CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, September 23, 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
Commissioner Frank Gonzalez
Commissioner Christopher Okoli (entered meeting at 5:32 p.m.)
Commissioner Tai Jones-Chapman (entered meeting at 5:31 p.m.)
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina

ABSENT
Commissioner Malcom Chakery

EXECUTIVE SESSION

There was no closed session.

Comprehensive Plan Workshop #1 – Project Kick-Off and Community Snapshot

Project Manager from Freese and Nichols David Jones and Assistant Project Manager Wilson Kerr gave a power point presentation with an introduction and overview of the Grand Prairie EPICenter Plan.

Agenda Review

Staff briefed commissioners on agenda items.

Chairperson Smith recessed the Briefing Session at 6:27 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 6:35 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice- Chairperson John Fedorko
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina

ABSENT
Commissioner Malcom Chakery

Commissioner Chapman 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 Gonzalez to close the public hearing and approve item one. The motion carried unanimously.

1. Approval of Minutes of the September 9, 2025, P&Z meeting

   Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Motion made by Commissioner Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and table items two through four to the next P&Z meeting on 10-14-2025. The motion carried unanimously.

2. CPA-25-08-0019 - Comprehensive Plan Amendment - Mavis Tires and Brakes (City Council District 5). Amendment to change the Future Land Use Map designation from Mixed Use to Commercial/Retail/Office on 1.001 acres. Lots 6R, 8, 9 & 10, Block S, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 409 & 505 N Carrier Pkwy

   TABLED

3. ZON-25-08-0029 - Zoning Change/Concept Plan - Mavis Tires and Brakes (City Council District 5). Zoning Change from General Retail (GR) to Commercial (C) on 1.001 acres. Lots 6R, 8, 9 & 10, Block S, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 409 & 505 N Carrier Pkwy

   TABLED

4. SUP-25-08-0027 - Specific Use Permit/Site Plan - Mavis Tires and Brakes (City Council District 5). Specific Use Permit/Site Plan for an Auto Tire/Wheels Sales & Installation (Indoor Displays) and Auto Repair (Minor) shop on 1.001 acres. Lots 6R, 8, 9 & 10, Block S, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 409 & 505 N Carrier Pkwy

   TABLED

ITEMS FOR INDIVIDUAL CONSIDERATION

5. STP-25-07-0026 - Site Plan - Great SW Retail Center (City Council District 1). Site Plan for a multi-tenant retail building on 1.98 acres. A portion of Site 1, Block A, Forum Industrial Park Addition, City of Grand Prairie, Tarrant County, zoned Light Industrial, and addressed as 2775 S Great Southwest Pkwy

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant plans to build a 16,031 sq. ft. multi-tenant retail building on 1.98 acres. Future tenants have not been identified. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

   Chairperson Smith asked about the proximity to the church. Ms. Sin stated that they share a property line. Joseph Keles & Moe Keles 3815 Blossom Dr Sachse TX 75048 noted support for this case and available for questions.

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

6. STP-25-08-0028 - Site Plan - Oncor Ironwood Switch (City Council District 6). Site Plan for a new Electrical Switch Station for a Data Center on 512.00 acres. 512.00 acres generally located west of Miller Rd, north of Weatherford Rd, Parcel ID 181262, City of Grand Prairie, Ellis County, Texas, Zoned PD-454, and addressed as 881 Miller Rd

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct a new electrical switch station on 512.00 acres. This is to meet the growing demand in the area for existing and future customers.

   The applicant is requesting 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.

Rob Myers 6160 Warren Pkwy Ste 210 Frisco TX 75034 noted support for this case and available for questions. Ashton Miller 777 Main St Fort Worth TX., noted support for this case and available for questions.

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

PUBLIC HEARING

Planner Erin Scherer stated cases seven and eight are companion items and they would be presented together.

