CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, July 14, 2026 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 6:00 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice-Chairperson John Fedorko
Commissioner Tai Jones-Chapman
Commissioner Janie Mendez-Adhikari
Commissioner Kenneth Presley Jr.

ABSENT
Commissioner Frank Gonzalez
Commissioner Victor Medina
Commissioner Malcom Chakery
Commissioner Christopher Okoli

Executive Session

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Chairperson Smith stated traffic concerns for item seven. Transportation Planner Brett Huntsman stated this development does not meet the threshold to require a Traffic Impact Analysis.

Chairperson Smith recessed the Briefing Session at 6:36 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 6:45 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice-Chairperson John Fedorko
Commissioner Tai Jones-Chapman
Commissioner Janie Mendez-Adhikari
Commissioner Kenneth Presley Jr.

ABSENT
Commissioner Frank Gonzalez
Commissioner Victor Medina
Commissioner Malcom Chakery
Commissioner Christopher Okoli

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

1. Approval of Minutes of the June 23, 2026, P&Z meeting

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

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

2. ZON-26-05-0014 - Zoning Change/Concept Plan - Goodland Riverbend (City Council District 6). Zoning Change from Agricultural (A) District and PD-475 to a Planned Development District for Mixed Use, Mixed Residential Use, Commercial Use, and Open Space on 191.13 acres. Generally located west of S Hwy 287, and north of Lakeview Drive, all or portions of Parcel IDs 192557 and 303394, out of W. M. Gardner Survey, Abstract No. 403, R. K. Wines Survey, Abstract No. 1178, and J. D. Elis Survey, Abstract No. 1274, zoned Agricultural (A) District and PD-475, City of Grand Prairie and City of Grand Prairie ETJ, Ellis County, Texas

   Motion made by Commissioner Adhikari, Seconded by Commissioner Fedorko to close the public hearing and table item two to the next P&Z meeting of 07-28-2026. The motion carried unanimously.

ITEMS FOR INDIVIDUAL CONSIDERATION

3. STP-26-05-0008 - Site Plan - Oncor Oakdale Substation (City Council District 1). Site Plan to construct a new Electric Substation on 9.40 acres. Lot 1, Block 1, West Oakdale Addition, City of Grand Prairie, Dallas County, zoned PD-326 & Light Industrial (LI) Districts, within the SH 161 Corridor Overlay, and addressed as 1650 W Oakdale Rd

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the purpose of the request is to obtain Site Plan approval for a new electric substation on 9.40 acres. Site Plan approval is required for Light Industrial projects. The purpose of the Site Plan review is to ensure compliance with the requirements of the Unified Development Code (UDC).

The applicant is requesting the following variances:

1. *Height Requirement – Variance from the 50 ft. height requirement to allow the height of the tower to be 65 ft.*
2. *Minimum Landscape Requirement – Variance to the minimum landscaping required to allow no landscaping along Oakdale Lane and West Oakdale Road.*
3. *Pavement – Variance to the minimum paving requirements to allow gravel as a base material for the electrical equipment pad and a gravel driveway. Article 10 of the Unified Development Code (UDC) states that all off-street access drives, fire lanes, and parking lots shall be concrete and constructed to the minimum standards in the UDC. This request is typical for substations and has been approved by City Council in the past.*

Ashton Miller, 777 Main St, Fort Worth TX., stepped forward representing the case. Chairperson Smith asked what proximity this substation would cover. Mr. Miller stated this will connect with the distribution feeders that do directly serve the residents of Grand Prairie. Commissioner Fedorko stated concern with the substation being next to residential homes and asked if they would be open to putting an 8 ft. masonry wall. Mr. Miller stated yes and they can provide an updated site plan in time for City Council.

Motion made by Commissioner Fedorko, Seconded by Commissioner Chapman to close the public hearing and approve item three as presented in addition to, adding an 8 ft. masonry wall on the eastern property line and an 8 ft. wood/masonry fence on the northern property line. The motion carried unanimously.

PUBLIC HEARING

4. SUP-26-06-0014 - Specific Use Permit - Tattoo & Body Piercing Studio at 2100 N Highway 360 (City Council District 1). Specific Use Permit for a tattoo and body piercing studio in an existing commercial lease space. Tract 1, G.S.C. Development Corporation Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and addressed as 2100 N Hwy 360, Suite 1100B

Planner Erin Scherer presented the case report and gave a power point presentation. She stated the applicant intends to operate an approximately 505 square foot tattoo and body piercing studio in an existing commercial lease space located at 2100 N Hwy 360. A tattoo and body piercing studio requires 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. The applicant is not requesting any variances.

Should the Planning and Zoning Commission recommend approval of this request, staff recommends the following condition:

1. *Operations shall adhere to Exhibit B – Operational Plan and Exhibit C – Floor Plan.*

Maya Sultana, 802 Burleson St. Grand Prairie TX., stepped forward representing the case. She stated there is something special about the City of Grand Prairie and she would love the opportunity to establish her business in this city because she loves the diversity the city offers and how strong the economic growth has become. Her goal is to create a professional and welcoming tattoo studio that emphasizes safety especially for women.

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

5. SUP-26-05-0009 - Specific Use Permit - Vics Mobile Auto Repair (City Council District 1). Specific Use Permit for an Auto Repair (Major) in a commercial lease space on 1.985 acres. Lot 19-RA, Block 4, Dalworth Hills Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 2337 Doreen Street, Suite 101

Motion made by Commissioner Smith, Seconded by Commissioner Fedorko to close the public hearing and table item five to the next P&Z meeting of 07-28-2026. The motion carried unanimously.

