



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-25-02-0004 - Comprehensive Plan Amendment - Duncan Perry Industrial (City Council District 1 and 5). Comprehensive Plan Amendment to change the Future Land Use Map designation from Mixed Use to Light Industrial 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 by a vote of 7-0)

APPLICANT: Matthew Maly, Pape-Dawson Engineers

RECOMMENDED ACTION: Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map but notes the following findings

1. The land was originally zoned Light Industrial before the creation of PD-122 for Multi-Family use in 1983.
2. The proposed uses are generally compatible with existing land uses to the northwest of the subject property.

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 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.

PURPOSE OF REQUEST:

The applicant is proposing to create a new Planned Development District for Light Industrial use to allow the construction of a speculative office/warehouse. The purpose of 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 zoning designation and existing use for the surrounding properties.

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-122	U-Haul Moving & Storage
South	MF-2	Sugar Creek Apartments
West	City of Arlington	Duncan Perry Road/Undeveloped
East	PD-122	Utility Easement/Townhomes

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. However, the proposed use is generally compatible with uses to the northwest. There are existing industrial warehouses to the north along Tarrant Rd and to the west along S Great Southwest Street. Also, the property was rezoned in 1983 from Light Industrial to PD for Multi-family uses, then from PD for Multi-family uses to PD for Commercial uses in 2005. No development has occurred under the previous PD's.

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 by a vote of 7-0.
- Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map but notes the following findings

1. The land was originally zoned Light Industrial before the creation of PD-122 for Multi-Family in 1983.
2. The proposed uses are generally compatible with existing land uses to the northwest of the subject property, especially along W Tarrant Rd and S Great Southwest Pkwy.

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 2021 FUTURE LAND USE MAP, A COMPONENT OF THE 2018 COMPREHENSIVE PLAN, TO CHANGE THE CLASSIFICATION OF 13.88 ACRES, BEING TRACT 1, P. H. FORD SURVEY, ABSTRACT NO. 544, AND TRACT 1, P. H. FORD SURVEY, ABSTRACT NO. 1713, CITY OF GRAND PRAIRIE, DALLAS AND TARRANT COUNTIES, TEXAS, FROM MIXED USE 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 Mixed Use to Light Industrial 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; as described and depicted in the Boundary Description, attached hereto and incorporated herein as Exhibit A.

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. CPA-25-02-0004**