CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Agenda

Planning and Zoning Commission Meeting

Tuesday, May 12, 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.

Comprehensive Plan Workshop

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 April 14, 2026, 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-26-03-0006 - Comprehensive Plan Amendment - Forum Industrial Park (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial/Retail/Office to Light Industrial on 38.49 acres. Tracts 2, 2A3, 4, 4B5, 5A1, 5B, 5A3, and a portion of tract 4B, out of the Ezekiel Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-77, partially within the SH 161 Corridor Overlay District, and addressed as 3401 N Forum Dr and 3501 S Forum Dr

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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. CPA-26-03-0005 - Comprehensive Plan Amendment - Maple Lofts Multi-Family (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Light Industrial to High Density Residential on 2.509 acres. A portion of Tract 27, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned PD-41, within I-30 Corridor Overlay, and addressed as 2422 Graham Street

5. ZON-26-02-0003 - Zoning Change/Concept Plan - Maple Lofts Multi-Family (City Council District 5). Zoning Change from PD-41 for Light Industrial Uses to a Planned Development for Multi-Family Use and a Concept Plan for a development with 65 multi-family units on 2.509 acres. A portion of Tract 27, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned PD-41, within I-30 Corridor Overlay, and addressed as 2422 Graham Street

6. SUP-26-03-0004 - Specific Use Permit Review - SUP Review for Zoom Performance (City Council District 5). Review SUP No. 1186, a Specific Use Permit for Auto Body and Paint Shop, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lot 2, Block 2, Business Center Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-60, and addressed as 2100 E Main St

7. SUP-26-03-0006 - Specific Use Permit Review - SUP Review for EZ Food Mart at 688 W Pioneer (City Council District 2). Specific Use Permit Review of SUP No. 1194, a Specific Use Permit for a convenience store without gas in an existing commercial lease space on 3.85 acres, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lot 1, Block 1, Pioneer Court Yard Shopping Center Addition, City of Grand Prairie, Dallas County, zoned General Retail, and addressed as 688 W Pioneer Pkwy Suite 140

8. ZON-26-04-0008 - Zoning Change - 1721 W Polo Rd (City Council District 6). Zoning Change from Planned Development-81 (PD-81) to Planned Development-81A (PD-81A) to clearly establish General Retail (GR) as the base zoning district on approximately 2.492 acres. Tract 11, Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-81, and addressed 1721 W Polo Rd

9. TAM-26-04-0001 - Text Amendment - Article 12: Subdivision and Utilities. An Ordinance of the City of Grand Prairie, Texas, amending portions of Article 12: Subdivision and Utilities for the purpose of specifying that earth disturbing activities on lots smaller than two acres must have an accompanying active building permit; 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 May 6, 2026.

Monica Espinoza

Monica Espinoza, Planning Secretary