CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Agenda

Planning and Zoning Commission Meeting

Tuesday, October 28, 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 #2 – Vision and Values

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 October 14, 2025, P&Z meeting

ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-25-08-0029 - Site Plan - Warehouse at 2478 W Main St (City Council District 1). Site Plan to construct a one-story warehouse on 1.10 acres. Lot 21R2, Block 1, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and addressed as 2478 W Main St

3. STP-25-08-0031 - Site Plan - Hardrock Road Redevelopment (City Council District 1). Site Plan for industrial warehouses on 16.832 acres. Multiple tracts out of the John C Read Survey, abstract No. 1183, including Tracts 1, 4, 5, 7, 8, 9, 10, 12, 13, S7A, S-7-A, City of Grand Prairie, Dallas County, Texas, zoned PD-462A, within the SH 161 Corridor Overlay District, and addressed as 3514-3560 Hardrock Rd and 4701 Rock Island 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.

4. SUP-25-08-0029 - Specific Use Permit Amendment - Auto Repair at 1633 E Main (City Council District 5). Specific Use Permit for an existing Auto Dealership (Non-franchised Used) to authorize an Auto Repair (Minor & Major) operation to service vehicles for sale on 0.68 acres. Being a 0.686-acre tract, John W. Kirk Survey, Abstract No. 726, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 1633 E Main Street Suite F

5. SUP-25-09-0033 - Specific Use Permit Review - Smoking Lounge SUP Review (City Council District 3). Review SUP No. 1175A, a Specific Use Permit for a Smoking Lounge, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lot 11B, Sharpston Heights No. 2, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and addressed as 2410 Brady Lane

6. TAM-25-09-0034 – Text Amendment – Appendix S: Development Standards for Multi-family and Mixed-Use Residential Developments. An Ordinance of the City of Grand Prairie, Texas, amending the Grand Prairie Unified Development Code (UDC) by repealing and replacing Appendix S, Development Standards for Multi-family and Mixed-Use Residential Developments Subject to SB 840 enacted by the 89th Texas Legislature, codified in Chapter

218 of the Texas Local Government Code; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; Containing a Penalty Clause, and Establishing an Effective Date

7. TAM-25-10-0005 - Text Amendment - An Ordinance of the City of Grand Prairie, Texas, amending portions of Article 4: Permissible Uses, Article 10: Parking and Loading Standards, and Appendix W: Residential Development Standards, of the Grand Prairie Unified Development Code (UDC) to specify that no residential use or home-based business is permitted in zoning districts that allow heavy industrial uses, to update the text of parking requirements to match previous changes made to the required parking tables, and to further clarify required amenities based on the provision of preferred parking standards; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; Containing a Penalty Clause, and Establishing an Effective Date

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 October 22, 2025.

Monica Espinoza

Monica Espinoza, Planning Secretary