CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, September 08, 2026 **6:00 PM** **City Hall - Briefing Room**

BRIEFING SESSION

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

Call to Order

PRESENT
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
Chairperson John Fedorko
Commissioner Malcom Chakery

Executive Session

There was no closed session.

Agenda Review

Staff briefed the commissioners on the cases. Commissioner Presley requested the letter of opposition comments for item three. Commissioner Smith expressed concern regarding the number of occupants in a three-bedroom home and this operation presence in a residential neighborhood for item five. Commissioner Adhikari asked for clarification on what constitutes a Group Home for item five. Mrs. Scherer stated that a group home is a residential unit licensed by the state of Texas to operate as a Type A and Type B assisted living facilities that provide care for individuals with disabilities or developmental challenges. Commissioner Smith stated the HOA is indicating that group homes are not permitted in a residential area, but the State of Texas states otherwise. She asked for clarification regarding this matter. Mrs. Scherer stated HOA covenants, conditions and restrictions are private agreements and are separate from the City's zoning and development regulations. The City does not administer, interpret, or enforce private CCRs, deed restrictions, or HOA requirements.

Vice-Chairperson Gonzalez recessed the Briefing Session at 6:32 p.m. for the Commission to reconvene at the Regular Meeting at 6:35 p.m.

6:30 PM Council Chambers

REGULAR MEETING

Vice-Chairperson Gonzalez called the meeting to order at 6:38 p.m.

Call to Order

PRESENT
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
Chairperson John Fedorko
Commissioner Malcom Chakery

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

1. Approval of Minutes of the August 25, 2026, P&Z meeting

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

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

2. SUP-26-07-0016 - Specific Use Permit/Site Plan - Dutch Bros at 2380 W Camp Wisdom (City Council District 6). Specific Use Permit and Site Plan for a restaurant with a drive-through on 1.3 acres. Lot 6, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-283 District, within the Lake Ridge Corridor Overlay District, and addressed as 2380 W Camp Wisdom Rd

   Motion made by Commissioner Smith, Seconded by Commissioner Chapman, to close the public hearing and table item two indefinitely. The motion carried unanimously.

PUBLIC HEARING

3. 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

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated 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. If the method of disposition changes to traditional cremation in the future, a SUP amendment shall be required.*

   Nathan Paek, 520 S Great Southwest Pkwy, stepped forward representing the case. He stated they are looking to relocate from their current location in Arlington to a larger space. Commissioner Smith read the opposition letter received into the record. She suggested that the applicant be a good neighbor and reach out to the surrounding residents. Commissioner Lockhart asked whether the storage tanks would be above ground, similar to those at the applicant's current location in Arlington. Mr. Paek stated yes and further clarified that the storage tanks would be located within the building.

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

4. SUP-26-08-0019 - Specific Use Permit - Texstar Auto at 3317 E Jefferson (City Council District 5). Specific Use Permit for Auto Dealer (Non-Franchise Used) Use at an existing used auto sales lot on 0.72 acres. Tracts 16 & 17, William C. May Survey, Abstract No. 891, City of Grand Prairie, Dallas County, Texas, zoned Heavy Industrial (HI), and addressed as 3317 E Jefferson St and 315 West Ave

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant requests approval of a Specific Use Permit (SUP) to allow a second used auto dealer to operate on the subject property. The property was established as a used auto dealer in 1997, when the use was permitted by right. As a result, the existing dealership is considered a legal non-conforming use and may continue to operate. The addition of a second dealership constitutes an expansion of the legal non-conforming use and therefore requires approval of a Specific Use Permit. 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.

