CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, June 09, 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 *(entered meeting at 5:50 p.m.)*
Commissioner Michelle Madden
Commissioner Christopher Okoli
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina

ABSENT
Commissioner Frank Gonzalez
Commissioner Tai Jones-Chapman

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases.

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 Michelle Madden
Commissioner Christopher Okoli

Commissioner Tai Jones-Chapman
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina

ABSENT
Commissioner Frank Gonzalez

Commissioner Chapman led the Invocation.

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

1. Approval of Minutes of the May 12, 2025, P&Z meeting

   Approved on Consent Agenda

PUBLIC HEARING

Assistant Director Savannah Ware presented cases two and three together.

2. CPA-25-05-0007 - Comprehensive Plan Amendment - Single Family Attached (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map designation from Low Density Residential to Medium Density Residential. Lot 10-R, Block 101, Galveston Addition, formerly Lot 10 and west portion of Lot 9, Block 101, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-6, and addressed as 2033 Galveston St

3. ZON-25-04-0012 - Zoning Change - Single Family Attached Zoning (City Council District 1). Zoning Change from Single Family Six (SF-6) to Single Family Attached (SF-A). Lot 10-R, Block 101, Galveston Addition, formerly Lot 10 and west portion of Lot 9, Block 101, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-6, and addressed as 2033 Galveston St

   Assistant Director Savannah Ware presented the case report for item two and gave a power point presentation. She stated the purpose of this request is to change the Future Land Use Map (FLUM) from Low Density Residential to Medium Density Residential to accommodate a proposed change in the property's zoning. The applicant has a concurrent application requesting a zoning change from Single Family Six (SF-6) to Single Family Attached (SF-A). Staff is unable to support the zoning change because the proposed use does not align with the

Future Land Use Map. Please note, the FLUM designation is not the zoning of the property, it is the recommended land use for future development per the City's comprehensive plan.

Assistant Director Savannah Ware presented the case report for item three and gave a power point presentation. She stated the purpose of the request is to rezone the property from SF-6 to SF-A. The applicant desires to construct two single family attached units at 2033 Galveston St. Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map (FLUM). Please note, the FLUM designation is not the zoning of the property, it is the recommended land use for future development per the City's comprehensive plan.

Tabitha Lee 4619 Marseille Dr Arlington Tx., stepped forward representing the case. She stated the lot has been in her family for a long time and she is now the owner and wishes to build a duplex on the lot to rent. She mentioned that there was a duplex on this lot many years ago but currently there are a few duplexes around the neighborhood. Commissioners discussed the need for more affordable housing as the city grows.

Motion made by Commissioner Fedorko, Seconded by Commissioner Chapman to close the public hearing and approve item two. The motion carried 7-1 with Adhikari in opposition.

Motion made by Commissioner Fedorko, Seconded by Commissioner Luckey-Vaughn to close the public hearing and approve item three. The motion carried 7-1 with Adhikari in opposition.

4. ZON-25-04-0014 - Zoning Change/Concept Plan - 826 Forest Oaks (City Council District 2). Amendment to Planned Development-152 District to modify the development standards for the construction of a single-family home on 0.08 acres. A portion of Lot 7, Block 14, Greenwood Addition No. 2, Phase 2, City of Grand Prairie, Dallas County, Texas, zoned PD-152 and addressed as 826 Forest Oaks Dr

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the purpose of this request is to amend the existing Planned Development District No. 152 to allow for the construction of a new single-family home. The eastern portion of the lot was sold by metes and bounds to the adjacent property owner, and as a result, this property is undevelopable under the existing PD standards.

The applicant is requesting the following variances. These would only apply to the subject lot.

1. *Minimum Living Area – The applicant is requesting a variance from the minimum living area of 1,400 sq. ft. to allow a minimum living area of 1,289 sq. ft.*
2. *Minimum Lot Area – The applicant is requesting a variance from the minimum lot area requirement of 4,400 sq. ft. to allow a minimum lot area of 3,520 sq. ft.*
3. *Minimum Lot Width – The applicant is requesting a variance from the minimum lot width requirement of 40 ft. to allow a minimum lot width of 30 ft.*
4. *Minimum Front Yard Setback – The applicant is requesting a variance from the minimum front yard setback of 20 ft. to allow a minimum front yard setback of 19.1 ft.*

5. *Minimum Side Yard Setback – The applicant is requesting a variance from the minimum side yard setback of 8 ft. to allow a minimum side yard setback of 7 ft.*
6. *Garage Parking Spaces – The applicant is requesting a variance from the minimum garage parking requirement of two garage parking spaces to allow one garage parking space.*

The Development Review Committee (DRC) recommends approval. Development of the subject lot is restricted due to its existing dimensions.

