CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Tuesday, June 23, 2026 **6:00 PM** **City Hall - Briefing Room**

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 6:00 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice- Chairperson John Fedorko
Commissioner Christopher Okoli
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina

ABSENT
Commissioner Frank Gonzalez
Commissioner Tai Jones-Chapman
Commissioner Malcom Chakery
Commissioner Kenneth Presley Jr.

Executive Session

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Chairperson Smith stated concern with the use being located within 300 ft to residential for item two. Chairperson Smith asked if the applicant is aware of staff recommendations for item four. Mrs. Scherer stated yes. Commissioner Fedorko stated concern with trucks queueing on Oakdale Rd and causing blockage and asked if the applicant is allowed to have queueing on the street for item four. Transportation Planner Brett Huntsman stated that the purpose of the 100ft setback requirement is to try to mitigate as much as possible.

Chairperson Smith recessed the Briefing Session at 6:37 p.m. for the Commission to reconvene at the Regular Meeting at 6:45 p.m.

6:30 PM Council Chambers

REGULAR MEETING

Chairperson Smith called the meeting to order at 6:45 p.m.

Call to Order

PRESENT
Chairperson Cheryl Smith
Vice- Chairperson John Fedorko
Commissioner Christopher Okoli
Commissioner Janie Mendez-Adhikari
Commissioner Victor Medina

ABSENT
Commissioner Frank Gonzalez
Commissioner Tai Jones-Chapman
Commissioner Malcom Chakery
Commissioner Kenneth Presley Jr.

Commissioner Medina 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 June 9, 2026, P&Z meeting

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

PUBLIC HEARING

2. SUP-26-05-0010 - Specific Use Permit/Site Plan - Concrete Pumping at 1509 W Shady Grove Rd (City Council District 1). Specific Use Permit and Site Plan for a contractor shop with outside storage and heavy equipment on 1.838 Acres. 1.838 acres of land in the John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 1509 W Shady Grove Rd

   Planner Hina Siddiqui presented the case report and gave a power point presentation. She stated the purpose of this request is to obtain approval of a Specific Use Permit for a contractor shop with outside storage and heavy equipment. The Unified Development Code (UDC) requires approval of a Specific Use Permit for contractor shop with outside storage and heavy equipment when located within 300 feet of residential zoning or within a Corridor Overlay District. The proposal requires a Specific Use Permit because it is within the SH 161 Corridor Overlay District. 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.

The applicant is requesting the following variances:

1. *Pavement Material – Variance to the UDC Article 10 requirement that all non-residential parking lots shall be fully paved with concrete to allow for gravel surface in the truck parking and outside storage area.*
2. *Screening (East) – Variance to the UDC Article 8 requirement of 6-foot wood screening along the eastern property line to allow an existing 6-foot chain-link fence to remain and a new 6-foot wrought-iron fence to be constructed along the eastern line.*
3. *Screening (South) – Variance to the UDC Article 8 requirement of 6-foot wood screening along the southern property line to allow an existing 6-foot chain-link fence and existing berm and tree line to remain along the southern line.*
4. *Principal Masonry – Variance to the UDC Appendix F requirement of 100% of the exterior of all buildings to be masonry to allow a building material composition of 48% masonry and 35% prefinished metal panels.*

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

1. *The outside storage and truck parking area shall be limited to the areas marked for truck parking and storage on the attached site plan.*
2. *Paved concrete shall be required for the parking of vehicles and storage of any motorized equipment units.*
3. *A tree survey and tree mitigation plan shall be submitted for review prior to or at the time of civil plan review. No permits will be released before approval of the tree mitigation plan.*
4. *The existing wood fence on the west property line must be replaced or repaired where it exhibits disrepair (advanced weathering, structural failure, or rot) prior to the issuance of a Certificate of Occupancy (COO).*
5. *If detention is required, it shall meet all engineering standards required by the Public Infrastructure Department.*

Edgar Molina 3624 London Ln Richland Hills TX., stepped forward representing the case. He asked the commissioners to grant the paving material variance. Chairperson Smith stated concern with a business next-door to a residential home and asked if they reached out to the neighbors. Mr. Molina stated no. Commissioner Fedorko asked will a batch plant business operate at this location. Mr. Molina stated no, the trucks will only be stored there. Commissioner Fedorko asked the applicant would his client be ok with building a uniformed fence. Mr. Molina stated yes. Commissioner Fedorko suggested for additional trees to be planted at the southern boundary of the property. Mr. Molina agreed to the additional trees. Commissioners discussed the concern with this business located near a residential area and the variance requests from the applicant.

