CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Agenda

Planning and Zoning Commission Meeting

Tuesday, December 09, 2025 **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.

Bicycle Master Plan Presentation

Comprehensive Plan Workshop #3 – Land Use and Mobility

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 November 11, 2025, P&Z meeting

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

In accordance with Section 1.11.5.6 of the Unified Development Code (UDC) a public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin. A public hearing may be recessed and continued any time after the hearing has commenced. Section 1.11.5.6.C of the UDC states if a postponement or continuance of a public hearing is to a specific date and time no later than 60 days from the first or most recent hearing, the announcement of the postponement of continuance at the public hearing in which the application has been postponed or continued by the Planning and Zoning Commission shall be sufficient notice and no additional notice is required. However, the Planning and Zoning Commission may direct staff to re-notify postponed or continued applications for which public hearings have not yet commenced.

ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-25-10-0043 - Site Plan - Bubba's 33 (City Council District 2). Site plan to construct a 7,105 sq. ft. sit-down restaurant at Epic East on 2.144 acres. A portion of Lot 13, Block A, Epic East Towne Crossing Phase 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-364 District within the SH 161 Corridor Overlay District, and addressed as 3118 S Hwy 161

3. STP-25-09-0034 - Site Plan - Oncor Substation at 114th St (City Council District 1). Site Plan for an expansion of an existing Electric Substation on 3.941 acres. A portion of Block 5, GSID Community Addition No. 7, City of Grand Prairie, Tarrant County, zoned Light Industrial (LI) District, and addressed as 2150 114th St

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.

4. ZON-25-09-0035 - Zoning Change/Concept Plan - Goodland Data Center. Zoning Change from Agriculture (A) and PD-454 to a Planned Development District for Light Industrial, including Data Center uses. 1,444.43 acres generally located west of HWY 287, south of

Prairie Ridge Blvd, all or portions of Parcel IDs 190600, 181262, 242136, 261509, 261512, 308655, 179561, 277740, 186391, 179552, 193077, 179637, 275132, 291089, and 192959, City of Grand Prairie, City of Grand Prairie ETJ, Ellis County, Texas, and addressed as 881 Miller Rd

5. CPA-25-11-0023– Comprehensive Plan Amendment – Amend the 2018 Comprehensive Plan by updating the Master Thoroughfare Plan and Map by realigning N Great Southwest Parkway and extending Riverside Parkway generally located east of SH 360, north of Isuzu Parkway/ 114th St and south of the Trinity River/ City Limit

6. VCC-25-09-0003 - Fence Exception - Hill Street Screening Fence (City Council District 5). Exception to Required Fences in the Unified Development Code (UDC) to allow a wooden fence instead of the required masonry screening wall along the western and northern property lines of 300 and 306 Hill Street. The western and northern property lines of 306 Hill Street, a 0.69-acre tract, McKinney and Williams Abstract No. 1003, City of Grand Prairie, Dallas County, Texas and the northern property line of 300 Hill Street, a 0.38-acre tract, McKinney and Williams Abstract No. 1003, City of Grand Prairie, Dallas County, Texas and 306 Hill Street, City of Grand Prairie, Dallas County, Texas

7. SUP-25-07-0025 - Specific Use Permit - Auto Repair Shop at 3574 Gilbert Rd (City Council District 1). Specific Use Permit for an Auto Repair (Minor) use on 0.202 acres. Lot 1, Yancy Commercial Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial district, and addressed as 3574 Gilbert Road

8. SUP-25-09-0036 - Specific Use Permit - Drive Through Daiquiri at 901 E. Main St. (City Council District 5). Specific Use Permit for Drive-Through Retail Sales on 0.37 acres. A portion of Lot 3, Block 3, H.E. Jackson Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial and addressed as 901 E. Main St

9. SUP-25-09-0040 - Specific Use Permit - Auto Impound at 2357 Houston St (City Council District 1). Specific Use Permit for an Auto Impound facility on 1.28 acres. Lots 11R, 14 & 15, and a portion of Lot 16R, Block H, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2345 & 2357 Houston St

10. SUP-25-11-0044 - Specific Use Permit Amendment - Game Creek Holdings (City Council District 2). SUP Amendment to SUP-1203 (Ordinance No. 11794-2025), a Specific Use Permit for Auto Dealer (Internet Only), Auto Repair (Minor), Auto Specialty Repair, and Outside Storage (Accessory Use) to modify the SUP conditions. 7.71 Acres, being a portion of Tract 3, Benjamin F. Smith Survey, Abstract No. 1377, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, and within the IH 20 Corridor Overlay, and addressed as 1700 E IH 20

11. ZON-25-10-0040 - Zoning Change – 1822 Armstead Ave. (City Council District 3). Zoning Change from Single Family-Four (SF-4) to Single Family-Six (SF-6) on 0.46 acres. Lots 1, 2, & 6A, Block 8, Mountain Lakeview Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four (SF-4) District, and addressed as 1822 Armstead Ave

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 December 3, 2025.

Monica Espinoza

Monica Espinoza, Planning Secretary