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

5. ZON-25-05-0020 - Zoning Change/Concept Plan - PD for General Retail (City Council District 4). Zoning Change from single family use to a Planned Development District for General Retail Use and a Concept Plan depicting a retail development on 2.59 acres. Lot 2R, Block 1, Jai Addition, City of Grand Prairie, Tarrant County, Texas, zoned for single family use, and addressed as 2800 W Camp Wisdom Rd

Assistant Director Savannah Ware presented the case report and gave a power point presentation. She stated the purpose of the request is to rezone the property to a Planned Development for General Retail use so that the zoning will reflect the existing development and approved site plan for the property. The City received a court ruling that the zoning of the property was for single family use. The Development Review Committee (DRC) recommends approval.

Jewel Chowdhury Frisco TX., stepped forward representing the case.

Oppositions letters received were read for the record.

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

6. ZON-25-04-0016 - Zoning Change/Concept Plan - Residences 3000 Bardin (City Council District 4). Amendment to PD-140 to add Multi-Family as an allowable use and establish the dimensional standards for MF-3 development. Lot A1A, Block 3 Sheffield Village Phase 4, 5&6 Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the IH-20 Corridor Overlay District, and addressed as 3000 W Bardin Rd

Assistant Director Savannah Ware presented the case report and gave a power point presentation. She stated the purpose of the request is to amend PD-140 to add Multi-Family as an allowable land use and establish the development standards for multi-family development. The existing development was developed under PD-140 which allows Condominiums. The development was not intended to be a "for rent" multi-family apartment complex but rather that the dwelling units be individually owned. The property has been operating as an apartment use. The applicant wishes to update the zoning to bring the property into compliance. The Development Review Committee (DRC) recommends approval.

David Drumm 901 Main St Ste 5500 Dallas TX., stepped forward representing the case. Commissioner Fedorko asked the applicant's representative if they met the City Council-approved conditions. Mr. David Drum stated that the condominium regime has been recorded and legally established as a condominium despite how many units had been conveyed. Mr. Drumm confirmed that his client owns all of the units under the condominium's structure and is renting them out. Commissioners discussed the difference between condominiums for sale and apartments for rent and the ramifications for running a business differently from what was approved by City Council. Commissioner Chapman read a definition for condo – A condo, short for condominium, it's a type of residential property where individually units are separately owned, but owners share common areas and pay fees to maintain them.

Motion made by Chairperson Smith, Seconded by Commissioner Fedorko to close the public hearing and deny item six per DRC recommendations. The motion carried unanimously.

7. ZON-25-04-0009 - Zoning Change/Concept Plan - Rock Island Industrial (City Council District 1). Zoning Change from Planned Development-462 for Light Industrial Use to Planned Development for Light Industrial Use and to adopt an additional Concept Plan for Office/Warehouse development on 15.94 acres. Tracts 47, 47.1, 47.2 and 47.3, out of John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned PD-462, within the SH 161 Corridor Overlay District, and addressed as 3433 Hardrock Rd

Senior Planner June Sin presented the case report and gave a power point presentation. She stated this request is to adopt an additional concept plan for the existing Planned Development for Light Industrial use. The proposed concept plan depicts two speculative office/warehouse spaces with truck courts facing Hardrock Rd.

The applicant is requesting the following variances, which were approved by City Council under PD-462.

1. *Landscape Buffer – A variance to allow reduction of the required 30 feet of landscaping to provide 15 feet along SH 161 and 20 feet along Hardrock Road as depicted in the concept landscape plan.*
2. *Truck Docks along Hardrock – A variance to allow truck docks to face Hardrock Road, which is prohibited per Appendix X.*
3. *Wing Wall Height Reduction – A variance to allow the reduction of the wing wall height from 25 feet to 14 feet.*
4. *Parking Maximum – A variance to allow 166 parking spaces to exceed the parking maximum of 104 spaces.*

Staff recommends approval with the following conditions:

1. *Driveway design and locations must be approved by the Transportation and Mobility Services Department prior to the Site Plan being presented to the Planning and Zoning Commission (P&Z).*
2. *Parking spaces shall be provided per the requirements in Appendix X and Article 10 of the UDC.*

3. *A line-of-sight drawing shall be provided during the Site Plan process to confirm that the height of the wing walls will exceed the height of the trucks parked in the truck dock areas.*
4. *A noise study must be approved by the Public Health and Environmental Quality (PHEQ) prior to the Site Plan being presented to the Planning and Zoning Commission (P&Z).*
5. *A drainage study or detention shall be provided to show no adverse impact on other properties, the receiving creek, and existing drainage infrastructure prior to the Site Plan being presented to the Planning and Zoning Commission. 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.*
6. *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.*

Jonathan Tooley 2125 Bardin Rd Grand Prairie TX., stepped forward representing the case. Will Bohls 4925 Greenville Ave Ste 1200 Dallas TX., noted support of the request. Commissioner Fedorko inquired about the width of Hardrock Rd. and asked if it would withstand the future truck traffic. Mr. Tooley stated they do anticipate dedicating some right-of-way expansion on the road with this development. Transportation Planner Brett Huntsman stated the city envisions Hardrock being a 4-lane undivided road in the future.