Motion made by Commissioner Fedorko, Seconded by Commissioner Adhikari to close the public hearing and approve item two per staff recommendations excluding recommendation two, with the added conditions of requiring the applicant to plant trees along the southern boundary and install a uniform 6 ft. wood fence. The motion carried unanimously.

3. ZON-26-04-0010 - Zoning Change - 534 Worthway Dr (City Council District 1). Zoning Change from Single Family-Four (SF-4) District to Single Family-Attached (SF-A) District on 0.16 acres. Lot 7, Block A, Jefferson Heights Addition, City of Grand Prairie, Tarrant County, Texas, zoned Single Family-4 (SF-4) District, and addressed as 534 Worthway Drive

Planner Erin Scherer presented the case report and gave a power point presentation. She stated the applicant desires to construct a duplex on the subject property. The purpose of the request is to rezone the existing lot from Single Family-Four (SF-4) District to Single Family-Attached (SF-A) District. If the zoning change is approved, any future development must comply with all SF-A development standards. Staff does not fully support this request because it is incompatible with the established character of the neighborhood.

Chairperson Smith stated concern that this request might change the characteristics of the neighborhood if approved. Juan Granados 802 Tapley St Grand Prairie TX., stepped forward representing the case. He stated he purchased the property to build a duplex for him and his brother to live closer to their parents. Chairperson Smith asked if there was communication with the neighbors. Mr. Granados stated no. Commissioner Fedorko asked if there was something wrong with the current home. Mr. Granados stated that the home needs to be demolished.

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

4. SUP-25-07-0024 - Specific Use Permit – Truck Parking & Outside Storage (City Council District 1). Specific Use Permit for Heavy Truck or Equipment Parking and Outside Storage on 4.88 acres. Tract 22, John Farrans Survey, Abstract No. 468, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, within the SH 16 Corridor Overlay District, and addressed as 490 and 500 W Oakdale Rd

Planner Erin Scherer presented the case report and gave a power point presentation. She stated the applicant wishes to operate a Heavy Truck or Equipment Parking and Outside Storage facility at this location. The purpose of the Specific Use Permit (SUP) process is to identify and evaluate those uses that 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.

The applicant is requesting the following variances:

1. *Screening Fence: Variance to allow the existing six-foot chain link fence, topped with razor wire, to remain along the side and rear property lines, and to allow an eight-foot tall Dura Fence (galvanized steel with protective coating) screening fence and automatic rolling gate along the W. Oakdale Rd. frontage.*

   Staff Analysis: A Type 3 Screening Fence is required for all outside storage areas. Type 3 Screening Fences include cement fiberboard, wood with concrete mow strip, or vinyl PVC (UDC 8.9.6). Staff does not oppose the request to continue using the existing chain-link fence along the side and rear property lines. The rear portion of

the property is located within the FEMA Effective Floodplain, and chain-link fencing allows for the unobstructed flow of floodwaters across the site. Additionally, the proposed Dura Fence and automatic gate along the street frontage provide effective screening and site security while requiring less maintenance than traditional Type 3 screening materials. Staff believes the proposed fencing will provide an appropriate level of screening consistent with the industrial character of the area.

2. *Concrete Paving: Variance to allow the continued usage of the existing crushed concrete surface for the drive approach, internal driveways, fire lanes, parking areas, and outdoor storage surfaces (UDC 10.4.3 & UDC 10.5.1).*

   Staff Analysis: Sections 10.4.3 and 10.5.1 of the UDC require concrete paving for drive approaches, driveways, fire lanes, parking areas, and storage surfaces. While the existing surfacing does not meet current paving standards, staff notes that similar site conditions exist on industrial properties throughout this portion of the Oakdale Road corridor. Approval of alternative paving materials is subject to review by the Public Health and Environmental Quality Department and the Public Infrastructure (formerly Engineering) Department. Staff recommends conditioning the Specific Use Permit to require approval of the existing paving material or implementation of alternative improvements acceptable to the reviewing departments.

