CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, July 14, 2025 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

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

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice- Chairperson John Fedorko (entered meeting at 6:01 p.m.)
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Angela Luckey-Vaughn
Commissioner Victor Medina

ABSENT
Commissioner Tai Jones-Chapman
Commissioner Janie Mendez-Adhikari

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Chairperson Smith inquired about public notices to the apartments nearby for item two. Senior Planner Sin stated notices are not sent out for site plans. Chairperson Smith stated concern with having a funeral home use close to a residential area and asked for the one opposition letter staff received to be read for the record for items four and five. Planner Siddiqui stated the letter read "I do not agree nor think is a good idea to build a funeral home next door to my house. I have children and disagree with this proposal having many other options of new business being build within my neighborhood." Commissioner Medina asked for clarification of what the facility use "removals" being prohibited means. Senior Planner Sin stated the applicant explained they have an established location in Irving where the preparation of the body will take place, and the proposed location will be for visitation only. Transportation Planner Brett Huntsman stated that the applicant did make changes to the driveway to meet the requirement after the posting of the packet for item seven.

Chairperson Smith recessed the Briefing Session at 6:04 p.m. for the Commission to reconvene at the Regular Meeting at 6:30 p.m.

6:30 PM Briefing Room

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 Michelle Madden
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina

ABSENT
Commissioner Tai Jones-Chapman

Commissioner Fedorko 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 Fedorko, Seconded by Commissioner Madden to close the public hearing and approve item one. The motion carried unanimously.

1. Approval of Minutes of the June 23, 2025, P&Z meeting

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-25-05-0016 - Site Plan - Duncan Perry Industrial (City Council 1 and 5). Site Plan for one industrial warehouse on 13.88 acres. Tract 1 out of the P. H. Ford Survey, Abstract No. 544, and Tract 1 out of the P. H. Ford Survey, Abstract No. 1713, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-461, partially within the SH 161 Corridor Overlay District, and addressed as 1200 Duncan Perry Rd and 2401 W Tarrant Rd

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct a speculative industrial building with a floor area of 103,760 sq. ft on 13.88 acres.

The applicant is requesting the following variances:

1. *Maximum Parking – Variance to allow 105 parking spaces, exceeding the allowed maximum of 57 parking spaces.*
2. *Screening (East) – Variance to the requirement of 6-foot masonry screening along the eastern property line to allow wrought iron fences to be constructed along 415 feet of the southern property line, along the developed area only.*
3. *Screening (South) – Variance to the requirement of 6-foot masonry screening along the southern property line to allow a retaining wall without any additional fences or a wrought iron fence to be constructed.*

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

1. *A masonry screening wall shall be provided in compliance with Article 8 and Appendix X of the UDC, abutting residential uses along the southern and eastern property lines.*
2. *A wrought iron fence with live screening shall be installed where the required masonry walls are prohibited due to floodplain, as approved by the Engineering Department and Planning Department.*

Commissioner Madden asked if the adjacent properties have fences of their own. Senior Planner Sin stated yes, they are both gated communities with wrought iron fences. Tyler Thomas 11032 Rosser Rd Dallas TX., stepped forward representing the case and gave a power point presentation. Commissioner Madden asked if they plan to add fencing to the north and west side of the property from a security standpoint. Mr. Thomas stated he doesn't believe there is a need for masonry fencing because the proposed 8ft-15ft retaining wall would be enough. Commissioners discussed security concerns with not having a fence on the north and west side of the property and the purpose of the fence.

Motion made by Commissioner Fedorko, Seconded by Commissioner Adhikari to close the public hearing and approve item two as requested by the applicant except for the request to use wrought iron fence in place of the retaining wall on the south side. The motion carried unanimously.

