1319 S Belt Line Rd

4. ZON-26-03-0006 - Zoning Change - Commercial Zoning at 1319 S Belt Line Rd (City Council District 1). Zoning Change from Agriculture to Commercial on 0.98 acres. Tract 30.2, Elizabeth Gray Survey, Abstract No. 1680, page 375, City of Grand Prairie, Dallas County, Texas, addressed as 1319 S Belt Line Rd

Planning and Development Assistant Director Savannah Ware presented the case report for item three and gave a power point presentation. She stated the purpose of the request is to amend the Future Land Use Map (FLUM) to align with a proposed zoning change. The subject property was recently included in an Interlocal Boundary Adjustment between the Cities of Irving and Grand Prairie. This adjustment modified the shared municipal boundary through the addition and subtraction of land within the respective jurisdictions along North Belt Line Road between East Shady Grove Road and West Hunter Ferrell Road in Dallas County, Texas. Currently, a portion of the subject property carries a Future Land Use designation of Open Space/Drainage, which does not align with the proposed Commercial (C) District zoning

classification. The remaining portion of the property does not currently have a Future Land Use designation assigned. The Development Review Committee (DRC) recommends approval.

Planning and Development Assistant Director Savannah Ware presented the case report for item four and gave a power point presentation. She stated the purpose of the request is to rezone the property from Agriculture (A) District to Commercial (C) District. The subject property was recently included in an Interlocal Boundary Adjustment between the Cities of Irving and Grand Prairie. This adjustment modified the shared municipal boundary through the addition and subtraction of land within the respective jurisdictions along North Belt Line Road between East Shady Grove Road and West Hunter Ferrell Road in Dallas County, Texas. When property is incorporated into the City limits through a Boundary Adjustment, the default zoning designation assigned by the City of Grand Prairie is Agriculture (A) District. Prior to the boundary adjustment, the City of Irving designated the subject property as Commercial Neighborhood (C-N) District. The intent of this request is to establish a zoning classification that is generally consistent with the property's previous zoning designation and anticipated commercial development pattern. The proposed Commercial (C) District represents the closest comparable zoning classification within the City of Grand Prairie's Unified Development Code and would maintain the commercial land use framework previously established by the City of Irving. Accordingly, the requested zoning change is intended to align the zoning designation with the property's prior regulatory framework and expected development pattern, rather than introduce a new or incompatible land use designation. The Development Review Committee (DRC) recommends approval.

Motion made by Commissioner Fedorko, Seconded by Commissioner Chapman to close the public hearing and approve items three and four. The motion carried unanimously.

Senior Planner June Sin stated the following cases five and six would be presented together.

5. CPA-26-01-0001 - Comprehensive Plan Amendment - Goodland Riverbend (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map from Medium Density Residential and Open Space/Drainage to Mixed Use, Medium Density Residential, and Open Space/Drainage on 128.20 acres. Generally located west of S Hwy 287, and north of Lakeview Drive, a portion of Parcel ID 303394, out of W. M. Gardner Survey, Abstract No. 403, R. K. Wines Survey, Abstract No. 1178, and J. D. Elis Survey, Abstract No. 1274, zoned Agricultural (A) District and PD-463, City of Grand Prairie, Ellis County, Texas

6. ZON-26-01-0001 - Zoning Change/Concept Plan - Goodland Riverbend (City Council District 6). Zoning Change from Agricultural (A) District and PD-463 to a Planned Development District for Mixed Use, Mixed Residential Use, Commercial Use, and Open Space on 128.20 acres. Generally located west of S Hwy 287, and north of Lakeview Drive, a portion of Parcel ID 303394, out of W. M. Gardner Survey, Abstract No. 403, R. K. Wines Survey, Abstract No. 1178, and J. D. Elis Survey, Abstract No. 1274, zoned Agricultural (A) District and PD-463, City of Grand Prairie, Ellis County, Texas

Senior Planner June Sin presented the case report for item five and gave a power point presentation. She stated the purpose of the request is to change the Future Land Use Map to reflect the land uses shown on the amended Developer Agreement for the Goodland

Development and the proposed Planned Development District under concurrent review (ZON-26-01-0001). Goodland is a master-planned development in the south sector of Grand Prairie that includes the Prairie Ridge single family development in the City's Extraterritorial Jurisdiction and future industrial development and mixed residential within the City of Grand Prairie.