3. *Drive Approach and Driveway Standards: Variance to allow the continued usage of the existing drive approach and internal driveways.*

   Staff Analysis: Section 23.10.8 of the UDC requires drive approaches and driveways serving industrial developments to be constructed in accordance with current City standards. Staff recognizes that the existing drive approach and driveway configuration do not meet current industrial standards. However, based on the proposed site use, site layout, and surrounding industrial development pattern, staff does not anticipate the existing configuration will create adverse impacts to traffic circulation or neighboring properties.

4. *Gated Entry: Variance to allow the proposed automatic rolling gate to be located approximately 51 feet from the street right-of-way line rather than the required 100-foot setback.*

   Staff Analysis: Section 8.14.3 of the UDC requires gated entries to be located a minimum of 100 feet from the public right-of-way in order to prevent vehicle stacking onto public streets. The proposed gate location reflects the existing site configuration and available developable area. Staff notes that Oakdale Road is developed with a variety of industrial uses and large lots, and the proposed operation is not anticipated to generate frequent customer traffic. Based on the operational characteristics of the proposed use, staff does not anticipate significant vehicle queueing at the gate that would adversely impact traffic operations along Oakdale Road.

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

1. *Development of the property shall comply with the proposed Site Plan.*
2. *The applicant shall provide a dumpster enclosure that meets the UDC requirements.*
3. *The applicant shall provide concrete paving for drive approach, driveways, fire lanes, and parking and storage areas as required by the UDC or obtain approval from the Public Health and Environmental Quality Department and the Public Infrastructure (formerly Engineering) Department for alternative paving standards.*
4. *Drive approach and driveways shall be reconstructed to the Industrial dimensions in the UDC and meet all minimum City construction standards.*
5. *The applicant shall leave the gate open during daytime hours when trucks/vehicles are queuing in the public street. In the alternative, the applicant shall move the gate back 100 ft. from the public right-of-way to comply with Section 8.14.3 of the UDC.*
6. *The applicant shall maintain compliance with all federal, state, and local environmental regulations.*
7. *The applicant shall maintain compliance with Chapter 13, Article XX, Automotive-Related Business Regulations, of the City's Code of Ordinances.*
8. *The applicant shall practice Best Management Practices listed in its Storm Water Pollution Prevention Plan.*
9. *Successful completion of a flood study review and issuance of a Floodplain Development Permit in accordance with Article 15 – Floodplain Management of the UDC is required.*
10. *A physical barrier delineating the designated floodplain area shown on the proposed Site Plan shall be provided prior to the issuance of a Certificate of Occupancy to prevent heavy trucks and equipment from being parked in areas not intended for parking.*
11. *The property shall be platted in accordance with Article 12 – Subdivision and Utilities of the UDC prior to the issuance of building permits or Certificates of Occupancy.*
12. *Street right-of-way and pavement widths shall be provided as shown on the adopted Master Transportation Plan (Article 23 of the UDC) and Thoroughfare Map for each classification of roadway*
13. *Compliance with applicable Building and Fire codes, as determined by the Chief Building Official, at the time of Building Permit or Certificate of Occupancy applications, is required.*

Attorney Steven Darling 2500 Dallas Pkwy Ste 600 Plano TX., stepped forward representing the case. He stated much of the property cannot be used due to the floodplain; therefore, a lot of the floor plan has been stretched forward, and the variances are based on the fact that the property can't be used for its fullest investment. He thanked staff for their time and requested a waiver on recommendation number three. Property Owner Eli Amzallag 490 W Oakdale Grand Prairie TX., stepped forward representing the case. He and his brother bought the property, and he was under the impression that they were going to be allowed to keep the property as is. He is trying to bring all the property into compliance but due to floodplain he is losing a large portion of his property. Commissioner Fedorko asked if he is ok with condition number five. Mr. Amzallag stated ideally no due to theft concerns. Commissioner Fedorko stated concern if condition five is removed, and if the automated gate fails for whatever reason, it will cause queueing onto the road. Mr. Amzallag stated currently there is a manual gate and there hasn't been a problem with queueing to date. He mentioned a concern with his future tenants having a problem with the gate being open during daytime hours. He noted that several properties

around this site operate on graveled paved surfaces. Commissioners discussed granting variances to the gated entry and driveway approach paving.

Motion made by Commissioner Fedorko, Seconded by Commissioner Adhikari to close the public hearing and approve item four per staff recommendations excluding recommendation three and to modify number four to remove the requirement to comply with the construction standards, and add a one-year review. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 8:10 p.m.

Cheryl Smith, Chairperson

ATTEST:

Frank Gonzalez, Secretary