CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, October 13, 2026 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Fedorko called the Briefing meeting to order at 5:45 p.m.

Call to Order

PRESENT
Chairperson John Fedorko
Vice- Chairperson Frank Gonzalez
Commissioner Tai Jones-Chapman
Commissioner Janie Mendez-Adhikari
Commissioner Kenneth Presley Jr. *(entered meeting at 5:58 p.m.)*
Commissioner Micah Lockhart
Commissioner Marketta Nimo

ABSENT
Commissioner Cheryl Smith
Commissioner Malcom Chakery

Executive Session

There was no closed session.

Agenda Review

Staff briefed commissioners on cases.

Chairperson Fedorko recessed the Briefing Session at 6:25 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 6:32 p.m.

Call to Order

PRESENT
Chairperson John Fedorko
Vice- Chairperson Frank Gonzalez

Commissioner Tai Jones-Chapman
Commissioner Janie Mendez-Adhikari
Commissioner Kenneth Presley Jr.
Commissioner Micah Lockhart
Commissioner Marketta Nimo

ABSENT
Commissioner Cheryl Smith
Commissioner Malcom Chakery

Commissioner Presley led the Invocation.

Commissioner Nimo 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 22, 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-26-06-0012 - Site Plan - Retail at 905 Mayfield (City Council District 2). Site Plan for a 5,832 sq. ft. retail development on 0.646 acres. Lot 1, Block 1, La Guanajuatense Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-294A, within the SH 161 & IH-20 Corridor Overlay Districts, and addressed as 905 Mayfield Road

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct a 5,832 sq. ft. retail development on 0.646 acres. Site Plan approval by City Council is required for any project within an overlay district or planned development district. 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. *Landscape Buffer Along Mayfield – Variance to reduce the 30-foot landscape buffer to a variable-width buffer, ranging from 0 feet to 30 feet along Mayfield Road.*
   2. *Windows on Primary Facade – Variance to the requirement that windows account for 30% of the north facade to allow the windows to account for 14%.*
   3. *Overall Windows – Variance to the requirement that windows account for 50% of the length of all facades to allow windows to account for 31% of all facades.*

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

1. *Specialty accent colors shown on the building elevations shall be changed to neutral tones. Any other allowable accent colors shall be limited to less than 10% in accordance with Appendix F requirements.*

Malik Lalani, 103 Castlebury Ct, stepped forward representing the case report. Mohsin Ali noted support of the item but didn't wish to speak.

Motion made by Commissioner Gonzalez, Seconded by Commissioner Chapman, to close the public hearing and approve item two per staff recommendations. The motion carried unanimously.

3. STP-26-08-0018 - Site Plan - Retail and Offices at 7085 Lake Ridge Pkwy (City Council District 6). Site Plan for two multi-tenant retail and office buildings on 2.062 acres. Tract 1.8, William Linn Survey, Abstract No. 1725, City of Grand Prairie, Dallas County, Texas, zoned PD-384A, within the Lake Ridge Corridor Overlay District, and addressed as 7085 Lake Ridge Pkwy

Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated the purpose of this request is to obtain Site Plan approval for two new multi-tenant buildings with associated parking spaces. Site Plan approval is required for projects within a Planned Development zoning district and in a designated Corridor Overlay District. The purpose of the Site Plan review is to ensure compliance with the requirements of the Unified Development Code (UDC). The applicant is not requesting any variances.

Randall Garrett, 8760 Country Rd 612 Mansfield TX., stepped forward representing the case.