3. STP-24-08-0036 - Site Plan Amendment - 161 Townhomes (City Council District 1). Site Plan Amendment to revise building elevations for 40 townhomes on 4.392 acres. Lots 1-30 and Lots 1X-5X, Block A, 161 Townhomes Addition, City of Grand Prairie, Dallas County, Texas zoned PD-398, within the SH 161 Corridor Overlay District, and addressed as 1400 & 1420 Robinson Rd, 1401-1420 Sultan Dr, and 1400-1424 Monarch Dr

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant seeks Site Plan approval to revise the approved building elevations for a townhome development with 40 units on 4.392 acres. The applicant is not requesting any variances. The Development Review Committee recommends approval.

Travis Ritenour 722 Nettleton Dr Southlake TX., stepped forward representing the case. Mohammad Hussain 3112 Rolling Hills Ln Wylie TX., stepped forward representing case.

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

PUBLIC HEARING

Planner Hina Siddiqui stated cases four and five are companion items and they would be presented together.

4. CPA-25-06-0012 - Comprehensive Plan Update – 310 SW 3rd St (City Council District 5). Amendment to change the Future Land Use Map designation from Medium Density Residential to Commercial/Retail/Office on 2.37 acres. Tract 60, McKinney & Williams Survey, Abstract No. 1003, and Tracts 14, 15, and 16, James G. Stevens Survey, Abstract No. 1674, City of Grand Prairie, Dallas County, Texas, zoned MF-1, and addressed as 310 SW 3rd Street

5. ZON-25-06-0021 - Zoning Change – 310 SW 3rd (City Council District 5). Zoning Change from Multi-family One (MF-1) to General Retail (GR) on 2.37 acres. Tract 60, McKinney & Williams Survey, Abstract No. 1003, and Tracts 14, 15, and 16, James G. Stevens Survey, Abstract No. 1674, City of Grand Prairie, Dallas County, Texas, zoned MF-1, and addressed as 310 SW 3rd Street

Planner Hina Siddiqui presented the case report for item four and gave a power point presentation. She stated the applicant is requesting a zoning change to allow for a funeral home use at this location. The applicant does not propose any significant changes to the existing church. 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 is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.

Planner Hina Siddiqui presented the case report for item five and gave a power point presentation. She stated the purpose of the request is to rezone the property to allow for a funeral home use at this location. The property is currently zoned Multi-family One (MF-1) district, which does not allow for a Funeral Home use. The proposed zoning district is General Retail (GR), which does allow a Funeral Home use. The applicant is not requesting any variances. Staff is unable to recommend approval of this request since the proposed zoning is inconsistent with the FLUM. 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 Fedorko asked for clarification about the applicants' plan not to use the facility for removals. Rene Shanchez 310 SW 3rd St Grand Prairie TX., stepped forward representing the case. He stated the funeral home has two functions which are the mortuary part and the funeral part. He has another facility in Irving where he serves the mortuary part, and this location will only service the viewing. He is purchasing the property to help the congregation as it is fading away and currently only has 29 members. The church will still hold services on Sunday's as the funeral home will be closed on Sundays. Commissioners discussed the possibility of other businesses being allowed under the general zoning district if approved and

how that would affect the surrounding neighbors. Rosalba Munoz 126 W Grand Prairie Rd Grand Prairie TX., stepped forward in opposition to this request. She stated concern with the building right next to her property. Mr. Sanchez stated that he is willing to do anything to accommodate her needs. He has no use for the shed in question and could potentially demo it.

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

6. SUP-25-05-0018 - Specific Use Permit – 3322 S Gilbert Rd (City Council District 1). Specific Use Permit for Heavy Truck Repair and Outside Storage at 3322 S Gilbert Rd, Lot Tract 7, John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI), and addressed as 3322 S Gilbert Rd

