CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, May 26, 2026 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

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

Call to Order

PRESENT
Vice- Chairperson John Fedorko
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman (entered meeting at 6:15 p.m.)
Commissioner Janie Mendez-Adhikari
Commissioner Kenneth Presley Jr.
Commissioner Victor Medina (entered meeting at 6:23 p.m.)

ABSENT
Chairperson Cheryl Smith
Commissioner Malcom Chakery

Executive Session

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Senior Planner June Sin stated that for item seven, variance requests one and two will be removed because applicants are working on meeting the requirements. Commissioner Fedorko asked if staff received any opposition from the surrounding neighborhood for item seven. Ms. Sin stated yes, staff sent out 130 letters and 13 letters in opposition were received. Out of the 13 letters only six were received from unique addresses. The comments summarized were stating citizens would like this area to stay residential, concerned with increasing traffic and how they do not want this project in their backyard.

Vice Chairperson Fedorko recessed the Briefing Session at 6:25 p.m. for the Commission to reconvene at the Regular Meeting at 6:30 p.m.

6:30 PM Council Chambers

REGULAR MEETING

Vice Chairperson Fedorko called the meeting to order at 6:34 p.m.

Call to Order

PRESENT
Vice- Chairperson John Fedorko
Commissioner Frank Gonzalez
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman
Commissioner Janie Mendez-Adhikari
Commissioner Kenneth Presley Jr.
Commissioner Victor Medina

ABSENT
Chairperson Cheryl Smith
Commissioner Malcom Chakery

Commissioner Chapman led the Invocation.

Commissioner Gonzalez led the Pledge of Allegiance to the US Flag and Texas Flag.

CITIZEN COMMENTS

Land Use Consultant Trey Jacobson 124 E Edgewood Pl San Antonio TX., gave a presentation in reference to the EPICenter Plan. He stated concern with this plan having potential to inhibit growth and development.

PUBLIC HEARING CONSENT AGENDA

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

1. Approval of Minutes of the May 12, 2026, P&Z meeting

   Approved on Consent Agenda

PUBLIC HEARING

2. SUP-26-03-0005 - Specific Use Permit - Wholesale Auto Sales at 200 MacArthur Blvd (City Council District 5). Specific Use Permit for a Wholesale Auto Sales dealer in a portion of the property designated for Suite A on 2.10 acres. Lots 314R, 331R, and 330R, Burbank Gardens REP Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C), and addressed as 200 MacArthur Blvd, 127 NE 31st St, and 125 NE 31st St

   Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated the applicant wishes to provide Auto Sales (Wholesale) services at this location. The additional operations require City Council approval of 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 variance:

1. *Stacked Parking Spaces – Variance to the requirement in Section 10.7.1 of the UDC that all parking spaces are to be non-stacked to allow 10 stacked parking spaces.*

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

1. *All parking spaces shall be non-stacked in compliance with the requirement in Section 10.7.1 of the UDC.*
2. *All operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business Regulations, of the Grand Prairie Code of Ordinances.*

Roman Morgan 525 Farr Altom Combine, TX stepped forward representing the case and available for questions. Vicki McAleer 126 NE 31st Grand Prairie TX., stepped forward in opposition to the request. She noted the concern of this business, possibly creating traffic.

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

3. SUP-26-04-0007 - Specific Use Permit - Auto Driving School at 615 Small Hill St (City Council District 5). Specific Use Permit for an auto driving school in an existing commercial lease space on 0.76 acres. Lot 1, Block 1, Garrett Addition, City of Grand Prairie, Dallas County, zoned Commercial (C) District, and addressed as 615 Small Hill St, Suite 112

Planner Erin Scherer presented the case report and gave a power point presentation. She stated the applicant intends to operate a 1,500 sq. ft. auto driving school in an existing commercial lease space located at 615 Small Hill Street. An auto driving school requires a Specific Use Permit in Commercial (C) districts. 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 Development Review Committee (DRC) recommends approval with the following conditions:

1. *Prior to the issuance of a Certificate of Occupancy, the applicant shall provide a signed Tenant/Landlord Solid Waste Verification Form to the Public Health and Environmental Quality Department indicating that the applicant has permission from the property owner to use the property's existing on-site dumpster. If a Tenant/Landlord Solid Waste Verification Form is not provided, the applicant shall be*

required to establish a separate solid waste account with the City's solid waste provider, including the provision of a minimum two cubic yard dumpster.

Monzurul Hoque 615 Small Hill Dr. Grand Prairie TX., stepped forward representing the case but didn't wish to speak.

