CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Agenda

Planning and Zoning Commission Meeting

Monday, August 25, 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 August 11, 2025, P&Z meeting

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. ZON-25-06-0021 - Zoning Change - Funeral Home at 310 SW 3rd (City Council District 5). Zoning Change from Multi-Family One (MF-1) to a Planned Development District for Multi-Family One with a Funeral Home on 2.37 acres. Tract 60, McKinney & Williams Survey, Abstract No. 1003, and Tracts 14, 15, and 16, James G. Stevens Survey, Abstract No. 1674, City of Grand Prairie, Dallas County, Texas, zoned MF-1, and addressed as 310 SW 3rd Street

3. ZON-25-06-0022 - Zoning Change/Concept Plan – Lake Ridge One Planned Development District (City Council District 4). Zoning Change from Planned Development PD-267A General Retail Uses to a Planned Development District for more specific General Retail Uses and a Concept Plan with design standards. Lots 1 and 2, Block A, Lake Ridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-267A, within the Lake Ridge Corridor Overlay District, and addressed as 5531 and 5523 Lake Ridge Pkwy

4. ZON-25-06-0023 - Zoning Change/Concept Plan - Lake Ridge Two Mixed Use Residential (City Council District 6). Zoning Change from Planned Development-298A for General Retail Uses to a Planned Development District allowing Single Family, Single Family-Townhome, Hybrid Housing (Build-to-Rent) and General Retail development. Tracts 1.1, 2.2, and 4, BBB & C RR Survey, Abstract No. 1700, Tracts 2B01B and 2B2, BBB & C RY Survey, Abstract no. 199, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-298A, within the Lake Ridge Corridor Overlay District, and addressed as 7566 Lake Ridge Pkwy, 1700 England Pkwy, 7315 Mansfield Rd, 7674 Arlington Webb Rd

5. CPA-25-07-0015 - Comprehensive Plan Amendment - 118 NE 11th St (City Council District 5). Amendment to change the Future Land Use Map designation from Commercial/Retail/Office to Low Density Residential on 0.659 acres. A portion of Lot 7, H. E. Jackson's Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, and addressed as 118 & 122 NE 11th St

6. ZON-25-07-0024 - Zoning Change - 118 NE 11th St (City Council District 5). Zoning Change from Commercial (C) to Single Family Attached (SF-A) on 0.659 acres. A portion of Lot 7, H. E. Jackson's Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, and addressed as 118 & 122 NE 11th St

7. CPA-25-07-0014 - Comprehensive Plan Amendment - 1106 W Shady Grove Rd (City Council District 1). Amendment to change the Future Land Use Map designation from Commercial/Retail/Office to Light Industrial on 2.02 acres. Tracts 6, 7, 8, 8.1, 9 & 9.1, John Spoon Survey, Abstract No.1326, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) District, within 161 Corridor Overlay District, and addressed as 3301 & 3305 Hardrock and 1102 & 1106 W Shady Grove Rd

8. ZON-25-07-0025 - Zoning Change - 1106 W Shady Grove Rd (City Council District 1). Zoning Change from Single Family-One (SF-1) to Light Industrial (LI) on 2.02 acres. Tracts 6, 7, 8, 8.1, 9 & 9.1, John Spoon Survey, Abstract No.1326, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) District, within 161 Corridor Overlay District, and addressed as 3301 & 3305 Hardrock and 1102 & 1106 W Shady Grove Rd

9. TAM-25-08-0003 - Text Amendment. An Ordinance of the City of Grand Prairie, Texas, amending portions of Article 1: General Provisions and Procedures, Article 4: Permissible Uses, Article 6: Density and Dimensional Requirements, Article 7: Special Districts, Article 10: Parking and Loading Standards, Article 12: Subdivision and Utilities, Article 13: Building Permits & Construction, Article 16: Site Plan Approval, Article 22: Fee Schedule, Article 23: Master Transportation Plan, Article 26: Mobile/Manufactured/Modular Home and Recreational Vehicle Regulations, Article 30: Definitions, and Appendix W: Residential Development Standards, of the Grand Prairie Unified Development Code (UDC) for the purposes of aligning the UDC with recent changes to state law related to mixed used residential and multifamily development rights; zoning protests and notice requirements; regulation of home-based businesses; small residential lot development rights (“tiny lots”); HUD-Code manufactured housing; approval of land use assumptions, capital improvement plans, and impact fees; and regulation of the conversion of office buildings or non-residential buildings to mixed-use and multifamily residential uses; 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 August 22, 2025.

Monica Espinoza

Monica Espinoza, Planning Secretary