CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Agenda

Planning and Zoning Commission Meeting

Tuesday, September 09, 2025 6:00 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 August 25, 2025, P&Z meeting

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.

2. CPA-25-06-0011 - Comprehensive Plan Amendment - Lake Ridge 2 (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map designation from Low Density Residential and Mixed Use to Medium Density Residential and Commercial/Retail/Office. Tracts 1.1, 2.2, and 4, B B B & C RR Survey, Abstract No. 1700, Tracts 2B01B and 2B2, BBB & C RY Survey, Abstract No. 199, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-298A, within the Lake Ridge Corridor Overlay District, and addressed as 7566 Lake Ridge Pkwy, 1700 England Pkwy, 7315 Mansfield Rd, 7674 Arlington Webb Rd

3. ZON-25-06-0023 - Zoning Change/Concept Plan - Lake Ridge Two Mixed Use Residential (City Council District 6). Zoning Change from Planned Development-298A for General Retail Uses to a Planned Development District allowing Single Family, Single Family-Townhome, and General Retail development. Tracts 1.1, 2.2, and 4, BBB & C RR Survey, Abstract No. 1700, Tracts 2B01B and 2B2, BBB & C RY Survey, Abstract no. 199, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-298A, within the Lake Ridge Corridor Overlay District, and addressed as 7566 Lake Ridge Pkwy, 1700 England Pkwy, 7315 Mansfield Rd, 7674 Arlington Webb Rd

4. CPA-25-07-0017– Comprehensive Plan Amendment – Amend the 2018 Comprehensive Plan by updating the Master Thoroughfare Plan and Map by removing a planned Collector, 2-lane Undivided (C2U) roadway located south of the IH 20 EB Frontage Road and west of FM 1382 (Belt Line Rd)

5. SUP-25-07-0023 - Specific Use Permit/Site Plan - EV Auto Sales (City Council District 2). Specific Use Permit and Site Plan for an Auto Dealer (Internet Only), Auto Repair (Minor), Auto Specialty Repair, and Outside Storage (Accessory Use) on 7.71 acres. 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

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 September 3, 2025.

Monica Espinoza

Monica Espinoza, Planning Secretary