



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-25-12-0041 - Zoning Change – 3301, 3305, and 3315 Ellis Dr (City Council District 1). Zoning Change from Single Family-One (SF-1) to Light Industrial (LI) on 2.29 acres. Tracts 21, 17, & 17.1, John C. Ready Survey, Abstract No.1183, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) District, within the 161 Corridor Overlay District, and addressed as 3301, 3305, & 3313 Ellis Dr (On January 13, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)
APPLICANT: Jose Martinez
RECOMMENDED ACTION: Approve

SUMMARY:

Zoning Change from Single Family-One (SF-1) to Light Industrial (LI) on 2.29 acres. Tracts 21, 17, & 17.1, John C. Ready Survey, Abstract No.1183, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) District, within the 161 Corridor Overlay District, and addressed as 3301, 3305, & 3313 Ellis Dr.

PURPOSE OF REQUEST:

The purpose of the request is to rezone the existing three lots from Single Family-One (SF-1) residential zoning district to Light Industrial (LI) zoning district. If the zoning change is approved, any future development must comply with all LI development standards.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Zoning and Land Use

Table with 3 columns: Direction, Zoning, Existing Use. Rows: North (Light Industrial, Industrial), South (Light Industrial, Contractor Shop)

West	Single Family-One	Single Family Residence, Commercial/Storage
East	Light Industrial/Single Family-One	Contractor Shop/Outside Storage

HISTORY:

- March 1999: The City’s 1999 zoning map shows the subject property zoned Single Family-One.

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 2021 Future Land Use Map, a component of the 2018 Comprehensive Plan, designates this location as Light Industrial. The proposed zoning is consistent with the FLUM.

ZONING REQUIREMENTS:

The table below summarizes the requirements for LI. If zoning is approved, any future development must comply with the following standards.

Table 2. Summary of Lot 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

RECOMMENDATION:

- On January 23, 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 2.29 ACRES, TRACTS 21, 17, & 17.1, JOHN C. READY SURVEY, ABSTRACT NO. 1183, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM SINGLE FAMILY-ONE (SF-1) DISTRICT TO LIGHT INDUSTRIAL (LI) DISTRICT; 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 PENALTY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

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 Single Family-One (SF-1) District to Light Industrial (LI) District; 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 Single Family-One (SF-1) District to Light Industrial (LI) District; 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 03, 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 Single Family-One (SF-1) District to Light Industrial (LI) District; 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 2.29 acres of property located on Tracts 21, 17, & 17.1, John C. Ready Survey, Abstract No.1183, City of Grand Prairie, Dallas County, Texas, from its classification of Single Family-One (SF-1) District to Light Industrial (LI) District, said property being described and depicted in Exhibit A – Location Map, and Exhibit B – Boundary Description, attached hereto and incorporated herein.

SECTION 2. All ordinance 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 the Light Industrial (LI) District as specified in Article 4 - “Permissible Uses” of the Unified Development Code of the City of Grand Prairie, Texas, as amended.

SECTION 5. Development shall conform to all applicable development standards for Light Industrial (LI) District as specified in Article 6 – “Density and Dimensional Requirements,” and all other applicable sections of the Unified Development Code of the City of Grand Prairie, Texas, as amended.

SECTION 6. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinance of the City of Grand Prairie, Texas.

SECTION 7. 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 136 Item 20. Page 7 of 7 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 8. 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 3RD DAY OF FEBRUARY 2026.**

ORDINANCE NO. #-2026

CASE NO. ZON-25-12-0041