

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 15.94 ACRES BEING TRACTS 47, 47.1, 47.2 AND 47.3, JOHN C. READ SURVEY, ABSTRACT NO. 1183, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM PD-462 FOR LIGHT INDUSTRIAL USE TO A PLANNED DEVELOPMENT DISTRICT FOR LIGHT INDUSTRIAL USE AND TO ADOPT AN ADDITIONAL CONCEPT PLAN; 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 AND APPROVAL

WHEREAS, the City of Grand Prairie, Texas, initiated an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of PD-462 for Light Industrial use to a Planned Development District for Light Industrial Uses and to adopt an additional Concept Plan; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 9, 2025, 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 8-0 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 PD-462 for Light Industrial use 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 June 17, 2025, 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 PD-462 for Light Industrial use 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 15.94 acres being Tracts 47, 47.1, 47.2 and 47.3, out of John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, from its classification of from Planned Development-462 for Light Industrial Use to Planned Development for Light Industrial Use as described and depicted in Exhibit A – Location Map and Exhibit B – Boundary Description, 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. 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 Light Industrial zoning district

SECTION 5. Development of an Office/Warehouse shall conform to all applicable standards for Light Industrial (LI) District as Article 6 – “Density and Dimensional Requirements”, Appendix X – “Industrial Development Standards”, and all other applicable sections of the Unified Development Code of the City of Grand Prairie, Texas, as amended.

SECTION 6. The following development standards shall apply to development within this Planned Development District.

- A. All boundaries, zoning, development standards, land uses, and other conditions of this Planned Development District shall substantially conform to all requirements contained in Exhibit B – Boundary Description, Exhibit C – Concept Plan, Exhibit D – Concept Landscape Plan, and Exhibit E – Conceptual Elevations, attached hereto and incorporated herein.
- B. A Site Plan for the Industrial development shall meet the standards in Appendix X of the UDC and shall be approved by the City of Grand Prairie City Council prior to the issuance of any building permits.
- C. Driveway design and locations must be approved by the Transportation and Mobility Services Department prior to the Site Plan being presented to the Planning and Zoning Commission (P&Z).

- D. If Concept B is developed, additional screening shall be provided along Hardrock Rd. to screen truck docks such as a masonry screening wall 8 ft. in height or a living screen on a berm.
- E. If Concept C is developed, no overhead doors or truck docks shall be allowed on elevations facing Hardrock Rd, W Rock Island Rd., and SH 161 Frontage Road.
- F. A line-of-sight drawing shall be provided during the Site Plan process to confirm that the height of the wing walls will exceed the height of the trucks parked in the truck dock areas.
- G. The applicant shall provide an additional 20% landscaping as a compensatory measure for the variance to the landscape buffer.
- H. As part of this Planned Development Request, City Council has granted the following variances:
 - a. Landscape Buffer – A variance to allow reduction of the required 30 feet of landscaping to provide 20 feet along SH 161 and Hardrock and to provide 15 feet of landscaping along W Rock Island Rd. As a compensatory measure, an additional 20% of landscaping shall be provided.
 - b. Wing Wall Height Reduction – A variance to allow the reduction of the wing wall height from 25 feet to 14 feet.
 - c. Truck Docks Along Hardrock Rd – A variance to allow truck docks along the Primary Facade along Hardrock Rd for Concept B.
 - d. Parking Maximum – A variance to allow Concept Plan Option B to exceed the maximum allowable parking spaces of 104.

SECTION 7. 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 8. 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 9. 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, ON THIS THE 17TH DAY OF JUNE 2025.

**Zoning Case No. ZON-25-04-0009
Planned Development No. 462A**

APPROVED:


Ron Jensen, Mayor

ATTEST:

APPROVED AS TO FORM:

City Secretary

City Attorney