CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, September 09, 2025 **6:00 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 6:00 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice- Chairperson John Fedorko (entered meeting at 6:03 p.m.)
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina
Commissioner Malcom Chakery

ABSENT
Commissioner Tai Jones-Chapman

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on agenda items. Chairperson Smith stated concern with the number of variances being requested for item five.

Chairperson Smith recessed the Briefing Session at 6:22 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 Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina
Commissioner Malcom Chakery

ABSENT
Commissioner Tai Jones-Chapman

Commissioner Luckey-Vaughn 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

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 August 25, 2025, P&Z meeting

   Approved on Consent Agenda

PUBLIC HEARING

2. CPA-25-06-0011 - Comprehensive Plan Amendment - Lake Ridge 2 (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map designation from Low Density Residential and Mixed Use to Medium Density Residential and Commercial/Retail/Office. Tracts 1.1, 2.2, and 4, B B B & C RR Survey, Abstract No. 1700, Tracts 2B01B and 2B2, BBB & C RY Survey, Abstract No. 199, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-298A, within the Lake Ridge Corridor Overlay District, and addressed as 7566 Lake Ridge Pkwy, 1700 England Pkwy, 7315 Mansfield Rd, 7674 Arlington Webb Rd

   WITHDRAWN

3. ZON-25-06-0023 - Zoning Change/Concept Plan - Lake Ridge Two Mixed Use Residential (City Council District 6). Zoning Change from Planned Development-298A for General Retail Uses to a Planned Development District allowing Single Family, Single Family-Townhome, and General Retail development. Tracts 1.1, 2.2, and 4, BBB & C RR Survey, Abstract No. 1700, Tracts 2B01B and 2B2, BBB & C RY Survey, Abstract no. 199, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-298A, within the Lake Ridge Corridor Overlay District, and addressed as 7566 Lake Ridge Pkwy, 1700 England Pkwy, 7315 Mansfield Rd, 7674 Arlington Webb Rd

WITHDRAWN

Transportation Planner Brett Huntsman stated cases four and five are campion items and would be presented together.

4. CPA-25-07-0017– Comprehensive Plan Amendment – Amend the 2018 Comprehensive Plan by updating the Master Thoroughfare Plan and Map by removing a planned Collector, 2-lane Undivided (C2U) roadway located south of the IH 20 EB Frontage Road and west of FM 1382 (Belt Line Rd)

5. SUP-25-07-0023 - Specific Use Permit/Site Plan - EV Auto Sales (City Council District 2). Specific Use Permit and Site Plan for an Auto Dealer (Internet Only), Auto Repair (Minor), Auto Specialty Repair, and Outside Storage (Accessory Use) on 7.71 acres. 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

Transportation Planner Brett Huntsman presented the case report for item four and gave a power point presentation. He stated the Comprehensive Plan Amendment is being considered due to developer interest in the property located south of the IH 20 EB Frontage Road west of FM 1382 (Belt Line Rd). This property is bordered on the east and west by commercial developments and undeveloped land, respectively. The Thoroughfare Plan, generally, is designed to anticipate roadway capacity needs over a long-term span. This is typically for a period of at least 10 years. The Throughfare Plan also sets roadway design, right-of-way widths, and access management standards for adjacent developments. As required by the Unified Development Code, a third-party traffic engineer representing the property developer provided a Traffic Impact Analysis (TIA) identifying operations of the site, adjacent roadways, and nearby intersections at the buildout of the property. The TIA found that there would be negligible impacts to the existing roadways and intersections following construction of the proposed development with the removal of the planned roadway. The TIA further notes that the benefits of the planned roadway can be accomplished through a shared access easement on the site. Transportation and Mobility Services staff has reviewed and accepted the results of the TIA. The proposed development has committed to building a portion of this proposed access drive as indicated in the accompanying Specific Use Permit/Site Plan. The remainder of the road is to be built by others as needed to complete the connection between IH 20 EB Frontage Road and Westchester Parkway. Removal of the road is being requested to accommodate the design of a proposed SUP/Site Plan for an electric vehicle sales, service, and delivery center project. While staff believes the area would be better with the road, the Traffic Impact Analysis (TIA) states that the removal of this proposed Master Thoroughfare Plan road from the Plan would not negatively impact the area.

Planner Erin Scherer presented the case report for item five 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. The service center will be roughly 44,787 square feet, and the showroom will be 6,400 square feet. The proposed development features a single, 51,000 square foot building. The building includes a showroom and service center. The proposed site plan includes parking stalls for customers, employees, service bay parking,

and vehicle storage spaces. The site plan also proposes several electric vehicle charging stations.

The applicant is requesting the variances listed below due to the brand's standard building design and operational requirements of the proposed business.

1. *Building Height – Variance to allow the building height to be 27 feet, exceeding the maximum height of 25 feet. This variance is requested to accommodate the proposed parapet walls.*
2. *Parking Maximum – Variance to allow parking to be 499 spaces, exceeding the maximum of 84 spaces. This variance is requested to allow for 415 vehicle storage spaces.*
3. *Permeable materials of 50% of parking spaces above maximum – Variance to allow 13 permeable material spaces, reduced from required 208 spaces. The applicant calculated 15% of required parking spaces instead of 50% of spaces above the parking maximum.*
4. *Parking Lot Trees – Variance to reduce required number of parking lot trees from 50 to 5 trees. Applicant is providing enhanced landscaping, including additional landscape islands, in the parking areas near the frontage road and western access/utility easement.*
5. *Shrubs – Variance to reduce the required number of 5-gallon shrubs from 671 to 252 5-gallon shrubs.*
6. *Garage Bay Doors – Variance to Appendix F screening requirements for bay doors to allow garage bay doors to have less than 70% glass, be parallel to dedicated street thoroughfares, set back from the front facade by less than 50% of the length of the side facade.*
7. *Overall Windows – Variance to the requirement that windows account for 50% of the length of all four facades to allow the building to be constructed with windows that account for 32% of the length of all facades.*
8. *Street-facing Windows – Variance to the requirement that windows should account for 30% of the area of street-facing facades to be constructed with windows that account for 15% of the street-facing facades. Staff notes that only the north facade was used for this calculation.*
9. *Canopies – Variance to the requirement that canopies account for 25% of all facades to allow the building to be constructed with canopies that account for 17% of all facades.*
10. *Building Elevations – Variance to provide tilt wall facades with no masonry finishes and to allow up to 21% of metal panels with less than 20% reflectance on the northern facade. The other three facades will consist of tilt wall panels with reveals and color variations.*

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

1. *The applicant shall escrow funds to construct the continuation of a 30ft access drive connecting the IH 20 EB Frontage Road to the right-of-way of future Westchester Parkway (UDC 12.24.3).*

Jonathan Power 5800 E Princeton Ave Englewood CO., stepped forward representing the case. He provided additional information on the requested variances to Appendix F standards. He stated the proposed designs meet the prototype provided by the franchise brand. Commissioner Luckey-Vaughn inquired about the number of jobs this business would create. Mr. Powers projected about 40 plus. Commissioner Chakery inquired about the construction timeline. Mr. Powers stated the construction is projected to begin around March 2026 and take about a year to construct. Ashley Johnson 5050 Capital Ave Apt 329 noted support for this case and available for questions.

Motion made by Commissioner Chakery, Seconded by Commissioner Luckey-Vaughn to close the public hearing and approve item four and five with staff recommendations. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:08 p.m.

Cheryl Smith, Chairperson

ATTEST:

Frank Gonzalez, Secretary