CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, January 13, 2026 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 5:37 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Commissioner Frank Gonzalez
Commissioner Tai Jones-Chapman (entered meeting at 5:38 p.m.)
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina (entered meeting at 5:46 p.m.)
Commissioner Malcom Chakery

ABSENT
Vice- Chairperson John Fedorko
Commissioner Christopher Okoli

Executive Session

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioner Gonzalez asked who will be responsible for the maintenance of the fence for items three and four. Mrs. Scherer stated the responsibility for the fence maintenance would be the owner of the proposed business. Chairperson Smith stated concern with additional traffic this business would bring for the surrounding residents for items three and four. Commissioner Chakery asked if the business runs 24hrs or are there any time restrictions as to when they can receive shipments into the warehouse and has there been any noise complaints at the newly proposed location for items five and six. Ms. Ware stated the city does not have operation restrictions but there are noise restrictions, and she is not aware of any noise complaints. Commissioner Chakery stated concern with the amount of data centers allowed in the city due to the amount of water and electricity these data centers use on a daily basis to stay cool for item nine.

Chairperson Smith recessed the Briefing Session at 6:21 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
Commissioner Frank Gonzalez
Commissioner Tai Jones-Chapman
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina
Commissioner Malcom Chakery

ABSENT
Vice- Chairperson John Fedorko
Commissioner Christopher Okoli

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 December 9, 2025, P&Z meeting

   Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-25-10-0043 - Site Plan - Highway 161 Mixed Use (City Council District 2). Site Plan for a multi-tenant building for general retail and restaurant uses on 5.72 acres. Lot 2R1, Block A, 161 Toll Road Retail Corners Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-294 District, within the SH 161 and the IH 20 Corridor Overlay Districts, and addressed as 3580 S Hwy 161

   Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated the applicant intends to construct a mix of restaurants, retail, and professional or medical offices on 5.7 acres in three phases. The first phase will consist of a 23,558 sq. ft. development to house a mix of restaurants on approximately 2.23 acres. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Varum Sharma 6299 Birdhill Ln Frisco TX., stepped forward representing the case.

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

PUBLIC HEARING

Planner Erin Scherer stated cases three and four are companion items and they would be presented together.

3. CPA-25-12-0024 - Comprehensive Plan Amendment - Hill Street Native Gardeners (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map designation from Low Density Residential to Commercial/Retail/Office on approximately 1.57 acres. Tracts 15, 16, 17, and 18, McKinney and Williams Survey, Abstract No. 1003, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four (SF-4) District and General Retail (GR) District, and addressed as 300, 306, 312, and 314 Hill St

4. ZON-25-12-0042 - Zoning Change - Hill Street Native Gardeners (City Council District 5). Zoning Change from Single Family-Four (SF-4) District and General Retail (GR) District to a Planned Development District for General Retail uses on approximately 1.57 acres. Tracts 15, 16, 17, and 18, McKinney and Williams Survey, Abstract No. 1003, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four (SF-4) District and General Retail (GR) District, and addressed as 300, 306, 312, and 314 Hill St

   Planner Erin Scherer presented the case report for item three and gave a power point presentation. She stated the applicant is requesting a zoning change to construct a new plant nursery. 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. However, the requested change is generally consistent with the existing zoning to the east and south. 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 four and gave a power point presentation. She stated the purpose of the request is to create a Planned Development (PD) for General Retail Use to facilitate the development of the site as a plant nursery. The subject property has a split zoning of General Retail (GR) to the east and Single Family-Four (SF-4) to the west. A plant nursery is allowed by right in the GR zoning but is not permitted in the SF-4 zoning. The applicant wishes to create a PD for General Retail use so that the site can be developed under the new PD. The applicant is requesting a variance to the required masonry screening wall along property lines adjacent to single family residentially zoned properties to construct a wooden fence instead.

   Staff is unable to support the zone change because the proposed use does not align with the Future Land Use Map. However, a portion of the property is currently zoned General Retail, and requested change is generally consistent with the existing zoning to the east and south.

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 this request, staff recommends the following conditions:

1. *The following land uses shall be prohibited: (Alcohol) Packaged Beer & Wine Sales for Off-Premises Consumption, Convenience Stores With/Without Gas Sales, Smoking Lounge, and Smoke Shop.*
2. *Development of the site as a plant nursery shall not require City Council approval of a Site Plan if all UDC requirements are met.*
3. *A six to eight foot tall horizontal board on board wooden screening fence may be constructed along the west property line of 314 Hill St and the north property line of 314, 306, and 300 Hill St instead of a masonry screening wall.*

Chairperson Smith asked staff to read the opposition letters for the record. Ms. Scherer read the opposition letters. Applicant Sonja Spray 400 N Ervay St #602 Dallas TX., stepped forward representing the case. She stated her business is currently in Arlington Texas and would like to relocate to be more centrally located and closer to IH 30. Commissioner Chapman asked if the applicant would consider the height of the fence to be between eight to ten feet tall. Ms. Spray stated yes, that is not a problem. Lisa Arnold 301 Crescent Dr Grand Prairie TX., stepped forward to speak in support of the request. She stated she would appreciate a taller fence to prevent the view of her backyard and suggested for the planned development to include prohibition of variety stores, restaurants and barber/beauty shops. Commissioners discussed the height of the fence and the visibility issues to the surrounding residential homes. Commissioner Chapman asked if the applicant plans to keep the current vegetation along the property. Ms. Spray stated they plan to keep as many healthy trees as possible but will remove some invasive privet. Jared Stroel 3540 E Broad St Ste 120-251 Mansfield TX., stepped forward representing the case.

