CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, August 11, 2026 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 5:54 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Commissioner Frank Gonzalez
Commissioner Janie Mendez-Adhikari
Commissioner Marketta Nimo
Commissioner Kenneth Presley Jr.

ABSENT
Vice- Chairperson John Fedorko
Commissioner Tai Jones-Chapman
Commissioner Malcom Chakery
Commissioner Christopher Okoli

Executive Session

There was no closed session.

Agenda Review

Staff provided commissioners with briefings on agenda cases, including relevant background and recommendations. Chairperson expressed concerns about increased traffic for item two. Staff explained that there is a shared access drive available. Chairperson Smith and Commissioner Nimo asked about existing tenants and any new tenants proposed for the property requesting a zoning change.

Chairperson Smith recessed the Briefing Session at 6:19 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 6:33 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice- Chairperson John Fedorko
Commissioner Frank Gonzalez
Commissioner Janie Mendez-Adhikari
Commissioner Marketta Nimo
Commissioner Kenneth Presley Jr.

ABSENT
Commissioner Tai Jones-Chapman
Commissioner Malcom Chakery
Commissioner Christopher Okoli

Commissioner Fedorko 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 July 28, 2026, P&Z meeting

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

ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-26-02-0005 - Site Plan - New retail at 3075 Claremont Dr (City Council District 4). Site Plan to construct a two-story retail building for commercial rental spaces and storage on 1.281 acres. Lot 1B, Block 1, Lodge Realty Addition No. 2, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within IH 30 Corridor Overlay District, and addressed as 3075 Claremont Dr

   Planner Hina Siddiqui 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 two-story 15,200 sq. ft. shell building with associated parking spaces. Site Plan approval is required for projects within a Planned Development zoning district and in a designated Corridor Overlay District. The purpose of the Site Plan review is to ensure compliance with the requirements of the Unified Development Code (UDC). The applicant is not requesting any variances.

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

1. *The applicant shall revise the building elevations so that stucco does not exceed 60% of the area on the east and west facades. The applicant shall provide staff with the revised plans prior to City Council consideration.*

Tommy Nguyen, 3075 Claremont Dr Grand Prairie TX., stepped forward representing the case. Chairperson Smith asked if there were any tenants proposed. The applicant explained that the owners would bring their medical practice to this location.

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

PUBLIC HEARING

Senior Planner June Sin stated the following cases three and four are companion items and would be presented together.

3. CPA-26-07-0010 - Comprehensive Plan Amendment - 300 SE 5TH ST (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from High Density Residential to Commercial/Retail/Office on 0.344 acres. Lot 1R, Block B, R. W. Bairds Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area and Two Family Residential Districts, and addressed as 300 SE 5th Street

4. ZON-26-07-0017 - Zoning Change - 300 SE 5TH ST (City Council District 5). Zoning Change from Central Area and Two-Family Residential Districts to Commercial (C) District on 0.344 acres. Lot 1R, Block B, R.W. Bairds Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area and Two-Family Residential Districts, and addressed as 300 SE 5th Street

Senior Planner June Sin presented the case report for item three and gave a power point presentation. She stated the applicant is proposing to change the zoning of the property from Central Area (CA) and Two Family Residential (2F) Districts to Commercial District. The purpose of this request is to amend the Future Land Use Map to align with the proposed zoning change.

Senior Planner June Sin presented the case report for item four and gave a power point presentation. She stated the purpose of the request is to rezone the property to Commercial (C) District. The property is currently zoned Central Area District and Two-Family Residential District. The applicant is not requesting any variances.

Commissioner Nimo asked for clarification about alcohol sales being allowed. Commissioner Presley expressed concern about how approving zoning changes could impact future residents. Ron Cornelius, 1608 N Hwy 161 Grand Prairie TX., noted his support for this item and stated that he was available for questions. He stated he is requesting for the zoning change to bring the current use into conformance. Chase Nuziard, 1032 Rock Spring Dr Burleson TX., stepped forward representing the case. Eleuterio Gomez, 414 SE Dallas Grand Prairie TX., noted his support for this item but didn't wish to speak. Commissioners discussed how approving zoning changes could impact future residents while also acknowledging the challenges the property owners face with the lot.

Motion made by Commissioner Adhikari, Seconded by Commissioner Smith to close the public hearing and approve items three and four. The motion carried 4-2 with Commissioner Nimo and Gonzalez voting against.

5. ZON-26-06-0016 - Zoning Change - 1435 W Polo Rd (City Council District 6). Zoning Change from Planned Development-81 (PD-81) to Planned Development-81B (PD-81B) to clearly establish General Retail (GR) as the base zoning district on 0.42 acres. Lot 1, Block 1, Carwash Equipment Company Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-81 (PD-81) District, and addressed as 1435 W Polo Rd

   Planner Erin Scherer presented the case report and gave a power point presentation. She stated this request seeks to establish the base zoning district for the subject property, which is located within PD-81. PD-81 includes single family, multi-family, retail, and service station uses. The existing PD-81 ordinance includes metes and bounds descriptions and markers that are outdated and can no longer be used to accurately delineate the boundaries of the base zoning districts within the PD. Staff is unable to confirm with certainty that the base zoning district of the subject property is General Retail (GR). This request will clearly establish General Retail (GR) as the base zoning district for the subject property and facilitate future development of the property. The applicant is not requesting any variances.

   Tekendra Bista, 1435 W Polo Rd Grand Prairie TX., noted support for this request but didn't wish to speak.

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

ELECTION OF OFFICERS

The Planning and Zoning Commission elects officers annually after council makes their annual appointments. We need to elect our chair, vice chair, and secretary for this year. During the last election Cheryl Smith was elected Chair, John Fedorko was elected Vice Chair and Frank Gonzalez was elected Secretary.

Commissioner Gonzalez nominated John Fedorko for Chairperson; second by Commissioner Adhikari. The motion carried unanimously.

Commissioner Fedorko nominated Frank Gonzalez for Vice Chairperson; second by Commissioner Adhikari. The motion carried unanimously.

Commissioner Smith nominated Tai Chapman for Secretary; second by Commissioner Gonzalez. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:34 p.m.

~~Cheryl Smith~~, Chairperson
John FEDORKO

ATTEST:

~~Frank Gonzalez~~, Secretary
TAI CHAPMAN