



# CITY OF GRAND PRAIRIE

City Hall  
300 W. Main Street  
Grand Prairie,  
Texas

## Meeting Agenda

### Planning and Zoning Commission Meeting

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Monday, June 10, 2024

5:30 PM

City Hall - Briefing Room

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#### 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

**\*\*RECESS FOR CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING\*\***

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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 May 13, 2024, P&Z meeting
2. PLT-24-04-0021 - Replat - 161 Toll Road Retail Corners Addition (City Council District 2). Final Plat of Lots 2R1 & 2R2, Block A, 161 Toll Road Retail Corners Addition, creating two commercial lots on 6.84 acres. Lot 2, Block A, 161 Toll Road Retail Corners Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-294, and addressed as 3519 & 3560 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 or 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. PLT-24-04-0022 - Preliminary Plat - Mayfield-Robinson Development (City Council District 2). Preliminary Plat of Lots 1R, 2R, 3-6 & 7X, Block 1, Mayfield Road Addition 1, creating seven lots on 71.457 acres. Lots 1 & 2, Block 1, Mayfield Road Addition 1, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and with approximate addresses of 965 Mayfield Rd and 1015 Ikea Place

## **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-24-05-0007 - Comprehensive Plan Amendment - Mayfield & Robinson (City Council District 2). A Comprehensive Plan Amendment to change the Future Land Use Map from Commercial, Retail, Office to High Density Residential on 10 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 1015 Ikea Place

5. ZON-24-04-0015 - Zoning Change/Concept Plan - Mayfield-Robinson Development (City Council District 2). Zoning Change from PD-294 for General Retail to a Planned Development District for General Retail, Single Family Townhouse, and Multi-Family Three and a Concept Plan depicting a 104,759 sq. ft. membership-only retail store with six fuel pumps, a 63,221 sq. ft. sporting goods store, a 35,000 entertainment/anchor use, and a residential development with 250 multi-family units and 24 hybrid housing (build-to-rent) units. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, Lot 2, Block 1, Mayfield Road Retail 1, and a portion of Lot 1, Block 1, Mayfield Road Retail 1, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd and 1015 Ikea Place
6. VCC-24-04-0001 - Unified Signage Plan – Mayfield & Robinson Development (City Council District 2). Unified Signage Plan for a commercial and multi-family development within the SH 161 Corridor. Lots 1 and 2, Block 1, Mayfield Road Retail 1 Addition and Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd, 1000 Ikea Way, and 3600 Robinson Rd
7. CPA-24-05-0008 - Comprehensive Plan Update - 830 Dalworth St (City Council District 5). Amendment to the Future Land Use Map to change the designation from Mixed Use to Low Density Residential on 0.184 acres. Lot 13, Block 203, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned General Retail (GR) District, and addressed as 830 Dalworth St
8. ZON-24-04-0012 - Zoning Change – 830 Dalworth St (City Council District 5). Zone Change from General Retail (GR) District to Single Family-Four (SF-4) Residential District on 0.184 acres. Lot 13, Block 203, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned General Retail (GR) District, and addressed as 830 Dalworth St
9. SUP-24-03-0014 - Specific Use Permit – Cigar Lounge at 2100 N Highway 360 (City Council District 1). Specific Use Permit for a smoking lounge in an existing commercial lease space. Tract 1, G.S.C. Development Corporation Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and addressed as 2100 N Hwy 360, Suite 2006
10. SUP-24-03-0015 - Specific Use Permit - 821 MacArthur Blvd (City Council District 5). Specific Use Permit for Auto Repair (Minor) at 821 MacArthur Blvd. Lot 261, a portion of the adjoining Southern tract, and a portion of Lots 168 and 169, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Commercial (C) District, and with an approximate address of 821 MacArthur Blvd
11. ZON-24-04-0011 - Zoning Change – 1610 W Polo Rd (City Council District 6). Zoning Change from General Retail (GR) to Commercial (C) on 0.5 acres. Lot 1, Block 1, Polo Business Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, and addressed as 1610 W Polo Rd

## **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 7, 2024.**



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*Monica Espinoza, Planning Secretary*