CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, October 28, 2025 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 5:43 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Malcom Chakery

ABSENT
Commissioner Victor Medina
Vice- Chairperson John Fedorko

Executive Session

There was no closed session.

Comprehensive Plan Workshop #2 – Vision and Values

Freese and Nichols Project Manager David Jones and Assistant Project Manager Wilson Kerr gave a power point presentation of the Grand Prairie EPICenter Plan. They discussed the plan schedule, engagement turn outs, input to-date, visions and values and the next steps. In addition, they collected feedback from the commissioners on proposed EPICenter values.

Agenda Review

There was no agenda review due to time constraints.

Chairperson Smith recessed the Briefing Session at 6:40 p.m. for the Commission to reconvene at the Regular Meeting at 6:45 p.m.

6:30 PM Council Chambers

REGULAR MEETING

Chairperson Smith called the meeting to order at 6:52 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Malcom Chakery

ABSENT
Commissioner Victor Medina
Vice- Chairperson John Fedorko

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 Gonazalez, Seconded by Commissioner Chapman to close the public hearing and approve item one. The motion carried unanimously.

1. Approval of Minutes of the October 14, 2025, P&Z meeting

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-25-08-0029 - Site Plan - Warehouse at 2478 W Main St (City Council District 1). Site Plan to construct a one-story warehouse on 1.10 acres. Lot 21R2, Block 1, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 2478 W Main St

   Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated the applicant is requesting to build a 20,000 square-foot, 1-story warehouse building on 1.10 acres.

   The applicant is requesting the following variances:

   1. *Truck Docks along NW 25th St – A variance to allow truck docks along or parallel to a public street.*

The Development Review Committee (DRC) recommends approval.

MD Mazharul Islam 327 Maple St Richardson TX., stepped forward representing the case.

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

3. STP-25-08-0031 - Site Plan - Hardrock Road Redevelopment (City Council District 1). Site Plan for industrial warehouses on 16.832 acres. Multiple tracts out of the John C Read Survey, abstract No. 1183, including Tracts 1, 4, 5, 7, 8, 9, 10, 12, 13, S7A, S-7-A, City of Grand Prairie, Dallas County, Texas, zoned PD-462A, within the SH 161 Corridor Overlay District, and addressed as 3514-3560 Hardrock Rd and 4701 Rock Island Rd

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct two speculative industrial buildings with a total floor area of 248,858 sq. ft. on 13.88 acres.

The applicant is requesting the following variance:

1. *Landscape Buffer – A variance to allow reduction of the required 20 feet of landscaping to provide 10 feet along SH 161 and 10 feet along Hardrock Road.*

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

1. *The landscape buffer along SH 161 shall be increased to 18 feet to allow street trees to be planted outside utility easements.*
2. *A line-of-sight drawing shall be provided prior to Civil Engineering Plans being issued to ensure the provided screening is higher than the truck height.*
3. *A noise study must be approved by the Public Health and Environmental Quality (PHEQ) before the issuance of a Building Permit.*
4. *A drainage study or detention shall be provided to show no adverse impact on other properties, the receiving creek, and existing drainage infrastructure. Any increase in run-off into the existing storm drain system shall be approved by the Engineering Department and TxDOT during the Civil Engineering Plan review.*
5. *A public drainage easement shall be provided for taking off-site runoff through the site, and the conveyance system shall be designed and constructed to the City Standards.*

Engineer Sony David 2999 Olympus Blvd Coppell TX., stepped forward representing the case. Levi Hermes 4925 Greenville Ave Ste 1200 Dallas TX., stepped forward representing the case. He stated the proposed building is already narrower in terms of building depth than the market will allow for the building to function properly for the tenant. You need depth in the building to provide racking and storage while still allowing room at the dock sites for the forklift traffic. Commissioner Gonzalez asked if they would be able to meet the 18ft landscape requirement. Mr. Hermes stated the existing utility easement won't allow them to meet the requirement.

Motion made by Commissioner Chapman, Seconded by Commissioner Gonzalez to close the public hearing and approve item three per staff recommendations excluding condition one. The motion carried unanimously.

PUBLIC HEARING

4. SUP-25-08-0029 - Specific Use Permit Amendment - Auto Repair at 1633 E Main (City Council District 5). Specific Use Permit for an existing Auto Dealership (Non-franchised Used) to authorize an Auto Repair (Minor & Major) operation to service vehicles for sale on 0.68 acres. Being a 0.686-acre tract, John W. Kirk Survey, Abstract No. 726, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 1633 E Main Street Suite F

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant has been operating an existing non-franchised used car dealership at this location since 2016. The applicant wishes to provide additional services at this location. The additional Auto Repair (Minor & Major) operations require City Council approval of Specific Use Permit (SUP).

The applicant is requesting the following variance:

1. *Reduction of Required Parking: Variance to the requirement to provide 15 parking spaces to allow five parking spaces.*

Staff has concerns about the limited customer parking spaces on site. There are currently a total of three auto-related businesses at this location. Staff is concerned that the site is not able to support another use and the required parking. Should the Planning and Zoning Commission recommend approval of the request, staff recommends the following conditions:

1. *The inventory of vehicles for sale should be reduced to 50% of the current inventory to allow a minimum of six open parking spaces for customers. These parking spaces must be kept clear of inventory at all times.*
2. *Minor and Major Auto Repair operations shall not be open to the public and shall be used only to repair vehicles that will be sold on site.*
3. *Any parking or storing of vehicles within the Right-of-Way is prohibited.*
4. *The business shall obtain a Certificate of Occupancy (CO) and an Auto Related Business permit.*
5. *The applicant shall provide proof of garbage services to Public Health and Environmental Quality (PHEQ) prior to issuance of the Certificate of Occupancy (CO).*
6. *All operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business Regulations, of the Grand Prairie Code of Ordinances.*

Rudolfo Baltazar Jr. & Adriana Garcia Baltazar 1633 E Main St Grand Prairie TX., stepped forward representing the case. Ms. Baltazar stated the auto repair operations will not be open to the public. Chairperson Smith read the staff recommendations for the applicant and asked if they can comply with the recommendations. The applicant stated yes. Ms. Sin stated a meeting has been set up with the applicant outside of the public hearing to make sure they are understanding of staff recommendations.

