CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, June 09, 2026 **6:00 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 6:02 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Commissioner Frank Gonzalez
Commissioner Tai Jones-Chapman (entered meeting at 6:06 p.m.)
Commissioner Victor Medina
Commissioner Malcom Chakery
Commissioner Kenneth Presley Jr.

ABSENT
Vice- Chairperson John Fedorko
Commissioner Christopher Okoli
Commissioner Janie Mendez-Adhikari

Executive Session

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Planner Erin Scherer stated that item two will be tabled for the next P&Z meeting scheduled for 06-23-2026. Commissioners discussed the reason behind the applicant wanting to increase the unit count and potential increase in traffic for item four.

Chairperson Smith recessed the Briefing Session at 6:20 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 6:31 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Commissioner Frank Gonzalez
Commissioner Tai Jones-Chapman
Commissioner Victor Medina
Commissioner Malcom Chakery
Commissioner Kenneth Presley Jr.

ABSENT
Vice- Chairperson John Fedorko
Commissioner Christopher Okoli
Commissioner Janie Mendez-Adhikari

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

1. Approval of Minutes of the May 26, 2026, P&Z meeting

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

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

2. ZON-26-04-0010 - Zoning Change - 534 Worthway Dr (City Council District 1). Zoning Change from Single Family-Four (SF-4) District to Single Family-Attached (SF-A) District on 0.16 acres. Lot 7, Block A, Jefferson Heights Addition, City of Grand Prairie, Tarrant County, Texas, zoned Single Family-4 (SF-4) District, and addressed as 534 Worthway Drive

Motion made by Chairperson Smith, Seconded by Commissioner Gonzalez to close the public hearing and table item two to the next P&Z meeting 06-23-2026. The motion carried unanimously.

ITEMS FOR INDIVIDUAL CONSIDERATION

3. STP-26-04-0007 - Site Plan - United Glass and Mirror (City Council District 1). Site Plan for a 22,500 sq. ft. manufacturing facility on 2.971 acres of land in the J. R. Parker Survey, Abstract No. 1227, City of Grand Prairie, Tarrant County, Texas, zoned LI, and addressed as 1141 Avenue J East

Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated that the applicant is requesting to build a 22,500 square-foot, one-story warehouse building on 2.971 acres. Site Plan approval is required because the property is zoned Light Industrial, the project involves industrial use, and the location is within 200 feet of a designated 100-year floodplain. 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.

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

1. *Trees utilized for mitigation credit in Phase 1 cannot be counted toward the landscaping or mitigation requirements for Phase 2 of the development.*

Walter Nelson 3012 Hobble Ct Grand Prairie TX., stepped forward representing the case.

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

PUBLIC HEARING

4. ZON-26-04-0011 - Zoning Change/Concept Plan - IKEA Phase 3 (City Council District 2). Zoning Change to amend Planned Development District 456 to a new Planned Development District, modifying the total number of multi-family units allowed from 225 to 252 on 10.088 acres. Lot 5, Block 1, Mayfield Road Retail Addition 1, City of Grand Prairie, Dallas County, Texas, zoned PD-456 within the SH 161 Corridor Overlay District, and addressed as 1151 Ikea Way

Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated that the purpose of the request is to amend Planned Development District 456 (PD-456) to a new Planned Development District, modifying the total number of multi-family units allowed from 225 to 252.

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

1. *Solid continuous landscape screening shall be provided and maintained along the detention pond area adjacent to the parking spaces. All plant material for this screen shall have a minimum height of 6 ft. at the time of planting to form an opaque visual barrier screening the parking.*

Chairperson Smith stated concern with the four-story apartments being so close to the adjacent neighborhood and privacy concerns. Carly Sims 801 Lake Carolyn Pkwy Irving TX., stepped forward representing the case and gave a power point presentation. Chairperson Smith asked if there was any community outreach to the adjacent neighborhood. Ms. Sims stated no. Commissioner Chakery asked why the request for increase in units. Ms. Sims stated to provide more amenities for a better quality of life. Janine Kornegay 854 Brian Dr Grand Prairie TX., took no position on this item. She stated concern about potential traffic on Robinson Rd spilling over to her neighborhood. Transportation Planner Brett Huntsman stated the TIA (traffic impact analysis) that was reviewed at the initial approval didn't state significant distribution of traffic through the neighborhood over to Carrier Pkwy. Michele Franklin 3317 Cathedral Dr Grand Prairie TX., spoke in opposition to the request. She stated she lives in the neighborhood

directly behind BJ's Wholesale and stated concern with the traffic on Robinson Rd and the prohibited 18 wheelers that continue to drive on this road. She added that she will continue to advocate for a sound barrier wall for the subdivision. Isabel Wood 2609 Danberry Ln. Grand Prairie TX., noted opposition to this request.

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

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:14 p.m.

Cheryl Smith, Chairperson

ATTEST:

Frank Gonzalez, Secretary