



**CITY OF GRAND PRAIRIE  
ORDINANCE**

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**MEETING DATE:** 07/14/2025

**PRESENTER:** Brett Huntsman, AICP, Transportation & Mobility Services

**TITLE:** CPA-25-05-0009– Comprehensive Plan Amendment – Amend the 2018 Comprehensive Plan by updating the Master Thoroughfare Plan and Map to remove a planned Collector, 2-lane Undivided (C2U) roadway located between E Tarrant Road and IH 30 EB Frontage Road east of Stadium Drive (On June 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 5-2)

**RECOMMENDED ACTION:** A proposed SUP/Site Plan for a multi-family project has been designed so that removal of the road is necessary. While staff believes the area would be better with the road, the Traffic Impact Analysis (TIA) states that the removal of this proposed Master Thoroughfare Plan road from the Plan would not negatively impact the area.

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**SUMMARY:**

Amend the 2018 Comprehensive Plan by updating the Master Thoroughfare Plan and Map to remove a planned Collector, 2-lane Undivided (C2U) roadway located between E Tarrant Road and IH 30 EB Frontage Road east of Stadium Drive.

**PURPOSE OF REQUEST:**

The Comprehensive Plan Amendment is being considered due to design changes being proposed in a SUP/Site Plan for a multi-family project on the property located between E Tarrant Road and IH 30 EB Frontage Road located east of Stadium Drive (SUP-25-05-0017). The location of the subject road is shown in Exhibit A.

The Thoroughfare Plan, generally, is designed to anticipate roadway capacity needs over a long-term span. This is typically for a period of at least 10 years. The Thoroughfare Plan also sets roadway design, right-of-way widths, and access management standards for adjacent developments.

As required by the Unified Development Code, a third-party traffic engineer representing the property developer provided a Traffic Impact Analysis (TIA) identifying operations of the site, adjacent roadways, and nearby intersections at the buildout of the property. The TIA found that there would be negligible impacts to the existing roadways and intersections following construction of the development with the removal of the planned roadway. The TIA further notes that the benefits of the planned roadway can be accomplished through a shared access easement on the site.

Transportation and Mobility Services staff have reviewed and accepted the results of the TIA.

**BODY**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE 2018 COMPREHENSIVE PLAN BY UPDATING THE MASTER THOROUGHFARE PLAN AND MAP TO REMOVE A PLANNED COLLECTOR, 2-LANE UNDIVIDED (C2U) ROADWAY MAKING THIS ORDINANCE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE**

**WHEREAS**, the City of Grand Prairie adopted the 2018 Comprehensive Plan which includes a Master Thoroughfare Plan and Map; and

**WHEREAS**, Notice was given of a public hearing on said amendments to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on June 23, 2025, such Notice of the time and place of such hearing having been given at least ten (10) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

**WHEREAS**, after consideration of said amendment, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 5 to 2 to recommend to the City Council of Grand Prairie, Texas, that said Comprehensive Plan Amendment should be approved, as its provisions are in the public interest and will promote the health, safety and welfare of the community; and

**WHEREAS**, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on July 14, 2025, to consider the advisability of amending the Comprehensive Plan as recommended by the Planning and Zoning Commission, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

**WHEREAS**, the City Council of the City of Grand Prairie, Texas finds that said Comprehensive Plan Amendment should be approved, as said Amendment is in the public interest and will promote the health, safety and welfare of the community.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:**

**SECTION 1.** The 2018 Comprehensive Plan for the City of Grand Prairie is hereby amended to revise the City of Grand Prairie’s Master Thoroughfare Plan and Map, to remove a planned Collector, 2-lane Undivided (C2U) roadway in the specific area south of IH 30 EB Frontage Road, east of Stadium Drive, and north of E Tarrant Road, as shown in Exhibit A, attached hereto and incorporated for all purposes.

**SECTION 2.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions and such holding shall not affect the validity of the remaining portions thereof.

