CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, July 28, 2025 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

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

Call to Order

PRESENT
Vice- Chairperson John Fedorko
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman (entered meeting at 5:47 p.m.)
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari (entered meeting at 5:36 p.m.)

ABSENT
Chairperson Cheryl Smith
Commissioner Victor Medina

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases.

Vice Chairperson Fedorko recessed the Briefing Session at 5:51 p.m. for the Commission to reconvene at the Regular Meeting at 6:30 p.m.

6:30 PM Council Chambers

REGULAR MEETING

Vice Chairperson Fedorko called the meeting to order at 6:32 p.m.

Call to Order

PRESENT
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
Chairperson Cheryl Smith
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 Madden, Seconded by Commissioner Gonzalez to close the public hearing and approve item one. The motion carried unanimously.

1. Approval of Minutes of the July 14, 2025, P&Z meeting

ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-25-05-0015 - Site Plan - Poly America Building 9 (City Council District 1). Site Plan to construct one industrial warehouse on 18.0 acres. Portions of Sites 3, 23, 33, and 34, SID Great Southwest South Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, within SH 161 Corridor Overlay, and addressed as 2000 W Marshall Dr

   Commissioner Luckey-Vaughn recused herself from this item and left the dais.

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant wishes to construct a new 339,179 sq. ft. manufacturing facility at the existing Poly America campus.

   The applicant is requesting the variances listed below:

   1. *Building Height – Variance to allow equipment silos to be 70 feet, exceeding the allowed maximum height of 50 feet.*
   2. *Landscape Buffer – Variance to the 30-foot landscape buffer to allow a variable-width landscape buffer, tapering to a minimum depth of 5.5 feet.*
   3. *Number of Trees – Variance to reduce the required number of trees to allow 146 new trees and 40 existing trees to be provided.*
   4. *Maximum Parking – Variance to allow 284 parking spaces, exceeding the allowed maximum of 233 parking spaces.*

5. *Building Elevations – Variance to the requirement that primary facades include at least three design elements and secondary facades include at least two design elements to allow elevations with no design elements.*

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

1. *Intersection improvements as shown on the approved site plan must be approved by Transportation & Mobility Services and constructed prior to the operation of the proposed development.*
2. *The applicant will be responsible for all right-of-way acquisitions needed to maintain a sufficient parkway width.*
3. *The project shall provide detention to manage post-project stormwater runoff to less than or equal to pre-project conditions. Alternatively, a drainage impact analysis shall be submitted to the City that proves no negative impacts to downstream property owners, infrastructure, or the receiving creek.*
4. *All Open Space elements shall be installed prior to the issuance of the Certificate of Occupancy (CO).*

Michael Peterson 600 Six Flags Dr Ste 500 stepped forward representing the case. Jesse Raia 2000 W. Marshall Dr. noted support for this request but didn't wish to speak but was available for questions.

Motion made by Commissioner Fedorko, Seconded by Commissioner Chapman to close the public hearing and approve item two per staff recommendations. The motion carried 6-0-1 with Commissioner Luckey-Vaughn abstaining.

Commissioner Luckey-Vaughn re-entered the meeting at 6:44 p.m.

3. STP-25-06-0018 - Site Plan - Pros Westcliff Phase 2 Multi-Family (City Council District 2). Site Plan for a multi-family development with 300 dwelling units on 14.16 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-464, within the IH-20 Corridor Overlay District, and addressed as 1101 & 1105 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20

Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated the applicant wishes to construct a multi-family development with 300 units, which requires site plan approval. The purpose of site plan approval is to ensure that development meets the requirements of the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

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

PUBLIC HEARING

4. SUP-25-06-0022 - Specific Use Permit Amendment - Shoot Smart (City Council District 1). Amendment to Specific Use Permit No. 835 to add Gun Manufacturing as an allowed use. Lot 2 and 5, Houston Main Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 2441 Houston St and 2436 and 2440 W Main 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 SUP No. 835 to add gun manufacturing as an allowed use. Current uses allowed by SUP No. 835 include Public Firing, Training, and Competition Range with Fire Arm and Munitions Sales.

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

   1. *Gun manufacturing operations shall comply with Exhibit B – Operational Plan.*

   David Holcomb 2440 W. Main St stepped forward representing the case.

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

5. SUP-25-02-0009 - Specific Use Permit/Site Plan - F&M Premium Auto Shop (City Council District 1). Specific Use Permit and Site Plan for a new Auto Paint Shop on 0.69 acres. Lot 11R, Block B, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Commercial (C) District, and addressed as 2439 Dalworth St

   Senior Planner June Sin presented the caser report and gave a power point presentation. She stated the applicant intends to operate an Auto Paint Shop facility at 2439 Dalworth St. This use requires a Specific Use Permit in the Commercial (C) District. The applicant is not requesting any variances.

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

   1. *Auto body work shall not be performed at this location. Any other additional automotive-related uses may be allowed by a Specific Use Permit (SUP) in compliance with Article 4 of the Unified Development Code (UDC).*
   2. *All operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business Regulations, of the Grand Prairie Code of Ordinances.*

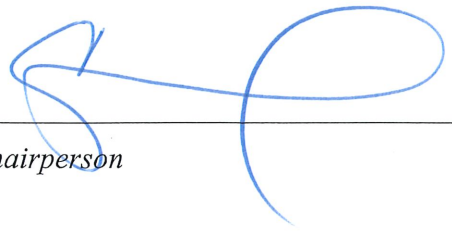
   Jonathan Saldana 1214 Cielo Vista Dr. stepped forward representing the case. Luis Miguel Alvarez 4224 Old Springtown Rd. noted support of this request but didn't wish to speak.

   Commissioner Fedorko asked if the owner is aware of the staff's recommendations and could he adhere to them. Mr. Saldana stated yes to both.

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

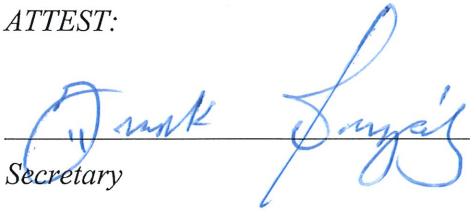
ADJOURNMENT

Commissioner Madden moved to adjourn the meeting. The meeting adjourned at 7:02 p.m.



Chairperson

ATTEST:



Secretary