7. CPA-25-08-0020 - Comprehensive Plan Update – 1926 Mayfield Rd. (City Council District 2). Amendment to change the Future Land Use Map designation from Low Density Residential to Commercial/Retail/Office on 0.846 acres. A 0.846-acre tract out of J.C. Turner Survey, Abstract No. 1739 and I & G N RR Survey, Abstract No. 1625, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two (SF-2) District, within 161 Corridor Overlay District, and addressed as 1926 Mayfield Rd

8. ZON-25-08-0027 - Zoning Change/Concept Plan - 1926 Mayfield Road (City Council District 2). Zoning Change from Single Family-Two (SF-2) to a Planned Development District with a base zoning district of Neighborhood Services (NS) for limited office and neighborhood service uses on 0.846 acres. A 0.846-acre tract out of J.C. Turner Survey, Abstract No. 1739 and I & G N RR Survey, Abstract No. 1625, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two (SF-2) District, within 161 Corridor Overlay District, and addressed as 1926 Mayfield Rd

Planner Erin Scherer presented the case report for item seven and presented the case report. She stated the purpose of this request is to amend the Future Land Use Map to align with the proposed zoning change being requested by the applicant. The applicant is requesting a zoning change to allow for office and neighborhood services uses at this location. 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 Erin Scherer presented the case report for item eight and presented the case report. She stated the purpose of the request is to rezone the property to allow the construction of two multi-tenant office buildings. The property is currently zoned SF-2, which does not allow office

or neighborhood services uses. Staff is unable to recommend approval of this request since the office use is inconsistent with the FLUM and surrounding land use. 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.

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

1. *The applicant shall plat the property prior to obtaining a building permit.*
2. *The applicant shall be required to go through the Site Plan process and comply with both UDC and Appendix F standards including building elevations and landscape requirements.*

Commissioner Fedorko asked if the list of permitted and prohibited uses run with the land or the current owner. Mrs. Scherer stated if approved it would be made part of the ordinance and run with the land. Commissioner Chapman suggested the increase of the fence from 6ft to 8ft. Randall Garrett 8760 County Rd 612 Mansfield TX 76063 stepped forward representing the case. He stated he is a home builder, and it would be easy for him to build a home on this location but after checking TXDOT there are about nine thousand cars that drive by this location per day, and he believes this would be a bad location for a residential home. He wishes to build a single-story retail center to accommodate the neighborhood. He agreed to the 8ft fence recommendation by Commissioner Chapman. Chairperson Smith suggested reaching out to the neighborhood and becoming a good neighbor. Commissioner Medina asked for the opposition letter to be read for the record. Ms. Scherer stated the letter read "This makes no sense to try and get this zoned to commercial when on each side of this property is houses. It would not be in the best interest of the neighborhood."

Motion made by Commissioner Smith, Seconded by Commissioner Fedorko to close the public hearing and approve items seven and eight with staff conditions and include increasing the fence height to 8ft. The motion carried 7-1 with Adhikari in opposition.

Planner Salvador Gonzalez stated cases seven and eight are companion items and they would be presented together.

9. CPA-25-08-0018 - Comprehensive Plan Amendment - 1930 Houston St (City Council District 5). Amendment to change the Future Land Use Map designation from Commercial/Retail/Office to Low Density Residential on 0.253 acres. Lot 13, Block 78, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within the SH 161 Corridor Overlay, and addressed as 1930 Houston Street

10. ZON-25-08-0028 - Zoning Change – 1930 Houston St. (City Council District 5). Zoning Change from Commercial (C) to Single Family Six (SF-6) on 0.253 acres. Lot 13, Block 78, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within the SH 161 Corridor Overlay, and addressed as 1930 Houston Street

Planner Salvador Gonzalez Jr. presented the case report for item nine and gave a power point presentation. He stated the applicant is requesting a zoning change on the subject property

from Commercial to Single Family-Six in order to construct a single family home. 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 (FLUM). However, staff notes the following findings:

1. *The site was previously used for a single-family residence.*
2. *The subject property is located on a block that is predominantly single family residential use.*
3. *The proposed use is consistent with the existing development to the west, east, and north.*

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 Salvador Gonzalez Jr. presented the case report for item ten and gave a power point presentation. He stated the purpose of the request is to rezone an existing lot to allow for the construction of a new single-family home. The City issued a demolition permit for a single-family home at this location on August 1, 2025. The applicant intends to build a new single-family home. Since the lot is currently zoned Commercial (C), the applicant is seeking a zoning change to allow for the construction of the newly proposed home. The existing lot meets all Single Family-Six Residential lot requirements.