Planner Erin Scherer presented the case report and gave a power point presentation. She stated the applicant currently operates a Heavy Truck Repair use with Outside Storage in the Light Industrial (LI) district without a Certificate of Occupancy. The use consists of an existing 6,340 square foot single-story metal building along with fenced and gated outside storage areas. In order to obtain a Certificate of Occupancy, the applicant must first obtain City Council approval of a Specific Use Permit. 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. *Development of the property shall comply with proposed site plan.*
2. *Compliance with City Ordinance #7408 Automotive-Related Business Regulations is required.*
3. *Compliance with all federal, state, and local environmental regulations is required.*
4. *The applicant shall provide a dumpster enclosure measuring a minimum 12 ft. x 12 ft. (inside measurements) with a 40-foot head-on approach that complies with Article 8 of the UDC.*
5. *The applicant shall provide concrete paving, meeting the Paving Requirements of the UDC, in all parking areas.*
6. *The applicant shall provide a commercial drive approach, as shown on the proposed site plan.*
7. *An eight (8') foot wood screening fence complying with Article 8 of the UDC shall be provided along the east property line, adjacent to all residential properties.*
8. *A valid city approved Certificate of Occupancy (CO) is required.*

Commissioner Fedorko stated concern with the proposed wood fence.

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

7. SUP-25-03-0015 - Specific Use Permit/Site Plan - Midtown Pickleball and Retail (City Council District 2). Specific Use Permit and Site Plan for Amusement Services (Indoor), a restaurant with a drive-through, and a multi-tenant building within Midtown Development on 8.083 acres. Lot 7, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH 161 Corridor Overlay District and tentatively addressed as 3505 S Hwy 161

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct three buildings on 8.083 acres. The building at the north end is an indoor pickleball facility. A multi-tenant building is in the center of the lot and a pad site for a restaurant with a drive-through is located at the south end of the lot.

The applicant is requesting the following variances:

1. *Number of Street Trees – Variance to the requirement of 53 street trees to allow four street trees to be planted along the SH 161 frontage road.*
2. *Building Height – Variance to allow the Pickleball Kingdom building height to be 30 feet, exceeding the maximum height of 25 feet.*
3. *Overall Windows on Restaurant – Variance to the requirement that windows account for 50% of the area of all facades to allow the building to be constructed with windows that account for 33% of all facades for the restaurant with a drive-through.*
4. *Overall Windows on Multi-Tenant Building – Variance to the requirement that windows account for 50% of the area of all facades to allow the building to be constructed with windows that account for 27% of all facades for the multi-tenant retail building.*
5. *Canopies on Multi-Tenant Building – Variance to the requirement that canopies account for 25% of all facades to allow the building to be constructed with 21% of canopies for the multi-tenant retail building.*
6. *Overall Windows on Pickleball Kingdom Building – Variance to the requirement that windows account for 50% of the area of all facades to allow the building to be constructed with windows that account for 4% of all facades for Pickleball Kingdom.*
7. *Street Facing Windows on Pickleball Kingdom Building – Variance to the requirement that windows account for 30% of the east facade to allow the building to be constructed with 5% of all facades for Pickleball Kingdom.*
8. *Canopies on Pickleball Kingdom Building – Variance to the requirement that canopies account for 25% of the east facade to allow the building to be constructed with 0.03% of all facades for Pickleball Kingdom.*

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

1. *An additional 5-foot landscape buffer should be provided along SH 161, outside the 30-foot gas easement, to plant the required street trees.*
2. *The number of EV Vehicle Parking and EV Charging stations will be reduced from 91 spaces (36%) to less than 25 spaces (10%) of the 253 parking spaces provided.*
3. *The Pickleball Kingdom building shall reduce the overall % of metal panels and blue color to comply with the UDC Appendix F Standards.*

4. *Driveway design and locations must be approved by the Transportation and Mobility Services Department prior to the Site Plan being presented to the Planning and Zoning Commission (P&Z).*
5. *A drainage study or detention shall be provided to show no adverse impact on other properties, the receiving creek, and existing drainage infrastructure during the Civil Engineering Plan review.*
6. *The applicant shall obtain PHEQ Department approval for the dumpster enclosure locations. The applicant shall update the site plan to reflect the approved dumpster enclosure locations prior to construction.*

Nick Lokken 9655 Wharf Rd Coppell TX., stepped forward representing the case.

Motion made by Commissioner Madden, Seconded by Commissioner Luckey-Vaughn to close the public hearing and approve item seven per staff recommendation minus number two. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 8:28 p.m.

Cheryl Smith, Chairperson

ATTEST:

Michelle Madden, Secretary