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

4. STP-26-08-0021 - Site Plan - Parry's Pizzeria and Taphouse (City Council District 2). Site Plan for a full-service restaurant on 1.94 acres. Lots 3 & 4, Block A, Bobby Cox Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-143, within the SH 161 Corridor Overlay District, and addressed as 1555 & 1565 Mayfield Rd

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant intends to construct a 5,800 sq. ft. full-service restaurant on 1.94 acres for Parry's Pizzeria & Taphouse. Site Plan approval by City Council is required for any project within an overlay district or planned development district. 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 45 to allow a total of 117 parking spaces.*
2. *Primary Entrance – Variance to allow the primary entrance to be located on the east elevation, which does not front a street.*

3. *Accent Materials – Variance to the maximum allowed accent material of 10% on each elevation to allow 24% on the north, 28% on the east, 42% on the south, and 19% on the west elevation.*
4. *Overall Windows – Variance to the requirement that windows account for 50% of the length of all facades to allow windows to account for 48% of the length of all facades.*
5. *Windows on North Facade – Variance to the requirement that windows account for 30% of the north facade to allow the windows to account for 24% of the north facade.*
6. *Landscape Buffer adjacent to Residential – A variance to the requirement to provide a 15-foot landscape buffer with 21 shade trees to allow a 10-foot landscape buffer and a 10-foot pedestrian trail with 21 holly trees.*

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

1. *The required masonry screening wall along the western property line shall be constructed and in place prior to issuance of the building permit.*
2. *Shade trees selected from the City's recommended tree list (large or medium trees) shall be provided within the 10-foot landscape strip between the western property line and the 10-foot walking trail, in accordance with the landscaping standards of Appendix F, unless otherwise approved by the Planning Director or designee.*
3. *The portion of the western property line adjacent to the open space, extending approximately 87 feet south from the right-of-way, shall be screened with living screening consisting of evergreen trees, large shrubs, or hedges.*

Joey Rispaud with Regional Partners North Texas, 8009 Alpine Ct Frisco TX, stepped forward representing the case. Commissioner Chapman asked how many parking spaces would be designated for curbside to-go. Kyle Flaming, 15678 Stonebridge Frisco TX., stepped forward representing the case. He stated that two parking stalls will be designated for curbside pick-up. Janine Mejia-Diaz C/O Yow Architects, 115 S Weber St Ste 200 Colorado Springs CO., noted her support for the item but did not speak.

Motion made by Commissioner Gonzalez, Seconded by Commissioner Lockhart to close the public hearing and approve item four per staff recommendations. The motion carried unanimously.

PUBLIC HEARING

Planner Erin Scherer stated that the applicant requested for the following cases five and six to be tabled to the P&Z meeting of November 10, 2026.

5. CPA-26-09-0012 - Comprehensive Plan Amendment - 220, 224, 228, 232 Gilbert Circle (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential to Light Industrial on 1.69 acres. Tract 1, a portion of Tract 3, Tract 4, & Tract 131, John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) District, and addressed as 220, 224, 228, and 232 Gilbert Circle

6. ZON-26-08-0019 - Zoning Change – 220, 224, 228, 232 Gilbert Circle (City Council District 1). Zoning Change from Single Family-One (SF-1) District to Light Industrial (LI) District on 1.69 acres. Tract 1, a portion of Tract 3, Tract 4, & Tract 131, John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) District, and addressed as 220, 224, 228, and 232 Gilbert Circle

   Jacqueline King, 208 Gilbert Cir Grand Prairie TX., noted opposition to this request but wasn't called to speak due to the item being tabled.

   Motion made by Chairperson Fedorko, Seconded by Commissioner Chapman, to close the public hearing and table items five and six to the next P&Z meeting of 11-10-2026. The motion carried unanimously.

7. SUP-26-08-0022 - Specific Use Permit - JBob Designs Auto Sales (City Council District 5). Specific Use Permit for Auto Dealer (Non-Franchised Used) on 0.47 acres. Lots 3, 4, & 5, Block B, Westover Place Addition Revised, City of Grand Prairie, Dallas County, Texas, zoned PD-237, and addressed as 125 NE 26th Street

   Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant requests a Specific Use Permit (SUP) to allow a used auto dealer to operate at an existing developed property currently occupied by a trophy manufacturing business. The applicant proposes to add the used auto dealer while continuing the existing trophy manufacturing operation. The proposed addition of a used auto dealer requires SUP approval. The purpose of the Specific Use Permit (SUP) 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.

