CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, May 12, 2026 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 5:41 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice- Chairperson John Fedorko (entered meeting at 5:58 p.m.)
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman
Commissioner Janie Mendez-Adhikari
Commissioner Malcom Chakery
Commissioner Kenneth Presley Jr.

ABSENT
Commissioner Frank Gonzalez
Commissioner Victor Medina

Executive Session

There was no closed session.

Comprehensive Plan Workshop

Freese and Nichols Project Manager David Jones gave a power point presentation of the Grand Prairie EPICenter Plan and gave the commission updates from the last workshop.

Agenda Review

There was no agenda review due to time constraints.

Chairperson Smith 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 Smith called the meeting to order at 6:42 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice- Chairperson John Fedorko
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman
Commissioner Janie Mendez-Adhikari
Commissioner Malcom Chakery
Commissioner Kenneth Presley Jr.

ABSENT
Commissioner Frank Gonzalez
Commissioner Victor Medina

Commissioner Chapman 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 Chapman to close the public hearing and approve item one. The motion carried unanimously.

1. Approval of Minutes of the April 14, 2026, P&Z meeting

   Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Chairperson Smith stated the Comprehensive Plan and Zoning Change for Forum Industrial Park will be tabled to the next P&Z meeting 05-26-2026.

2. 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

   Tabled

3. 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

Tabled

PUBLIC HEARING

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

4. CPA-26-03-0005 - Comprehensive Plan Amendment - Maple Lofts Multi-Family (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Light Industrial to High Density Residential on 2.509 acres. A portion of Tract 27, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned PD-41, within I-30 Corridor Overlay, and addressed as 2422 Graham Street

5. ZON-26-02-0003 - Zoning Change/Concept Plan - Maple Lofts Multi-Family (City Council District 5). Zoning Change from PD-41 for Light Industrial Uses to a Planned Development for Multi-Family Use and a Concept Plan for a development with 65 multi-family units on 2.509 acres. A portion of Tract 27, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned PD-41, within I-30 Corridor Overlay, and addressed as 2422 Graham Street

Senior Planner June Sin presented the case report for item four and gave a power point presentation. She stated this request is for a change from Light Industrial to High Density Residential on the Future Land Use Map (FLUM) to accommodate the proposed multi-family development. The applicant has a concurrent application (Case Number ZON-26-02-0003) requesting a Planned Development for Multi-Family Use and a Concept Plan for a development with 65 multi-family units on 2.509 acres.

Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. However, staff notes that the following:

1) *The age-restricted multi-family development provides a housing type currently not available in the area.*
2) *The proposed zoning change replaces existing zoning for Light Industrial development, allowing the proposed development to buffer existing single-family residential from the industrial developments to the north.*

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 Jun Sin presented the case report for item five and gave a power point presentation. She stated the applicant wishes to rezone the property from PD-41 for Light Industrial Uses to a Planned Development District for Multi-Family Use to facilitate the development of an age-restricted multi-family with 65 dwelling units.

The applicant is requesting the following variances:

1. *Minimum Internal Side Yard – The applicant is requesting a variance to the minimum internal side yard of 70 feet to allow a minimum setback of 38 feet.*
2. *Covered Parking – The applicant is requesting a variance to the covered parking requirements of 14 spaces to provide no covered parking spaces.*
3. *Guest Parking – The applicant is requesting a variance to the guest parking requirements of 7 spaces to provide no guest parking spaces.*
4. *Clubhouse Area – The applicant is requesting a variance to the minimum requirement of 7,000 sq. ft. clubhouse, to provide a clubhouse with 630 sq. ft.*
5. *Appendix W Checklist Menu Items – The applicant is requesting a variance to the Appendix W Checklist requirements to provide six menu items from Category 1, 4 items from Category 2, and 2 menu items from Category 3.*
6. *Gated Entry – The applicant is requesting a variance to the Appendix W requirement that multi-family developments contain security gates at all entrances to the complex to allow a development without security gates.*

Staff is unable to support the request because it is inconsistent with the FLUM. However, staff notes the following:

1) *The age-restricted multi-family development provides a housing type currently not available in the area.*
2) *The proposed zoning change replaces existing zoning for Light Industrial development, allowing the proposed development to buffer existing single-family residential from the industrial developments to the north.*

Please note, 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 condition for approval:

1. *The applicant shall provide additional alternative compliance amenity items, as approved by the Planning and Development Director, to satisfy the amenity requirements for at least two categories in Appendix W of the Unified Development Code (UDC).*

Chairperson Smith asked what the age restriction for the development is. Ms. Sin stated 55 plus. Chairperson Smith inquired about a traffic study. Ms. Sin stated because the proposal is only 65 units a traffic study was not triggered. Commissioner Fedorko asked if this development falls under SB 840. Staff stated no. CJ Lintner 9311 N Meridian St Suite 100 Indianapolis IN., stepped forward representing the case and gave a power point presentation. He stated the applicant will waive the request for the Guest Parking variance (#3 in the list above) and will provide the dedicated 7 parking spaces for guest parking.

