CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, April 14, 2026 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 5:47 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice- Chairperson John Fedorko
Commissioner Frank Gonzalez
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina (entered meeting at 5:52 p.m.)
Commissioner Malcom Chakery

ABSENT
Commissioner Tai Jones-Chapman
Commissioner Christopher Okoli

Executive Session

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioners discussed legal non-conforming uses and a path forward in bringing them to compliance for item five. Commissioner Gonzalez asked if there is a distance requirement within car washes for item six. Ms. Sin stated no. Senior Planner June Sin stated item seven is being tabled by the applicant's request.

Chairperson Smith recessed the Briefing Session at 6:20 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 6:32 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice- Chairperson John Fedorko
Commissioner Frank Gonzalez
Commissioner Tai Jones-Chapman (entered meeting at 6:53 p.m.)
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina
Commissioner Malcom Chakery

ABSENT
Commissioner Christopher Okoli

Commissioner Gonzalez 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 24, 2026, P&Z meeting

   Approved on Consent Agenda

PUBLIC HEARING

Senior Planner June Sin stated the following cases two and three are companion and would be presented together.

2. CPA-26-03-0007 - Comprehensive Plan Amendment - Goodland Light Industrial (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential, Mixed Residential, Business Park and Open Space/Drainage to Business Park. 1,522.18 acres generally located west of HWY 287, south of Prairie Ridge Blvd, all or portions of Parcel IDs 190600, 181262, 242136, 261509, 261512, 314084, 314085, 179561, 277740, 186391, 179552, 193077, 179637, 275132, 291089, 192959, 314125, 192956, 250565, 181316, and 230766, City of Grand Prairie, City of Grand Prairie ETJ, Ellis County, Texas, and addressed as 881 Miller Rd

3. ZON-26-02-0005 - Zoning Change/Concept Plan - Goodland Light Industrial (City Council District 6). Zoning Change from Agriculture (A) and PD-454B to a Planned Development District for Light Industrial, including Data Center uses. 1,522.18 acres generally located west of HWY 287, south of Prairie Ridge Blvd, all or portions of Parcel IDs 190600, 181262, 242136, 261509, 261512, 314084, 314085, 179561, 277740, 186391, 179552, 193077, 179637,

275132, 291089, 192959, 314125, 192956, 250565, 181316, and 230766, City of Grand Prairie, City of Grand Prairie ETJ, Ellis County, Texas, and addressed as 881 Miller Rd

Senior Planner June Sin presented the case report for item two 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 Light Industrial Development and the proposed Planned Development District under concurrent review (ZON-26-02-0005). 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 Development Review Committee (DRC) recommends approval.

Senior Planner June Sin presented the case report for item three and gave a power point presentation. She stated the applicant acquired additional land, which is surrounded by property within the existing PD-454B. PD-454B is a Planned Development District designated for light industrial uses, including data centers. This request adds a 69.75-acre tract of land to the overall development without changing the exterior boundaries of PD-454B. The Development Review Committee (DRC) recommends approval.

Motion made by Chairperson Smith, Seconded by Commissioner Medina to close the public hearing and approve items two and three. The motion carried unanimously.

Planner Erin Scherer stated the following cases four and five are companion and would be presented together.

4. CPA-26-03-0004 - Comprehensive Plan Amendment - 1217 Small Street (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map designation from Mixed Use to Medium Density Residential on 0.23 acres. A portion of Lot 10, H.E. Jackson's Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, and addressed as 1217 Small Street

5. ZON-26-02-0004 - Zoning Change/Concept Plan - 1217 Small Street (City Council District 5). Zoning Change from General Retail (GR) District to Single Family-Attached (SF-A) District on 0.23 acres. A portion of Lot 10, H.E. Jackson's Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, and addressed as 1217 Small Street

Planner Erin Scherer presented the case report for item four and gave a power point presentation. She stated the applicant is proposing to change the zoning from General Retail (GR) district to Single Family-Attached (SF-A) district to allow for the construction of a duplex. 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 use does not align with the Future Land Use Map. Please note, the FLUM designation is not the zoning of the property, it is the recommended land use for future development per the City's comprehensive plan.

Planner Erin Scherer presented the case report for item five and gave a power point presentation. She stated the purpose of the request is to rezone the existing lot from General

Retail (GR) District to Single Family-Attached (SF-A) District. If the zoning change is approved, any future development must comply with all SF-A development standards. Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. Please note, that FLUM designation is not the zoning of the property, it is the recommended land use for future development per the City's comprehensive plan.