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

1. *All required parking spaces shall remain available for parking and shall not be used for vehicle inventory or storage. All parking spaces shall be non-stacked in compliance with Section 10.7.1 of the UDC.*
2. *Vehicle inventory for sale shall be located only within the spaces designated on Exhibit B – Site Plan or the most current parking plan on file with the Planning and Code Compliance Divisions. Any relocation, adjustment, or expansion of designated vehicle inventory areas shall require the property owner and/or operator to submit an updated site plan to the Planning and Code Compliance Divisions reflecting the revised locations.*
3. *Prior to the issuance of a Certificate of Occupancy for any additional auto dealer on the property, the property owner and/or operator shall demonstrate that the site can accommodate the additional dealer and shall submit an updated site plan to the Planning and Code Compliance Divisions identifying all auto dealers on the property and the vehicle inventory areas designated for each dealer.*
4. *Operations shall comply with and remain consistent with Exhibit C – Operational Plan.*
5. *The business shall obtain a Certificate of Occupancy (CO) and an Auto-Related Business permit.*
6. *The applicant shall provide proof of garbage services to the Public Health and Environmental Quality Department (PHEQ) prior to issuance of the Certificate of Occupancy (CO).*
7. *All operations shall comply with the regulations found in Chapter 13, Article XX, Automotive Related Business Regulations, of the Grand Prairie Code of Ordinances.*

Michael Alberto, 2219 Talon St Grand Prairie TX., stepped forward representing the case.

Motion made by Commissioner Adhikari, Seconded by Commissioner Presley, to close the public hearing and approve item four with staff's recommended conditions. The motion carried unanimously.

5. SUP-26-07-0018 - Specific Use Permit - Registered Group Home at 4544 Friars Lane (City Council District 2). Specific Use Permit for a Registered Group Home on 0.19 acres. Lot 7, Block 11, Castleridge at Westchester Phase 3, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-136 (PD-136) District, and addressed as 4544 Friars Ln

Planner Erin Scherer presented the case report and gave a power point presentation. She stated the applicant proposes to operate a Registered Group Home for girls between the ages of five and 17. A Registered Group Homes is permitted by right in all single-family zoning districts; however, a Specific Use Permit is required when the proposed location is within

2,500 feet of another Group Living Residential Use. Because the subject property is located within the 2,500-foot separation, approval of a Specific Use Permit is required. 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. *The number of occupants shall not exceed six (6).*
2. *The applicant shall maintain all required state licenses and/or certifications.*
3. *The applicant shall comply with all applicable building and fire codes.*
4. *The applicant shall obtain an approved registration for a Group Living Residential Unit with the City of Grand Prairie prior to operating.*
5. *The operator shall maintain compliance with all applicable state regulations and local ordinances.*
6. *The garage shall be maintained and used for the parking of operable vehicles and shall not be used for general storage or other purposes that prevent its use for vehicle parking.*

Commissioner Smith expressed concern that the living conditions may be too crowded, with only three bedrooms for eight occupants. Vice-Chairperson Gonzalez noted that Registered Group Homes are permitted in a single-family zoning district. Planning and Development Director Rashad Jackson clarified that the only reason why this case is before the commission is because it's located within 2,500 ft. of another group home. Commissioner Presley asked for the definition of age-appropriate pairing and whether there is a maximum occupancy requirement per room. Derek Sneed and Lisa Sneed, 4544 Friars Ln, Grand Prairie TX, stepped forward representing the case. He thanked Planner Erin for all her assistance throughout the application process. Commissioner Smith asked whether there had been any outreach to the neighborhood. Mr. Sneed stated that there had not been any outreach initially because he was out of town; however, they recently reached out to a few residents, and the response was not positive. He discussed revising the operational plan to reduce the number of occupants from eight to five in order to address concerns regarding the available space. Commissioner Lockhart asked the applicant whether he would reside at the home. Mr. Sneed stated that he would not reside at the home but that they would hire staff to provide care for the children. Commissioner Nimo asked why the proposed age range for the children was changed from 5–17 years old to 5–12 years old. Mr. Sneed stated that they made the change in consideration of the neighbors' concerns. Mrs. Sneed spoke about her professional background working with Children and youth. She worked as an educator, at a juvenile hall, at a residential treatment facility for boys, at an alternative school and as a correctional officer with the Texas Department of Criminal Justice. She holds two master's degrees, one in Community Counseling and the other in Early Childhood Education. Commissioner Chapman expressed concern about the applicant's intent after hearing several changes and retractions to the original proposal.

