CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, December 09, 2025 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 5:40 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice- Chairperson John Fedorko
Commissioner Christopher Okoli
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina *(entered meeting at 5:58 p.m.)*

ABSENT
Commissioner Frank Gonzalez
Commissioner Malcom Chakery
Commissioner Tai Jones-Chapman

Executive Session

There was no closed session.

Bicycle Master Plan Presentation

Transportation Planner Brett Huntsman gave a PowerPoint presentation on the Bicycle Master Plan. He stated the purpose is to create a guide for the investment in bicycle infrastructure to advance City goals and support regional initiatives for bicycling.

Comprehensive Plan Workshop #3 – Land Use and Mobility

Freese and Nichols Project Manager David Jones and Transportation Planner Daniela Kosnacova gave a power point presentation of the Grand Prairie EPICenter Plan. They discussed the plan schedule, engagement turn outs, input to-date, catalyst sites, transportation and mobility concepts and the next steps.

Agenda Review

There was no agenda review due to time constraints.

Chairperson Smith recessed the Briefing Session at 6:29 p.m. for the Commission to reconvene at the Regular Meeting at 6:35 p.m.

6:30 PM Council Chambers

REGULAR MEETING

Chairperson Smith called the meeting to order at 6:37 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice- Chairperson John Fedorko
Commissioner Christopher Okoli
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina

ABSENT
Commissioner Frank Gonzalez
Commissioner Malcom Chakery
Commissioner Tai Jones-Chapman

Commissioner Luckey-Vaughn 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 Okoli to close the public hearing and approve item one. The motion carried unanimously.

1. Approval of Minutes of the November 11, 2025, P&Z meeting

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-25-10-0043 - Site Plan - Bubba's 33 (City Council District 2). Site plan to construct a 7,105 sq. ft. sit-down restaurant at Epic East on 2.144 acres. A portion of Lot 13, Block A, Epic East Towne Crossing Phase 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-364 District within the SH 161 Corridor Overlay District, and addressed as 3118 S Hwy 161

Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated the applicant intends to construct a 7,105 sq. ft. sit-down restaurant on 2.144 acres for Bubba's 33.

The applicant is requesting the following variances.

1. *Number of Parking Spaces – Variance to the maximum allowed parking space of 52 to allow 160 parking spaces.*
2. *Overall Windows – Variance to the requirement that windows account for 50% of the length of all facades, to allow the building to be constructed with windows that account for 35% of the length of all facades.*

The Development Review Committee (DRC) recommends approval.

Commissioner Fedorko inquired about the number of parking spaces the applicant is offering. Ms. Sin stated typical restaurants request the number of parking spaces due to their demand. Yelena Fiester – Applicant 601 Sante Fe Dr Highland Village TX., stepped forward representing the case. She stated they did a parking study for this site and the average number of parking spaces for this type of restaurant is 185 parking spaces. Concept was created by Texas Roadhouse, and this is a family friendly restaurant. Scott Weber 16000 Dallas Pkwy Dallas Tx., stepped forward in support of this request.

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

3. STP-25-09-0034 - Site Plan - Oncor Substation at 114th St (City Council District 1). Site Plan for an expansion of an existing Electric Substation on 3.941 acres. A portion of Block 5, GSID Community Addition No. 7, City of Grand Prairie, Tarrant County, zoned Light Industrial (LI) District, and addressed as 2150 114th St

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant plans to expand the existing electrical switch station on 3.941 acres. The existing pad area is approximately 50,000 sq. ft. An additional 22,000 sq. ft. of pad area will allow installation of new equipment.

The applicant is requesting the variances listed below. City Council has granted similar variances for other Oncor substations.

1. *Minimum Landscape Requirement – Variance to the minimum landscaping required to allow no landscaping.*
2. *Pavement – Variance to the minimum paving requirements to allow gravel as a base material for the electrical equipment. Article 10 of the Unified Development Code (UDC) states that all off-street access drives, fire lanes, and parking lots shall be concrete and constructed to the minimum standards in the UDC.*

The Development Review Committee (DRC) recommends approval.

