



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 08/18/2026

REQUESTER: Monica Espinoza, Administrative Supervisor

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

TITLE: ZON-26-03-0007 - Zoning Change/Concept Plan - Forum Industrial Park (City Council District 2). Zoning Change from PD-77 to Planned Development District for Light Industrial Use and a Concept Plan Depicting four Industrial Buildings with a total of 502,600 sq. ft. and outside storage 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 with conditions by a vote of 5-2)

APPLICANT: Rhyan Weirich, Kimley-Horn

RECOMMENDED ACTION: Staff is unable to support the zoning change 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:

Zoning Change from PD-77 to Planned Development District for Light Industrial Use and a Concept Plan Depicting four Industrial Buildings with a total of 502,600 sq. ft. and outside storage 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 purpose of this request is to change the zoning from PD-77 to Planned Development District for Light Industrial Use and adopt a Concept Plan Depicting four Industrial Buildings with a total of 502,600 sq. ft. and outside storage on 38.49 acres.

Project Update:

The applicant has revised the Concept Plan and Landscape Plan to comply with the open space requirements of Appendix X. As a result of these revisions, the following variance requests are no longer necessary.

1. Open Space Requirements – The applicant is requesting a variance to the open space requirement to provide no additional open space with amenities.
2. Outside Storage Adjacent to Right-of-Way – The applicant is requesting a variance to the requirement that outside storage adjacent to the street be set back from the right-of-way by a minimum of 25 ft. to allow outside storage adjacent to the street when screened with a minimum 8 ft. screening wall.

The applicant is requesting outside storage as an accessory use by right, as outlined in the *Zoning Requirements* section below.

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

HISTORY:

- August 4, 1983: City Council adopted a Comprehensive Zoning Ordinance, amending Ordinance No. 2299, which created the PD-77.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is proposing to develop the corner of S. Forum Drive and Mayfield Rd with a 202,750-square-foot industrial warehouse (Building 1). The primary building entrances will face Forum Drive, while the truck court will be oriented east toward the existing gas well. The truck court will be screened by the building itself, and an 8-foot masonry wall will be installed adjacent to the proposed truck parking area to provide additional screening.

Two smaller buildings are proposed east of the existing gas well. Building 2 will front Mayfield Road, with a shared truck court designed to be screened from the public view along Mayfield Road. Building 2 is proposed at 132,900 square feet. Building 3, located to the south, will total 148,200 square feet. The arrangement of these buildings is intended to help buffer noise generated by truck courts from the existing single-family residential properties to the south.

A fourth building is proposed on the eastern portion of the site. This structure will be 18,000 square feet and will be accompanied by an outdoor storage area of approximately 253,580 square feet (5.8 acres).

The outside storage area will be paved with concrete. This area is intended to store trailers, equipment, or heavy vehicles.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Future Land Use Map

The Future Land Use Map (FLUM), a component of the City of Grand Prairie's Comprehensive Plan, is intended as an outlook for the future use of land and the character of development in the community. The FLUM designates this site area as Mixed Use. The proposed zoning change is not consistent with the FLUM. A request to amend the FLUM to align with the proposed zoning district is under concurrent review (Case No. CPA-26-03-0006).

ZONING REQUIREMENTS:

Density and Dimensional Requirements

Under the proposed PD, the property would be subject to density and dimensional requirements in Article 6 of the Unified Development Code (UDC). The following table summarizes the requirements.

Table 2. Density and Dimensional Requirements

Standard	PD-77 (Commercial)	LI (UDC Art 6)	PD-LI (Proposed)
Min. Lot Area (Sq. Ft.)	5,000	15,000	1,676,174
Min. Lot Width (Ft.)	50	100	2400
Min. Lot Depth (Ft.)	100	150	615
Front Setback (Ft.)	25	25	25
Side Setback (Ft.)	25	25	25
Rear Setback Adj Residential (Ft.)	20	25	45
Max. Height (Ft.)	25	50	50
Max. FAR	0.5:1	1:1	0.3:1

Proposed Land Uses

The applicant is requesting a Planned Development (PD) with a base zoning of Light Industrial (LI) District, including specific amendments.