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

4. SUP-26-04-0008 - Specific Use Permit Review - SUP Review for Palace Poker (City Council District 1). Review SUP No. 1170A, a Specific Use Permit for Private Card Room, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Tract 31, Michael Farrans Survey, Abstract, No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-452, within IH 30 Corridor Overlay District, and addressed as 401 E Palace Pkwy

Commissioner Fedorko announced that he was recusing himself from this item for personal reasons and left the meeting room at 7:00 p.m.

Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated this request initiates the required six-month review of the Specific Use Permit (SUP) conditions governing the operation of a Private Card Room at 401 E Palace Pkwy to assess compliance, as stipulated by the City Council.

SUP No. 1170A, approved December 16, 2025, includes the following conditions:

1. *The development shall maintain compliance with all Federal, State, and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the Grand Prairie Municipal Code and Unified Development Code.*
2. *Daily operations shall comply with Exhibit B – Operational Plan.*
3. *The development shall adhere to the City Council approved Exhibit C - Floor Plans.*
4. *Individuals under the age of 21 shall not be permitted inside the location.*
5. *The private card room shall check identification at the entrance to ensure all individuals entering the private card room are members and at least 21 years of age.*
6. *The membership shall be a minimum of one (1) week. Membership must be limited in number and may not be transferable.*
7. *The private card room shall have security personnel, licensed in accordance with the Texas Occupations Code, on-site at all times the business is open, or any employee is present.*
8. *The private card room shall have a silent panic or holdup alarm system for which a permit has been issued in accordance with Chapter 17, article III of the Code of Ordinances. This system shall, at a minimum, include two panic buttons. One panic button must be located within reach of the cash cage and the other must be located at a place where the entrance is visible. The panic buttons shall be out of view of the customers. Such panic buttons shall generate an alarm signal indicating a holdup or other life-threatening emergency requiring a police department response.*
9. *The private card room shall have posted at all public exits and entrances signs or decals indicating that a security alarm system is in use.*

10. *The private card room shall have a drop safe on the premises to keep the amount of cash available to employees to a minimum. A drop safe must be bolted to the floor. A drop safe may have a time-delay mechanism to allow small amounts of change to be removed.*
11. *The private card room shall have a cash accountability policy to limit the amounts of cash easily accessible to employees.*
12. *The private card room shall have digital, high-resolution surveillance cameras that capture high-resolution digital recordings that display the correct date and time of recording and comply with the following:*
    a. *The cameras shall be located throughout the parking area and interior of the private card room.*
    b. *At least one camera must have an overall view of the cash cage area, one camera must have a view of the main entrance/exit area of the building, and one camera must have a view of the parking lot entrance/exit.*
    c. *The parking lot entrance/exit area camera shall be placed to provide a clear and identifiable image of the license plate number of vehicles entering/exiting the parking lot.*
    d. *The building entrance/exit area camera shall be placed to provide a clear and identifiable full frame of the filmed individual's face.*
    e. *The cameras and recording system shall be operated at all times, including hours when the private card room is not open for business.*
    f. *The owner shall provide the police department with digital color images in connection with crime investigations upon request.*
    g. *The owner shall maintain a library of the recorded digital images for not less than thirty (30) days.*
13. *A private card room shall have posted, at or near the cash cage signs or decals indicating that surveillance cameras are in use.*
14. *Prior to beginning operations as a private card room and at least every year thereafter, the Grand Prairie Police Department shall be allowed to complete a Crime Prevention Through Environmental Design Survey.*
15. *If a court whose jurisdiction is binding upon the location where the property is located issues a judgment or the Criminal District Attorney whose office is responsible for prosecuting criminal offenses occurring at the location where the property is located issues a statement or other opinion and said judgment, statement, or opinion finds that any operations of the type included in the operational plan are a violation of the Texas Constitution, Texas Penal Code laws, or any other state law, this Specific Use Permit and all authority to operate as a Private Card Room shall be reviewed by the Grand Prairie City Council which may elect to amend or revoke this Specific Use Permit.*
16. *If an amendment to state or federal law would make any operations of the type included in the operational plan a violation of law, this Specific Use Permit and all authority to operate as a Private Card Room shall be reviewed by the Grand Prairie City Council which may elect to amend or revoke this Specific Use Permit.*
17. *The operation of the facility shall be in strict compliance with all applicable laws and the requirements of the Environmental Services Department, Building Inspections, Police Department, and Fire Administration.*

18. *Any unsafe or authorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.*
19. *The alcohol sales shall follow all TABC regulations and City ordinances as approved by the Public Health and Environmental Quality Department.*
20. *No indoor smoking or smoking within 25 feet of the facility will be allowed unless the applicant obtains a TABC license as a private club. If the operation is classified as a private club, it will comply with all TABC and City ordinances.*
21. *The hours of operation may be 24 hours a day, 7 days a week.*

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

1. *All other existing conditions from the SUP approved on December 16, 2025, shall remain in effect.*

Jonathan Tooley 401 E Palace Pkwy Grand Prairie TX., stepped forward representing the case and noted he was available for questions.

