CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, August 25, 2026 **6:00 PM** **City Hall - Council Chambers, 300 W. Main Street**

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 Tai Jones-Chapman
Commissioner Janie Mendez-Adhikari
Commissioner Cheryl Smith
Commissioner Marketta Nimo *(entered meeting at 6:09 p.m.)*
Commissioner Micah Lockhart

ABSENT
Commissioner Malcom Chakery
Commissioner Kenneth Presley Jr.

Executive Session

There was no closed session.

Agenda Review

Staff briefed the Commissioners on the cases included on the agenda.

Chairperson Fedorko recessed the Briefing Session at 6:33 p.m. for the Commission to reconvene at the Regular Meeting at 6:40 p.m.

6:30 PM Council Chambers

REGULAR MEETING

Chairperson Fedorko called the meeting to order at 6:41 p.m.

Call to Order

PRESENT
Chairperson John Fedorko

Vice- Chairperson Frank Gonzalez
Commissioner Tai Jones-Chapman
Commissioner Janie Mendez-Adhikari
Commissioner Cheryl Smith
Commissioner Marketta Nimo
Commissioner Micah Lockhart

ABSENT
Commissioner Malcom Chakery
Commissioner Kenneth Presley Jr.

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 August 11, 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.

PUBLIC HEARING

2. SUP-26-07-0017 - Specific Use Permit - Peaceful Pet Cremation (City Council District 1). Specific Use Permit for Crematorium in a commercial lease space on 2.77 acres. Lot 2R, Block D, Cox and Hines Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 520 S Great Southwest Pkwy, Suite 160

   Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated that the applicant intends to operate a pet Crematorium in an existing 9,000 sq. ft. commercial lease space located at 520 S Great Southwest Pkwy, Suite 160. A Crematorium requires a Specific Use Permit in Light Industrial zoning district. The purpose of the Specific Use Permit (SUP) process is to identify and evaluate those uses which might be appropriate within the zoning district and surrounding land uses. When assessing the SUP request, City Council can impose any necessary conditions and restrictions to mitigate impacts upon the surrounding area.

   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.*

   Mrs. Siddiqui stated that she received an email from the applicant indicating that he would be unable to attend the meeting due to an emergency. Commissioner Gonzalez asked how the

wastewater generated during the cremation process would be disposed of. Mrs. Siddiqui stated that the PHEQ (Public Health & Environmental Quality) department is part of the review process and that the applicant's operations would be verified by the department. She also provided the Commission with comments from PHEQ. The Commission had several questions that Planning staff were unable to answer. Commissioner Smith expressed disappointment that the applicant was not present to address the Commission's questions and suggested to table the case.

Motion made by Chairperson Fedorko, Seconded by Commissioner Smith, to close the public hearing and table item two to the next P&Z meeting of 09/08/2026. The motion carried unanimously.

3. SUP-26-06-0015 - Specific Use Permit/Site Plan - Large Retail w/ Gas Sales (City Council District 4). Specific Use Permit and Site Plan for a Large Retail with Gas Sales featuring a Drive-Through Pharmacy and a Convenience Store on 8.87 acres. A portion of Tract 1B13, out of James W. Brannon Survey, Abstract No. 156, and a portion of Lot 1R-1, Block 1, Lake Parks Retail Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-267A, within the Lake Ridge Corridor Overlay District, and addressed as 5201 & 5325 Lake Ridge Pkwy

Senior Planner June Sin presented the case report and gave a power point presentation. She stated that the applicant proposes to construct a 50,073-square-foot grocery store with gas sales on 1.87 acres. The development includes a drive-through pharmacy and a convenience store with eight gas pumps located beneath a canopy. The proposed uses require approval of a Specific Use Permit (SUP). The purpose of the SUP process is to identify and evaluate those uses which might be appropriate within the zoning district and surrounding land uses. When assessing the SUP request, City Council can impose any necessary conditions and restrictions to mitigate impacts upon the surrounding area. Development within a Planned Development District or Corridor Overlay District requires Site Plan approval. 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 variances:

1. *Number of Parking Spaces – Variance to the maximum allowed parking spaces of 189 to allow 273 parking spaces.*
2. *Landscape Buffer – Variance to reduce the 30-foot landscape buffer to a variable-width buffer, ranging from 17 feet to 30 feet.*
3. *Street Trees – Variance to the requirement that 13 street trees shall be planted to allow three street trees to be planted along the street.*
4. *Overall Windows – Variance to the requirement that windows account for 50% of the length of all facades to allow the grocery store to be constructed with windows that account for 11% of all facades and the convenience store with 11% of all facades.*
5. *Windows on Primary Facades – Variance to the requirement that windows account for 30% of the east facades to allow the grocery store to be constructed with 7% windows on the east facade, and the convenience store with 19% on the southeast facade.*

