# CITY OF GRAND PRAIRIE

**City Hall**
**300 W. Main Street**
**Grand Prairie,**
**Texas**

## Meeting Agenda

## Planning and Zoning Commission Meeting

**Tuesday, August 11, 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**

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**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 July 28, 2026, P&Z meeting

## ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-26-02-0005 - Site Plan - New retail at 3075 Claremont Dr (City Council District 4). Site Plan to construct a two-story retail building for commercial rental spaces and storage on 1.281 acres. Lot 1B, Block 1, Lodge Realty Addition No. 2, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within IH 30 Corridor Overlay District, and addressed as 3075 Claremont Dr

## 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-26-07-0010 - Comprehensive Plan Amendment - 300 SE 5TH ST (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from High Density Residential to Commercial/Retail/Office on 0.344 acres. Lot 1R, Block B, R. W. Bairds Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area and Two Family Residential Districts, and addressed as 300 SE 5th Street

4. ZON-26-07-0017 - Zoning Change - 300 SE 5TH ST (City Council District 5). Zoning Change from Central Area and Two-Family Residential Districts to Commercial (C) District on 0.344 acres. Lot 1R, Block B, R.W. Bairds Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area and Two-Family Residential Districts, and addressed as 300 SE 5th Street

5. ZON-26-06-0016 - Zoning Change - 1435 W Polo Rd (City Council District 6). Zoning Change from Planned Development-81 (PD-81) to Planned Development-81B (PD-81B) to clearly establish General Retail (GR) as the base zoning district on 0.42 acres. Lot 1, Block 1, Carwash Equipment Company Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-81 (PD-81) District, and addressed as 1435 W Polo Rd

## ELECTION OF OFFICERS

## 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 August 5, 2026.**

Monica Espinoza

*Monica Espinoza, Planning Secretary*