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

Commissioner Fedorko re-entered the meeting room after the vote on Item 4.

5. ZON-26-04-0009 - Zoning Change - 1818 Mobile Road (City Council District 6). Zoning Change from Agricultural District to Single Family-Five Residential District on 0.43 acres. Tract 47, Matthew Rd MH EST, Thomas J Tone Survey, Abstract 1460, Page 225, City of Grand Prairie, Dallas County, Texas, zoned Agriculture District, and addressed as 1818 Mobile Road

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the purpose of this request is to rezone the property from Agriculture (A) to Single Family-Five (SF-5) to allow the applicant to construct a single-family home on the property.

Staff supports the request noting the following:

1. *The request is consistent with the Future Land Use Map.*
2. *Any new development will help provide new housing and may improve the infrastructure deficiencies in the area.*

Should the zoning change be approved, staff recommends the following conditions:

1. *The applicant shall obtain approval of a plat and file said plat with the county before the City issues any building permits.*
2. *The applicant shall connect to the City's water and sewer services if required by the Public Infrastructure Department and Public Health and Environmental Quality Department.*

Adrian Manriquez 1818 Mobile Rd Grand Prairie TX., stepped forward presenting the case.

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

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

6. CPA-26-03-0006 - Comprehensive Plan Amendment - Forum Industrial Park (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial/Retail/Office to Light Industrial on 38.49 acres. Tracts 2, 2A3, 4, 4B5, 5A1, 5B, 5A3, and a portion of tract 4B, out of the Ezekiel Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-77, partially within the SH 161 Corridor Overlay District, and addressed as 3401 N Forum Dr and 3501 S Forum Dr

7. ZON-26-03-0007 - Zoning Change/Concept Plan - Forum Industrial Park (City Council District 2). Zoning Change from PD-77 to Planned Development District for Light Industrial Use and a Concept Plan Depicting four Industrial Buildings with a total of 502,600 sq. ft. and outside storage on 38.49 acres. Tracts 2, 2A3, 4, 4B5, 5A1, 5B, 5A3, and a portion of tract 4B, out of the Ezekiel Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-77, partially within the SH 161 Corridor Overlay District, and addressed as 3401 N Forum Dr and 3501 S Forum Dr

   Senior Planner June Sin presented the case report for item six and gave a power point presentation. She stated the applicant is proposing to create a new Planned Development District for Light Industrial use to allow the construction of four Industrial Buildings with a total of 502,600 sq. ft. and outside storage on 38.49 acres. The purpose of this request is to amend the Future Land Use Map to align with a proposed zoning change. The applicant has a concurrent Zoning Change application (Case Number ZON-26-03-0007). Staff is unable to support the request 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.

   Senior Planner June Sin presented the case report for item seven and gave a power point presentation. She stated the purpose of this request is to change the zoning from PD-77 to Planned Development District for Light Industrial Use and adopt a Concept Plan Depicting four Industrial Buildings with a total of 502,600 sq. ft. and outside storage on 38.49 acres.

   The applicant is requesting the following variances.

   ~~*1. Open Space Requirements – The applicant is requesting a variance to the open space requirement to provide no additional open space with amenities.*~~
   ~~*2. Outside Storage Adjacent to Right-of-Way – The applicant is requesting a variance to the requirement that outside storage adjacent to the street be set back from the right-of-way by a minimum of 25 ft. to allow outside storage adjacent to the street when screened with a minimum 8 ft. screening wall.*~~

3. *Maximum Parking – The applicant is requesting a variance to the requirement that parking shall not exceed 115% of the required parking to provide no parking maximum.*
4. *No Landscape Islands – The applicant is requesting a variance to the requirement for landscape islands if the truck court is converted to auto parking to allow the area to be converted to parking spaces without landscape islands.*

Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. Please note, that the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.