6. *Overall Canopy – Variance to the requirement that canopies account for 25% of the length of all facades to allow the retail store to be constructed with canopies that account for 12 % and for the convenience store with 15% of all facades.*

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

1. *A traffic signal at the intersection of Lake Ridge Parkway and Blanco Drive, or other traffic improvements determined necessary by the Transportation and Mobility Services Department to address traffic impacts associated with the development, shall be designed in accordance with City standards and shall be constructed by the developer, as required and approved by the Transportation and Mobility Services Department.*
2. *The location and configuration of access easements shall be subject to review and approval by the Transportation and Mobility Services Department. The applicant shall make any modifications to the access easements determined necessary by the Transportation and Mobility Services Department to address traffic circulation and safety.*
3. *Additional landscaping shall be provided as a compensatory measure to enhance the primary entrance to the overall development. Providing additional trees along the main access drive from Blanco Drive, including the portion of the access drive extending past the convenience store, would help establish a more defined and visually prominent entrance and create a ceremonial driveway. Although the existing water line may limit the feasibility of planting trees within the required landscape buffer, alternative landscaping techniques, including xeriscaping and the incorporation of additional shrubs and plantings, may provide opportunities to enhance the entrance while accommodating existing utilities.*

Commissioner Smith expressed concern about the number of variances being requested. Ms. Sin explained. Commissioner Nimo asked staff to clarify delivery truck entry. Transportation Planner Brett Huntsman clarified that his assumption was that delivery trucks would approach from SH 360 traveling eastbound on Camp Wisdom Road and use the deceleration lane to enter the property from the north. Owner - Charlie Anderson, 4801 W. Lovers Ln Dallas TX., stepped forward in support of the request. He spoke about his vision for the property when he purchased it 25 years ago and explained why he believes the proposed development represents the best use for the land. Spokesperson - Ivan Jaime, 16503 Nacogdoches Rd San Antonio TX., stepped forward representing the case and gave a power point presentation. He stated this project is a $30 million investment and would employ 100+ employees. He spoke about their focus on technology, innovation and convenience for the customer and the store would operate from 7 a.m. to 11p.m. Carolyn Koch from Kimberly-Horn, 6160 Warren Pkwy Frisco TX., stepped forward, also representing the case and continued the presentation addressing the design of the building and traffic assessments. Commissioner Smith noted that there are already two Walmart centers in close proximity and asked whether the plan would involve closing one of the existing stores to make way for the proposed location. Ms. Koch clarified that there are no plans to close any of the existing Walmart centers. Chairperson Fedorko asked whether any of the proposed operations would run 24 hours. Ms. Koch stated the fuel

pumps will run 24/7 but the convenience store would follow the store hours 7 a.m. to 11 a.m. Chairperson Fedorko noted that other Walmart locations have a policy where they welcome campers to stay in their parking lots overnight and asked whether this would be permitted at this proposed location. Mr. Jaime stated that they permit campers to stay for a few hours to eat and rest; however, some may overstay their welcome. He noted that most cities have ordinances in place to help regulate these situations should they arise. Commissioner Chapman noted that during Prairie Lights and Fourth of July, Lake Ridge Pkwy experiences significant traffic congestion and becomes extremely chaotic. She suggested that the applicant obtains traffic counts during those peak times of the year. Dean Straka, 2800 Epping Way Celina TX., noted his support for this request and available for questions.

Latrice Hayes, 2439 Blanco Dr Grand Prairie TX., spoke in opposition to the request. She expressed strong concerns about the proposed Walmart being located near her home citing potential traffic impacts as a primary concern. She also raised concerns about the bus stop on Blanco Dr. and the safety of the children in the neighborhood. She requested that the record reflect that there are not nine lanes on either Lake Ridge Pkwy or Camp Wisdom Rd and that the area is not located in a food desert. Leslie K. May, 1116 Badbury Ln Grand Prairie TX., spoke in opposition to the request. She stated that one of her primary complaints about Walmart is the amount of trash that is consistently present throughout the parking lot and the lack of trash bins. Sean Sparkman, 7219 Neblina Dr Grand Prairie TX., spoke in opposition to the request. He identified three major concerns; public safety, non-functioning parking lot lights, and potential decrease in household income. Rebekah Currier, 5532 Lavaca Rd Grand Prairie TX., spoke in opposition to the request. She expressed similar concerns regarding traffic and noted the presence of other similar existing businesses in the area. Vanessa Baker, 5860 Sunny Meadow Ln Grand Prairie TX., spoke in opposition to the request. She stated concerns about the potential crime in the area as a result of the proposed development. Dr. Carolyn Wicker, 5412 Childress Dr Grand Prairie TX., spoke in opposition to the request. She stated that the proposed Walmart does not fit naturally within the surrounding area. She pointed out the number of variances being requested and expressed concern that, if approved, they could set a precedent for future developments. She also noted approximately 70 percent of the City's parks are located north of Interstate 20 while only 10 are located in south Grand Prairie and expressed desire to see more parks in the southern portion of the city.