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

5. SUP-25-09-0033 - Specific Use Permit Review - Smoking Lounge SUP Review (City Council District 3). Review SUP No. 1175A, a Specific Use Permit for a Smoking Lounge, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lot 11B, Sharpston Heights No. 2, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and addressed as 2410 Brady Lane

Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated this request initiates the required one-year review of the Special Use Permit (SUP) conditions governing the operation of the Smoking Lounge at 2410 Brady Lane to assess compliance, as stipulated by the City Council. Based on these incidents, PD specifically noted that the late operational hours and the live music component are issues warranting review. Staff found that, with the exception of the noise violations, operations are otherwise in compliance with all existing SUP conditions and relevant regulations.

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

1. *The hours of operation shall not extend beyond midnight.*
2. *All other existing conditions from the SUP Amendment approved on November 5th 2024, shall remain in effect.*

Commissioner Adhikari asked the applicants thoughts of the condition for reduction of the operation hours. Commissioner Gonzalez suggested consistency with the operational hours with similar businesses. Paul Singh 2410 Brady Ln Grand Prairie TX., stepped forward representing the case. He stated the noise complaints were called in because the DJ brought in a subwoofer that adds more bass to the music. Once police were on the scene, the subwoofers were removed and there hasn't been a complaint since and since then hired a new General manager. He requested the operation hours remain the same because if reduced to midnight, they will lose 60% - 70% of their business. Commissioner Chapman questioned one of the police calls that were made after 2am when the business was supposed to close. Mr. Singh stated this was before he had a GM on site and at this instance, he was not present at the business due to having a sick child at home. Since then, he has implemented new rules to make sure that doesn't happen again. Garrean Speed 2410 Brady Ln Grand Prairie TX., stepped forward representing the case. Commissioners discussed staff's recommendations for reduction in hours and the possibility of a one-year review.

Motion made by Commissioner Adhikari, Seconded by Commissioner Luckey-Vaughn to close the public hearing and approve item five per staff recommendations excluding condition one. The motion carried 6-1 with Chairperson Smith in opposition.

6. TAM-25-09-0034 – Text Amendment – Appendix S: Development Standards for Multi-family and Mixed-Use Residential Developments. An Ordinance of the City of Grand Prairie, Texas,

amending the Grand Prairie Unified Development Code (UDC) by repealing and replacing Appendix S, Development Standards for Multi-family and Mixed-Use Residential Developments Subject to SB 840 enacted by the 89th Texas Legislature, codified in Chapter 218 of the Texas Local Government Code; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; Containing a Penalty Clause, and Establishing an Effective Date

Planning Assistant Director Savannah Ware presented the case report and gave a power point presentation. She stated the purpose of this repeal and replace Appendix S: Development Standards for Multi-family and Mixed-Use Residential Developments Subject to SB 840 enacted by the 89th Texas Legislature, codified in Chapter 218 of the Texas Local Government Code to the Unified Development Code (UDC).

Staff recommends that Appendix S of the UDC, as adopted by the City Council on October 14, 2025, be repealed and replaced to include the following revisions:

- *Staff has identified the need to address the provision of playground facilities in multi-family and mixed-use residential projects developing under SB 840, as non-residential zones where multi-family and mixed-use residential developments are now allowed by right do not generally have playground amenities located close by.*

- *Staff recommends that the parking stall dimension requirements for off-street parking previously adopted (10 x 20 feet) should not apply to accessible parking stalls, as these parking spaces have specific dimensional requirements as set forth in Appendix D of the UDC.*

The Development Review Committee (DRC) recommends approval.

Motion made by Chairperson Smith, Seconded by Commissioner Chakery to close the public hearing and approve item six. The motion carried unanimously.

7. TAM-25-10-0005 - Text Amendment - An Ordinance of the City of Grand Prairie, Texas, amending portions of Article 4: Permissible Uses, Article 10: Parking and Loading Standards, and Appendix W: Residential Development Standards, of the Grand Prairie Unified Development Code (UDC) to specify that no residential use or home-based business is permitted in zoning districts that allow heavy industrial uses, to update the text of parking requirements to match previous changes made to the required parking tables, and to further clarify required amenities based on the provision of preferred parking standards; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; Containing a Penalty Clause, and Establishing an Effective Date

   Planning Assistant Director Savannah Ware presented the case report and gave a power point presentation. She stated the purpose of the request is to update Article 4: Permissible Uses, Article 10: Parking and Loading Standards, and Appendix W: Residential Standards, of the Grand Prairie Unified Development Code (UDC) to specify that no residential use or home-based business is permitted in zoning districts that allow heavy industrial uses, to update the text of parking requirements to match previous changes made to the required parking tables,

and to further clarify required amenities based on the provision of preferred parking standards. The proposed changes are attached in Exhibit A – UDC Changes. The Development Review Committee (DRC) recommends approval.

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

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 8:09 p.m.

Cheryl Smith, Chairperson

ATTEST:

Frank Gonzalez, Secretary