



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 06/21/2022

REQUESTER: Monica Espinoza

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: ZON-22-04-0011 - Zoning Change/Concept Plan - Shady Grove Logistics Crossing (City Council District 1). Zoning Change from PD-380A for Manufactured Home Residential Use to a Planned Development District for Light Industrial Use and a Concept Plan for a total of 1,073,318 sq. ft. office/warehouse in three buildings. 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 of this request by a vote of 6-2)

APPLICANT: Tyler Riek, Scannell Properties

RECOMMENDED ACTION: Staff is unable to support the zoning change 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.

SUMMARY:

Zoning Change from PD-380A for Manufactured Home Residential Use to a Planned Development District for Light Industrial Use and a Concept Plan for a total of 1,073,318 sq. ft. office/warehouse in three buildings. 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 purpose of this request is to rezone 72.86 acres from PD-380A for Manufactured Home Residential Use to a Planned Development District for Light Industrial 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	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).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The Concept Plan depicts three warehouse buildings totaling 1,073,318 sq. ft., 124 truck trailer parking spaces, and auto parking spaces. The site is accessible from Shady Grove Rd.

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 Residential. This type of residential designation should include master planned neighborhoods with a range of size and type of residential uses at densities between three and a half to six dwelling units per acre. The proposed zoning change is not consistent with the FLUM.

ZONING REQUIREMENTS:

The applicant is proposing a base zoning district of Light Industrial. If this zoning request is approved, the property will be subject to density and dimensional requirements, landscape and screening requirements, and building design requirements for the Light Industrial zoning district.

The following table summarizes these requirements.

Table 2. Light Industrial Requirements

Standard	LI
Min. Lot Area (Sq. Ft.)	15,000
Min. Lot Width (Ft.)	100
Min. Lot Depth (Ft.)	150
Front Setback (Ft.)	25
Rear Setback (Ft.)	0
Max. Height (Ft.)	50
Max. Floor Area Ratio (FAR)	1/1
Landscape (%)	10
Open Space Plan	One acre for each 20 acres of development
Open Space Amenities	Walking trails, seating within a shaded area, gardens, and an active water feature
Building Design for Primary Facades	3 Elements
Building Design for Secondary Facades	2 Elements

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 of the request by a vote of 6-2.
- Staff is unable to support the zoning change 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 AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 72.86 ACRES OF LAND SITUATED IN THE ELIZABETH GRAY SURVEY, ABSTRACT NO. 1680, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM PLANNED DEVELOPMENT DISTRICT NO. 380A FOR MANUFACTURED HOME RESIDENTIAL USE TO A PLANNED DEVELOPMENT DISTRICT FOR LIGHT INDUSTRIAL USE; 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; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of Planned Development District No. 380A to a Planned Development District for Light Industrial Use; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on May 23, 2022, 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 6-2 to recommend denial to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Planned Development District No. 380A to a Planned Development District for Light Industrial Use; 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 Zoning Ordinance and Map, 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, it is contemplated, with the consent of the zoning applicant, that Shady Grove Road will be designed in a manner which minimizes expansion of the northern right-of-way abutting the Church which is located across Shady Grove Road from the proposed development; 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 Planned Development District No. 380A; 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:

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE 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 to rezone from its classification of Planned Development District No. 380A to a Planned Development District for Light Industrial Use; as described and depicted in Exhibit A - Boundary Description.

SECTION 2. The purpose of this planned development is to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land, and compliance with appropriate design standards.

SECTION 3. The following shall apply to development in the Planned Development District:

- A. Any zoning, land use requirements and restrictions not contained within this Planned Development Ordinance shall conform to those requirements for Light Industrial (LI) district and Appendix X in the Unified Development Code (UDC), as amended.
- B. The development shall be in substantial conformance, as determined by the Planning and Development Director or designee, with attached Exhibit B – Concept Plan and Exhibit D – Conceptual Landscape Plan. The Concept Plan is intended to be a graphic depiction of the likely lot and block configuration, street layout and amenity plan of the development. It is not intended to constitute a final design or approval, implied or otherwise, of the development. The ultimate development design will be based on the development standards herein contained and/or site limitations at the time of site plan review and final platting.
- C. The building elevations shall be in substantial conformance, as determined by the Planning and Development Director or designee, with attached Exhibit C – Conceptual Building Elevations.
- D. Development Standards

Development shall be in conformance with the density, dimensional, and development standards of Light Industrial (LI) district and Appendix X of the Unified Development Code (UDC), as amended, and as detailed on the Exhibit B – Concept Plan, incorporated herein by reference.

E. A Site Plan shall be approved by the City of Grand Prairie prior to the issuance of any building permits.

F. A Preliminary Plat and Final Plat shall be reviewed and approved by the City of Grand Prairie Planning and Zoning Commission prior to the issuance of any building permits.

SECTION 4. 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 5. It is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 6. 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 7. 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, ON THIS THE 21ST DAY OF JUNE 2022.

Ordinance No. 11225-2022

Zoning Case No. ZON-22-04-0011

Planned Development No. 430