If the Planning and Zoning Commission chooses to recommend approval of the request, staff recommends the following conditions for approval:

1. *The applicant shall meet the Appendix X requirements for open space with amenities. The open space area and amenities shall be shown on the Site Plan and Landscape Plan during the Site Plan approval process. If the Site Plan is phased for the development, the open space area and amenities shall be shown and provided for with the first phase.*
2. *A driveway off of Forum Drive shall be prohibited and shall be removed from the proposed Concept Plan to prevent traffic into the existing residential neighborhood.*
3. *The applicant shall provide a noise study for review and approval by the Public Health and Environmental Quality Department (PHEQ) prior to a site plan being presented to the Planning and Zoning Commission (P&Z).*
4. *The dumpster enclosure design shall be approved by the Solid Waste and Public Health and Environmental Quality Department (PHEQ) prior to a site plan being presented to the Planning and Zoning Commission (P&Z).*
5. *Outside Storage or Outside Storage (Accessory) Uses shall require a Specific Use Permit.*
6. *Outside storage shall meet the setback and screening requirements in Article 8 of the Unified Development Code (UDC).*
7. *All parking areas shall meet the minimum landscape requirements, including internal parking lot landscaping standards, of the Unified Development Code (UDC).*
8. *Development shall comply with all applicable requirements and restrictions in place resulting from the airport located north of the subject property.*

Commissioner Adhikari stated concern with additional traffic on the weekends. Transportation Planner Brett Huntsman stated that this type of operation is typically Monday-Friday with not a lot of traffic on the weekends and Traders Village is centered around Friday – Sunday and he doesn't feel like there will be any significant interaction with the uses and feels comfortable moving it forward. Miles Terry 4890 Alpha Rd Dallas TX., stepped forward representing the case and gave a power point presentation. Commissioner Fedorko asked how much notice was given between the letters being sent out and the town hall meeting date. Mr. Terry stated about a two-week notice and there were roughly 20 people in attendance. Commissioner Presley asked the applicant if they were going to be responsible for the maintenance of the masonry fence? Mr. Terry yes, it will be their responsibility. Rhyan Weirich 2600 N Central Expressway Richardson TX., stepped forward representing the case. He stated there was a TIA (traffic

impact analysis) completed and it showed that the existing zoning allows for a department store and that's approximately 8,500 trips per day. What they are proposing, the TIA shows about 1,000 trips per day. Nikki Moore Colleyville TX., stepped forward representing the case. She stated the appropriateness of this land use is at a fantastic location because you want to have great connectivity to a highway network, which here is Highway 360 and Highway 161. Commissioner Adhikari asked if they had reached out to the citizens in opposition that letters were received. Ms. Moore noted that they were only made aware of the letters today but are happy to sit down with them. Commissioners discussed concerns about this development backing up to a residential neighborhood, overnight operations causing noise to the surrounding homes, and the potential for truck traffic on Forum Dr.

Motion made by Commissioner Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and approve item six and seven per staff recommendations excluding recommendation 2 and 7. The motion carried 5-2 with Presley and Adhikari against.

8. CPA-26-05-0009 – Comprehensive Plan Update. An ordinance of the City of Grand Prairie, Texas adopting a Comprehensive Plan for the City of Grand Prairie, which updates all previous Comprehensive Plans, the Future Land Use Map, the Thoroughfare Map and Community Facility Plans; and making this ordinance cumulative; providing a severability clause; and declaring an effective date

   Freese and Nichols Inc, Project Manager, David Jones presented the case and gave a power point presentation. He stated the City is currently updating its Comprehensive Plan for a portion of the City, which will serve as the area's long-range policy guide and roadmap for the next 10 to 20 years. Initiated in the Summer of 2025, the planning process has included extensive public engagement efforts consisting of community meetings, surveys, and other outreach opportunities designed to gather input from residents, stakeholders, and the broader community. The EPICenter Plan is intended to help the City maintain its character, enhance quality of life, and support continued economic development. The EPICenter Plan will guide future land use, infrastructure, budgeting, and development decisions made by the City Council, Planning and Zoning Commission, and City staff. The proposed vision for the EPICenter Plan is as follows: Grand Prairie EPICenter is an entertainment and business destination within a diverse collection of communities; an active and vibrant hub focused on high quality of life, thriving industry and unique opportunities in the heart of DFW. The Plan is organized around the following core values identified throughout the public engagement process: Active, Opportunity, Fun, Livable, Productive, and Safe. These values serve as the foundation for the goals, policies, and recommendations contained within the EPICenter plan. The EPICenter Plan covers the area from Joe Pool Lake to Pioneer Pkwy. The Comprehensive Plan for areas not included in the EPICenter Plan will remain the same. The proposed plan is attached as Exhibit A – EPICenter Plan. The Development Review Committee (DRC) recommends approval.

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

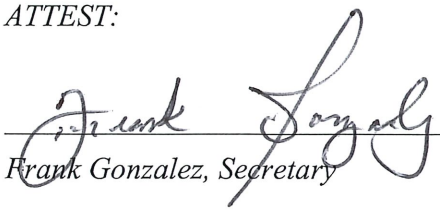
ADJOURNMENT

Vice Chairperson Fedorko moved to adjourn the meeting. The meeting adjourned at 8:49 p.m.



Cheryl Smith, Chairperson

ATTEST:



Frank Gonzalez, Secretary