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

PUBLIC HEARING

4. ZON-25-09-0035 - Zoning Change/Concept Plan - Goodland Data Center. 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, all or portions of Parcel IDs 190600, 181262, 242136, 261509, 261512, 308655, 179561, 277740, 186391, 179552, 193077, 179637, 275132, 291089, and 192959, 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 and gave a power point presentation. She stated the applicant wishes to rezone the subject parcels to expand the existing boundary of a Planned Development District (PD) for Light Industrial, including Data Center uses. This request adds a 13.65-acre tract of land to the PD. The Development Review Committee (DRC) recommends approval. She stated two oppositions letters received with no comments.

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

5. CPA-25-11-0023– Comprehensive Plan Amendment – Amend the 2018 Comprehensive Plan by updating the Master Thoroughfare Plan and Map by realigning N Great Southwest Parkway and extending Riverside Parkway generally located east of SH 360, north of Isuzu Parkway/ 114th St and south of the Trinity River/ City Limit

   Transportation Planner Brett Huntsman presented the case report and gave a power point presentation. He stated The Comprehensive Plan Amendment is being considered to align the current Comprehensive Plan and MTP with City of Fort Worth and North Central Texas Council of Governments (NCTCOG) transportation planning and programming efforts. The extension of N GSW is part of a regional initiative to identify mobility projects to reduce overall traffic congestion. The current alignment of N GSW shows the road making a turn to the west at a point approximately 0.3 miles north of Isuzu Parkway/ 114th to connect to Riverside Parkway at SH 360. Riverside Parkway at its northernmost point terminates at the intersection of SH 360. This amendment creates a continuation of N GSW across the Trinity River to connect to existing Amon Carter Boulevard. This alignment was shown in NCTCOG regional modeling efforts to be an effective relief route for SH 360. The amendment also extends Riverside Parkway from its current intersection with SH 360 to N GSW to the east. This extension was also shown in the modeling efforts and is recommended for overall area connectivity. Riverside Parkway and N GSW will retain their current roadway classifications of Principal Arterial, 4-Lane Divided (P4D) and Principal Arterial 6-lane Divided (P6D), respectively.

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

6. VCC-25-09-0003 - Fence Exception - Hill Street Screening Fence (City Council District 5). Exception to Required Fences in the Unified Development Code (UDC) to allow a wooden fence instead of the required masonry screening wall along the western and northern property lines of 300 and 306 Hill Street. The western and northern property lines of 306 Hill Street, a 0.69-acre tract, McKinney and Williams Abstract No. 1003, City of Grand Prairie, Dallas County, Texas and the northern property line of 300 Hill Street, a 0.38-acre tract, McKinney and Williams Abstract No. 1003, City of Grand Prairie, Dallas County, Texas and 306 Hill Street, City of Grand Prairie, Dallas County, Texas

   Planner Erin Scherer presented the case report and gave a power point presentation. She stated the applicant is requesting an exception to the requirement for a masonry screening wall along the northern property lines of 300 and 306 Hill Street and along the western property line of 306 Hill Street. Section 8.10.6 in Article 8 of the UDC states that an exception to the screening fence requirement may be granted by the City Council based on a recommendation from the Planning and Zoning Commission if one or more listed conditions are met. Section 8.10.6(E) states that an exception for chain link or wood fences may be granted upon notification to property owners, which are adjacent to, or directly across the street from said fence. The applicant proposes to construct a 6- to 8-foot horizontal board-on-board cedar fence instead of the required masonry screening wall. As part of the request, the applicant has proposed a maintenance plan for the proposed fence that includes inspections for damage, annual cleaning, periodic clear sealing or staining, repairs as required, and replacement of the fence with a like or superior fence when the fence's conditions necessitate replacement. The applicant intends to relocate her plant nursery and landscape company from Euless to Grand Prairie. This site will serve as the headquarters and the primary retail garden center for the company. The fence exception is requested in order to provide an attractive wood fence that is compatible with the surrounding neighborhood, is less imposing than a masonry wall, lowers the cost of the overall project, utilizes sustainable materials, and effectively screens adjacent residential properties from the nursery and storage areas. Additionally, there is a moderate amount of existing vegetation that will work in concert with the proposed wood fence to screen the neighborhood north of the site. The Development Review Committee (DRC) recommends approval.

