# CITY OF GRAND PRAIRIE

**City Hall**
**300 W. Main Street**
**Grand Prairie,**
**Texas**

## Meeting Agenda

## Planning and Zoning Commission Meeting

**Monday, May 12, 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.*

**Agenda Review**

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**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 28, 2025, P&Z meeting

2. PLT-24-12-0046 - Final Plat – Lots 4R1, 4R2, and 4R3, Block 1, Slink Addition (City Council District 2). Replat of Lot 4, Block 1, Slink Addition, creating three lots on 8.272 acres. Lot 4, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 Corridor Overlay District, and addressed as 3705 S Hwy 161

**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**

3. STP-25-04-0013 – Site Plan - TMI Sports Med ASC (City Council District 6). Site Plan for a 16,300 sq. ft. ambulatory surgical center on 5.73 acres. 5.73 acres out of J. Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, zoned PD-332A and generally located to the south of Double Oak Av and west of Heritage Pkwy.

**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-25-01-0002 - Specific Use Permit - Convenience Store at 203 N Belt Line Rd (City Council District 5). Specific Use Permit for a convenience store without gas in an existing commercial lease space on 0.73 acres. Lot 1, Block 1, KP Star Addition, City of Grand Prairie, Dallas County, zoned Commercial (C) District, and addressed as 203 N Belt Line Rd, Suite 200

5. SUP-24-11-0047 - Specific Use Permit - EZ Food Mart at 688 W Pioneer (City Council District 2). Specific Use Permit for a convenience store without gas in an existing commercial lease space on 3.85 acres. Lot 1, Block 1, Pioneer Court Yard Shopping Center Addition, City

of Grand Prairie, Dallas County, Texas, zoned General Retail, and addressed as 688 W Pioneer Pkwy Suite 140

6. CPA-25-03-0006 - Comprehensive Plan Amendment - Single Family Development (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial/Retail/Office to Low Density Residential on 0.436 acres. Lots 2, 3 & 4, Block 93, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within 161 Corridor Overlay District, and addressed as 2005, 2009, 2013 W Jefferson St

7. ZON-25-03-0008 - Zoning Change - 2005, 2009 & 2013 W Jefferson (City Council District 1). Zoning Change from Commercial (C) to Single Family-Six (SF-6) on 0.436 acres. Lots 2, 3 & 4, Block 93, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within 161 Corridor Overlay District, and addressed as 2005, 2009, 2013 W Jefferson St

8. SUP-25-02-0011 - Specific Use Permit/Site Plan - Hawaiian Bros at 1210 Arkansas (City Council District 2). Specific Use Permit/Site Plan for a restaurant with a drive-through on 1.15 acres. Lot 5R, Block A, Bush & Pioneer Centre Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-351, within the SH 161 Overlay District, and addressed as 1210 Arkansas Ln

9. CPA-25-01-0001 - Comprehensive Plan Amendment - Light Industrial at 2901 W Warrior Trl (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial/Retail/Office to Light Industrial. 7.5 acres, Tract 1K, Jose A. Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned PD-58, located at the southeast corner of S Great Southwest Pkwy and W Warrior Trl, and addressed as 2901 W Warrior Trl

10. ZON-24-12-0031 – Zoning Change - Light Industrial at 2901 W Warrior Trl (City Council District 2). Zoning Change from PD-58 for Office and Warehouse Uses to Light Industrial. 7.5 acres, Tract 1K, Jose A. Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned PD-58, located at the southeast corner of S Great Southwest Pkwy and W Warrior Trl, and addressed as 2901 W Warrior Trl

**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 9, 2025.**



*Monica Espinoza, Planning Secretary*