# CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

## Meeting Minutes

## Planning and Zoning Commission Meeting

**Tuesday, September 22, 2026** **6:00 PM** **City Hall - Briefing Room**

**BRIEFING SESSION**

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

**Call to Order**

PRESENT
Chairperson John Fedorko
Vice- Chairperson Frank Gonzalez
Commissioner Cheryl Smith
Commissioner Tai Jones-Chapman *(entered meeting at 6:02 p.m.)*
Commissioner Janie Mendez-Adhikari
Commissioner Kenneth Presley Jr.
Commissioner Micah Lockhart

ABSENT
Commissioner Malcom Chakery
Commissioner Marketta Nimo

**Executive Session**

*There was no closed session.*

**Agenda Review**

*Commissioners expressed concerns regarding the variance request for the screening wall and the potential for increased noise associated with item two. Commissioner Gonzalez asked whether the applicant would be permitted to sell liquor in addition to beer and wine for item three. Planner Erin Scherer stated that the applicant specified beer and wine only and when the applicant applies for a TABC permit, the permit will be specific to beer and wine sales only. Chairperson Fedorko asked what the process would be if the applicant wanted to serve liquor in addition to beer and wine in the future. Mrs. Scherer stated that the applicant would need to apply for an amendment to the SUP.*

**2027 Planning and Zoning Commission Calendar**

*Commissioners were presented with the 2027 Planning and Zoning Commission calendar dates.*

***Chairperson Fedorko recessed the Briefing Session at 6:24 p.m. for the Commission to reconvene at the Regular Meeting at 6:30 p.m.***

**6:30 PM Council Chambers**

## REGULAR MEETING

*Chairperson Fedorko called the meeting to order at 6:33 p.m.*

### Call to Order

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

ABSENT
Commissioner Malcom Chakery

***Commissioner Smith led the Invocation.***

***Commissioner Lockhart 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 September 8, 2026, P&Z meeting

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

## ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-26-07-0016 - Site Plan - 360 Logistics Crossing (City Council District 2). Site Plan to construct a 90,777 sq. ft. distribution warehouse on 5.97 acres. Tracts 3B & 3C, Ezekiel Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-224, within the SH 360 Corridor Overlay District, and addressed as 3611 S Hwy 360

   *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 distribution warehouse on 5.97 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 variance:*

1. *Masonry Screening Wall – Variance to the requirement to construct the 8-foot masonry screening wall to allow no masonry screening walls along the northern and eastern boundaries.*

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

1. *A noise study must be approved by the Public Health and Environmental Quality (PHEQ) before the issuance of a Building Permit.*
2. *A drainage study or detention shall be provided to confirm there are no adverse impacts on other properties, the receiving creek, and existing drainage infrastructure. Any increase in runoff into the existing storm drain system shall be approved by the Public Infrastructure Department and TxDOT during the Civil Engineering Plan review.*

*Brice Hafner, 8333 Douglas Ave Ste 1550 Dallas, TX 73225, stepped forward representing the case and gave a power point presentation. Commissioner Smith expressed concern about light reflecting into the surrounding neighborhood. Mr. Hafner stated the lighting would consist of walls packs, which would only extend approximately 50 to 60 feet from the building. He noted that the existing trees would shield the light from the surrounding area. David Morales, 5310 Harvest Hill Rd Ste 180, Dallas TX., noted his support for the request but didn't wish to speak. Randy Baird, 8333 Douglas Ave Ste 1550 Dallas TX., noted his support for the request but didn't wish to speak. Commissioners discussed the possibility of constructing a screening wall within the TRA easement or on the retaining wall for safety purposes.*

*Motion made by Commissioner Gonzalez, Seconded by Commissioner Smith, to close the public hearing and approve item two with staff-recommended conditions, with the additional condition of alternative screening along the east side consisting of a six-foot wrought iron fence, subject to engineering approval. The motion carried unanimously.*

**PUBLIC HEARING**

3. SUP-26-08-0020 - Specific Use Permit - Prose and Pours Bookstore (City Council District 5). Specific Use Permit to allow the on-premise sale and consumption of alcoholic beverages as an accessory use for a bookstore on 0.22 acres. Lot 1, Block 21, Original Town of Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area (CA) District, and addressed as 112 N. Center Street

*Planner Erin Scherer presented the case report and gave a power point presentation. She stated the applicant proposes to operate a retail bookstore with the sale and on-premise consumption of alcoholic beverages. The sale of alcoholic beverages for on-premise consumption as an accessory use to a bookstore is only allowed for locations within the Central Area (CA) and Planned Development-443 (PD-443) Districts with City Council approval of a Specific Use Permit. The purpose of the request is to obtain a Specific Use Permit for the sale and on-premise consumption of alcoholic beverages as an accessory use. Bookstores are defined as establishments primarily engaged in the retail sale of new or used books, magazines, maps, and similar printed publications. Accessory uses may include the sale of stationery, educational materials, gifts, and similar merchandise, as well as author readings,*

*book signings, literary events, and a café or refreshment area that is subordinate to the principal bookstore use. The Specific Use Permit process provides for additional review of uses that may be appropriate within a zoning district, but due to their location or functional or operational characteristics, warrant further consideration. The process allows the City to evaluate compatibility with surrounding properties and consider conditions, when appropriate, to address site-specific development or operational considerations.*

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

1. *Operations shall adhere to Exhibit B – Operational Plan.*
2. *The applicant shall obtain City Council approval of an alcohol variance.*
3. *The applicant shall obtain a valid permit from TABC.*

*Reace Smith, 1405 E Tarrant Rd Grand Prairie TX., stepped forward representing the case. She stated that when her family moved to Grand Prairie in 2014, she noticed that the city did not have any bookstores where she could take her kids to read and explore books. Over the years she began looking for the right place to open a bookstore. She mentioned that a vital downtown should have a great bookstore - a place where people can gather, spend time with friends and family, and enjoy a drink or coffee. She wants to create a community space that she believes is currently missing in downtown. Chairperson Fedorko commended the applicant for conducting the outreach to the church. Martha Gonzalez, 405 SE 11th St Grand Prairie TX., noted her support for the request but didn't wish to speak.*

*Motion made by Commissioner Adhikari, Seconded by Commissioner Smith, to close the public hearing and approve item three with staff recommended conditions. The motion carried unanimously.*

**ADJOURNMENT**

*Chairperson Fedorko moved to adjourn the meeting. The meeting adjourned at 7:26 p.m.*

*John Fedorko, Chairperson*

*ATTEST:*

*Tai Chapman, Secretary*