Stephen Pryor, 4540 Friars Ln Grand Prairie TX., stepped forward in opposition to the request. He stated he is not asking the City to enforce the CCR's but rather to respect them, noting that the document repeatedly states that the development is intended for single-family use only and not for commercial purposes. Gloria Carillo, 4536 Friars Ln Grand Prairie TX., stepped forward in opposition to the request. She expressed concern about having a commercial enterprise next door to her home and questioned how much time the applicants would be able to devote to the business while also maintaining their full-time jobs. She also expressed concerns regarding allegations of abuse, and mistreatment associated with other group homes. She stated that she understands the need for these facilities but believes that group homes should be studied more thoroughly before being approved in residential areas. Gary McGahey, 4552 Rugby Ln Grand Prairie TX., stepped forward in opposition to the request. He noted his opposition is not directed toward the children who may reside in the proposed home but rather concerns whether the proposed operation is compatible with the single-family zoning district. He questioned whether the proper documentation authorizing the applicant to submit the application to the city had been received. He also expressed concerns regarding cases of neglect reported in the media involving other group homes, as well as fire safety. Judy Zahrndt, 636 Broadsword Ln Grand Prairie TX., stepped forward in opposition to the request. She expressed frustration that the HOA covenants are not being upheld by the City. She also shared similar concerns raised by other residents regarding traffic and discrepancies in the information provided by the applicant. Harold R. Willis, 538 Lindly St Grand Prairie TX., stepped forward in opposition to the request. He spoke about his background in healthcare and expressed concern about how the State of Texas currently oversees group homes. He also questioned the applicants' business intentions. Pooja Patel - General Council for Castleridge HOA, 1 Cowboys Way Ste 585 Frisco TX., stepped forward in opposition to the request. She stated the current group home does not comply with the HOA restrictions. Adam Schaller, 614 Queens Way Grand Prairie TX., stepped forward in opposition to the request. He expressed concern about discrepancies regarding the property's capacity, noting that the bedrooms are small and raised concerns about the availability of off-street parking. He stated that ultimately, the issue comes down to safety and whether this is the appropriate location for a group home. Lupe Salazar, 4553 Paddington Ln Grand Prairie TX., stepped forward in opposition to the request. He stated that he is a licensed private investigator who donates much of his time to CPS cases. He explained that he has been involved with group homes for many years and has witnessed firsthand the problems and challenges associated with them. He respectfully asked the commission to deny the SUP. Pamela Skaar, 613 Queens Ln Grand Prairie TX., stepped forward in opposition to the request. She stated that she is a licensed and certified speech-language pathologist who has worked with children with special needs for more than 26 years. She acknowledged the significant need for foster care but also respectfully asked the commission to deny the SUP request. Joan Mims, 623 Gwyndellons Ln Grand Prairie TX., stepped forward in opposition to the request. Ryan Long, 4616 Friars Ln Grand Prairie TX., stepped forward in opposition to the request. He stated that he wanted to be precise about his objection, emphasizing that it is not about who the children are, but rather about asking the Commission to carefully evaluate the SUP plan. Darin Luman, 509 Moorgate Ct Grand Prairie TX., stepped forward in opposition to the request. He expressed concerns regarding potential traffic impacts associated with the proposed use. Mr. Sneed thanked all of the residents for attending and voicing their concerns. He reaffirmed that the home would only have five

occupants and stated that they do not have any financial issues. He emphasized that their primary purpose is to provide care for the children.

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

- *Christian Pryor, 4540 Friars Ln*
- *Angela Smyers, 652 Broadsword Ln*
- *Glenn Tassin & Lori Tassin, 509 Cartgate Ln*
- *Karen Lynch & Jerry Lynch, 4545 Jousting Ln*
- *Bill Skaar, 613 Queens Way*
- *Ceasar Oviedo & Debora Oviedo, 4527 Friars Ln*
- *Alanna Long, 4616 Friars Ln*
- *Patricia Mulligar, 505 Moorgate Ct*
- *Paul Freed & Kathi Fredd, 542 Broadsword Ln*
- *Sharon Luman, 509 Moorgate Ct*
- *Kari Cavins & Paul Cavins, 625 Newcastle Ln*
- *Lilly Turner, 4531 Friars Ln*
- *Matt Radican, 4539 Friars Ln*

Vice-Chairperson Gonzalez opened the floor for discussion. Commissioners discussed the concerns by residents and the plan presented by the applicant.

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

ADJOURNMENT

Vice-Chairperson Gonzalez moved to adjourn the meeting. The meeting adjourned at 8:41 p.m.

John Fedorko, Chairperson

ATTEST:

Tai Chapman, Secretary