CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Agenda

Planning and Zoning Commission Meeting

Tuesday, September 23, 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.

Comprehensive Plan Workshop #1 – Project Kick-Off and Community Snapshot

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 September 9, 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.

2. CPA-25-08-0019 - Comprehensive Plan Amendment - Mavis Tires and Brakes (City Council District 5). Amendment to change the Future Land Use Map designation from Mixed Use to Commercial/Retail/Office on 1.001 acres. Lots 6R, 8, 9 & 10, Block S, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 409 & 505 N Carrier Pkwy

3. ZON-25-08-0029 - Zoning Change/Concept Plan - Mavis Tires and Brakes (City Council District 5). Zoning Change from General Retail (GR) to Commercial (C) on 1.001 acres. Lots 6R, 8, 9 & 10, Block S, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 409 & 505 N Carrier Pkwy

4. SUP-25-08-0027 - Specific Use Permit/Site Plan - Mavis Tires and Brakes (City Council District 5). Specific Use Permit/Site Plan for an Auto Tire/Wheels Sales & Installation (Indoor Displays) and Auto Repair (Minor) shop on 1.001 acres. Lots 6R, 8, 9 & 10, Block S, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 409 & 505 N Carrier Pkwy

ITEMS FOR INDIVIDUAL CONSIDERATION

5. STP-25-07-0026 - Site Plan - Great SW Retail Center (City Council District 1). Site Plan for a multi-tenant retail building on 1.98 acres. A portion of Site 1, Block A, Forum Industrial Park Addition, City of Grand Prairie, Tarrant County, zoned Light Industrial, and addressed as 2775 S Great Southwest Pkwy

6. STP-25-08-0028 - Site Plan - Oncor Ironwood Switch (City Council District 6). Site Plan for a new Electrical Switch Station for a Data Center on 512.00 acres. 512.00 acres generally located west of Miller Rd, north of Weatherford Rd, Parcel ID 181262, City of Grand Prairie, Ellis County, Texas, Zoned PD-454, and addressed as 881 Miller Rd

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.

7. CPA-25-08-0020 - Comprehensive Plan Update – 1926 Mayfield Rd. (City Council District 2). Amendment to change the Future Land Use Map designation from Low Density Residential to Commercial/Retail/Office on 0.846 acres. A 0.846-acre tract out of J.C. Turner Survey, Abstract No. 1739 and I & G N RR Survey, Abstract No. 1625, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two (SF-2) District, within 161 Corridor Overlay District, and addressed as 1926 Mayfield Rd

8. ZON-25-08-0027 - Zoning Change/Concept Plan - 1926 Mayfield Road (City Council District 2). Zoning Change from Single Family-Two (SF-2) to a Planned Development District with a base zoning district of Neighborhood Services (NS) for limited office and neighborhood service uses on 0.846 acres. A 0.846-acre tract out of J.C. Turner Survey, Abstract No. 1739 and I & G N RR Survey, Abstract No. 1625, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two (SF-2) District, within 161 Corridor Overlay District, and addressed as 1926 Mayfield Rd

9. CPA-25-08-0018 - Comprehensive Plan Amendment - 1930 Houston St (City Council District 5). Amendment to change the Future Land Use Map designation from Commercial/Retail/Office to Low Density Residential on 0.253 acres. Lot 13, Block 78, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within the SH 161 Corridor Overlay, and addressed as 1930 Houston Street

10. ZON-25-08-0028 - Zoning Change – 1930 Houston St. (City Council District 5). Zoning Change from Commercial (C) to Single Family Six (SF-6) on 0.253 acres. Lot 13, Block 78, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within the SH 161 Corridor Overlay, and addressed as 1930 Houston Street

11. SUP-25-07-0026 - Specific Use Permit/Site Plan - Alfaro Garage Auto Rebuilder (City Council District 5). Specific Use Permit and Site Plan for a new automotive re-builder on 0.325 Acres. Lot 1, Block 1, Alfaro Addition, City of Grand Prairie, Dallas County, zoned LI-LS, and addressed 1900 Airport St

12. ZON-25-08-0030 - Zoning Change – 636 & 650 W Tarrant Rd (City Council District 5). Zoning Change from Planned Development District 217 to a new Planned Development District for Commercial Uses on 1.35 acres. Tracts 19 & 32, Michael Farrans Survey, Abstract No. 469, City of Grand Prairie, Dallas County, Texas, zoned Planned Development District-

217 (PD-217), within the Belt Line Corridor Overlay District, and addressed as 636 & 650 W Tarrant Rd

13. ZON-25-09-0033 - Zoning Change/Concept Plan - 2634 S Carrier Pkwy PD amendment (City Council District 2). Zoning Change to amend Planned Development District 107 to allow Grooming & Hygiene Salon and Wellness Spa as permitted uses on 2.295 acres. Lot 1, Block 2, Community Square Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-107, and addressed as 2634 S Carrier Pkwy

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 17, 2025.

Monica Espinoza

Monica Espinoza, Planning Secretary