CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, March 10, 2026 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 5:33 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice- Chairperson John Fedorko
Commissioner Christopher Okoli
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari (entered meeting at 5:38 p.m.)
Commissioner Malcom Chakery

ABSENT
Commissioner Frank Gonzalez
Commissioner Tai Jones-Chapman
Commissioner Victor Medina

Executive Session

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Chairperson Smith stated concern with this proposal introducing truck traffic to the surrounding neighborhood for item five.

Chairperson Smith recessed the Briefing Session at 5:52 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 6:30 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith

Vice- Chairperson John Fedorko
Commissioner Christopher Okoli
Commissioner Angela Luckey-Vaughn
Commissioner Janie Mendez-Adhikari
Commissioner Malcom Chakery

ABSENT
Commissioner Frank Gonzalez
Commissioner Tai Jones-Chapman
Commissioner Victor Medina

Commissioner Luckey-Vaughn 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

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

1. Approval of Minutes of the February 10, 2026, P&Z meeting

   Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Chairperson Smith stated that item two is being postponed to the next P&Z meeting of 03-24-2026. No action was taken on this item.

2. SUP-25-12-0048 - Specific Use Permit - Registered Group Home (City Council District 4). Specific Use Permit for a Registered Group Home on 0.14 acres. Lot 31, Block T, Oak Hollow Phase Four B & C Addition, City of Grand Prairie, Tarrant County, zoned Planned Development-50, and addressed as 2642 Steppington St

ITEMS FOR INDIVIDUAL CONSIDERATION

3. STP-25-07-0024 - Site Plan - Warehouse at 1208 W Trinity (City Council District 1). Site Plan to construct two warehouses on 2.43 acres. Lots 1 & 2, Block 1, Farmer's Industrial Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, within the SH 161 Corridor Overlay, and addressed as 1206 & 1208 W Trinity Blvd

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant plans to construct two office/warehouse buildings for speculative tenants. The prospective tenants will include local service uses, contractor shops (indoor), flex

industrial facilities, and distribution centers. No truck docks are proposed with this development. The applicant is not requesting any variances.

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

1. *The applicant shall obtain approval from the Public Health and Environmental Quality Department of a noise study before the City issues a Building Permit.*

Max Khobian 1208 W Trinity Grand Prairie TX., stepped forward representing the case. Chairperson Smith suggested reaching out to the surrounding homeowners and be a good neighbor.

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

PUBLIC HEARING

Planner Hina Siddiqui stated cases four and five are companion items and they would be presented together.

4. CPA-26-01-0002 - Comprehensive Plan Amendment - 1610 Walnut St (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) from High Density Residential to Light Industrial on 15.72 acres. A 15.72-acre tract out of Richard Wilson Survey, Abstract No. 1548, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) and Neighborhood Service (NS) District, within IH-30 Corridor Overlay District, and addressed as 1610 Walnut St

5. ZON-26-01-0002 - Zoning Change/Concept Plan - 1610 Walnut St (City Council District 5). Zoning Change from Single Family-One (SF-1) and Neighborhood Service (NS) District to a Planned Development for Light Industrial (LI) uses and a Concept Plan depicting industrial warehouse on 15.72 acres. A 15.72-acre tract out of Richard Wilson Survey, Abstract No. 1548, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) and Neighborhood Service (NS) District, within IH-30 Corridor Overlay District, and addressed as 1610 Walnut St

Planner Hina Siddiqui presented the case report for item four 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 a speculative office/warehouse. The purpose of this request is to amend the Future Land Use Map to align with a proposed zoning change. Staff is unable to support the zoning change 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.

Planner Hina Siddiqui presented the case report for item five 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 a 166,615 sq. ft. speculative office/warehouse.

