



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: CPA-24-07-0010 - Comprehensive Plan Amendment - Flex Industrial at 3433 Hardrock Rd (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from High Density Residential to Light Industrial 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 by a vote of 7-0)

APPLICANT: Jonathan Tooley, Hamilton Commercial

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

Please note that the FLUM designation is not the property's zoning; 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 from High Density Residential to Light Industrial 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:

The applicant proposes to rezone the property to a Planned Development District for Light Industrial to allow the construction of speculative offices and warehouses. This request is to amend the Future Land Use Map to align with a proposed zoning change.

ADJACENT LAND USES:

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

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)	SH 161 & Office/Warehouse

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 High Density Residential. The proposed use does not align with the current Future Land Use Map. However, the requested change matches the predominant use of the area.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 21 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 February 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0.
- Staff is unable to support the Future Land Use change because the proposed use does not align with the Future Land Use Map. However, the requested change matches the predominant use of the area. *Please note that the FLUM designation is not the property's zoning; 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 2021 FUTURE LAND USE MAP, A COMPONENT OF THE 2018 COMPREHENSIVE PLAN, TO CHANGE THE CLASSIFICATION OF 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 HIGH DENSITY RESIDENTIAL TO LIGHT INDUSTRIAL; MAKING THIS ORDINANCE CUMULATIVE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

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 February 24, 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 7 to 0 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 March 18, 2025, 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.

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

SECTION 1. The 2021 Future Land Use Map, a component of the 2018 Comprehensive Plan for the City of Grand Prairie, be amended, revised, and described as follows:

- A. Change the Future Land Use classification from High Density Residential to Light Industrial 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; 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 MARCH 2025.

**ORDINANCE NO. #-2025
CASE NO. CAP-24-07-0010**