The land included in this request is part of the Goodland Riverbend area, which includes two character areas:

1. *Mixed Residential Character Area – this character area is intended for a mixture of residential development types including single family detached, single family attached, and single family flex, with neighborhood scale commercial nodes. The proposed FLUM designation for this character area is Medium Density Residential.*
2. *Mixed-Use Character Area – this character area is intended for horizontal and vertical mixed-use development, including retail, restaurants, residential, civic uses, and offices. Sub-character area includes Regional Commercial. The proposed FLUM designations for this character area are Mixed Use and Commercial Use.*

The Development Review Committee (DRC) recommends approval.

Senior Planner June Sin presented the case report for item six and gave a power point presentation. She stated the purpose of the request is to create a Planned Development District for the Goodland Riverbend area. Goodland is a master-planned development in the south sector of Grand Prairie that includes the Prairie Ridge single family development in the City's Extraterritorial Jurisdiction and future industrial and mixed residential development within the City of Grand Prairie. The Riverbend area is an additional phase that includes about 128.20 acres.

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

1. *As part of the future development of the subject property, Lakeview Drive and necessary internal thoroughfares shall be constructed to accommodate the proposed development traffic in accordance with TxDOT and Transportation and Mobility Services Department standards.*

Daniel Twigge 10210 N Central Expressway Dallas TX., stepped forward and noted available for questions. Melinda Vela-Mora 4532 Harpers Ferry Dr., stepped forward in opposition to the request.

Motion made by Commissioner Luckey-Vaughn, Seconded by Commissioner Okoli to close the public hearing and approve items five and six per staff recommendation. The motion carried unanimously.

7. SUP-25-12-0048 - Specific Use Permit - Other Residential Care Facility (City Council District 4). Specific Use Permit for a Residential Care Facility on 0.14 acres. Lot 31, Block T, Oak Hollow Phase Four B & C Addition, City of Grand Prairie, Tarrant County, zoned Planned Development-50, and addressed as 2642 Steppington St

Planner Erin Scherer presented the case report and gave a power point presentation. She stated the applicant is requesting to operate a certified Home and Community-based Services (HCS) residence at the proposed location. HCS is a Medicaid waiver program that supplies essential services and support to Texans with an intellectual disability or a related condition so that they may live in community settings. The Texas Health and Human Services Commission (HHSC) oversees the state's contracts with Home and Community-Based Services (HCS) providers and certifies them under the program. HHSC has confirmed with City staff that HCS providers are not required to obtain separate licenses from the state. Because the four-person residence is operated by a certified HCS provider and not required to be licensed with the state, the applicant's proposed use is categorized as an "Other Residential Care Facility" under Article 4, Section 23 of the UDC. All Group Living Residential Units (including Residential Care Facilities) are now required to register with the City per Ordinance No. 11382. Group Living Residential Units located within 2,500 feet of another group living residential use are required to get City Council approval of a Specific Use Permit. The subject property is within 2,500 ft. of an existing, registered Group Living Residential Use located at 4333 Coventry Dr. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties, and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative consequences.

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

1. *The number of occupants shall not exceed four (4).*
2. *The applicant must comply with all applicable building codes.*
3. *Must maintain compliance with state regulations and local ordinances.*
4. *Must be an approved registered group living residential unit in the City of Grand Prairie to operate.*
5. *The applicant shall maintain all required state licenses and/or certifications.*

Tunyesse Liggins 2642 Steppington St Grand Prairie TX., stepped forward representing the case. Melinda Vela-Mora 4532 Harpers Ferry Dr., stepped forward in opposition to the request. She stated concerns with a business in a residential area and suggested for staff to communicate with the HOA's about these businesses. Chairperson Smith read opposition letters for the records.

Motion made by Chairperson Smith, Seconded by Commissioner Chakery to close the public hearing and deny item seven. The motion carried 6-3 with Luckey-Vaughn, Chapman and Okoli against.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 8:26 p.m.

Cheryl Smith, Chairperson

ATTEST:

Frank Gonzalez, Secretary