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

7. SUP-25-07-0025 - Specific Use Permit - Auto Repair Shop at 3574 Gilbert Rd (City Council District 1). Specific Use Permit for an Auto Repair (Minor) use on 0.202 acres. Lot 1, Yancy Commercial Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial district, and addressed as 3574 Gilbert Road

   Planner Erin Scherer presented the case report and gave a power point presentation. She stated the applicant intends to construct an 800 square foot addition to an existing 2,400 square foot building for the purposes of operating an existing Auto Repair (Minor) shop on 0.619 acres. The Unified Development Code (UDC) requires a Specific Use Permit for the proposed use. The purpose of the Specific Use Permit process is to identify those uses that might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact on 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 with the following conditions:

1. *All operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business Regulations, of the Grand Prairie Code of Ordinances.*
2. *A dumpster on casters is required.*
3. *A valid City-approved Certificate of Occupancy (CO) is required.*

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

8. 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

Planner Salvador Gonzalez presented the case report and gave a power point presentation. He stated the applicant intends to open and operate "Daiquiri Island To Go", a 2,200 sq. ft. drive through daiquiri store without any lobby sales in an existing commercial lease space located at 901 E. Main St. Retail sales with a drive through requires a Specific Use Permit per Article 4 of the Unified Development Code (UDC). The applicant intends to sell daiquiris packaged for off-site consumption. Though their menu does include some food, the majority of their sales will be from daiquiris.

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

1. *The applicant shall obtain approval from the Public Health and Environmental Quality (PHEQ) Department for the dumpster enclosure location.*
2. *Employees shall take orders from inside the building using the speaker system for the drive-through lane.*
3. *Hours of operation shall not extend beyond midnight on Sunday through Friday and 1:00 AM on Saturday.*
4. *City Council shall conduct a review of the SUP one year after approval of the SUP.*
5. *Operations shall be in compliance with TABC – Texas Alcohol and Beverage Commission rules and federal alcohol regulations.*

Arsalan Ali 63 Lake Sterling Gate Dr Spring TX., stepped forward representing the case.

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

9. SUP-25-09-0040 - Specific Use Permit - Auto Impound at 2357 Houston St (City Council District 1). Specific Use Permit for an Auto Impound facility on 1.28 acres. Lots 11R, 14 & 15,

and a portion of Lot 16R, Block H, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2345 & 2357 Houston St

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant plans to operate an auto impound facility on 1.28 acres. The facility will serve as a temporary holding area for repossessed vehicles, which will be stored on-site for a maximum of 10 days. No mechanical work will be performed on these vehicles. The Unified Development Code (UDC) defines Auto Impound facility as a facility used for the temporary impound and/or storage of abandoned or inoperable automotive vehicles prior to being reclaimed, repaired, or transported. This land use requires City Council approval of a Specific Use Permit (SUP). The purpose of the Specific Use Permit (SUP) process is to identify and evaluate those uses which might be appropriate within the zoning district and surrounding land uses. When assessing the SUP request, City Council can impose any necessary conditions and restrictions to mitigate impacts upon the surrounding area. The applicant is not requesting any variances.

