



**CITY OF GRAND PRAIRIE  
ORDINANCE**

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**MEETING DATE:** 06/21/2022

**REQUESTER:** Monica Espinoza

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** CPA-22-04-0002 - Comprehensive Plan Amendment - Mixed Residential to Light Industrial (City Council District 1). Amendment to the Future Land Use Map (FLUM) to change the designation from Mixed Residential (MR) to Light Industrial (LI). Tracts 1, 10, 16, 17, 17.1, 20, 27, 28, and 30.1, Elizabeth Gray Survey, Abstract No. 1680, and Tract 1, City of Irving Auto Pound, City of Grand Prairie, Dallas County, Texas, zoned PD-380A, and addressed as 221 Shady Grove Rd, 101 E Shady Grove Rd, 301 E Shady Grove Rd, 317 E Shady Grove Rd, 385 E Shady Grove Rd, 701 E Shady Grove Rd, 1325 Robinson Rd, 1325 S Belt Line Rd, and 1319 S Belt Line Rd (On May 23, 2022, the Planning and Zoning Commission recommended denial by a vote of 6-2)

**APPLICANT:** Tyler Riek, Scannell Properties

**RECOMMENDED ACTION:** Staff is unable to recommend support.

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**SUMMARY:**

Amendment to the Future Land Use Map (FLUM) to change the designation from Mixed Residential (MR) to Light Industrial (LI). Tracts 1, 10, 16, 17, 17.1, 20, 27, 28, and 30.1, Elizabeth Gray Survey, Abstract No. 1680, and Tract 1, City of Irving Auto Pound, City of Grand Prairie, Dallas County, Texas, zoned PD-380A, and addressed as 221 Shady Grove Rd, 101 E Shady Grove Rd, 301 E Shady Grove Rd, 317 E Shady Grove Rd, 385 E Shady Grove Rd, 701 E Shady Grove Rd, 1325 Robinson Rd, 1325 S Belt Line Rd, and 1319 S Belt Line Rd.

**PURPOSE OF REQUEST:**

The applicant wishes to rezone the subject property from Planned Development District No. 380A for Manufactured Home Residential Use to a Planned Development District for Light Industrial Use. The proposed use requires an amendment to the Future Land Use Map (FLUM) to change the designation from Mixed Residential to Light Industrial.

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.

Mixed residential areas should include master planned neighborhoods with a range of size and type of residential at densities between three and a half and six dwelling units per acre overall average. Mixed residential developments are a blend of a variety of housing types but can also serve as a transition between neighborhoods of different densities.

Light industrial development has a wide range of uses, appearances, and intensities. Forms of industrial development may include refining or manufacturing facilities (with no outdoor activity), indoor warehouse/storage facilities, and industrial business parks. Light industrial areas should be located along arterial thoroughfares, in proximity to freeways, rail lines and/or areas with access to airports and other transportation outlets. These areas should be screened and buffered from residential uses using a major roadway, commercial/retail/office use, or floodplain/natural area.

**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	Single Family-Three PD-2	Single Family Residential, Church Mobile Home Park
South	Light Industrial, PD-221	Industrial
West	Light Industrial (LI)	Industrial, Mobile Home Park
East	Light Industrial, PD-221	City Limits, Belt Line Rd, Industrial

**HISTORY:**

- The property was annexed into the City of Grand Prairie in 1968. The City’s 1986 zoning map shows this property zoned as Light Industrial.
- August 21, 2018: City Council approved a Zoning Change and Concept Plan, creating PD-380, a Planned Development District for Manufactured Home Uses on 67.25 acres (Case Number Z180802/CP180801).
- August 21, 2018: City Council approved a Specific Use Permit, creating SUP-1057, for Manufactured Home Uses on 67.25 acres (Case Number SU180801).
- August 17, 2021: City Council approved a Specific Use Permit Amendment for Hidden Tree, a manufactured home development with 315 units on 72.86 acres (Case Number SU180801A).
- August 17, 2021: City Council approved a Zoning Change/Concept Plan Amendment for Hidden Tree, to add parcels to the planned development district (Z180802/CP180801).

**ANALYSIS:**

The 2018 Comprehensive Plan provides guidance for evaluating land use decisions, including policies for specific land uses:

- Light industrial areas should be located along arterial thoroughfares, in proximity to freeways, rail lines, and/or areas with access to airports and other transportation outlets.

- These areas should be screened and buffered from residential uses using a major roadway, commercial/retail/office use, or floodplain/natural area.

Staff is unable to support the request because the proposed zoning does not align with the Future Land Use Map. Additionally, the area is not screened and buffered from residential uses using a major roadway, commercial/retail/office use, or floodplain/natural area. The subject property is located across Shady Grove Rd – a minor arterial – from two residential neighborhoods.

**RECOMMENDATION:**

- On May 23, 2022, the Planning and Zoning Commission recommended denial by a vote of 6-2.
- Staff is unable to support the request because the proposed use does not align with the Future Land Use Map and is not appropriately screened and buffered from the existing residential use immediately north of the property.

**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 72.86 ACRES SITUATED IN THE ELIZABETH GRAY SURVEY, ABSTRACT NO. 1680, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM MIXED RESIDENTIAL TO LIGHT INDUSTRIAL; AND MAKING THIS ORDINANCE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING 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 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 May 23, 2022, 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 6 to 2 to recommend to the City Council of Grand Prairie, Texas, that said Comprehensive Plan 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 June 21, 2022, to consider the advisability of amending the Comprehensive Plan as recommended by the Planning and Zoning Commission, 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 Future Land Use Map for 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 Residential to Light Industrial on 72.86 acres situated in the Elizabeth Gray Survey, Abstract No. 1680, City of Grand Prairie, Dallas County, Texas; as described and depicted in Exhibit A – Boundary Description.

**SECTION 2.** If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 3.** 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, THIS THE 21<sup>ST</sup> DAY OF JUNE 2022.**

**ORDINANCE NO. 11224-2022  
CASE NO. CPA-22-04-0002**