# CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

## Meeting Minutes

## Planning and Zoning Commission Meeting

**Monday, August 11, 2025** **5:30 PM** **City Hall - Briefing Room**

### BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 5:32 p.m.

### Call to Order

PRESENT
Chairperson Cheryl Smith
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman (entered meeting at 5:36 p.m.)
Commissioner Angela Luckey-Vaughn
Commissioner Malcom Chakery

ABSENT
Vice- Chairperson John Fedorko
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina

### EXECUTIVE SESSION

*There was no closed session.*

### Meeting Schedule Change

*Planning and Development Director Rashad Jackson specified the Planning and Zoning Meetings will be changing from Mondays to the second and fourth Tuesday of each month starting September 1st.*

### Comprehensive Plan Advisory Committee Update

*Planning and Development Director Rashad Jackson presented a power point presentation. He stated the City of Grand Prairie is updating its Comprehensive Plan for the area between Pioneer Pkwy and Joe Pool Lake. This will take 10 months to a year to complete. He notes there is a website specifically for this project where citizens can get involved. He pointed out the commissioners will serve as the Comprehensive Plan Advisory Committee if updates or input are needed and he navigated the commissioners through the EPICenter Plan website.*

**Agenda Review**

*Staff briefed commissioners on cases. Chairperson Smith inquired about a traffic study for item two. Transportation Planner Brett Huntsman stated this development will not create more traffic and it is at the normal growth rate for the area. Commissioner Chakery asked how far away the business from residential homes is for item six. Ms. Ware indicated on the map provided.*

Chairperson Smith recessed the Briefing Session at 6:13 p.m. for the Commission to reconvene at the Regular Meeting at 6:30 p.m.

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**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
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman
Commissioner Angela Luckey-Vaughn
Commissioner Malcom Chakery

ABSENT
Vice- Chairperson John Fedorko
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina

**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**

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

1. Approval of Minutes of the July 28, 2025, P&Z meeting

   **Approved on Consent Agenda**

**Chairperson Smith welcomed newest Commissioner Chakery.**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

2. STP-25-06-0017 - Site Plan - 2625 England Parkway (City Council District 6). Site Plan for a two-story multi-tenant building on 1.00 acre. Lot 33, Block D, Mira Lagos East Retail Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lake Ridge Corridor Overlay District, and addressed as 2625 England Pkwy

   *Planner Erin Scherer presented the case report and gave a power point presentation. She stated the applicant intends to construct a two-story 12,363 sq. ft. retail/office building with associated parking spaces. The proposed retail space will be 5,826 sq. ft. and the office space consists of 6,354 sq. ft. Site Plan approval is required for properties within an overlay district or a Planned Development District.*

   *The applicant is requesting the following variances:*

   1. *Masonry Screening Wall – Variance to the requirement of 6-foot masonry screening wall along the western and southern property lines to allow for the utilization of an existing 6-foot solid wood fence in combination with a proposed 6-foot high, evergreen living screen in front of the fence.*
   2. *Required 15-foot Buffer – Variance to the requirement of a 15-foot buffer strip along the western and southern property lines to allow an 8-foot buffer strip along the western property line and a 5-foot buffer strip along the southern property line.*
   3. *Required 30-foot Buffer – Variance to the requirement of a 30-foot buffer along the northern property line. Approximately 30% of the frontage is reduced to a 25-foot buffer to accommodate the proposed entry drive and parking.*

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

   1. *Trees planted along the frontage of England Parkway shall not be planted within the 10-foot Oncor easement or 15-foot utility easement.*
   2. *The applicant shall construct the 6-foot masonry screening wall along the western and southern property lines as required by the UDC.*

   *Chairperson Smith asked if the applicant reached out to adjacent residents. Norman Patten 413 Cedar St Cedar Hill Tx., stepped forward representing the case. He stated he is okay with the 6ft masonry requirement, and they haven't had any conversations with the neighboring residents, but the owner repeatedly tried to contact the HOA, but they got no response.*

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

3. STP-25-06-0020 - Site Plan - Lake Ridge Retail at 7085 Lake Ridge Pkwy (City Council District 6). Site Plan for two multi-tenant retail buildings on 2.62 acres. Tract 1.8, William Linn Survey, Abstract No. 1725, City of Grand Prairie, Dallas County, Texas, zoned PD-384, within the Lake Ridge Corridor Overlay District, and addressed as 7085 Lake Ridge Pkwy

*Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct two multi-tenant buildings on 2.62 acres. A site plan is required because the property is within a Planned Development District and a Corridor Overlay District. The purpose of site plan approval is to ensure that development meets the requirements of the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.*

*Terrance Jobe 2415 Somerfield Dr. Midlothian TX., stepped forward representing the case and stated he was available for questions. Eric M. Seeley 131 N Ballard Wylie TX., stepped forward representing the case and was available for questions.*

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

**PUBLIC HEARING**

**Assistant Director Savannah Ware stated cases four and five are companion items and they would be presented together.**

4. CPA-25-07-0016 - Comprehensive Plan Amendment - Goodland Town Center. Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential, Mixed Use, Mixed Residential, Commercial/Retail/Office, Open Space/Drainage, and Medium Density Residential to Mixed Use and Medium Density Residential. Approximately 902.712 acres of land out of L Gardner Survey, Abstract No. 303, A Larrison Survey, Abstract No. 497, J Stewart Survey, Abstract No. 754, T Stansbury Survey, Abstract No. 762, and J H Working Survey, Abstract No. 897, City of Grand Prairie and Grand Prairie Extraterritorial Jurisdiction, Johnson County, Texas, property IDs R000008053, R000008054, R000008055, R000012506, R000012507, R000012508, R000012509, R000089489, R000018202, R000018203, R000018204, R000018613, R000018614, R000021410, R000021411, R000021412, R000066933, R000021430, R000021431