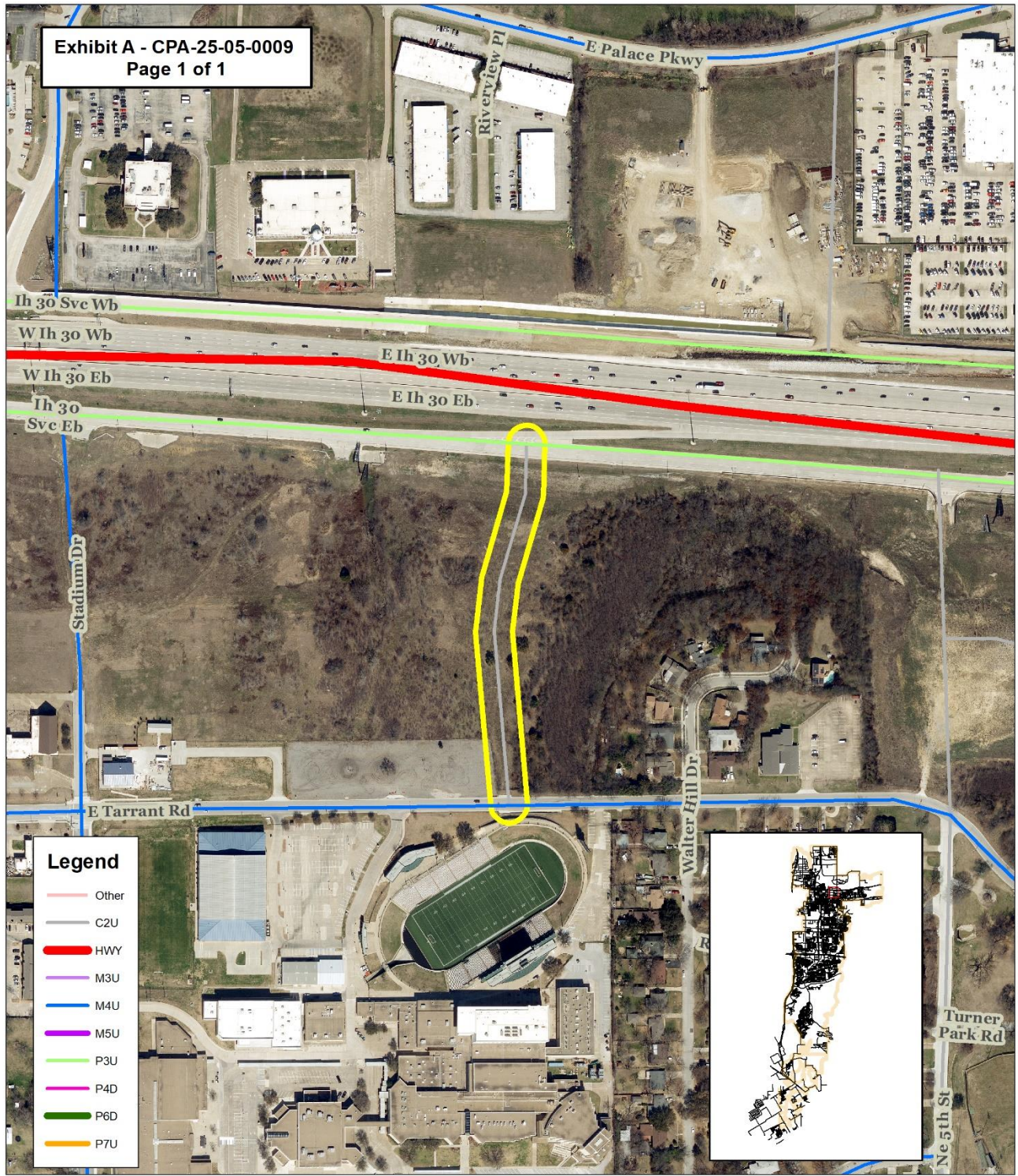
**SECTION 3.** This ordinance shall be in full force and effect from and after its passage, approval and publication.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE,  
TEXAS, ON THIS THE 14TH DAY OF JULY 2025.**

Case No. CPA-25-05-0009

Ordinance No. #-2025

Exhibit A - CPA-25-05-0009  
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**CASE LOCATION MAP**  
CPA-25-05-0009



**City of Grand Prairie**  
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