CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, June 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
Commissioner Tai Jones-Chapman (Appeared at 5:37 p.m.)
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari (Appeared at 5:50 p.m.)

ABSENT
Commissioner Michelle Madden
Commissioner Victor Medina

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases.

Chairperson Smith recessed the Briefing Session at 6:06 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 Tai Jones-Chapman
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari

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

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

   Approved on Consent Agenda

PUBLIC HEARING

2. SUP-25-06-0020 - Specific Use Permit - MEI Industrial Solutions (City Council District 1). Specific Use Permit for a contractor shop with outside storage with heavy equipment in an existing industrial development on 19.27 acres. Lot 1, Block 1, Zachary Addition, City of Grand Prairie, Dallas County, zoned Light Industrial (LI) District, within SH 161 Corridor Overlay, and addressed as 502 W Oakdale Rd

   Planner Erin Scherer presented the case report and gave a power point presentation. She stated the applicant wishes to operate a Contractor Shop with Outside Storage with Heavy Equipment at 502 W Oakdale Rd. The purpose of this request is to obtain City Council approval of a Specific Use Permit in order to operate the proposed use. 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 conditions:

- *Development of the property and delineation of uses shall generally comply with proposed site plan.*

- *The applicant shall provide a dumpster enclosure measuring a minimum 12 ft. x 12 ft. (inside measurements) that complies with Article 8 of the UDC.*

Commissioner Gonzalez asked if the businesses will be separated by a fence. Planner Scherer stated that there will be an interior fence installed to delineate the two operators. Maxwell Fisher 2502 Grandview Dr Richardson TX., stepped forward representing the case and gave a power point presentation.

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

3. SUP-25-05-0016 - Specific Use Permit - Rio's Brewing Company (City Council District 2). Specific Use Permit for a restaurant (with alcohol sales including entertainment) in an existing commercial lease space on 1.56 acres. Lot 1R2, Block A, 161 Toll Road Retail Corners Addition, City of Grand Prairie, Dallas County, zoned Planned Development-294 District, within SH 161 Corridor Overlay, and addressed as 1015 Ikea Place, Suite 500

Planner Erin Scherer presented the case report and gave a power point presentation. She stated the applicant proposes to provide a 25 sq. ft. entertainment area in an existing 4,000 sq. ft. restaurant with alcohol sales for live music and DJs. The proposed live music will be limited to weekends and will be inside only. A restaurant with alcohol sales including entertainment requires a Specific Use Permit.

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

- *Operations shall be in compliance with TDSHS – Texas Food Establishment Rules and Local Ordinances regarding food service.*
- *No live music shall be allowed outdoors. Live music played indoors shall not be amplified on outdoor speakers.*

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

Chairperson Smith stated cases four and five are companion items and they would be presented together.

4. CPA-25-05-0009– Comprehensive Plan Amendment – Amend the 2018 Comprehensive Plan by updating the Master Thoroughfare Plan and Map to remove a planned Collector, 2-lane Undivided (C2U) roadway located between E Tarrant Road and IH 30 EB Frontage Road east of Stadium Drive.

5. SUP-25-05-0017 - Specific Use Permit/Site Plan - FoxFern Multi-Family (City Council District 5). Specific Use Permit and Site Plan for a Multi-Family Development with 301 units on 11.6 acres. Tracts 8.7, 8.8, 8.9, 8.11, 8.12, and 9 and portions of Tracts 8.5 and 8.6, Michael Farrans Survey, Abstract No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within the IH 30 and Belt Line Corridor Overlay Districts, 1800 IH 30 HWY, 200 E Tarrant Rd, and 320 E Tarrant Rd, and generally located south of W IH 30, north of E Tarrant Rd, and east of Stadium Dr

Brett Huntsman presented the case report for Item 4 and gave a power point presentation. He stated the Comprehensive Plan Amendment is being considered due to design changes being proposed in a SUP/Site Plan for a multi-family project on the property located between E Tarrant Road and IH 30 EB Frontage Road located east of Stadium Drive (SUP-25-05-0017). The location of the subject road is shown in Exhibit A. 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 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 have reviewed and accepted the results of the TIA.