   The applicant is requesting the following variance:

   1. *Number of Parking Spaces – Variance to the minimum parking requirement of 11 spaces to allow five parking spaces.*

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

   1. *Approval of this Specific Use Permit shall authorize the operation of no more than one used automobile dealership at this location. The establishment or operation of any additional automobile dealership on the property shall require an amendment to the Specific Use Permit, at which time the proposed operations and the capacity of the site to accommodate multiple dealerships shall be evaluated.*
   2. *The five parking spaces designated for employee/customer parking 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.*
   3. *No vehicles for inventory shall be parked or stored in the public Right-of-Way.*
   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.*

Muhammad Zubaw, 125 NE 26th 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 seven per staff recommendations. The motion carried unanimously.

8. SUP-26-08-0021 - Specific Use Permit/Site Plan - White Castle at 3560 S Hwy 161 (City Council District 2). Specific Use Permit/Site Plan for a restaurant with a drive-through on 1.02 acres. A portion of Lot 2R1, Block A, 161 Toll Road Retail Corners Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-294 District, within the SH 161 and the IH 20 Corridor Overlay Districts, and addressed as 3560 S Hwy 161

Planner Erin Scherer presented the case report and gave a power point presentation. She stated the purpose of the request is to obtain approval of a Specific Use Permit and Site Plan. The applicant intends to construct a drive-through restaurant on 1.02 acres for White Castle. A restaurant with a drive-through requires the approval of a Specific Use Permit (SUP). Site Plan approval is required for projects within a Planned Development zoning district and in a designated Corridor Overlay District. 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.

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 variances listed below due to the brand's standard building design and operational requirements of the proposed business:

1. *Number of Parking Spaces – Variance to the maximum allowed parking spaces of 9 to allow 28 parking spaces.*
2. *Pedestrian Walkway Trees – Variance to the requirement to provide one tree per 20 linear feet of pedestrian walkway. Based on 55 linear feet of pedestrian walkway, three trees are required. The applicant requests relief from this requirement due to utility easements and the proposed business sign within the pedestrian walkway area. As an alternative landscaping measure, the applicant proposes additional five-gallon shrubs throughout the site.*

3. *Overall Windows – Variance to the requirement that windows account for 50% of the length of all four facades to allow the building to be constructed with windows that account for 32% of the length of all facades.*
4. *Street Facing Windows – Variance to the requirement that windows account for 30% of the area of street-facing facades to allow the building to be constructed with windows that account for 29.4% of the street-facing facades (West Facade).*
5. *Building Elevations – Variance to Appendix F requirement of a maximum of 20% of any building facade to have aluminum composite material (ACM)/polished metal accents to allow the west, north, and east facades to have ACM accents that exceed 20%.*
    a. *West Facade = 24.4% ACM*
    b. *North Facade = 38.4% ACM*
    c. *East Facade = 37.9% ACM*
6. *Color – Variance to Appendix F requirement that exterior colors be low reflectance, subtle, neutral, or earth tone colors and that high intensity, primary, black or fluorescent colors may only be used for accent areas, and those accent colors shall not exceed 10% of any single facade to allow the south facade to be constructed with 12.1%*

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

1. *The eleven (11) parking spaces identified as permeable paving on the Site Plan shall be designed, constructed, and maintained in accordance with the applicable permeable paving standards in Article 8 and Appendix F of the Unified Development Code, including the North Central Texas Council of Governments' integrated Stormwater Management (iSWM) Program.*

Jacob Krokey, 5968 Haydens Crossing Blvd Dublin OH, stepped forward representing the case.

Motion made by Commissioner Gonzalez, Seconded by Commissioner Chapman, to close the public hearing and approve item eight per staff recommendations. Excluding variance two. The motion carried unanimously.

ADJOURNMENT

Chairperson Fedorko moved to adjourn the meeting. The meeting adjourned at 7:43 p.m.

John Fedorko, Chairperson

ATTEST:

Tai Chapman, Secretary