CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, October 14, 2025 **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
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari (entered meeting at 5:40 p.m.)
Commissioner Malcom Chakery

ABSENT
Commissioner Victor Medina

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Senior Planner June stated that Mavis has requested to withdraw their applications for items three, four and five. Chairperson Smith asked if notices were sent out for items six and seven. Planner Salvador stated yes, letter notices were sent, and it was also posted in the newspaper and city website along with public hearing signs posted on the property. Chairperson Smith stated concern with code compliance and the size of the home not large enough to accommodate six occupants for item eight. Commissioner Chapman inquired about the patient to caretaker ratio for item eight. Planner Erin stated the applicant is proposing four to six staff members. Chairperson Smith stated concern with the BYOB and 24 hr. access for item ten.

Chairperson Smith recessed the Briefing Session at 6:02 p.m. for the Commission to reconvene at the Regular Meeting at 6:05 p.m.

6:00 PM Council Briefing Room

REGULAR MEETING

Chairperson Smith called the meeting to order at 6:06 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 Victor Medina (entered meeting at 6:19 p.m.)
Commissioner Malcom Chakery

Commissioner Chapman led the Invocation.

Commissioner Gonzalez 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 September 23, 2025, P&Z meeting

   Approved on Consent Agenda

PUBLIC HEARING

2. TAM-25-09-0034 – Text Amendment – Appendix S: Development Standards for Multi-family and Mixed-Use Residential Developments. An Ordinance of the City of Grand Prairie, Texas, amending the Grand Prairie Unified Development Code (UDC) by adding Appendix S, Development Standards for Multi-family and Mixed-Use Residential Developments Subject to SB 840 passed by the 89th Texas Legislature, codified in Chapter 218 of the Texas Local Government Code; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; Containing a Penalty Clause, and Establishing an Effective Date

   Assistant Director Savannah Ware presented the case report and gave a power point presentation. She stated the purpose of this request is to add Article S: Development Standards for Multi-family and Mixed-Use Residential Developments Subject to SB 840 enacted by the 89th Texas Legislature, codified in Chapter 218 of the Texas Local Government Code to the Unified Development Code (UDC). The Development Review Committee (DRC) recommends approval.

Commissioner Chakery asked if the UDC could be modified at anytime with City Council approval. Ms. Ware stated the UDC is considered a working document, and the city often brings text amendments to update standards.

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

Chairperson Smith stated the applicant withdrew his applications for items three, four and five.

3. CPA-25-08-0019 - Comprehensive Plan Amendment - Mavis Tires and Brakes (City Council District 5). Amendment to change the Future Land Use Map designation from Mixed Use to Commercial/Retail/Office on 1.001 acres. Lots 6R, 8, 9 & 10, Block S, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 409 & 505 N Carrier Pkwy

   Withdrawn

4. ZON-25-08-0029 - Zoning Change - Mavis Tires and Brakes (City Council District 5). Zoning Change from General Retail (GR) to Commercial (C) on 1.001 acres. Lots 6R, 8, 9 & 10, Block S, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 409 & 505 N Carrier Pkwy

   Withdrawn

5. SUP-25-08-0027 - Specific Use Permit/Site Plan - Mavis Tires and Brakes (City Council District 5). Specific Use Permit/Site Plan for an Auto Tire/Wheels Sales & Installation (Indoor Displays) and Auto Repair (Minor) shop on 1.001 acres. Lots 6R, 8, 9 & 10, Block S, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 409 & 505 N Carrier Pkwy

   Withdrawn

6. CPA-25-09-0021 - Comprehensive Plan Amendment – 402 & 406 NW 20th St. (City Council District 5). Amendment to change the Future Land Use Map designation from Commercial/Retail/Office to Low Density Residential on 0.34 acres. Lots 11 and 12, Block 169, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 402 & 406 NW 20th Street

7. ZON-25-08-0031 - Zoning Change – 402 & 406 NW 20th St. (City Council District 5). Zoning Change from General Retail (GR) to Single Family Six (SF-6) on 0.34 acres. Lots 11 and 12, Block 169, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 402 and 406 NW 20th Street

Planner Salvador Gonzalez presented the case report for item six and gave a power point presentation. He stated the applicant is requesting a zoning change on the subject property from Commercial to Single Family-Six in order to construct two new single-family homes on two existing lots (ZON-25-08-0031). The purpose of this request is to amend the Future Land Use Map to align with the proposed zoning change.

Staff is unable to support the amendment because the proposed zoning change does not align with the Future Land Use Map (FLUM). However, staff notes the following findings:

1. *The subject property is located on a block that is predominantly single-family residential use.*
2. *The proposed use is consistent with the existing development to the north, south, and west.*

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.

Planner Salvador Gonzalez presented the case report for item seven and gave a power point presentation. He stated the purpose of the request is to rezone property from General Retail to Single Family Six to allow for the construction of two new single-family homes on two existing lots. Since the lots are currently zoned General Retail (GR), the applicant is seeking a zoning change to allow for the construction of the newly proposed homes. The existing lots meet all Single Family-Six Residential lot requirements.

Staff is unable to support the zoning change because the proposed zoning district does not align with the Future Land Use Map (FLUM). However, staff notes the following findings:

1. *The subject property is located on a block that is predominantly single-family residential use.*
2. *The proposed use is consistent with the existing development to the north, south, and west.*

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.