Assistant Director Savannah Ware presented the case report for Item 5 and gave a power point presentation. She stated the purpose of the request is to obtain City Council approval of a Specific Use Permit and Site Plan for a multi-family development. PD-217 allows multi-family apartments with City Council approval of a Specific Use Permit. 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. This project requires Site Plan approval because it is within Corridor Overlay Districts, within a Planned Development District, and is for multi-family residential use. The purpose of the Site Plan process is to ensure that projects comply with requirements of the Unified Development Code.

The applicant is requesting the following variances:

1. *Maximum Percentage of Single Bedroom Units - The applicant is proposing that single bedroom units account for 74.4% of the total units. The UDC states that the maximum percentage of single bedroom units shall be 60%.*
2. *Setback Adjacent to a Residential Zoning District – The applicant is proposing a variable width setback along the east property line ranging from 51.58 feet to 100 feet. PD-217 states that the maximum height is unlimited, except must be setback 2 feet for each 1 foot in height from a lot in a residential zoning district.*
3. *Site Trees – The applicant is proposing 77 trees when 203 trees are required. Protected trees can be counted towards the required trees. However, without the tree*

survey and mitigation plan, staff is unable to confirm that the proposal will meet the total required number of trees.

4. *Fence Adjacent to Single Family Residential – The applicant is proposing a wrought iron fence along the east property line, which is adjacent to Single Family Residential, when a Type 1 Masonry Wall is required.*

The subject property requires a SUP for multi-family uses per PD-217. The proposed use aligns with the general location of multi-family per the long-range Gateway Concept Plan, but the elevations of the project are inconsistent with the design goals for the Gateway Plan area. If the Planning and Zoning Commission chooses to recommend approval of the SUP/Site Plan, staff recommend the following conditions for approval:

1. *The project shall meet the minimum requirement for site trees.*
2. *The applicant shall provide a tree survey and mitigation plan with the application for a Final Plat.*

Chairperson Smith asked for clarification of the single bedroom unit variance. Assistant Director Ware stated that this type of variance has been requested before and there is some relief that is built in Appendix W where you can up that percentage if you meet the design recommendations. Commissioner Gonzalez asked for clarification of the staff's recommendations. Assistant Director Ware pointed out that multi-family units are allowed per the PD and are generally consistent with the land uses in the Gateway Plan. Scott Miller 7902 Briar Brook Ct stepped forward representing the case. He stated this is a prime location as it is generally a 20-minute commute from a million jobs. He noted that the northern portion of Grand Prairie is more infield than the southern portion and there needs to be higher quality housing in the north. The land has been a challenge due to a lot of topography and billboards that cause visibility easements which impair the site. He gave explanations for each variance request.

Motion made by Commissioner Adhikari, Seconded by Chairperson Smith to close the public hearing and approve items four and five per DRC recommendations. The motion carried 5-2 with Commissioner Fedorko and Commissioner Gonzalez in opposition.

6. ZON-25-03-0007 - Zoning Change/Concept Plan - Miller Road Development. Zoning Change creating a Planned Development District for Light Industrial with Data Center Use and a Concept Plan depicting six buildings and an electric substation. 157.27 Acres out of the Leeman Kelsey Survey, Abstract No. 593 and the R.M. Wyatt Survey, Abstract No. 1280, Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas, generally located north of Hwy 67 and west of Miller Rd, Parcel ID 186390

Commissioner Fedorko left the public hearing at 7:29pm and returned at 7:31pm.

Assistant Director Savannah Ware presented the case report and gave a power point presentation. She stated the applicant has submitted a zoning change to create a Planned Development District for Light Industrial with Data Center Use in order to develop the subject property as a Data Center.

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

1. *Cryptocurrency mining shall be considered a separate use from Data Center and shall not be allowed within the proposed Planned Development District.*

Commissioner Gonzalez inquired about the summary of the four opposition letters received by staff. Assistant Director Ware stated two of the letters received wanted to know the impact this site would have on their property values and the other two just noted opposition. Rhyan Weirich 2600 N Central Expressway Richardson TX., stepped forward representing the case. He spoke on the need for data centers. Maria Belmonte 2030 Miller Rd Midlothian TX., was not present when called but noted "I will speak in support of this request" and "I do not wish to speak, but please record my opposition" to this item. Nora E. Hernandez 2040 Miller Rd Midlothian TX., was not present when called but noted her opposition to this item.