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

Assistant Director Savannah Ware presented cases eight and nine together.

8. CPA-25-05-0010 – Comprehensive Plan Amendment – Echelon Grand Prairie (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) designation from Open Space/Drainage to High Density Residential on approximately 8.34 acres. A portion of Tract 1.3 of Abstract No. 126 and Abstract No. 1699 and a portion of Tract 1, W. H. Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, zoned PD-288 and PD-29, within the SH 161 and IH 20 Corridor Overlay Districts, and addressed as 13 Sara Jane Pkwy and 2000 IH 20

9. ZON-25-04-0018 - Zoning Change/Concept Plan - Echelon Grand Prairie (City Council District 2). Zoning Change from PD-288 for Multi-Family and PD-29 for Special Complex including apartments to a Planned Development District for Multi-Family Use and a Concept Plan for a multi-family development on 31.065 acres. Tract 2.4 of C D Ball Survey, Abstract No. 1699, a portion of Tract 1.3 of Abstract No. 126 and Abstract No. 1699, and a portion of Tract 1, W H Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, zoned PD-288 and PD-29, within the SH 161 and IH 20 Corridor Overlay Districts, and addressed as 13 Sara Jane Pkwy, 24 Crossland Pkwy, and 2000 IH 20

Assistant Director Savannah Ware presented the case report for item eight and gave a power point presentation. She stated the purpose of this request is to change the Future Land Use Map (FLUM) from Open Space/Drainage to High Density Residential to accommodate a proposed change of the property's zoning. The applicant has a concurrent application

requesting a zoning change from Planned Development-288 for Multi-Family and PD-29 for Special Complex including apartments to a Planned Development for Multi-Family. The FLUM designation for the property is High Density Residential and Open Space/Drainage. Staff recommends approval of this request and notes that multi-family is currently allowed by the existing zoning and most of the site already has a FLUM designation of High Density Residential. 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.

Assistant Director Savannah Ware presented the case report for item nine and gave a power point presentation. She stated the applicant is proposing to construct 343 multi-family units on 31.065 acres. The property is currently split-zoned between two planned development districts that both allow multi-family. The purpose of the request is to rezone the property to a single zoning district and adopt a Concept Plan. Staff recommends approval of this request noting that the current zoning allows multi-family by right and that the majority of the property has a FLUM designation of High Density Residential.

Commissioner Madden asked if the buildings be four stories. Ms. Ware stated no and indicated that four of the building off of Sara Jane Pkwy will be four stories. Ashley Bedell 401 Pennsylvania Pkwy Indianapolis IN., Daniel Box 2728 N Harwood Ste 500 Dallas TX., stepped forward representing the case and gave a PowerPoint presentation.

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

Motion made by Commissioner Madden, Seconded by Commissioner Okoli to close the public hearing and approve item nine per DRC recommendations and granting the additional height but the number of stories shall not exceed four. The motion carried unanimously.

10. TAM-25-05-0002 - Text Amendment - Article 4, Section 16: Lodging Facilities. An Ordinance of the City of Grand Prairie, Texas, amending Article 4, Section 16: Lodging Facilities of the Unified Development Code; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and Establishing the Effective as the Date of Passage and Approval

Assistant Director Savannah Ware presented the case report and gave a power point presentation. She stated the Unified Development Code establishes minimum amenity standards for all lodging facilities within the city. In 2018, amenity standards were established that required hotels/lodging facilities to have pools with a water surface area of at least 3,000 sq. ft. Upon review, it has been noted that the required size, typical of some Olympic size pools, may be excessive. Since 2018, multiple variances have been approved, lowering the requirement for most hotels. Generally, City Council has allowed an average pool size of 700 – 1000 sq. ft. To address this variance issue, staff proposes a minor amendment to the amenity pool requirement to lower the minimum size required based on prior approvals. The proposed amendment will lower the minimum size requirement from 3,000 sq. ft. to 1,000 sq. ft.

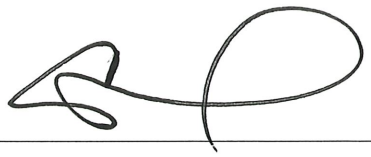
This text amendment will accomplish the following:

1. *Minimize the number of variances requested.*
2. *Establishes a reasonable pool size standard based on the hotel market.*
3. *Establishes clearer requirements for required lodging amenities.*

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

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:48 p.m.



Cheryl Smith, Chairperson

ATTEST:



Michelle Madden, Secretary