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

1. *All areas where vehicles are parked should be paved with concrete per City Standards unless otherwise approved by the City Council or by the Engineering and Public Health and Environmental Quality (PHEQ) Departments.*
2. *Vehicles shall be parked in spaces that meet the requirements in Article 10 and Appendix D of the UDC for non-stacked spaces.*
3. *The business shall obtain a Certificate of Occupancy (CO) and an Auto-Related Business permit.*
4. *The applicant shall provide proof of garbage services to Public Health and Environmental Quality (PHEQ) prior to issuance of the Certificate of Occupancy (CO).*
5. *All operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business Regulations, of the Grand Prairie Code of Ordinances.*

Commissioner Fedorko asked will the SUP ordinance state they are not allowed to hold a vehicle for more than 10 days. Ms. Sin stated the provided operational plan is adopted with the SUP and the applicant stated within that document that they will not hold vehicles for more than 10 days. Andres Sosa 2357 Houston St stepped forward representing the case. He stated the 10 days is the typical max holding point but there are instances where they would need to hold the vehicles longer to straighten things out with the financial institution and requested no constraints on how long the vehicles can be held.

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

10. SUP-25-11-0044 - Specific Use Permit Amendment - Game Creek Holdings (City Council District 2). SUP Amendment to SUP-1203 (Ordinance No. 11794-2025), a Specific Use Permit for Auto Dealer (Internet Only), Auto Repair (Minor), Auto Specialty Repair, and Outside

Storage (Accessory Use) to modify the SUP conditions. 7.71 Acres, being a portion of Tract 3, Benjamin F. Smith Survey, Abstract No. 1377, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, and within the IH 20 Corridor Overlay, and addressed as 1700 E IH 20

Planner Erin Scherer presented the case report and gave a power point presentation. She stated the applicant intends to construct a 51,000-square-foot electric vehicle sales (internet only), service, and delivery center. Of the total building area, approximately 44,787 square feet will be dedicated to the service center, and 6,400 square feet will function as the gallery. The proposed development consists of a single 51,000-square-foot building containing the gallery, service center, and parts department. The approved site plan includes parking areas for customers and employees, designated service bay parking, and vehicle storage spaces. Several electric vehicle charging stations are also proposed throughout the site to support operational needs. The purpose of the requested SUP amendment is to modify the approved SUP conditions to clarify the specific intended use and operational characteristics of the property, ensuring consistency between the approved site plan, the Operational Plan, and the conditions adopted with the ordinance.

Should the Planning and Zoning Commission choose to recommend approval of the request, the Development Review Committee suggests approval with the following conditions:

1. *For the purpose of this SUP, "Autonomous Vehicle" shall have the same meaning as "Automated Motor Vehicle" in Section 545.451 of the Texas Transportation Code, as amended*
2. *The primary use of the site shall be limited to Internet Sales, Gallery, Auto Repairs (Minor), Auto Specialty Repair, Service, Delivery, and Outside Storage (Accessory Use) of Autonomous Vehicles. Accessory use of the site shall be limited to cleaning, servicing, and charging of Autonomous Vehicles for hire.*
3. *Any use of the property for the operation of Autonomous Vehicles for hire shall be in compliance with state and federal law.*

Jonathan Power 5800 E Princeton Ave Englewood CO., stepped forward representing the case. Recoded their support: Diana Tran 7320 Daves Landing; Jon Hardy 295 Clayton St #210A Denver CO.

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

11. ZON-25-10-0040 - Zoning Change – 1822 Armstead Ave. (City Council District 3). Zoning Change from Single Family-Four (SF-4) to Single Family-Six (SF-6) on 0.46 acres. Lots 1, 2, & 6A, Block 8, Mountain Lakeview Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four (SF-4) District, and addressed as 1822 Armstead Ave

Planner Salvador Gonzalez Jr. presented the case report and gave a power point presentation. He stated the purpose of the request is to rezone the existing residential lot from Single Family-Four (SF-4) residential zoning district to Single Family-Six (SF-6) residential zoning district.

The applicant desires to replat the property and develop multiple single-family homes. If the zoning change is approved, the applicant must comply with all SF-6 development standards. The Development Review Committee (DRC) recommends approval.

Kevin Sanchez 1822 Armstead Grand Prairie TX., stepped forward representing the case.

Martha Martinez 1814 Armstead Ave Grand Prairie TX., stepped forward to speak on the request. She stated concerns with possible multifamily homes, street parking and increase in property taxes.

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

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:54 p.m.

Cheryl Smith, Chairperson

ATTEST:

Frank Gonzalez, Secretary