



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-25-01-0002 - Zoning Change/Concept Plan - Duncan Perry Industrial (City Council District 1 and 5). Zoning Change from PD-312 for Commercial to a Planned Development District for Light Industrial and a Concept Plan depicting a 103,328 sq. ft. office/warehouse building on 13.88 acres. Tract 1 out of the P. H. Ford Survey, Abstract No. 544, and Tract 1 out of the P. H. Ford Survey, Abstract No. 1713, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-312, partially within the SH 161 Corridor Overlay District, and addressed as 1200 Duncan Perry Rd and 2401 W Tarrant Rd (On February 24, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

APPLICANT: Randall Eardley, Wier & Associates, Inc.

RECOMMENDED ACTION: Staff is unable to support the zoning change because the proposed zoning change does not align with the Future Land Use Map. However, the proposed uses are generally compatible with existing land use to the northwest, especially along W Tarrant Rd and S Great Southwest Pkwy.

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 from PD-312 for Commercial to a Planned Development District for Light Industrial and a Concept Plan depicting a 103,328 sq. ft. office/warehouse building on 13.88 acres being Tract 1 out of the P. H. Ford Survey, Abstract No. 544, and Tract 1 out of the P. H. Ford Survey, Abstract No. 1713, City of Grand Prairie, Dallas and Tarrant Counties, Texas, zoned PD-312, partially within the SH 161 Corridor Overlay District, and addressed as 1200 Duncan Perry Rd and 2401 W Tarrant Rd.

PURPOSE OF REQUEST:

This request is to change the zoning from a Planned Development District for Commercial (C) to Light Industrial (LI) use and a concept plan to allow for the development of a speculative industrial building with a floor area of 103,328 sq. ft.

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	PD-122, MF-1	U-Haul Moving & Storage, Multi-Family Residential
South	MF-2	Sugar Creek Apartments
West	City of Arlington	Duncan Perry Road/Undeveloped
East	PD-122	Utility Easement/Townhomes

HISTORY:

- May 17, 1983: City Council approved a zoning change from Light Industrial use to Planned Development (PD-122) for Multi-Family (MF-1) uses (Case No. 830504, Ordinance No. 3464).
- June 21, 2005: City Council approved a zoning change from Planned Development (PD-122) for Multi-Family use to Planned Development (PD-312) for Commercial (C) uses (Case No. Z050501, Ordinance No. 7212).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to construct a speculative office/warehouse building with a floor area of 103,328 sq. ft. The building will be accessible from Duncan Perry Road to the west. To the north of the proposed structure, a truck court will be located and screened with a wing wall.

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 Mixed Use. The proposed zoning change is not consistent with the FLUM. However, the proposed uses are generally compatible with existing land uses to the northwest, especially along W Tarrant Rd and S Great Southwest Pkwy. There are small to large flex industrial warehouses toward the west of the subject property. A request to amend the FLUM is under concurrent review (Case No. CPA-25-02-0004).

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	Commercial (Current)	LI (Requested)	PD-LI (Proposed)	Meets
Min. Lot Area (Sq. Ft.)	5,000	15,000	306,150	Yes
Min. Lot Width (Ft.)	50	100	255	Yes
Min. Lot Depth (Ft.)	100	150	785	Yes
Front Setback (Ft.)	25	25	79	Yes
Rear Adj. Residential (Ft.)	20	25	55	Yes
Side Adj. Residential (Ft.)	30	50	80	Yes
Max. Height (Ft.)	25	50	35	Yes
Max. FAR	0.5:1	1:1	0.5:1	Yes

Proposed Land Uses

The property is subject to requirements in the Commercial (C) District of the Unified Development Code (UDC). The Commercial District is intended for developing medium-intensity commercial uses. The proposed development will primarily attract industrial users who need office/warehouse spaces, such as millworkers, contractors, local distributors, assembly operations, trade schools, and medical device businesses.

The applicant requests that the following uses be allowed by right in this Planned Development for Light Industrial (LI) uses.

- Light manufacturing
- Contractor shops w/ storage
- Distribution centers
- Warehouse
- Wholesale supply
- Machinery rental

Prohibited Land Uses

The PD intends to restrict certain uses typically allowed in the Light Industrial (LI) District. Prohibited uses would include automotive use, RV park, and Truckstop with gas sales. The full list of prohibited uses are provided in the Attachment D – Permitted Use Chart.