5. ZON-25-07-0026 - Zoning Change/Concept Plan - Goodland Town Center. Zoning Change and Concept Plan creating a Planned Development District for Mixed Residential, Commercial, and Mixed Use. Approximately 902.712 acres of land out of L Gardner Survey, Abstract No. 303, A Larrison Survey, Abstract No. 497, J Stewart Survey, Abstract No. 754, T Stansbury Survey, Abstract No. 762, and J H Working Survey, Abstract No. 897, City of Grand Prairie and Grand Prairie Extraterritorial Jurisdiction, Johnson County, Texas, property IDs R000008053, R000008054, R000008055, R000012506, R000012507, R000012508, R000012509, R000089489, R000018202, R000018203, R000018204, R000018613, R000018614, R000021410, R000021411, R000021412, R000066933, R000021430, R000021431

   *Assistant Director Savannah Ware presented the case report for item four 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 Development and the proposed Planned Development District under concurrent review (ZON-*

*25-07-0026). 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 land included in this request is part of the Goodland Town Center area, which includes two character areas:*

1. *Mixed Residential Character Area – this character area is intended for a mixture of residential development types including single family detached, single family attached, and single family flex, with neighborhood scale commercial nodes. The proposed FLUM designation for this character area is Medium Density Residential.*
2. *Mixed-Use Character Area – this character area is intended for horizontal and vertical mixed-use development, including retail, restaurants, residential, civic uses, and offices. Sub-character areas include the Town Center Core, Regional Commercial, and Neighborhood Commercial. The proposed FLUM designation for this character area is Mixed Use.*

*The Development Review Committee (DRC) recommends approval.*

*Assistant Director Savannah Ware presented the case report for item four and gave a power point presentation. She stated the purpose of the request is to create a Planned Development District for the Goodland Town Center area. 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 and mixed residential development within the City of Grand Prairie. The Town Center area is an additional phase that includes about 902 acres. The Development Review Committee (DRC) recommends approval.*

*Chairperson Smith asked for clarification of a node. Ms. Ware stated its different pockets of commercial that are evenly distributed throughout the development. Commissioner Chakery asked how close in proximity the one letter in support was to the development. Ms. Ware indicated on the map provided. Daniel Twigge 10210 N Central Expressway Dallas TX., stepped forward representing the case and noted he was available for questions.*

*Motion made by Chairperson Smith, Seconded by Commissioner Gonzalez to close the public hearing and approve items four and five. The motion carried unanimously.*

6. SUP-25-06-0021 - Specific Use Permit - CDL Driving School (City Council District 1). Specific Use Permit for a Vocational School (Auto)/Driving School at a warehouse building on 8.85 acres Sites 3 & 5, Block 7 GISD Community Addition No.5, Installment No.3, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and PD-63, and addressed as 1202 Avenue R

*Assistant Director Savannah Ware 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 for a Vocational School (Auto)/Driving School. 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 conditions imposed can range from hours of operations, limits on future expansions, and a maximum number of pupils during certain hours.*

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

1. *Proposed operations shall not block access points or prohibit vehicular circulation within the subject property.*
2. *Trucks that are not in use shall be parked/stored at the location indicated as "Overnight Truck Parking" on Exhibit B – Operational Plan.*

*Abdul Nuur – Truck Smart CDL Academy 1202 Avenue K Grand Prairie TX., stepped forward representing the case. Commissioner Gonzalez asked if this was a new business for him. Mr. Nuur stated no, he wants to relocate his current business to this location. Commissioner Chakery inquired about the hours of operation. Mr. Nuur stated 8:30 a.m.- 5 p.m. Monday-Sunday. Danny Smith 2562 Sunnyvale Rd Grand Prairie TX, stepped forward for this item and wanted to hear the presentation before noting his support or opposition. He stated there has been a lot of overnight parking and it echoes to the nearby houses. He isn't opposed to the overnight parking if the trucks are turned off. He stated concern with the current trash being thrown over their fences and requested for installation of trash receptacles. Mr. Nuur responded that Mr. Smith's concerns are real issues, and he noticed unauthorized trucks parking overnight and has recently installed no parking signs with verbiage stating unauthorized parked vehicles will be towed at owners' expense and he is also picking up trash left behind by these trespassers.*

*Motion made by Commissioner Gonzalez, Seconded by Commissioner Luckey-Vaughn to close the public hearing and approve item six and per staff recommendations and to include no truck overnight idling. The motion carried unanimously*

## ELECTION OF OFFICERS

*The Planning and Zoning Commission elects officers annually after the council makes their annual appointments. We need to elect our chair, vice chair, and secretary for this year.*

*Commissioner Luckey-Vaughn nominated Cheryl Smith for Chairperson, John Fedorko for Vice Chairperson and Frank Gonzalez for Secretary; second by Commissioner Chakery. The motion carried unanimously.*

## ADJOURNMENT

*Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:20 p.m.*

*Cheryl Smith, Chairperson*

*ATTEST:*

*Frank Gonzalez, Secretary*