Outside Storage (Accessory Use)

Under Article 4 of the UDC, outside storage requires a Specific Use Permit (SUP) when located within an Overlay District or within 300 feet of residential zoning districts. Article 30 limits outside storage to 15% of the lot area or 30% of the building area, whichever is greater. The proposed storage exceeds these limits and therefore requires SUP approval. The applicant requests approval of an 18,000-square-foot building on 10.10 acres, including 253,580 sq. ft. (57.6% of the lot) of outside storage, as shown in the Concept Plan. As part of this request, the applicant seeks to allow outside storage as permitted use by right within the PD district, thereby eliminating the need for a Specific Use Permit (SUP), despite the proposed storage area exceeding the threshold established by the UDC.

Prohibited Land Uses

The applicant is proposing to modify the uses allowed in the Light Industrial zoning district to prohibit the following uses:

- Cosmetic/Piercing Salons
- Check Cashing, paycheck, or car title loan Business
- Correctional Facilities
- Lodging Facilities
- Smoke Shop
- RV Park
- Truckstop with Fuel Sales

Parking Requirements

The following table summarizes the parking requirements in Article 10 of the Unified Development Code (UDC). The proposal meets the parking requirements.

Table 5. Required Parking

Use	Required	Provided	Meets
Office (1 per 325 Sq. Ft.)	143	143	Yes
Warehouse (20 + 1 per 5,000 Sq. Ft.)	318	361	Yes
Maximum Allowed (115%)	530	504	Yes

Open Space Requirements

Appendix X requires a coordinated landscaping and open space when the development consists of multiple buildings with a cumulative square footage of greater than 250,000 at ultimate buildout, or a development area of 20 acres or greater. Compliance with the open space requirements will be evaluated during the Site Plan review process.

VARIANCES:

The applicant is requesting the following variances.

1. Maximum Parking – The applicant is requesting a variance to the requirement that parking shall not exceed 115% of the required parking to provide no parking maximum.
2. No Landscape Islands – The applicant is requesting a variance to the requirement for landscape islands if the truck court is converted to auto parking to allow the area to be converted to parking spaces without landscape islands.

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: Four

RECOMMENDATION:

- On May 26, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 5-2.
 1. The applicant shall meet the Appendix X requirements for open space with amenities. The open space area and amenities shall be shown on the Site Plan and Landscape Plan during the Site Plan approval process. If the Site Plan is phased for the development, the open space area and amenities shall be shown and provided for with the first phase.
 2. The applicant shall provide a noise study for review and approval by the Public Health and Environmental Quality Department (PHEQ) prior to a site plan being presented to the Planning and Zoning Commission (P&Z).
 3. The dumpster enclosure design shall be approved by the Solid Waste and Public Health and Environmental Quality Department (PHEQ) prior to a site plan being presented to the Planning and Zoning Commission (P&Z).
 4. Outside Storage or Outside Storage (Accessory) Uses shall require a Specific Use Permit.
 5. Outside storage shall meet the setback and screening requirements in Article 8 of the Unified Development Code (UDC).
 6. Development shall comply with all applicable requirements and restrictions in place resulting from the airport located north of the subject property.
- Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. *Please note, that the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.*
- If the City Council chooses to approve the request, staff recommends the following conditions for approval:
 1. Driveway design and locations shall be approved by the Transportation and Mobility Services Department.
 2. The applicant shall provide a noise study for review and approval by the Public Health and Environmental Quality Department (PHEQ) prior to a site plan being presented to the Planning and Zoning Commission (P&Z).
 3. The dumpster enclosure design shall be approved by the Solid Waste and Public Health and Environmental Quality Department (PHEQ) prior to a site plan being presented to the Planning and Zoning Commission (P&Z).
 4. Outside Storage or Outside Storage (Accessory) Uses shall require a Specific Use Permit.
 5. Outside storage shall meet the setback and screening requirements in Article 8 of the Unified Development Code (UDC).
 6. All parking areas shall meet the minimum landscape requirements, including internal parking lot landscaping standards, of the Unified Development Code (UDC).
 7. Development shall comply with all applicable requirements and restrictions in place resulting from the airport located north of the subject property.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 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 PLANNED DEVELOPMENT-77 TO A PLANNED DEVELOPMENT DISTRICT FOR LIGHT INDUSTRIAL USE; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 7779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; CONTAINING A PENALTY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of Planned Development-77 to a Planned Development District for Light Industrial Use; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on May 26, 2026, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 5-2 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Planned Development-77 to a Planned Development District for Light Industrial Use; 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 June 16, 2026, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, 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, Grand Prairie, 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 o'clock P.M. on August 18, 2026, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, 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, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance, changing the zoning from its classification of Planned Development-77 to a Planned Development District for Light Industrial Use and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are 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. Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

“THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone 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, from its classification of Planned Development-77 to a Planned Development District for Light Industrial Use, said property being described and depicted in Exhibit A – Boundary Description, attached hereto and incorporated herein.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are specifically 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 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. Land uses shall be restricted to those uses permitted in Light Industrial zoning district as modified by Exhibit E – Proposed PD Standards, attached hereto and incorporated herein.

SECTION 5. Developments shall conform to all applicable standards for Light Industrial (LI) District as Article 6 – “Density and Dimensional Requirements”, Appendix X – “Industrial Development Standards”, and all other applicable sections of the Unified Development Code of the City of Grand Prairie, Texas, as amended, unless otherwise modified by Exhibit E – Proposed PD Standards.

SECTION 6. The following development standards shall apply to development within this Planned Development District.

- A. All boundaries, zoning, development standards, land uses, and other conditions of this Planned Development District shall conform to all requirements contained in Exhibit A – Boundary Description, Exhibit B – Concept Plan, Exhibit C – Concept Landscape Plan, Exhibit D – Concept Elevations, and Exhibit E – Proposed PD Standards, attached hereto and incorporated herein.
- B. A Site Plan for the Industrial development shall meet the standards in Appendix X of the Unified Development Code (UDC) and shall be approved by the City of Grand Prairie City Council prior to the issuance of any building permits.
- C. Driveway design and locations shall be approved by the Transportation and Mobility Services Department prior to a site plan being presented to the Planning and Zoning Commission (P&Z).
- D. A noise study shall be provided for review and approval by the Public Health and Environmental Quality Department (PHEQ) prior to a site plan being presented to the Planning and Zoning Commission (P&Z).
- E. The dumpster enclosure design shall be approved by the Solid Waste and Public Health and Environmental Quality Department (PHEQ) prior to a site plan being presented to the Planning and Zoning Commission (P&Z).
- F. Outside Storage or Outside Storage (Accessory) Uses shall require a Specific Use Permit.
- G. Outside storage shall meet the setback and screening requirements in Article 8 of the Unified Development Code (UDC).
- H. All parking areas shall meet the minimum landscape requirements, including internal parking lot landscaping standards, of the Unified Development Code (UDC).
- I. Development shall comply with all applicable requirements and restrictions in place resulting from the airport located north of the subject property.
- J. As part of this Planned Development Request, City Council has granted the following variances:
 - a. Maximum Parking – The applicant is requesting a variance to the requirement that parking shall not exceed 115% of the required parking to provide no parking maximum.
 - b. No Landscape Islands – The applicant is requesting a variance to the requirement for landscape islands if the truck court is converted to auto parking to allow the area to be converted to parking spaces without landscape islands.

SECTION 7. 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 8. A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 9. 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, ON THIS THE 18TH DAY OF AUGUST 2026.**

Ordinance No. #- 2026

Zoning Case No. ZON-26-03-0007

Planned Development No. #