Table 3. Prohibited Uses

Use	C (UDC Art 4)	LI (UDC Art 4)	PD - LI (Proposed)
<i>Permitted Uses in Commercial Zoning</i>			
B & B Hotel	X	X	Prohibited
Adult Day Care Home	X	X	Prohibited
(Alcohol) Packaged Beer & Wine Sales for Off-premises Consumption	X	X	Prohibited
Restaurant	X	X	Prohibited
Restaurant (W/ Alcohol Sales No Entertainment)	X	X	Prohibited
Drive-through in Restaurants	X*	X*	Prohibited
<i>SUP required Uses in Commercial Zoning</i>			
Auto Dealer (New, Used, Internet Only)	S	X	Prohibited
Auto Sales (Wholesale)	S	X	Prohibited
Heavy Machine Sales (Outside)	S	X	Prohibited

Truck Stop with Gas Sales	S	X	Prohibited
Veterinarian W/ Outdoor Kennel	S	X	Prohibited
Adult Day Care Center, Adult Day Health Care Center/Home	S	S	Prohibited
Cemetery Mausoleum	S	S	Prohibited
RV Park	S	S	Prohibited
Parole/Probation Office	S	S	Prohibited
Restaurant (W/ $\geq 75\%$ Alcohol Sales No Entertainment)	S	S	Prohibited
Restaurant (W/ Alcohol Sales including Entertainment)	S	S	Prohibited
Drive Through in Retail Sales	S	S	Prohibited
Waste Water Treatment Plant	S	S	Prohibited
<i>Prohibited Uses in Commercial Zoning</i>			
Auto Dealer (Non-Franchise Used)		S	Prohibited
Halfway House		S	Prohibited
Salvage (Non-Auto Outdoor)		S	Prohibited
Animal Specialty		X	Prohibited
Racetrack		X	Prohibited
Pawn Shop		X	Prohibited
Recreational Vehicle (RV) Parking		X	Prohibited

*X – Permitted Use / S – Specific Use Permit Required / () Blank – Not Allowed / * Site Plan Required*

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 10 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 with the following condition by a vote of 7-0:
 1. The southern driveway shall be removed unless the Transportation and Mobility Service Department approves a variance.
- Staff is unable to support the zoning change because the proposed zoning change does not align with the Future Land Use Map. However, the proposed uses are generally compatible with the surrounding land uses to the northwest. *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 this request, the staff recommends the following conditions:
 1. The southern driveway shall be removed unless the Transportation and Mobility Service Department approves a variance.
 2. A masonry screening wall shall be provided in compliance with Article 8 and Appendix X of the UDC, abutting residential uses along the southern and eastern property lines.

3. A wrought iron fence with live screening shall be installed where the required masonry walls are prohibited due to floodplain, as approved by the Engineering Department and Planning Department.

BODY:

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 13.88 ACRES, TRACT 1, P. H. FORD SURVEY, ABSTRACTS NO. 544, AND TRACT 1, P. H. FORD SURVEY, ABSTRACT NO. 1713, CITY OF GRAND PRAIRIE, DALLAS AND TARRANT COUNTIES, 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-312 for Commercial 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-312 for Commercial 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-312 for Commercial 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 13.88 acres being Tract 1 out of the P. H. Ford Survey, Abstract No. 544, and Tract 1 out of the P. H. Ford Survey, Abstract No. 1713, City of Grand Prairie, Dallas and Tarrant Counties, Texas, from its classification of PD-312 for Commercial 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 as modified by Exhibit D – Permitted Use Chart, attached hereto and incorporated herein.

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 conform to all requirements contained in Exhibit A – Boundary Description, Exhibit B – Concept Plan, Exhibit C – Concept Elevations and Exhibit D – Permitted Use Chart.
- 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. The southern driveway shall be removed unless the Transportation and Mobility Service Department approves a variance.
- D. A masonry screening wall shall be provided in compliance with Article 8 and Appendix X of the UDC, abutting residential uses along the southern and eastern property lines.
- E. A wrought iron fence with live screening shall be installed where the required masonry walls are prohibited due to floodplain, as approved by the Engineering Department and Planning Department.

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-25-01-0002

Planned Development No. #