CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Agenda

Planning and Zoning Commission Meeting

Monday, June 09, 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

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 May 12, 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.

ITEMS FOR INDIVIDUAL CONSIDERATION

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-25-05-0007 - Comprehensive Plan Amendment - Single Family Attached (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map designation from Low Density Residential to Medium Density Residential. Lot 10-R, Block 101, Galveston Addition, formerly Lot 10 and west portion of Lot 9, Block 101, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-6, and addressed as 2033 Galveston St

3. ZON-25-04-0012 - Zoning Change - Single Family Attached Zoning (City Council District 1). Zoning Change from Single Family Six (SF-6) to Single Family Attached (SF-A). Lot 10-R, Block 101, Galveston Addition, formerly Lot 10 and west portion of Lot 9, Block 101, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-6, and addressed as 2033 Galveston St

4. ZON-25-04-0014 - Zoning Change/Concept Plan - 826 Forest Oaks (City Council District 2). Amendment to Planned Development-152 District to modify the development standards for the construction of a single-family home on 0.08 acres. A portion of Lot 7, Block 14, Greenwood Addition No. 2, Phase 2, City of Grand Prairie, Dallas County, Texas, zoned PD-152 and addressed as 826 Forest Oaks Dr

5. ZON-25-05-0020 - Zoning Change/Concept Plan - PD for General Retail (City Council District 4). Zoning Change from single family use to a Planned Development District for General Retail Use and a Concept Plan depicting a retail development on 2.59 acres. Lot 2R, Block 1, Jai Addition, City of Grand Prairie, Tarrant County, Texas, zoned for single family use, and addressed as 2800 W Camp Wisdom Rd

6. ZON-25-04-0016 - Zoning Change/Concept Plan - Residences 3000 Bardin (City Council District 4). Amendment to PD-140 to add Multi-Family as an allowable use and establish the dimensional standards for MF-3 development. Lot A1A, Block 3 Sheffield Village Phase 4, 5&6 Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the IH-20 Corridor Overlay District, and addressed as 3000 W Bardin Rd

7. ZON-25-04-0009 - Zoning Change/Concept Plan - Rock Island Industrial (City Council District 1). Zoning Change from Planned Development-462 for Light Industrial Use to Planned Development for Light Industrial Use and to adopt an additional Concept Plan for Office/Warehouse development on 15.94 acres. Tracts 47, 47.1, 47.2 and 47.3, out of John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned PD-462, within the SH 161 Corridor Overlay District, and addressed as 3433 Hardrock Rd

8. CPA-25-05-0010 – Comprehensive Plan Amendment – Echelon Grand Prairie (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) designation from Open Space/Drainage to High Density Residential on approximately 8.34 acres. A portion of Tract 1.3 of Abstract No. 126 and Abstract No. 1699 and a portion of Tract 1, W. H. Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, zoned PD-288 and PD-29, within the SH 161 and IH 20 Corridor Overlay Districts, and addressed as 13 Sara Jane Pkwy and 2000 IH 20

9. ZON-25-04-0018 - Zoning Change/Concept Plan - Echelon Grand Prairie (City Council District 2). Zoning Change from PD-288 for Multi-Family and PD-29 for Special Complex including apartments to a Planned Development District for Multi-Family Use and a Concept Plan for a multi-family development on 31.065 acres. Tract 2.4 of C D Ball Survey, Abstract No. 1699, a portion of Tract 1.3 of Abstract No. 126 and Abstract No. 1699, and a portion of Tract 1, W H Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, zoned PD-288 and PD-29, within the SH 161 and IH 20 Corridor Overlay Districts, and addressed as 13 Sara Jane Pkwy, 24 Crossland Pkwy, and 2000 IH 20

10. TAM-25-05-0002 - Text Amendment - Article 4, Section 16: Lodging Facilities. An Ordinance of the City of Grand Prairie, Texas, amending Article 4, Section 16: Lodging Facilities of the Unified Development Code; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and Establishing the Effective as the Date of Passage and Approval

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 June 6, 2025.

Monica Espinoza

Monica Espinoza, Planning Secretary