CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, August 25, 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 (entered meeting at 5:40 p.m.)
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari (entered meeting at 5:36 p.m.)
Commissioner Victor Medina
Commissioner Malcom Chakery

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioner Chakery asked if public hearing notices we sent out to the surrounding property owners for item two. Mrs. Siddiqui stated yes. Chairperson Smith voiced disappointment with the decision not to move forward with a recreation center at this location for item four. Commissioners discussed the new changes to state law (SB840 and SB 15) and how it will affect future development.

6:30 PM Council Chambers

REGULAR MEETING

Chairperson Smith called the meeting to order at 6:32 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
Commissioner Malcom Chakery

Commissioner Luckey-Vaughn 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 August 11, 2025, P&Z meeting

   Approved on Consent Agenda

PUBLIC HEARING

2. ZON-25-06-0021 - Zoning Change - Funeral Home at 310 SW 3rd (City Council District 5). Zoning Change from Multi-Family One (MF-1) to a Planned Development District for Multi-Family One with a Funeral Home on 2.37 acres. Tract 60, McKinney & Williams Survey, Abstract No. 1003, and Tracts 14, 15, and 16, James G. Stevens Survey, Abstract No. 1674, City of Grand Prairie, Dallas County, Texas, zoned MF-1, and addressed as 310 SW 3rd Street

   Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated the purpose of the request is to create a Planned Development with the base zoning of Multi-Family One (MF-1) district and to add a Funeral Home as an allowed use. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

   Rene Sanchez 1951 S Story Rd Irving TX., stepped forward representing the case. Chairperson Smith asked if he had a follow up conversation with the citizen who stated a concern with the building next to her home. Mr. Sanchez stated yes, he got in contact with her and has come to an agreement with the removal of that particular building.

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

3. ZON-25-06-0022 - Zoning Change/Concept Plan – Lake Ridge One Planned Development District (City Council District 4). Zoning Change from Planned Development PD-267A General Retail Uses to a Planned Development District for more specific General Retail Uses and a Concept Plan with design standards. Lots 1 and 2, Block A, Lake Ridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-267A, within the Lake Ridge Corridor Overlay District, and addressed as 5531 and 5523 Lake Ridge Pkwy

Planning and Development Director Rashad Jackson presented the case report and gave a power point presentation. He stated the purpose of the request is to rezone the subject property to provide more detailed development regulations for future retail uses. The City of Grand Prairie, owner of the subject property, intends to rezone the property so that any future development is in line with the current character of the neighborhood area. The rezoning will set development goals for future development of the property. The proposed retail planned development (Lake Ridge One Planned Development) will require high-quality design and development standards from our Unified Development Code while also allowing for some flexibility for site-specific variations. In addition to the land use restrictions proposed by the planned development, the property may be further restricted by deed to remove the possibility of multifamily development on the property. The Planned Development Regulations include two general concept plans to be used for visual purposes. The goal of the concept plans is to show potential developers preferred layouts / ideas-based site conditions, general development in the area, and City Council goals. One concept plan proposes a single anchor-style retail building with parking, while the other proposes two strip center-style buildings on each lot similar to other retail buildings in the area. The Development Review Committee (DRC) recommends approval.

Chairperson Smith stated she would still like for a future development of a Recreation Center. Gilda Riley 2684 Grand Colonial St Grand Prairie TX., noted opposition to this request but didn't wish to speak. James Wilhite and Sara Wilhite, 3120 Meseta Grand Prairie TX., noted opposition to this request but didn't wish to speak. Teresa Aguilar, 2668 Fuente Grand Prairie TX., stepped forward in opposition of this request. She stated she is opposed to hybrid housing.

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

4. ZON-25-06-0023 - Zoning Change/Concept Plan - Lake Ridge Two Mixed Use Residential (City Council District 6). Zoning Change from Planned Development-298A for General Retail Uses to a Planned Development District allowing Single Family, Single Family-Townhome, Hybrid Housing (Build-to-Rent) and General Retail development. Tracts 1.1, 2.2, and 4, BBB & C RR Survey, Abstract No. 1700, Tracts 2B01B and 2B2, BBB & C RY Survey, Abstract no. 199, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-298A, within the Lake Ridge Corridor Overlay District, and addressed as 7566 Lake Ridge Pkwy, 1700 England Pkwy, 7315 Mansfield Rd, 7674 Arlington Webb Rd

Planning and Development Director Rashad Jackson stated City staff has received input from residents in the area, and based on that input, staff is withdrawing this request and modifying

the proposal to remove Hybrid Housing (Build-to-Rent) from the proposed uses. Staff will resend notifications and bring the modified request forward to the Planning and Zoning Commission on September 9, 2025, and City Council on September 16, 2025.

Teresa Braunschweing, 7218 Merlot PL Grand Prairie TX., noted support to this request but was not present to speak when called upon. Tishia N. Jordan, 6853 Shoreway Dr Grand Prairie TX., noted opposition to this request but didn't wish to speak. James Wilhite, 3120 Meseta Grand Prairie TX., stepped forward in opposition to this request. He stated concern with the constant infrastructure issues, overcrowding of the school district and the increase in crime with the current bars in the area. He spoke on the results of the survey that was conducted for the property and the citizens voted for a park/green space. Sara Wilhite, 3120 Meseta Grand Prairie TX., noted opposition to this request but didn't wish to speak. Teresa Aguilar 2668 Fuente Grand Prairie TX., noted opposition to this request but didn't wish to speak. Deborah Lawrence, 2932 Arbusto Grand Prairie TX., spoke on this request but didn't note support or opposition. Robert Barkers, 6915 Bridgemarker Dr, spoke on this request but didn't note support or opposition. He asked for a vision plan to be made for the south side and consider nearby citizens during the zoning. He stated that there are too many of same businesses in a concentrated area. No action was taken for this item as it was withdrawn.

