



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/18/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

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

TITLE: ZON-24-07-0019 - Zoning Change/Concept Plan - Flex Industrial at 3433 Hardrock Rd (City Council District 1). Zoning Change from Planned Development for multi-family use to Planned Development for Light Industrial use and Concept Plans for Office/Warehouse development on 15.94 acres. Tracts 47, 47.1, 47.2 and 47.3, out of John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned PD-389, within the SH 161 Corridor Overlay District, with an approximate address of 3433 Hardrock Rd (On February 24, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

APPLICANT: Jonathan Tooley, Hamilton Commercial LLC

RECOMMENDED ACTION: Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. However, the requested zoning matches the predominant zoning of the area.

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

SUMMARY:

Zoning Change from Planned Development for multi-family use to Planned Development for Light Industrial use and Concept Plans for Office/Warehouse development on 15.94 acres being Tracts 47, 47.1, 47.2 and 47.3, out of John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned PD-389, within the SH 161 Corridor Overlay District, with an approximate address of 3433 Hardrock Rd.

PURPOSE OF REQUEST:

This request is to rezone the property to a Planned Development District for Light Industrial use to allow the development of a speculative office/warehouse complex, with configurations showing a total of four to eight warehouse buildings of different sizes. The current zoning is designated for multi-family use.

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	City of Irving	Rock Island Rd/ TRE rail yard
South	Light Industrial (LI)	Office/Warehouse
West	PD-450, PD-4, LI	Undeveloped/Manufactured Homes Community
East	Light Industrial (LI)	SH161 & Office/Warehouse

HISTORY:

- September 4, 2001: City Council approved a zoning change from Single-Family One (SF-1) to Planned Development (PD-260) for Light Industrial use (Case No. Z010806, Ordinance No. 6506).
- June 18, 2019: City Council approved a zoning change from Single-Family One (SF-1) and PD-260 to Planned Development (PD-389) for Multi-Family use with a maximum of 1,072 dwelling units. (Case No. 2190603, Ordinance No. 10653-2019).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to construct a speculative office/warehouse development for various end users. The southern portion of the lot is set for two warehouses. On the northern portion of the lot, the applicant wishes to have the flexibility to adopt three different concepts featuring different building configurations.

Southern End: Two Warehouses (55,000 SF)

To the southern end, two warehouses with truck courts are proposed. They are designed for warehouse/distribution end users who typically need higher ceiling height. Both buildings are 55,000 sq. ft.

Northern End: Concept A – Three Warehouses (44,000 SF max.)

Three warehouses, ranging from 33,000 to 44,000 sq. ft., are proposed on the northern portion of the lot. Their truck courts face internally and will have wing walls screening the dock doors along SH 161.

Northern End: Concept B – Two Warehouses (60,000 SF max.)

Two linear warehouses with floor areas of 60,000 sq.ft. and 51,500 sq.ft. are proposed on a northern portion of the lot. These spaces can be leased to a single tenant or multiple tenants who need a truck court. The truck courts are facing Hardrock Road. Staff recommends additional screening be provided along Hardrock, such as living screening on a berm or a masonry screening wall min. 8-foot tall.

Northern End: Concept A – Six Warehouses (16,000 SF min.)

Six smaller warehouses, ranging from 13,000 sq. ft. to 25,000 sq. ft., are proposed on the northern portion of the lot. These spaces can be leased to contractors or small business owners who need smaller offices or warehouses. Staff recommends that no overhead doors be allowed along any public streets.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Future Land Use Map

The Future Land Use Map (FLUM) in the City of Grand Prairie's 2018 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 High Density Residential. The proposed zoning change is not consistent with the FLUM but matches the predominant zoning of the area. A request to amend the FLUM is under concurrent review (Case No. CPA-24-07-0010).

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The property is 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	Required	Proposed
Min. Lot Area (Sq. Ft.)	15,000	694,163
Min. Lot Width (Ft.)	100	1,850
Min. Lot Depth (Ft.)	150	359
Front Setback (Ft.)	25	25
Max. Height (Ft.)	50	50
Max. FAR	1:1	0.33:1

VARIANCES:

The applicant is requesting the following variances.

1. Landscape Buffer – A variance to allow reduction of the required 30 feet of landscaping to provide 20 feet along SH 161 and Hardrock and to provide 15 feet of landscaping along W Rock Island Rd.
2. Parking Reduction – A variance to allow reduction of required parking from 1 per 325 sq. ft of office spaces and 1 per 1,000 sq. ft. of warehouse space to allow a mixed rate of office and flex warehouse spaces to be parked at 1 per 650 sq. ft.
3. Wing Wall Height Reduction – A variance to allow the reduction of the wing wall height from 25 feet to 14 feet.
4. Truck Docks Along Hardrock Rd – A variance to allow truck docks along the Primary Facade along Hardrock Rd for Concept B.