Commissioner Chapman entered the meeting during the presentation at 6:53 p.m.

Commissioner Chakery asked how often the FLUM gets evaluated. Planning and Development Director Rashad Jackson stated they evaluate it every five to ten years. Kevin Jara 1217 – 1219 Small St. stepped forward representing the case.

Motion made by Commissioner Adhikari, Seconded by Commissioner Chakery to close the public hearing and approve items four and five. The motion carried unanimously.

6. SUP-26-03-0003 - Specific Use Permit/Site Plan - Car Wash at 1025 W Pioneer (City Council District 2). Specific Use Permit/Site Plan for a Car Wash (Self-Service) on 2.10 acres. Lot 1, Block 2, Park Place Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within the SH 161 Corridor Overlay District, and addressed as 1025 W Pioneer Pkwy

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the purpose of the request is to obtain City Council approval of a Specific Use Permit and Site Plan. The applicant intends to construct a 4,375 sq. ft. self-service car wash with 24 vacuum bays on 2.10 acres. The proposed use requires approval of a Specific Use Permit. Site Plan approval is required because the property is within the SH 161 Corridor Overlay District.

The applicant is requesting the following variances.

1. *Overall Windows – Variance to the requirement that windows account for 50% of the area of all facades, to allow 19% of the area of all facades.*
2. *Windows for West Facade – Variance to the requirement that windows account for 30% of the area of street-facing facades to allow the windows that account for 11% of the west facade.*
3. *Overall Canopies – Variance to the requirement that canopies account for 25% of the length of all facades, to allow the building to be constructed with windows that account for 7% of the length of all facades.*

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

1. *All operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business Regulations, of the City of Grand Prairie Code of Ordinances.*

Chairperson Smith read an opposition letter received from staff for the record. Kurt Daniels 8 E. Main St Wentzville MO stepped forward representing the case and presented a power point presentation. Trish Voth 1551 Waterfront Pkwy Wichita KS stepped forward representing the case and presented commissioners with 24 letters of support from surrounding businesses.

Justin Barnes 1591 E Prathersville Rd Columbia MO stepped forward representing the case. The applicant highlighted the benefits this project would bring to the area. Tripp Russ 4514 Trans St Dallas TX., stepped forward representing the case. Property owner Alfred Akinola 1025 W Pioneer Pkwy Grand Prairie TX., stepped forward representing the case. Commissioner Fedorko asked how long the property had been vacant. Mr. Akinola stated a few months. Sarah Smith 1591 E Prathersville Rd Columbia MO stepped forward representing the case. Wes Hoblit 1341 W Mockingbird Lane stepped forward representing the case. Allie Sandoval 950 W Pioneer Grand Prairie TX., stepped forward to speak in opposition to the request. She stated concern about the overconcentration of the same uses in the area and highlighted their involvement with supportive ISD programs already in place. Viran Nana 950 W Pioneer Grand Prairie TX., stepped forward to speak in opposition to the request. He stated that initial promotions from the proposed car wash can affect the existing businesses. Oscar Salinas 1150 E IH 20, stepped forward to speak in opposition to the request. Loleda Lilly 901 Hawthorne Ln Grand Prairie TX, stepped forward to speak in opposition to the request. She stated she supports growth, but it needs to be smart growth. She suggested a business that would bring revenue for the city. Blair Butler 4514 Travis St Dallas TX., noted support of the request. Prashant Patel owner of Bay Wash 1110 Arkansas Ln, stepped forward to speak in opposition to the request. He spoke about the charitable work he does currently for the city and stated concern if the business is approved, two out of the three businesses will not survive.

Motion made by Commissioner Chakery, Seconded by Commissioner Gonzalez to close the public hearing and deny item six. The motion carried 4-2-1 with Commissioner Medina and Fedorko voting against and Commissioner Chapman abstaining.

7. ZON-25-09-0034 - Zoning Change - Feel Great Car Wash (City Council District 5). Amendment to PD-217 to modify permitted uses within the PD-217 to allow a Car Wash (Self Service) with City Council approval of a Specific Use Permit on 7.296 acres. Tract 21, Charles Campbell Survey, Abstract No. 376, City of Grand Prairie, Dallas County, Texas, zoned PD-217 and addressed as 1190 N Belt Line Rd

   No action was taken on this item.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 8:21 p.m.

Cheryl Smith, Chairperson

ATTEST:

Frank Gonzalez, Secretary