Motion made by Commissioner Adhikari, Seconded by Commissioner Gonzalez to close the public hearing and approve items three and four per staff recommendations and amend condition three to an eight-to-ten-foot fence. The motion carried unanimously.

Planning and Development Assistant Director Savannah Ware stated cases five and six are companion items and they would be presented together.

5. ZON-25-09-0036 - Zoning Change/Concept Plan - Flex-N-Gate (City Council District 4). Zoning Change from PD-55 for Commercial Uses to Planned Development for Light Industrial Uses on 18.32 acres. Lot 1, Block C, Great Southwest Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-55, within the IH 20 Corridor Overlay District, and addressed as 2155 W IH 20

6. SUP-25-10-0042 - Specific Use Permit - Flex-N-Gate (City Council District 4). Specific Use Permit for Outside Storage (Accessory) for an existing office/warehouse on 18.32 acres. Lot 1, Block C, Great Southwest Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-55, within the IH 20 Corridor Overlay District, and addressed as 2155 W IH 20

Planning and Development Assistant Director Savannah Ware presented the case report for item five and gave a power point presentation. She stated The purpose of the request is to rezone the property from Planned Development District No. 55 for Commercial Uses to a Planned Development District for Light Industrial Uses. The applicant currently has a Certificate of Occupancy for Warehouse/Storage of automotive parts and wishes to modify operations to include light manufacturing and assembly, which are not allowed under the existing zoning. The proposed Planned Development District establishes Light Industrial as the base zoning district. If the request is approved, allowable uses will be in accordance with the uses listed for Light Industrial in Article 4 of the Unified Development Code (UDC). The proposed development standards allow a chain link fence with slats made out of high-density polyethylene as screening for outside storage. The UDC requires a Type 1 or Type 3 fence for outside storage, depending on the location of the storage and adjacent land uses. The applicant is requesting a Specific Use Permit for Outside Storage (Accessory Use) at this location. This request is under concurrent review as Case No. SUP-25-10-0042. If the development standards proposed with the zoning change request are approved by City Council, a chain link fence with slats will be allowed to screen the proposed outside storage. The Development Review Committee (DRC) recommends approval.

Planning and Development Assistant Director Savannah Ware presented the case report for item six and gave a power point presentation. She stated the purpose of the request is to obtain approval of a Specific Use Permit authorizing outside storage as an accessory use on the subject property. The Unified Development Code requires approval of a Specific Use Permit for outside storage as an accessory use when located within 300 feet of residential zoning or within a Corridor Overlay District. The proposal requires a Specific Use Permit because it is within the IH 20 Corridor Overlay District. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties; and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative consequences.

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

1. *The outside storage area shall be limited to the areas shown in red on the attached site plan. Outside storage shall not occur west of the fire lane.*
2. *The outside storage area shall be at least 210 ft. from the front property line in an effort to minimize the visible impact of the metal racks when travelling along the IH-20 frontage road.*
3. *The applicant shall obtain a building permit prior to the installation of the high-density polyethylene slats on the chain link fence.*
4. *The applicant shall install the high-density polyethylene slats on the existing fence within three months of City Council approval of the Specific Use Permit.*

Commissioner Gonzalez asked if the outside storage is allowed by right. Ms. Ware stated it's allowed with City Council approval of the Specific Use Permit (SUP). Commissioner Chakery stated concern about the noise complaints from the forklifts. Commissioner Chapman spoke on

historical events where there were complaints about the outside storage. Ms. Ware stated the property in reference is the adjacent property and is also owned by the applicant and they are currently in compliance. The proposed request is for a different property. Commissioner Luckey-Vaughn asked if staff received any opposition letters. Ms. Ware stated none were received in writing. Applicant Tommy Mann 2728 N Harwood Dallas TX., stepped forward representing the case and gave a power point presentation. He stated he has been representing Flex-N-Gate since they arrived in Grand Prairie back in 2017. Initially they started off with about 500 employees but since then the business has grown dramatically and they now have around 1400 employees, of which about 700 of them are Grand Prairie residents. They have now leased the proposed building to the north. They have worked with staff for several years trying to resolve neighbors' concerns while still operating customer demands in the manner that is least impactive to the residents. Deborah Johnston 1651 Ernie Ln Grand Prairie TX., stepped forward in opposition of this request. She spoke on the noise complaints on the Flex-N-Gate building off Bardin Rd and Matthew Rd. Matthew Workman 4418 Gathering Pl Grand Prairie TX., noted support of this request. Lisa Arnold 301 Cresent Dr Grand Prairie TX., noted opposition of this request. Chairperson Smith asked the applicant why not store the racks inside the new building. Don Cumming 2150 Bardin Rd Grand Prairie TX., stepped forward in support of this request. He stated they cannot store the racks in the new building because there isn't any room in the building for them. Their goal is to propose something that allows them to come into compliance, minimal impact to the neighborhood, and allows them to keep the business and jobs in Grand Prairie.