5. CPA-25-07-0015 - Comprehensive Plan Amendment - 118 NE 11th St (City Council District 5). Amendment to change the Future Land Use Map designation from Commercial/Retail/Office to Low Density Residential on 0.659 acres. A portion of Lot 7, H. E. Jackson's Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, and addressed as 118 & 122 NE 11th St

6. ZON-25-07-0024 - Zoning Change - 118 NE 11th St (City Council District 5). Zoning Change from Commercial (C) to Single Family Attached (SF-A) on 0.659 acres. A portion of Lot 7, H. E. Jackson's Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, and addressed as 118 & 122 NE 11th St

Senior *Planner June Sin presented the case report for item five and gave a power point presentation. She stated the applicant is requesting a zoning change on the subject property from Commercial to Single Family Attached in order to construct a duplex. 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 staff notes the following findings:

1. *The site was previously used for a single-family residence.*
2. *The proposed use is generally compatible with existing land uses to the north of the subject property.*
3. *The subject property will require a replat prior to construction.*

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.

Senior Planner June Sin presented the case report for item six and gave a power point presentation. She stated the purpose of the request is to change the zoning of the property from Commercial (C) to Single Family Attached (SF-A) to allow the construction of a duplex. The existing single family residence at 118 NE 11th St will remain.

Staff is unable to support the amendment because the proposed use does not align with the Future Land Use Map. However, staff notes the following findings:

1. *The site was previously used for a single-family residence.*
2. *The proposed use is compatible with existing land uses to the north and south of the subject property.*
3. *The subject property will require a replat prior to construction.*

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 condition:

1. *The applicant shall plat the property and file it with the county before the issuance of any building permits.*

Motion made by Commissioner Adhikari, Seconded by Commissioner Gonzalez to close the public hearing and approve items five and six with the recommended condition. The motion carried unanimously.

7. CPA-25-07-0014 - Comprehensive Plan Amendment - 1106 W Shady Grove Rd (City Council District 1). Amendment to change the Future Land Use Map designation from Commercial/Retail/Office to Light Industrial on 2.02 acres. Tracts 6, 7, 8, 8.1, 9 & 9.1, John Spoon Survey, Abstract No.1326, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) District, within 161 Corridor Overlay District, and addressed as 3301 & 3305 Hardrock and 1102 & 1106 W Shady Grove Rd

8. ZON-25-07-0025 - Zoning Change - 1106 W Shady Grove Rd (City Council District 1). Zoning Change from Single Family-One (SF-1) to Light Industrial (LI) on 2.02 acres. Tracts 6, 7, 8, 8.1, 9 & 9.1, John Spoon Survey, Abstract No.1326, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) District, within 161 Corridor Overlay District, and addressed as 3301 & 3305 Hardrock and 1102 & 1106 W Shady Grove Rd

Senior *Planner June Sin presented the case report for item seven and gave a power point presentation. She stated the applicant is requesting a zoning change to construct an industrial warehouse. 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 matches the predominant use of the area. 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.*

Senior Planner June Sin presented the case report for item eight and gave a power point presentation. She stated the purpose of the request is to change the zoning of the property from Single Family-One (SF-1) to Light Industrial (LI) to allow the applicant to develop the property under the Light Industrial zoning district regulations. Staff is unable to support the amendment because the proposed use does not align with the Future Land Use Map. However, the requested change matches the predominant use of the area. Please note, that FLUM designation is not the zoning of the property, it is the recommended land use for future development per the City's comprehensive plan.

Jim Dewey 2500 Texas Dr Ste 100 Irving TX., stepped forward representing the case. He stated his client would like to relocate his current business in Irving to Grand Prairie because he feels this is a better location for transportation and many other reasons. He will only store products that will be used for his business and there will not be any retail sales. Commissioner Fedorko stated concern about adjacent residence and hope they consider informing the residents of the incoming business.

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

9. TAM-25-08-0003 - Text Amendment. An Ordinance of the City of Grand Prairie, Texas, amending portions of Article 1: General Provisions and Procedures, Article 4: Permissible Uses, Article 6: Density and Dimensional Requirements, Article 7: Special Districts, Article 10: Parking and Loading Standards, Article 12: Subdivision and Utilities, Article 13: Building Permits & Construction, Article 16: Site Plan Approval, Article 22: Fee Schedule, Article 23: Master Transportation Plan, Article 26: Mobile/Manufactured/Modular Home and Recreational Vehicle Regulations, Article 30: Definitions, and Appendix W: Residential Development Standards, of the Grand Prairie Unified Development Code (UDC) for the purposes of aligning the UDC with recent changes to state law related to mixed used residential and multifamily development rights; zoning protests and notice requirements; regulation of home-based businesses; small residential lot development rights ("tiny lots"); HUD-Code manufactured housing; approval of land use assumptions, capital improvement plans, and impact fees; and regulation of the conversion of office buildings or non-residential buildings to mixed-use and multifamily residential uses; 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

   Assistant Director Savannah Ware presented the case report and gave a power point presentation. The purpose of this request is to amend articles of the Unified Development Code (UDC) to align the UDC with recent changes to state law. The following table summarizes the bills and highlights corresponding updates to the UDC. The complete proposed changes to the UDC are shown in Exhibit A – UDC Changes. The Development Review Committee (DRC) recommends approval.

   Chairperson Smith applauded Assistant Director Savannah Ware and staff for all the hard work and noted how important it is for the city.

Motion made by Chairperson Smith, Seconded by Commissioner Adhikari 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 7:44 p.m.

Cheryl Smith, Chairperson

ATTEST:

Frank Gonzalez, Secretary