CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, July 28, 2026 **6:00 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 6:05 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Commissioner Frank Gonzalez
Commissioner Tai Jones-Chapman
Commissioner Janie Mendez-Adhikari
Commissioner Kenneth Presley Jr.

ABSENT
Vice- Chairperson John Fedorko
Commissioner Christopher Okoli
Commissioner Victor Medina
Commissioner Malcom Chakery

Executive Session

There was no closed session.

Agenda Review

Staff provided commissioners with briefings on agenda cases, including relevant background and recommendations. Commissioner Gonzalez commended staff for providing the analysis, saying it gave them a greater insight into the city's views. Chairperson Smith expressed concern about the proposed mobile repair service operating in a residential area, citing the potential for improper disposal of motor oil and increased noise associated with the business for item three. Staff stated there are ordinances in place that address these concerns. Chairperson Smith commended staff for their work on the Goodland development and remarked on how beautiful the development has become.

Upcoming Elections of Officers

Planning and Development Assistant Director Savannah Ware stated that the election of officers would be held at the next Planning and Zoning Commission meeting on August 11, 2026.

Chairperson Smith recessed the Briefing Session at 6:31 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 6:36 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Commissioner Frank Gonzalez
Commissioner Tai Jones-Chapman
Commissioner Janie Mendez-Adhikari
Commissioner Kenneth Presley Jr.

ABSENT
Vice- Chairperson John Fedorko
Commissioner Christopher Okoli
Commissioner Victor Medina
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

1. Approval of Minutes of the July 14, 2026, P&Z meeting

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

PUBLIC HEARING

2. SUP-26-05-0009 - Specific Use Permit - Vics Mobile Auto Repair (City Council District 1). Specific Use Permit for an Auto Repair (Major) in a commercial lease space on 1.985 acres. Lot 19-RA, Block 4, Dalworth Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 2337 Doreen Street, Suite 101

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant desires to operate an Auto Repair (Major) facility, which requires approval of a Specific Use Permit. The proposal is to establish a mobile auto repair service within a 2,056-square-foot commercial lease space to serve as a dispatch and administrative station. Company service vans will be dispatched from the site to perform vehicle repair and maintenance services at customers' locations. In situations where the vehicle condition or fault requires more diagnostics or extensive service, the vehicle will be towed to the subject property

for on-site repairs. 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 applicant is requesting the following variances:

1. *Number of Parking Spaces – A variance to the minimum parking requirement of ten spaces to allow providing six parking spaces.*

Should the Planning and Zoning Commission recommend approval of this request, staff recommends the following conditions:

1. *Operations shall comply with and remain consistent with Exhibit C – Operation Plan. If operations change to a traditional service model where the majority of repairs are completed on-site or parking exceeds the requested three spaces, the operator shall comply with parking requirements of 10 parking spaces.*
2. *The business shall obtain a Certificate of Occupancy (CO) and an Auto-Related Business permit.*
3. *The applicant shall provide proof of garbage services to Public Health and Environmental Quality (PHEQ) prior to issuance of the Certificate of Occupancy (CO).*
4. *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 Presley asked if the number of employees increased how the overflow of parking would be managed. Ms. Sin stated that is something he would address with the landlord but may trigger a sup amendment if they want to expand to another suite. Chairperson Smith stated she regrets the owner not being at the meeting to address staff's concerns. Ms. Sin stated the applicant had intended to attend the meeting but was unable to do so because he is serving in the military and could not obtain leave after the hearing date was changed by staff.

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

3. ZON-26-05-0014 - Zoning Change/Concept Plan - Goodland Riverbend (City Council District 6). Zoning Change from Agricultural (A) District and PD-475 to a Planned Development District for Mixed Use, Mixed Residential Use, Commercial Use, and Open Space on 197.59 acres. Generally located west of S Hwy 287, and north of Lakeview Drive, all or portions of Parcel IDs 192557 and 303394, out of W. M. Gardner Survey, Abstract No. 403, R. K. Wines Survey, Abstract No. 1178, and J. D. Elis Survey, Abstract No. 1274, zoned Agricultural (A) District and PD-475, City of Grand Prairie and City of Grand Prairie ETJ, Ellis County, Texas

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the purpose of this request is to expand the boundaries of the PD-475 area to include

portions of tracts of land being annexed into the City Limits. The zoning change will allow this area to be developed cohesively under the same development standards already established within the Goodland Riverbend area. Goodland Riverbend is an additional phase of Goodland, 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 and mixed-residential development within the City of Grand Prairie.

Raun Khosla 10210 N Central Expressway Suite 300 Dallas TX., stepped forward representing the case. Chairperson Smith stated that it would be nice to arrange a trip to the development for all commissioners. Mr. Khosla stated they are happy to support that any way they can.

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

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:11 p.m.

Cheryl Smith, Chairperson

ATTEST:

Frank Gonzalez, Secretary