6. SUP-25-12-0047 - Specific Use Permit/Site Plan - Enfy Auto Sales (City Council District 5). Specific Use Permit for Auto Body Shop, Auto Paint Shop, Auto Body & Paint Shop, and Auto Dealer (Non-Franchise Used) on 1.005 acres Lots 29, 30, 31, 32 & 33, Block 1, Idlewild Heights Addition, City of Grand Prairie, Dallas County, Texas, zoned Heavy Industrial (HI) District, and addressed as 519, 521, 529, 533, & 537 Richardson Dr

Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated the purpose of this request is to obtain approval of a Specific Use Permit for an Auto Body Shop, Auto Paint Shop, Auto Body & Paint Shop, and Auto Dealer (Non-Franchise Used). These uses require the approval of a Specific Use Permit in the Heavy Industrial (HI) 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.

Should the Planning and Zoning Commission recommend approval of this request, staff recommends the following conditions:

1. *The Specific Use Permit (SUP) is contingent upon the final execution and recording of the License Agreement with the City for the right-of-way (ROW) use.*
2. *Prior to the issuance of a building permit or Certificate of Occupancy (CO), the subject property shall be platted into a single, unified lot.*

3. *Five of the seven parallel parking spaces located in front of the subject property, shall be reserved for visitor parking. Two of the seven parallel parking spaces may be used for employee parking. Additional employee parking spaces shall be located on the subject property.*
4. *Prior to the issuance of a building permit or Certificate of Occupancy (CO), the applicant shall submit a revised site plan that accurately reflects the designated parking allocations as detailed in the staff-provided Exhibit D – Parking Plan to the Planning and Development Department and Code Compliance Division.*
5. *If any future changes to operations occur that will impact the required parking spaces, the applicant/operator shall submit a revised site plan that accurately reflects the revised parking allocations to the Planning and Development Department and Code Compliance Division. Such changes in operation may include, but shall not be limited to, adding a tenant, increasing the area devoted to auto sales, expanding the building, or constructing additional service bays.*
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.*

Chase Nuziard, 1032 Rock Springs Dr. Burleson TX., stepped forward representing the case. He stated that his client feels that condition two would negatively impact him. Commissioner Chapman asked for clarification on condition two. Planning and Development Assistant Director Savannah Ware stated that staff is recommending for all five lots be replatted to one lot because currently it creates issues tracking violations and records across five different parcels. The Specific Use Permit provides a mechanism for staff to make the recommendation. Mr. Nuziard stated that if replatted and if his client would want to sale properties in the future then they would have to replat the property again and his client would like to avoid this. Commissioners deliberated the merits and drawbacks of condition two.

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

7. SUP-26-06-0012 - Specific Use Permit/Site Plan - Chipotle at 5303 Lake Ridge Pkwy (City Council District 4). Specific Use Permit and Site Plan for a restaurant with a drive-through on 0.937 acres. Portions of Lot 1-R1and Lot 2, Block 1, Lake Parks Retail Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-267A District, within the Lake Ridge Corridor Overlay District, and addressed as 5303 Lake Ridge Pkwy

Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated the applicant intends to construct a drive-through restaurant on 0.937 acres for Chipotle. A restaurant with a drive-through requires the approval of a Specific Use Permit (SUP). 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 applicant is requesting the following variances:

1. *Number of Parking Spaces – Variance to the maximum allowed parking space of 23 to allow 29 parking spaces.*

Should the Planning and Zoning Commission recommend approval of this request, staff recommends the following conditions:

1. *The applicant shall create an enhanced patio area with planters, integrated seating, and other elements to define the patio as an outdoor seating space. This will add visual interest to the front of the building and can count as alternative compliance for the Site Design & Building Orientation menu category.*
2. *The applicant shall provide concealed or recessed light fixtures in the canopy, soffit, and patio area. This will enhance the building design and outdoor area and can count as alternative compliance for the Site Design & Building Orientation menu category.*
3. *The applicant shall provide enhanced landscaping in an undulating pattern along the front row of parking to add visual interest and screen parked vehicles. Separately, additional shrub plantings should be provided along the south of the drive-through lane to screen the vehicle queue from Lake Ridge Pkwy. The additional plantings can count as alternative compliance for the Site Design & Building Orientation menu category.*
4. *The request does not meet Appendix F articulation requirements. The applicant shall provide enhancements to the building design to strengthen the pedestrian/customer experience and meet the articulation requirements in Appendix F of the UDC. The enhancements will ensure that the proposal meets the intent of Appendix F while staying consistent with Chipotle's architectural style. Possible enhancements could include:*
    - *Continue or extend the dark charcoal band that wraps around the building to create more horizontal and vertical visual interest.*
    - *Consider recessing or projecting the glazing to create more horizontal variation.*
    - *Strengthen the articulated public entrance by extending the canopy and thickening the fascia.*
    - *Introduce a different architectural material such as wood finish for the accent wall that can contrast with the proposed building materials.*
5. *Additionally, the applicant shall provide on-site bicycle racks to enhance local multi-modal infrastructure and support broader neighborhood connectivity, as envisioned in the transportation goals of the EPICenter Plan. This amenity will encourage active transportation and can count as alternative compliance under the Healthy, Smart, and Sustainable menu category.*

Will Frierson with JF Holdings, 3811 Turtle Creek Suite 1715 Dallas TX., stepped forward representing the case. He presented the commissioners with renderings of a newly developed restaurant in Arlington to provide a visual representation of what they are proposing at this location once completed. He continued by saying they could comply with the conditions one, two, four and five. Condition three will be hard to meet due to there not being sufficient

spacing to add landscape. Commissioners stated concerns with congestion of traffic on Lake Ridge Pkwy.

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

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 8:14 p.m.

Cheryl Smith, Chairperson

ATTEST:

Frank Gonzalez, Secretary