CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Agenda

Planning and Zoning Commission Meeting

Tuesday, October 13, 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.

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 22, 2026, P&Z meeting

ITEMS FOR INDIVIDUAL CONSIDERATION

2. STP-26-06-0012 - Site Plan - Retail at 905 Mayfield (City Council District 2). Site Plan for a 5,832 sq. ft. retail development on 0.646 acres. Lot 1, Block 1, La Guanajuatense Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-294A, within the SH 161 & IH-20 Corridor Overlay Districts, and addressed as 905 Mayfield Road

3. STP-26-08-0018 - Site Plan - Retail and Offices at 7085 Lake Ridge Pkwy (City Council District 6). Site Plan for two multi-tenant retail and office buildings on 2.062 acres. Tract 1.8, William Linn Survey, Abstract No. 1725, City of Grand Prairie, Dallas County, Texas, zoned PD-384A, within the Lake Ridge Corridor Overlay District, and addressed as 7085 Lake Ridge Pkwy

4. STP-26-08-0021 - Site Plan - Parry's Pizzeria and Taphouse (City Council District 2). Site Plan for a full-service restaurant on 1.94 acres. Lots 3 & 4, Block A, Bobby Cox Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-143, within the SH 161 Corridor Overlay District, and addressed as 1555 & 1565 Mayfield 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.

5. CPA-26-09-0012 - Comprehensive Plan Amendment - 220, 224, 228, 232 Gilbert Circle (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential to Light Industrial on 1.69 acres. Tract 1, a portion of Tract 3, Tract 4, & Tract 131, John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) District, and addressed as 220, 224, 228, and 232 Gilbert Circle

6. ZON-26-08-0019 - Zoning Change – 220, 224, 228, 232 Gilbert Circle (City Council District 1). Zoning Change from Single Family-One (SF-1) District to Light Industrial (LI) District on 1.69 acres. Tract 1, a portion of Tract 3, Tract 4, & Tract 131, John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) District, and addressed as 220, 224, 228, and 232 Gilbert Circle

7. SUP-26-08-0022 - Specific Use Permit - JBob Designs Auto Sales (City Council District 5). Specific Use Permit for Auto Dealer (Non-Franchised Used) on 0.47 acres. Lots 3, 4, & 5, Block B, Westover Place Addition Revised, City of Grand Prairie, Dallas County, Texas, zoned PD-237, and addressed as 125 NE 26th Street

8. SUP-26-08-0021 - Specific Use Permit/Site Plan - White Castle at 3560 S Hwy 161 (City Council District 2). Specific Use Permit/Site Plan for a restaurant with a drive-through on 1.02 acres. A portion of Lot 2R1, Block A, 161 Toll Road Retail Corners Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-294 District, within the SH 161 and the IH 20 Corridor Overlay Districts, and addressed as 3560 S Hwy 161

ADJOURNMENT

The meeting room is accessible to people with disabilities. If you need assistance in participating in this meeting, including the use of auxiliary aids or other communication assistance, due to a disability, as defined under the ADA, please call 972-237-8255 or email msespinoza@gptx.org at least three (3) business days prior to the scheduled meeting to request an accommodation.

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 7, 2026.

Monica Espinoza

Monica Espinoza, Planning Secretary