Staff is unable to support the zoning change because the proposed zoning district does not align with the Future Land Use Map (FLUM). However, staff notes the following findings:

1. *The site was previously used for a single-family residence.*
2. *The subject property is located on a block that is predominantly single-family residential use.*
3. *The proposed use is consistent with the existing development to the west, east, and north.*

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.

Oziel Zuniga 418 Breezeway Ct Cedar Hill TX 75104 stepped forward representing the case.

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

11. SUP-25-07-0026 - Specific Use Permit/Site Plan - Alfaro Garage Auto Rebuilder (City Council District 5). Specific Use Permit and Site Plan for a new automotive re-builder on 0.325 Acres. Lot 1, Block 1, Alfaro Addition, City of Grand Prairie, Dallas County, zoned LI-LS, and addressed 1900 Airport St

Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated the applicant intends to operate an Automotive Re-builder facility at 1900 Airport St.

This use requires a Specific Use Permit in the Light Industrial Limited Standards (LI-LS) District. An Automotive Re-builder is an automotive repair facility where the principle purpose is the rebilding of complete used cars, trucks, motorcycles, or their individual mechanical components such as engines or transmissions. The automotive re-builder use would permit major auto repair, body shop, and paint shop uses.

The applicant is requesting the following variances:

1. *Parking Reduction: Variance to the requirement of 14 parking spaces to allow 7 parking spaces.*

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

1. *The new Auto Re-builder will not be open to the public.*

Chairperson Smith asked if there has been an environmental study done. Planning and Development Director Rashad Jackson stated PHEQ will be part of the review for the permit and certificate of occupancy. Jacob Sloggins 6406 Redstone stepped forward representing the case. Juan Alfaro 2034 Airport St Grand Prairie TX 75050 noted his support and available for questions.

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

12. ZON-25-08-0030 - Zoning Change – 636 & 650 W Tarrant Rd (City Council District 5). Zoning Change from Planned Development District 217 to a new Planned Development District for Commercial Uses on 1.35 acres. Tracts 19 & 32, Michael Farrans Survey, Abstract No. 469, City of Grand Prairie, Dallas County, Texas, zoned Planned Development District-217 (PD-217), within the Belt Line Corridor Overlay District, and addressed as 636 & 650 W Tarrant Rd

Planner Erin Scherer presented the case report and gave a power point presentation. She stated the purpose of this request is to change the zoning from Planned Development-217 (PD-217) District to a new Planned Development District for Commercial to allow for a Dispatch Station use. The new PD will include a definition for the proposed Dispatch Station classification. The Development Review Committee (DRC) recommends approval.

Andrew Ruegg 3333 Welborn St Ste 3333 Dallas TX 75219 stepped forward representing the case and gave a power point presentation. Christopher Kelly 7330 Paldao Dallas TX., stepped forward in support of this request.

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

13. ZON-25-09-0033 - Zoning Change/Concept Plan - 2634 S Carrier Pkwy PD amendment (City Council District 2). Zoning Change to amend Planned Development District 107 to allow Grooming & Hygiene Salon and Wellness Spa as permitted uses on 2.295 acres. Lot 1, Block 2, Community Square Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-107, and addressed as 2634 S Carrier Pkwy

    Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated the purpose of the request is to amend the permitted uses within PD-107 to allow Grooming & Hygiene Salon. A definition for the proposed use, Wellness Spa, will be added to PD-107 as part of the amendment. The Development Review Committee (DRC) recommends approval.

    Lettycia Ibarra 2634 S Carrier Pkwy Grand Prairie TX stepped forward representing the case.

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

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:43 p.m.

Cheryl Smith, Chairperson

ATTEST:

Frank Gonzalez, Secretary