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

Assistant Director Savannah Ware stated cases seven and eight are companion items and they would be presented together.

7. CPA-25-06-0013 – Comprehensive Plan Amendment – Lakesong Medium Residential (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) designation from Low Density Residential and Open Space/Drainage to Medium Density Residential on 719 acres. Multiple tracts of land out of the D. Morgan Survey, Abstract No. 1224, J. Jones Survey, Abstract No. 583, S.A. & M.G.R.R. Co. Survey, Abstract No. 1056, J. Thompson Survey, Abstract No. 1086, R.R. Melton Survey, Abstract No. 1276, C.L. Dodson Survey, Abstract No. 292, R. Zeibig Survey, Abstract No. 1272, J.M. Pearson Survey, Abstract No. 1268, W.W. Pearson Survey, Abstract No. 1267, G.G. Alford Survey, Abstract No. 23, W.M. Pearson Survey, Abstract No. 880, City of Grand Prairie and City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas, Parcel Numbers 234939, 204765, 191456, 308076, and 192962

8. ZON-25-05-0019 - Zoning Change/Concept Plan - Lakesong (City Council District 6). Zoning Change from Agriculture (A) and PD-460 to a Planned Development District for Medium Residential including Single Family-Townhome (SF-T), Single Family Zero Lot Line (SF-Z), and Single Family-Six (SF-6), Mixed Use, Urban Residential, Estate Residential, and Open Space on 1,920.04 acres. Multiple tracts of land out of the J. Jones Survey, Abstract No. 292, C.L. Dodson Survey, Abstract No. 1056, S.A. & M.G. RR Co Survey, Abstract No. 341, Jos Stewart Survey, Abstract No. 961, D. Morgan Survey, Abstract No. 1224, J. Jones Survey, Abstract No. 583, J. Thompson Survey, Abstract No. 1086, R. R. Melton Survey, Abstract No. 1276, C.L. Dodson Survey, Abstract No. 292, R. Zeibig Survey, Abstract No. 1272, J.M. Pearson Survey, Abstract No. 1268, W.W. Pearson Survey, Abstract No. 1267, S.A. & M.G. RR Co Survey, Abstract 1056, G.G. Alford Survey, Abstract No. 23, W.M. Pearson Survey, Abstract No. 880, J H Ellis Survey, Abstract No. 341, MEP & P RR Co Survey, Abstract No. 761, City of Grand Prairie and Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas,

Parcel IDs 303397, 297164, 294715, 234939, 204765, 308076, 192962, 191456, 294665, 302452, 303384, and portions of Parcel IDs 294666, 188238, and 204235 generally located north of HWY 287 and east of FM 661

Assistant Director Savannah Ware presented the case report for item seven 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 Lakesong Development. Huffines Communities is expanding the Lakesong Development by adding 719 acres. On June 17, 2025, City Council approved a resolution authorizing the execution of an amendment to the Development Agreement for the Lakesong Development to incorporate the additional acreage. Lakesong Development is a master-planned development in the City's south sector that includes mixed use, urban residential, medium residential, estate residential, and open space uses. The Development Review Committee (DRC) recommends approval.

Assistant Director Savannah Ware presented the case report for item eight and gave a power point presentation. She stated the purpose of the request is to rezone property from Agriculture and PD-460 into a single Planned Development District for the Lakesong Development. Huffines Communities has purchased additional land to annex into the City of Grand Prairie and incorporate into the Lakesong Development. On June 17, 2025, City Council passed on ordinance approving an agreement with the City of Midlothian to adjust the cities' common boundary in and around the Lakesong Development and approved a resolution authorizing the execution of an amendment to the Development Agreement for the Lakesong Development to incorporate additional acreage. On July 14, 2025, City Council will conduct a Public Hearing and the Final Reading of an Ordinance annexing the additional acreage purchased by Huffines Communities. If Council approves the annexation, they will consider this zoning request. The Development Review Committee (DRC) recommends approval.

Casey Stevenson 8200 Douglas Ave Ste 300 Dallas TX., stepped forward representing the case.

Motion made by Commissioner Luckey-Vaughn, Seconded by Commissioner Gonzalez to close the public hearing and approve items seven and eight per DRC recommendations. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:45 p.m.

Cheryl Smith, Chairperson

ATTEST:

Michelle Madden, Secretary