CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, November 11, 2025 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 5:33 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice- Chairperson John Fedorko
Commissioner Frank Gonzalez
Commissioner Christopher Okoli (entered meeting at 5:37 p.m.)
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Malcom Chakery
Commissioner Victor Medina

ABSENT
Commissioner Tai Jones-Chapman

Executive Session

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Chairperson Smith asked if there are any guidelines for a cemetery being in proximity to a future development for item three. Ms. Scherer stated no. Chairperson Smith stated concern with the request to extend hours to 24 hours for item four. Commissioner Fedorko asked about the hours alcohol sales are allowed by TABC for item four. Senior Planner June Sin stated that item six will need to be renoticed and no action will be taken tonight.

Chairperson Smith recessed the Briefing Session at 5:59 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 Adhikari 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 October 28, 2025, P&Z meeting

   Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

2. SUP-25-09-0036 - Specific Use Permit - Drive Through Daiquiri at 901 E. Main St. (City Council District 5). Specific Use Permit for Drive-Through Retail Sales on 0.37 acres. A portion of Lot 3, Block 3, H.E. Jackson Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial and addressed as 901 E. Main St.

   Chairperson Smith stated item two would be tabled to the December 9, 2025, meeting.

   Tabled

PUBLIC HEARING

3. SUP-25-09-0035 - Specific Use Permit/Site Plan - Shady Grove Contractor Shop (City Council District 1). Specific Use Permit/Site Plan for a contractor shop with outside storage on 2.018 acres. Tracts 6, 7, 8, 8.1, 9 & 9.1, John Spoon Survey, Abstract No.1326, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) District, within 161 Corridor Overlay District, and addressed as 3301 & 3305 Hardrock and 1102 & 1106 W Shady Grove Rd

Planner Erin Scherer presented the case report and gave a power point presentation. She stated the applicant, Service First Mechanical LLC, intends to construct a 3,834 square foot, one-story, office building and a 9,892 square foot, single-story, shop/warehouse building to accommodate their proposed contractor shop with outside storage facility. The site plan also includes outside storage areas for vehicle and equipment storage and parking stalls for employees. The applicant is not requesting any variances.

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

- *Equipment to be stored outside shall be limited to the vehicles and equipment listed in the Operational Plan.*
- *In order to address potential issues with larger equipment storage without the benefit of staff review, vehicles operating at the site must be limited to less than 40 ft. in length.*

Jim Dewey 2500 Texas Dr Ste 100 Irving TX., stepped forward representing the case. He stated that his client wishes to move his current business located in Irving to this proposed location and they agree with staff recommendations presented.

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

4. SUP-25-09-0039 - Specific Use Permit Amendment - SUP Amendment and review for Palace Poker (City Council District 1). Specific Use Permit Amendment to amend operational hours and minimum membership length for SUP No. 1170, a Specific Use Permit for a Private Card Room, and review the SUP for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Tract 31, Michael Farrans Survey, Abstract, No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-452, within IH 30 Corridor Overlay District, and addressed as 401 E Palace Pkwy

Commissioners Fedorko and Chakery recused themselves from hearing this agenda item due to a conflict of interest.

Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated the applicant is requesting an amendment to the existing Special Use Permit (SUP) conditions for the Private Card Room located at 401 E Palace Pkwy. The applicant seeks to amend the following operational terms:

- *Change the operational hours from 10AM-2AM to 24 hours; and*
- *Change the membership length from a minimum of three months to a minimum of one week.*

This request also initiates the required one-year review of the SUP conditions governing the operation of the Private Card Room to assess compliance, as stipulated by the City Council.

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

1. *Amend the operational hours to 24 hours and the minimum membership duration to one week.*
2. *All other existing conditions from the SUP approved on May 21, 2024, shall remain in effect.*
3. *City Council shall conduct a public hearing in one year after City Council approval of the SUP Amendment to confirm compliance with all applicable codes and regulatory requirements.*

Jonathan Tooley 401 E Palace Pkwy Grand Prairie TX., stepped forward representing the case and showcased some images of the building. Commissioner Gonzalez asked for the reasoning behind the request for the extension of the operational hours. Mr. Tooley stated players tend to play for hours at a time and their competitors operate 24 hours. Commissioner Medina asked if they have standard security or Grand Prairie PD patrolling the facility. Mr. Tooley stated it's a licensed private security. Chairperson Smith inquired about the prohibited hours for serving alcohol and the change in membership duration. Mr. Tooley stated by TABC they are only allowed to serve alcohol from 10 a.m. to 2 a.m. The membership request comes from some current members who have requested for shorter duration, and it would also benefit out of town customers not needing a three-month membership.

Recorded their support: Hamilton Peck 401 E Palace Pkwy Grand Prairie TX., Danielle McWilliams 1647 Brighton Downs.

Motion made by Commissioner Chapman, Seconded by Commissioner Luckey-Vaughn to close the public hearing and approve item four per staff recommendations. The motion carried unanimously, 7-0.

5. SUP-25-09-0034 - Specific Use Permit/Site Plan - Double Oak Gas Station (City Council District 6). Specific Use Permit/Site Plan for a convenience store with gas sales on 1.87 acres. A portion of the 17.18-acre tract out of J. Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, zoned PD-332A and generally located to the south of Double Oak Av and east of SH 360

Senior Planner June Sin presented the case and gave a power point presentation. She stated the applicant intends to construct a 7,200 sq. ft. convenience store with gas sales on 1.87 acres. The proposal includes a fuel canopy with eight fuel stations. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Nathan Dietrich 2 Cohasset Pl Tomball TX., stepped forward representing the case.

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

6. ZON-25-09-0035 - Zoning Change/Concept Plan - Goodland Data Center (City Council 6). Zoning Change from Agriculture (A) and PD-454 to a Planned Development District for Light Industrial, including Data Center uses. 1,444.43 acres generally located west of HWY 287, south of Prairie Ridge Blvd, Parcel IDs 190600, 181262, 261509, 261512, 193077, 179637, 291089, 277740, 179561, 179552, 186391, 242136, 192959, City of Grand Prairie, City of Grand Prairie ETJ, Ellis County, Texas, and addressed as 881 Miller Rd

   Senior Planner June Sin this item is being tabled to the December 9th meeting, and it will be renoticed and no action is required at this time.

   Deputy City Attorney Julie Dosher introduced the new Assistant City Attorney, Hillary Griffith, to the Commission.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:15 p.m.

Cheryl Smith, Chairperson

ATTEST:

Frank Gonzalez, Secretary