RECOMMENDATION:

- On February 24, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0:
 1. The applicant shall provide a 30-foot landscape buffer per requirements in Appendix X of the UDC along Hardrock Rd and SH 161 Frontage Road.

2. Driveway design and locations must be approved by the Transportation and Mobility Services Department prior to the Site Plan being presented to the Planning and Zoning Commission (P&Z).
 3. If Concept B is developed, additional screening shall be provided along Hardrock Rd. to screen truck docks such as a masonry screening wall 8 ft. in height or a living screen on a berm.
 4. If Concept C is developed, no overhead doors or truck docks shall be allowed on elevations facing Hardrock Rd, W Rock Island Rd., and SH 161 Frontage Road.
 5. A line-of-sight drawing shall be provided during the Site Plan process to confirm that the height of the wing walls will exceed the height of the trucks parked in the truck dock areas.
- Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. However, the requested zoning matches the predominant zoning of the area.
 - *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.*
 - Should the Planning and Zoning Commission recommend approval of the request, staff recommends the following conditions:
 1. The applicant shall provide a 30-foot landscape buffer per requirements in Appendix X of the UDC along Hardrock Rd and SH 161 Frontage Road.
 2. Driveway design and locations must be approved by the Transportation and Mobility Services Department prior to the Site Plan being presented to the Planning and Zoning Commission (P&Z).
 3. Parking spaces shall be provided per requirements in Appendix X and Article 10 of the UDC.
 4. If Concept B is developed, additional screening shall be provided along Hardrock Rd. to screen truck docks such as a masonry screening wall 8 ft. in height or a living screen on a berm.
 5. If Concept C is developed, no overhead doors or truck docks shall be allowed on elevations facing Hardrock Rd, W Rock Island Rd., and SH 161 Frontage Road.
 6. A line-of-sight drawing shall be provided during the Site Plan process to confirm that the height of the wing walls will exceed the height of the trucks parked in the truck dock areas.

BODY:

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 15.94 ACRES BEING TRACTS 47, 47.1, 47.2 AND 47.3, JOHN C. READ SURVEY, ABSTRACT NO. 1183, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM PD-312 FOR COMMERCIAL TO A PLANNED DEVELOPMENT DISTRICT FOR LIGHT INDUSTRIAL USES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the City of Grand Prairie, Texas, initiated an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of PD-389 for Multi-Family use to a Planned Development District for Light Industrial Uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on February, 24 2025, 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 7-0 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 PD-389 for Multi-Family use to a Planned Development District for Light Industrial Uses; 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 March 18, 2025, 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 all 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 from its classification of PD-389 for Multi-Family use to a Planned Development District for Light Industrial Uses; 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 15.94 acres being Tracts 47, 47.1, 47.2 and 47.3, out of John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, from its classification of PD-389 for Multi-Family use to a Planned Development District for Light Industrial Uses as described and depicted in Exhibit A – Boundary Description, Exhibit B – Concept Plan, and Exhibit C – Concept Elevations, 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

SECTION 5. Development of an Office/Warehouse 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.

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 substantially conform to all requirements contained in Exhibit A – Boundary Description, Exhibit B – Concept Plan, Exhibit C – Concept Elevations.
- B. A Site Plan for the Industrial development shall meet the Appendix X standards 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 must be approved by the Transportation and Mobility Services Department prior to the Site Plan being presented to the Planning and Zoning Commission (P&Z).
- D. If Concept B is developed, additional screening shall be provided along Hardrock Rd. to screen truck docks such as a masonry screening wall 8 ft. in height or a living screen on a berm.
- E. If Concept C is developed, no overhead doors or truck docks shall be allowed on elevations facing Hardrock Rd, W Rock Island Rd., and SH 161 Frontage Road.
- F. A line-of-sight drawing shall be provided during the Site Plan process to confirm that the height of the wing walls will exceed the height of the trucks parked in the truck dock areas.
- G. As part of this Planned Development Request, City Council has granted the following variances:
 - a. Landscape Buffer – A variance to allow reduction of the required 30 feet of landscaping to provide 20 feet along SH 161 and Hardrock and to provide 15 feet of landscaping along W Rock Island Rd.
 - b. Parking Reduction – A variance to allow reduction of required parking from 1 per 325 sq. ft of office spaces and 1 per 1,000 sq. ft. of warehouse space to allow a mixed rate of office and flex warehouse spaces to be parked at 1 per 650 sq. ft.
 - c. Wing Wall Height Reduction – A variance to allow the reduction of the wing wall height from 25 feet to 14 feet.
 - d. Truck Docks Along Hardrock Rd – A variance to allow truck docks along the Primary Facade along Hardrock Rd for Concept B.

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, approval and publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 18TH DAY OF MARCH 2025.

Ordinance No. #-2025

Zoning Case No. ZON-24-07-0019

Planned Development No. #