Motion made by Chairperson Smith, Seconded by Commissioner Luckey-Vaughn to close the public hearing and approve items five and six per staff recommendations and in addition to a one-year SUP review. The motion carried unanimously.

7. VCC-25-11-0004 - Unified Signage Plan - Rosa's Cafe Monument Signs (City Council 2). Unified Signage Plan for a retail development within the SH 161 Corridor. Lot 1-4, Block A, Bobby Cox Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-143, and addressed as 1525, 1545, 1555, and 1565 Mayfield Rd

   Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated the applicant is proposing signs that require variances to the requirements in the Unified Development Code (UDC). Variances to signage requirements are reviewed and considered by a Unified Signage Plan when the request involves more than one sign or is intended for new development. The applicant is proposing a Unified Signage Plan that includes three multi-tenant monument signs and two single-tenant monument signs. The signage plan is for a development that is about 8.58 acres in the SH 161 Corridor. The development includes Rosa's Cafe site and three adjacent lots that have been platted and intended to be developed for Restaurant and Retail uses. The three multi-tenant monument signs are intended to serve the entire development. This Unified Signage Plan allows for integrated branding across all four lots, specifically enabling the off-premise advertisement of Rosa's Café on shared signage located throughout the remaining restaurant and retail sites. Additionally, the applicant will provide landscaping for the monument in accordance with the requirements set forth in UDC Article 9.

The applicant is requesting the following variances:

1. *Maximum Area for Multi-Tenant Monument Signs – Variance to the maximum area of 100 sq. ft. to allow an area of 149 sq. ft. for sign M3.*
2. *Masonry Cladding – Variance to the requirement that sign cabinets be clad in masonry to allow sign cabinets for all monument signs to be clad in pre-finished or textured metal.*
3. *Multiple Signs on Single Frontage – Variance to sign spacing requirements to allow a multi-tenant monument sign (M1) and a single-tenant monument sign (M5) on a single street frontage.*

Staff is unable to recommend approval of the request because it does not meet UDC requirements. However, staff notes that the plan will provide for coordinated and uniform signage for the 8.58-acre, multi-phase development.

Rosa's Café Architect Ken Taft 4056 Shore Front Dr Fort Worth TX., stepped forward representing the case. Dylan Feaster 5505 High Bank Rd Fort Worth TX, stepped forward in support of this request and was available for any sign questions.

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

8. ZON-25-12-0041 - Zoning Change – 3301, 3305, and 3315 ELLIS DR (City Council District 1). Zoning Change from Single Family-One (SF-1) to Light Industrial (LI) on 2.29 acres. Tracts 21, 17, & 17.1, John C. Ready Survey, Abstract No.1183, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) District, within the 161 Corridor Overlay District, and addressed as 3301, 3305, & 3313 Ellis Dr

   Planner Salvador Gonzalez presented the case report and gave a power point presentation. He stated the purpose of the request is to rezone the existing three lots from Single Family-One (SF-1) residential zoning district to Light Industrial (LI) zoning district. If the zoning change is approved, any future development must comply with all LI development standards. The Development Review Committee (DRC) recommends approval.

   Jose Martinez 1533 Enchanted Ln Lancaster TX., stepped forward representing the case.

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

9. ZON-25-12-0043 - Zoning Change/Concept Plan - Goodland Data Center (City Council 6). Zoning Change from Agriculture (A) and PD-454A to a Planned Development District for Light Industrial, including Data Center uses. 1,452.43 acres generally located west of HWY 287, south of Prairie Ridge Blvd, all or portions of Parcel IDs 190600, 181262, 242136, 261509, 261512, 308655, 179561, 277740, 186391, 179552, 193077, 179637, 275132, 291089, 192959, 199203, and 192956, City of Grand Prairie, City of Grand Prairie ETJ, Ellis County, Texas, and addressed as 881 Miller Rd

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant wishes to rezone the subject parcels to expand the existing boundary of a Planned Development District (PD) for Light Industrial, including Data Center uses. This request adds an 8.00-acre tract of land to the PD. The Development Review Committee (DRC) recommends approval.

Deborah Johnston 1651 Ernie Ln Grand Prairie TX., stepped forward in opposition of this request. She stated she hopes the city is doing their research on the data centers.

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

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 8:16 p.m.

Cheryl Smith, Chairperson

ATTEST:

Frank Gonzalez, Secretary