



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 02/03/2026

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Assistant Director of Planning & Development

TITLE: ZON-25-09-0036 - Zoning Change/Concept Plan - Flex-N-Gate (City Council District 4). Zoning Change from PD-55 for Commercial Uses to Planned Development for Light Industrial Uses on 18.32 acres. Lot 1, Block C, Great Southwest Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-55, within the IH 20 Corridor Overlay District, and addressed as 2155 W IH 20 (On January 13, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: Tommy Mann, Winstead PC

RECOMMENDED ACTION: Approve

SUMMARY:

Zoning Change from PD-55 for Commercial Uses to Planned Development for Light Industrial Uses on 18.32 acres. Lot 1, Block C, Great Southwest Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-55, within the IH 20 Corridor Overlay District, and addressed as 2155 W IH 20.

PURPOSE OF REQUEST:

The purpose of the request is to rezone the property from Planned Development District No. 55 for Commercial Uses to a Planned Development District for Light Industrial Uses. The applicant currently has a Certificate of Occupancy for Warehouse/Storage of automotive parts and wishes to modify operations to include light manufacturing and assembly, which are not allowed under the existing zoning.

The proposed Planned Development District establishes Light Industrial as the base zoning district. If the request is approved, allowable uses will be in accordance with the uses listed for Light Industrial in Article 4 of the Unified Development Code (UDC).

The proposed development standards allow a chain link fence with slats made out of high-density polyethylene as screening for outside storage. The UDC requires a Type 1 or Type 3 fence for outside storage, depending on the location of the storage and adjacent land uses. The applicant is requesting a Specific Use Permit for Outside Storage (Accessory Use) at this location. This request is under

concurrent review as Case No. SUP-25-10-0042. If the development standards proposed with the zoning change request are approved by City Council, a chain link fence with slats will be allowed to screen the proposed outside storage.

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-29	IH-20/Undeveloped
South	PD-372	Light Industrial
West	PD-55	Retail
East	PD-30	Hotel, Industrial

HISTORY:

- March 4, 1980: City Council approved Planned Development District No. 55 for Commercial, General Retail, Light Industrial, and Residential Uses (Ordinance No. 3123).
- July 16, 2002: City Council approved a Site Plan for a 408,480 sq. ft. warehouse building at this location (Case No. S020501).

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The City’s Future Land Use Map (FLUM), a component of the 2018 Comprehensive Plan, designates this area as Light Industrial. Light Industrial areas are intended for a wide range of industrial uses, appearances, and intensities and should be located along arterial thoroughfares and in proximity to freeways. Light Industrial areas should be screened and buffered from residential uses. The proposed zoning change is consistent with the FLUM and the location is adjacent to existing industrial zoning to the east and south.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to seven 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 January 13, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0).
- The Development Review Committee (DRC) recommends approval.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 18.32 ACRES, LOT 1, BLOCK C, GREAT SOUTHWEST CROSSING ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM PLANNED DEVELOPMENT NO. 55 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; CONTAINING A PENALTY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE, APPROVAL, AND PUBLICATION

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. 55 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 January 13, 2026, 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 Planned Development District No. 55 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 February 3, 2026, 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 Planned Development District No. 55 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 18.32 acres, Lot 1, Block C, Great Southwest Crossing Addition, City of Grand Prairie, Dallas County, Texas from its classification of Planned Development District No. 55 to a Planned Development District for Light Industrial Uses, said property being depicted in Exhibit A – Location Map, 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. All boundaries, zoning, development standards, land uses, and other conditions of this Planned Development District shall conform to all requirements contained in the Unified Development Code of the City of Grand Prairie except as amended by Exhibit C – PD Standards, attached hereto and incorporated herein.

SECTION 4. Development of the property shall generally comply with Exhibit B – Concept Plan, attached hereto and incorporated herein.

SECTION 5. Screening of any outdoor storage shall be provided in accordance with the Fence Slat Spec Sheet attached in Exhibit D – Outside Storage Screening, attached hereto and incorporated herein.

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. 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 8. 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 9. 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 10. 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 3RD DAY OF FEBRUARY 2026.

ORDINANCE NO. #-2026

ZONING CASE NO. ZON-25-09-0036

PLANNED DEVELOPMENT NO. #