Motion made by Commissioner Adhikari, Seconded by Commissioner Okoli to close the public hearing and approve items four and five with all variances except number three. The motion carried unanimously.

6. SUP-26-03-0004 - Specific Use Permit Review - SUP Review for Zoom Performance (City Council District 5). Review SUP No. 1186, a Specific Use Permit for Auto Body and Paint Shop, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lot 2, Block 2, Business Center Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-60, and addressed as 2100 E Main St

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 the Auto Body and Paint Shop at 2100 E Main St to assess compliance, as stipulated by the City Council.

SUP No. 1186, approved November 19, 2024, 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 the Unified Development Code, including Chapter 13, Article XX of the Grand Prairie Municipal Code governing Auto-Related Businesses (Ordinance No. 7408);*
2. *No use shall be permitted on this property other than those uses approved, including Office use and Auto Body and Paint.*
3. *Any zoning, land use requirements and restrictions not contained within this Specific Use Permit ordinance shall conform to those requirements specified in the Light Industrial (LI) District as adopted and amended in the Unified Development Code (UDC). Where there is a conflict between the UDC and this ordinance, unless explicitly contained in this ordinance, the more restrictive shall prevail.*
4. *The business shall obtain a Certificate of Occupancy and Auto Related Business permit.*
5. *All business operations must be conducted indoors. Storing or parking damaged vehicles outdoors is prohibited.*
6. *City Council shall conduct a public hearing to review the SUP for compliance with the SUP ordinance and all applicable codes six months after the issuance of the Certificate of Occupancy.*

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

1. *All existing conditions from the original SUP, approved on November 19, 2024, shall remain in effect.*

Mauricio Rodriguez 4453 Preston Circle Dallas TX., noted support of this request and available to answer any questions.

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

7. SUP-26-03-0006 - Specific Use Permit Review - SUP Review for EZ Food Mart at 688 W Pioneer (City Council District 2). Specific Use Permit Review of SUP No. 1194, a Specific Use Permit for a convenience store without gas in an existing commercial lease space on 3.85 acres, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lot 1, Block 1, Pioneer Court Yard Shopping Center Addition, City of Grand Prairie, Dallas County, zoned General Retail, and addressed as 688 W Pioneer Pkwy Suite 140

Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated this request initiates the required one-year review of the Specific Use Permit (SUP) conditions governing the operation of a Convenience Store without Gasoline Sales at 688 W Pioneer Pkwy to assess compliance, as stipulated by the City Council.

SUP No. 1194, approved May 20, 2025, includes the following conditions:

1. *The development shall adhere to the City Council approved Exhibit B – Site Plan, and Exhibit C – Operational Plan.*
2. *The applicant shall comply with all state regulations and local ordinances for food service establishments.*
3. *Smoking is prohibited inside the establishment.*
4. *Eight-liner gaming machines shall be prohibited.*
5. *Outside storage or display of merchandise shall be prohibited. This prohibition applies to propane gas tanks, ice machines, and other seasonal merchandise.*

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

1. *All other existing conditions from the SUP approved on May 20, 2025, shall remain in effect.*

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

8. ZON-26-04-0008 - Zoning Change - 1721 W Polo Rd (City Council District 6). Zoning Change from Planned Development-81 (PD-81) to Planned Development-81A (PD-81A) to clearly establish General Retail (GR) as the base zoning district on approximately 2.492 acres. Tract 11, Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-81, and addressed 1721 W Polo Rd

Senior Planner June Sin presented the case report and gave a power point presentation. She stated this request seeks to establish the base zoning district for the subject property, which is located within PD-81. PD-81 includes single family, multi-family, retail and service station uses. The existing PD-81 ordinance includes metes and bounds descriptions and markers that are outdated and can no longer be used to accurately delineate the boundaries of the base zoning districts within the PD. Staff is unable to confirm with certainty that the base zoning district of the subject property is General Retail (GR). This request will clearly establish General Retail (GR) as the base zoning district for the subject property and facilitate the future

development of the property. The Development Review Committee (DRC) recommends approval.

Mustafa Hussain 1721 W Polo Rd Grand Prairie TX., stepped forward representing the case. Abdallah Turabi, noted support of this request and available to answer any questions

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

9. TAM-26-04-0001 - Text Amendment - Article 12: Subdivision and Utilities. An Ordinance of the City of Grand Prairie, Texas, amending portions of Article 12: Subdivision and Utilities for the purpose of specifying that earth disturbing activities on lots smaller than two acres must have an accompanying active building permit; 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 the purpose of the request is to amend a portion of Article 12: Subdivision and Utilities to state that no Land Preparing Activities (including any clearing, grading, grubbing, earthwork, excavating, and fill activities) shall occur on any residential lot smaller than two acres unless the proposed work is directly associated with an active building permit. The changes are intended to help the Public Infrastructure Department clarify what activities are allowed with land preparation permits and streamline that part of the approval process. The proposed changes are included in Exhibit A – UDC Changes. The Development Review Committee (DRC) recommends approval.

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

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:40 p.m.

Cheryl Smith, Chairperson

ATTEST:

Frank Gonzalez, Secretary