Commissioner Chakery asked if a convenience store or liquor store is a permissible use as it currently stands. Mr. Gonzalez stated yes.

Motion made by Commissioner Adhikari, Seconded by Commissioner Chapman to close the public hearing and approve items six and seven. The motion carried unanimously.

8. SUP-25-08-0030 - Specific Use Permit - Registered Group Home (City Council District 4). Specific Use Permit for a Registered Group Home on 0.15 acres. Lot 4, Block D, Kingswood Forest Addition Phase I, City of Grand Prairie, Tarrant County, zoned Planned Development-169 (PD-169) district, and addressed as 2747 Sedgemoor Dr

Planner Erin Scherer presented the case report and gave a power point presentation. She stated the applicant is requesting to operate a Registered Group Home, which requires City Council approval of a Specific Use Permit when located within 2,500 feet of another group living residential use. All Group Living Units are now required to register with the city per Ordinance No. 11382. A nearby group home registered before the applicant triggering a Specific Use Permit for this location. 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 six.*
2. *The applicant must comply with all applicable building codes.*
3. *A fire suppression system, approved and inspected by the Fire Marshal, is required.*
4. *Operations shall comply with all applicable state regulations and local ordinances.*
5. *The applicant shall register the registered group home with the City prior to operation.*
6. *The applicant shall maintain all required state licenses.*
7. *A Certificate of Occupancy is required.*

Commissioner Fedorko asked if the city ordinance states an age restriction for group home tenants. Mrs. Scherer stated no. Commissioner Chakery asked if the group home allows visitors. Mrs. Scherer stated yes. TaNishcia Moore 2112 Deniro Dr Fort Worth TX., stepped forward representing the case. She explained the process for both state and city on how to obtain permission and licenses for a group home. She mentioned some renovations were made to the home to accommodate 6 tenants and be ADA compliant. Chairperson Smith stated concern that there isn't enough parking for residents and visitors. Ms. Moore stated visitation hours are daily from 10am-7pm, that most visits are made over the weekends, and that visitors will either park on the driveway or on the street in front of house. William S Van Riper 2759 Sedgemoor Dr Grand Prairie Tx., stepped forward in opposition to this request. He stated major opposition to a business being run in a single-family residential zoning district. Lisa Jody Van Riper 2759 Sedgemoor Dr Grand Prairie Tx., stepped forward in opposition to this request. She stated the driveway will not hold four cars but can hold two. She expressed concern of property values decreasing and the number of first responder alarms day and night. Hilda Walker 2755 Sedgemoor Dr Grand Prairie Tx., noted opposition to this request but didn't wish to speak. Randy Capote 2755 Excalibur Dr Grand Prairie TX., stepped forward to speak to this request. He asked how this business will be funded and who is responsible for maintaining the property up to code because currently it appears to be in disrepair. Commissioner Fedorko asked staff if an SUP would have been necessary if there were no other registered group homes within 2,500 feet. Ms. Ware responded No, an SUP is only required because there is another home within 2,500 feet. Applicant Moore answered that she will be the main operator for these properties, and more renovations are planned.

Motion made by Chairperson Smith, Seconded by Commissioner Adhikari to close the public hearing and approve item eight per staff recommendations. The motion carried unanimously.

9. SUP-25-08-0032 - Specific Use Permit - KCE Champions at ILTX Heritage (City Council District 6). Specific Use Permit for a Child Day Care use for a Before & Afterschool Child Care Program for Pre-Kindergarten (Pre-K) aged children on 25.597 acres. Lot 1, Block 1, IL Texas Heritage K-8 Addition, City of Grand Prairie, Ellis County, Texas, zoned PD-322A, and addressed as 10701 Heritage Pkwy

   Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated the applicant is seeking to add a Pre-K4 program to their existing school-age before and after-school program. The purpose of this request is to obtain City Council approval of a Specific Use Permit in order to operate the proposed use. The Development Review Committee (DRC) recommends approval.

   Rachel Crocker 5801 Gloden Triangle Blvd Ste 103 PMB 317 Fort Worth TX., stepped forward representing the case.

   Motion made by Commissioner Luckey-Vaughn, Seconded by Commissioner Gonzalez to close the public hearing and approve item nine. The motion carried unanimously.

10. SUP-25-09-0037 - Specific Use Permit - Back Nine Golf Simulator (City Council District 4). Specific Use Permit for an Amusement Services (Indoor) facility on 0.917 acre. Lot 2R-1, Block 1, JAI Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-465, and addressed as 2800 W Camp Wisdom Rd

    Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated the applicant, a franchise of Back Nine, is proposing a tenant finish-out to open a commercial amusement indoor golf simulator facility on 0.917 acre. This use requires City Council approval of a Specific Use Permit in the PD-465 District. The Development Review Committee (DRC) recommends approval.

    At 7:48 p.m. Commissioner Chapman left the meeting

    Ricardo Davila 2000 W Camp Wisdom Ste 120 Grand Prairie TX., stepped forward representing the case. He stated he doesn't agree with how the use is being classified. He believes his business should be classified as a gym and further explained. Chairperson Smith stated concern with the 24-hr. access and it being a nuisance to the surrounding neighborhoods.

    Motion made by Chairperson Smith, Seconded by Commissioner Adhikari to close the public hearing and approve item ten. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 8:04 p.m.

Cheryl Smith, Chairperson

ATTEST:

Frank Gonzalez, Secretary