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

- *Jessica Roachford, 2818 Hammond Dr*
- *Rebecca Jones, 2331 San Augustine*
- *Kamish Bhai, 7402 Lake Ridge Pkwy*
- *Michael Enriquez, 4329 Coventry Dr*
- *Madeline Wilson, 4679 Sarum Ct*
- *Rochelle Williams, 2731 Ferdinand St (speaker card turned in late)*

Chairperson Fedorko thanked everyone for attending and expressing their concerns. He reminded the public that the Planning and Zoning Commission is an advisory commission and encouraged them to attend the City Council meeting to voice their concerns again.

Commissioners discussed zoning rights currently applicable to the property and the potential advantages and disadvantages of the proposed development in this area.

Motion made by Commissioner Smith, Seconded by Commissioner Gonzalez to close the public hearing and deny item three. The motion carried unanimously.

4. TAM-26-08-0002 - Text Amendment - Article 4: Permissible Uses, Article 11: Performance Standards, and Article 30: Definitions. An Ordinance of the City of Grand Prairie, Texas, amending portions of Article 4: Permissible Uses to add Mixed-Use Cigar Lounge as a use allowed by Specific Use Permit (SUP) in the Central Area (CA) District only and to establish specific standards for the Mixed-Use Cigar Lounge use; amending portions of Article 11: Performance Standards to allow on-premise sale and consumption of alcoholic beverages as an accessory use for Museum, Art Gallery, and Bookstore uses within the Central Area (CA) and Planned Development-443 (PD-443) Districts by Specific Use Permit and with certain conditions and to allow on-premise sale and consumption of alcoholic beverages as an accessory use for Mixed-Use Cigar Lounges within the Central Area (CA) District with certain conditions; and amending portions of Article 30: Definitions to define Museum, Art Gallery, Bookstore, and Mixed-Use Cigar Lounge; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; Containing a Penalty Clause, and Establishing an Effective Date

   Planning and Development Assistant Director Savannah Ware presented the case report and gave a power point presentation. She stated that the proposed text amendment modifies the Unified Development Code (UDC) to allow alcohol sales for on-premise consumption as an accessory use for certain uses in the Central Area (CA) and PD-443 zoning districts with approval of a Specific Use Permit (SUP) and adds Mixed-Use Cigar Lounge as a use allowed in the CA zoning district only with approval of a SUP. The proposed changes are summarized below. The complete proposed changes are available in Exhibit A – UDC Changes.

   Article 4: Permissible Uses

   - *Add Section 23 – Mixed-Use Cigar Lounges for development standards specific to Mixed-Use Cigar Lounges.*
   - *Renumber Section 23 – Use Charts to Section 24 – Use Charts.*
   - *Add Mixed-Use Cigar Lounges as a use allowed with approval of a SUP in the CA zoning district.*

   Article 11: Performance Standards

   - *Allow on-premise sale and consumption of alcoholic beverages as an accessory use to a Museum, Art Gallery, or Bookstore in the CA and PD-443 zoning districts with approval of a SUP and with certain conditions met.*
   - *Allow on-premise sale and consumption of alcoholic beverages as an accessory use to a Mixed-Use Cigar Lounge provided certain conditions are met.*

   Article 30: Definitions

- *Add definitions for Art Gallery, Mixed-Use Cigar Lounge, Museum, and Bookstore.*

Reace Smith, 1405 E Tarrant Rd Grand Prairie TX., stepped forward in support of the request.

Motion made by Commissioner Smith, Seconded by Commissioner Adhikari to close the public hearing and approve item four with the amended language. The motion carried unanimously.

ADJOURNMENT

Chairperson Fedorko moved to adjourn the meeting. The meeting adjourned at 8:52 p.m.

John Fedorko, Chairperson

ATTEST:

Tai Chapman, Secretary