CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Agenda

Planning and Zoning Commission Meeting

Tuesday, March 24, 2026 **5:30 PM** **City Hall - Briefing Room**

BRIEFING SESSION

It is the intent of the Planning and Zoning Commission to be briefed by staff, and that all items on the agenda shall be available or open for discussion during the Briefing Session. The Planning and Zoning Commission may ask applicants and other interested parties for information or presentations. All interested parties are invited to attend. Briefings are taped.

Call to Order

Executive Session

The Planning and Zoning Commission may conduct a closed session, if needed, in accordance with Texas Government Code Section 551.071 "Consultation with Attorney" to discuss legal matters pertaining to agenda items. Any final action will be taken during open session.

Agenda Review

6:30 PM Council Chambers

REGULAR MEETING

Call to Order

Invocation

Pledge of Allegiance

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not the agenda by completing and submitting a speaker card.

PUBLIC HEARING CONSENT AGENDA

Items listed on the Public Hearing Consent Agenda are considered to be routine and will be approved by one motion and one vote. There will be no separate discussion of the Public Hearing Consent Agenda items unless requested. If discussion is desired on an item, it will be considered separately. The Commission may ask questions of those present on an item from the Public Hearing Consent Agenda.

1. Approval of Minutes of the March 10, 2026, P&Z meeting

ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-26-02-0004 - Site Plan – Digital Billboard at 4330 S HWY 360 (City Council District 4). Site Plan for a Digital Billboard on 4.49 acres. Lodge Realty Addition, Block 1, Lot 2B, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the SH 360 Corridor Overlay District, and addressed as 4330 S HWY 360

PUBLIC HEARING

Members of the public may address the Commission on items listed on the agenda under Public Hearing Items. Persons wishing to address the Commission must first complete a request to speak card. A person may also use the request to speak card to indicate his or her support or opposition to a case without speaking. Cards may be picked up at the desk by the entrance to the City Council Chambers and may be deposited at the desk or given to a staff member. Speaking time is generally limited to five minutes per speaker. Per the by-laws of the Planning and Zoning Commission, the applicant and those favoring the request shall have a maximum of 30 minutes, including rebuttal, to present their arguments for the request. Those in opposition to a request shall have a maximum of 30 minutes to present their arguments against the request. When a large group is present, it is encouraged that representatives be appointed to speak for the group so that redundant testimony is minimized. Commissioners may have questions of those speaking at the public hearing. The time used to answer the Commission's questions will not be deducted from the allotted 30 minutes. These rules may be temporarily suspended, in whole or in part, by a unanimous vote of the Commission.

3. CPA-26-03-0003 - Comprehensive Plan Amendment - Commercial at 1319 S Belt Line Rd (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) designation from Open Space/Drainage to Commercial/Retail/Office on a portion of the property and to establish Commercial/Retail/Office as the FLUM on the portion of the property without a FLUM designation. Tract 30.2, Elizabeth Gray Survey, Abstract No. 1680, page 375, City of Grand Prairie, Dallas County, Texas, addressed as 1319 S Belt Line Rd

4. ZON-26-03-0006 - Zoning Change - Commercial Zoning at 1319 S Belt Line Rd (City Council District 1). Zoning Change from Agriculture to Commercial on 0.98 acres. Tract 30.2, Elizabeth Gray Survey, Abstract No. 1680, page 375, City of Grand Prairie, Dallas County, Texas, addressed as 1319 S Belt Line Rd

5. CPA-26-01-0001 - Comprehensive Plan Amendment - Goodland Riverbend (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map from Medium Density Residential and Open Space/Drainage to Mixed Use, Medium Density Residential, and Open Space/Drainage on 128.20 acres. Generally located west of S Hwy 287, and north of Lakeview Drive, a portion of Parcel ID 303394, out of W. M. Gardner Survey, Abstract No. 403, R. K. Wines Survey, Abstract No. 1178, and J. D. Elis Survey, Abstract No. 1274, zoned Agricultural (A) District and PD-463, City of Grand Prairie, Ellis County, Texas

6. ZON-26-01-0001 - Zoning Change/Concept Plan - Goodland Riverbend (City Council District 6). Zoning Change from Agricultural (A) District and PD-463 to a Planned Development District for Mixed Use, Mixed Residential Use, Commercial Use, and Open Space on 128.20 acres. Generally located west of S Hwy 287, and north of Lakeview Drive, a portion of Parcel ID 303394, out of W. M. Gardner Survey, Abstract No. 403, R. K. Wines Survey, Abstract No.

1178, and J. D. Elis Survey, Abstract No. 1274, zoned Agricultural (A) District and PD-463, City of Grand Prairie, Ellis County, Texas

7. SUP-25-12-0048 - Specific Use Permit - Other Residential Care Facility (City Council District 4). Specific Use Permit for a Residential Care Facility on 0.14 acres. Lot 31, Block T, Oak Hollow Phase Four B & C Addition, City of Grand Prairie, Tarrant County, zoned Planned Development-50, and addressed as 2642 Steppington St

ADJOURNMENT

The City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

MESSAGE OF RELIGIOUS WELCOME

As many of you are aware, we customarily begin our meetings with an invocation. This prayer is intended for the benefit of the board members and is directed to them and not the audience. Those who deliver the invocation may reference their own religious faith as you might refer to yours when offering a prayer. We wish to emphasize, however, that members of all religious faiths are welcome, not only in these meetings, but in our community as well. The participation of all our citizens in the process of self-government will help our fine city best serve the good people who live here. Employees and audience members are welcome to pray or not pray, and this choice will have no bearing on any vote made by the board.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Planning and Zoning Commission agenda was prepared and posted March 18, 2026.

Monica Espinoza

Monica Espinoza, Planning Secretary