



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 08/18/2026

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Planning & Development Assistant Director

TITLE: CPA-26-03-0006 - Comprehensive Plan Amendment - Forum Industrial Park (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map designation from Mixed Use to Light Industrial on 38.49 acres. Tracts 2, 2A3, 4, 4B5, 5A1, 5B, 5A3, and a portion of tract 4B, out of the Ezekiel Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-77, partially within the SH 161 Corridor Overlay District, and addressed as 3401 N Forum Dr and 3501 S Forum Dr (On May 26, 2026, the Planning and Zoning Commission recommended approval by a vote of 5-2)

APPLICANT: Rhyan Weirich, Kimley-Horn

RECOMMENDED ACTION: Staff is unable to support the request because the proposed use does not align with the Future Land Use Map.

Please note the FLUM designation is not the zoning of the property, it is the recommended land use for future development per the City's comprehensive plan.

SUMMARY:

Comprehensive Plan Amendment to change the Future Land Use Map designation from Mixed Use to Light Industrial on 38.49 acres. Tracts 2, 2A3, 4, 4B5, 5A1, 5B, 5A3, and a portion of tract 4B, out of the Ezekiel Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-77, partially within the SH 161 Corridor Overlay District, and addressed as 3401 N Forum Dr and 3501 S Forum Dr.

PURPOSE OF REQUEST:

The applicant is proposing to create a new Planned Development District for Light Industrial use to allow the construction of four Industrial Buildings with a total of 502,600 sq. ft. and outside storage on 38.49 acres.

The purpose of this request is to amend the Future Land Use Map to align with a proposed zoning change. The applicant has a concurrent Zoning Change application (Case Number ZON-26-03-0007).

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	Light Industrial (LI)	Traders Village
South	PD-77	Single Family Residential
West	PD-77	Single Family Residential
East	PD-77	Undeveloped

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Future Land Use Map

The Future Land Use Map (FLUM) is designed to facilitate the efficient, sustainable, and fiscally sound development and redevelopment of Grand Prairie. The purpose of the FLUM is to serve as an outlook for the future use of land and the character of development in the community. The FLUM, along with other community objectives, is used to guide land use decisions.

The FLUM designates this site area as Mixed Use. The proposed zoning change is not consistent with the FLUM. This request is to change the FLUM to Light Industrial.

The FLUM designation of Light Industrial is intended for development that has a wide range of uses, appearances, and intensities. The following are policies to guide light industrial areas:

- Light Industrial areas should be located along arterial thoroughfares, in proximity to freeways, rail lines and/or areas with access to airport and other transportation outlets.
- These areas should be screened and buffered from residential uses using a major roadway, commercial/retail/office use, or floodplain/natural area.
- They should serve as a buffer and transition between Heavy Industrial and lower intensity uses.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 130 surrounding properties meeting the distance requirements in the Unified Development Code. As of the writing of this staff memo, the following letters have been received:

In Support: None

In Opposition: None

RECOMMENDATION:

- On May 26, 2026, the Planning and Zoning Commission recommended approval by a vote of 5-2.

- Staff is unable to support the request because the proposed use does not align with the Future Land Use Map. *Please note the FLUM designation is not the zoning of the property, it is the recommended land use for future development per the City's comprehensive plan.*

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE FUTURE LAND USE MAP, A COMPONENT OF THE COMPREHENSIVE PLAN, TO CHANGE THE CLASSIFICATION OF 38.49 ACRES, TRACKS 2, 2A3, 4, 4B5, 5A1, 5B, 5A3, AND A PORTION OF TRACT 4B, OUT OF THE EZEKIEL SURVEY, ABSTRACT NO. 1313, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, FROM MIXED USE TO LIGHT INDUSTRIAL; AND MAKING THIS ORDINANCE CUMULATIVE; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan; and

WHEREAS, Notice was given of a public hearing on proposed amendments to the Comprehensive Plan Amendment to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on May 26, 2026, 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 since 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 P.M. on June 16, 2026, to consider the advisability of amending the Comprehensive Plan, 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, on June 16, 2026, City Council tabled this item to August 18, 2026; 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 P.M. on August 18, 2026, to consider the advisability of amending the Comprehensive Plan, 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

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

SECTION 1. The Future Land Use Map, a component of the Comprehensive Plan for the City of Grand Prairie, be amended, revised, and described as follows:

- A. Change the Future Land Use classification from Mixed Use to Light Industrial on 38.49 acres. Tracts 2, 2A3, 4, 4B5, 5A1, 5B, 5A3, and a portion of Tract 4B out of the Ezekiel Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas; as described and depicted in Exhibit A – Boundary Description, attached hereto and incorporated herein.

SECTION 2. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 3. The Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 4. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 5. This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 18TH DAY OF AUGUST 2026.

**ORDINANCE NO. #-2026
CASE NO. CPA-26-03-0006**