The applicant is requesting the following variances:

1. *Maximum Parking – Variance to the requirement of the parking maximum of 115% to allow the maximum number of off-street parking spaces to be 150% of the minimum requirement.*
2. *Screening (East) – Variance to the requirement of a 6-foot masonry screening wall along the eastern property lines to allow a retaining wall. Where the retaining wall is less than 6 feet in height, additional screening shall be provided to maintain a continuous 6-foot vertical screen from the finished grade.*
3. *Truck Docks along IH-30 Frontage Road – A variance to the Appendix X requirement that truck docks should be designed to face away from public streets to allow truck docks along or parallel to the IH-30 frontage road.*

Staff is unable to support the zoning change because the proposed zoning change does not align with the Future Land Use Map. Staff also notes that this area is predominantly zoned for single family use and that existing single family residences are located west, south, and east of the subject property. 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.

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

1. *The developer shall provide a landscaped berm or wrought iron fencing in conjunction with the evergreen trees and shrubs to screen truck docks and outdoor storage along the IH-30 frontage road.*
2. *The developer 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).*

Tyler Thomas 11032 Rosser Rd Dallas TX., stepped forward representing the case and gave a power point presentation. Commissioner Fedorko asked why he didn't start the outreach program prior to the meeting to inform the neighborhood. Mr. Thomas stated they typically have always reached out to the community, a week or two leading to City Council meetings. Chairperson Smith read an opposition letter received from staff for the record. Mr. Thomas stated they do have a meeting set up to speak to the community and they are open to suggestions and available to have those conversations with the community and staff. Eric Smith 1405 E. Tarrant Rd stepped forward in opposition to the request. He stated this proposal is a step in the wrong direction. He would like to see multi-family residential or mixed-use at this location. Doranna Corley 910 NE 11th stepped forward in opposition to the request. She stated she has lived in the neighborhood for 56 years and she asked the city to listen to the citizens as to what they want and need. There is a need for a grocery store, restaurants and retail on that side of the city, and the City of Grand Prairie doesn't need any more warehouses. Patricia Heidel 2033 Walnut Grand Prairie TX, stepped forward in opposition to the request. She stated she passed out flyers in her neighborhood and spoke to more than 50 people and not one of them stated that they were in support of the proposed warehouse. The current roads are built

for individual cars, they are not built for trucks and it's going to affect the neighborhood. Steve Heidel 2033 Walnut Grand Prairie TX, stepped forward in opposition to the request. He spoke on the amount of planning that went on the north sector plan that the city approved back in 1975 and how this proposal contradicts what was planned for and approved. Nestor Martinez III 1537 Walnut St Grand Prairie TX., stepped forward in opposition to the request. He stated he doesn't agree with a warehouse at this location. Randy Harvey 1602 Cottonwood Grand Prairie TX., stepped forward in opposition to the request. He stated he currently sees semi/rock hauler trucks driving on 16th street and Walnut and is concerned about additional traffic the warehouse will bring. Amber Thomas 1710 Cherry St Grand Prairie TX., stepped forward in opposition to the request. She questioned if the Bond Election 2026 - Proposition A will extend to Walnut St and if the glass tile mural off 16th street will remain untouched. Transportation Planner Brett Huntsman stated one thing he was looking at with the comp plan and zoning application was trying to find ways to keep them off Tarrant Rd and Walnut St as much as the city can. He is aware that it is not fool proof method even with no trucks signage, but what they try to do with site design is encourage trucks to find their way to the correct streets and highways. Mr. Thomas stated the mural will remain. Vanessa Geroge 1202 NE 19th St Grand Prairie TX., stepped forward in opposition to the request. She stated she works in healthcare and pollution is a big problem when removing aged trees for development. Commissioners thanked the community for coming out and voicing their concerns.

The following individuals didn't speak during the public hearing but noted their opposition to the request:

- *Tim Gause 1201 NE 20th*
- *Karen George 1118 NE 19th St*
- *Griffin Neal 6433 Woodland Dr*

Motion made by Commissioner Adhikari, Seconded by Commissioner Luckey-Vaughn to close the public hearing and deny items four and five. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:53 p.m.

Cheryl Smith, Chairperson

ATTEST:

Frank Gonzalez, Secretary