



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 06/18/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: ZON-24-03-0007 - Zoning Change/Concept Plan – Goodland Mixed Use. Zone Change creating a Planned Development District for Residential, Mixed-Use, Open Space, and Data Center uses. 309.794 acres located west of HWY 287, north and south of Prairie Ridge Blvd, partially zoned Agriculture, Parcel IDs 284558, 190585, 245944, 290818, 190600, 190602, 190596, City of Grand Prairie and City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas (On April 22, 2024, The Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: Daniel Twigge, Provident Realty Advisors, Inc.

RECOMMENDED ACTION: Approve

SUMMARY:

Zone Change creating a Planned Development District for Residential, Mixed-Use, Open Space, and Data Center uses. 309.794 acres located west of HWY 287, north and south of Prairie Ridge Blvd, partially zoned Agriculture, Parcel IDs 284558, 190585, 245944, 290818, 190600, 190602, 190596, City of Grand Prairie and City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas

PURPOSE OF REQUEST:

The applicant wishes to rezone the subject parcels, creating a Planned Development District to allow Residential, Mixed-Use, Open Space, and Data Center uses.

ADJACENT LAND USES:

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

Table 1. Adjacent Zoning and Land Use

Direction	Zoning	Existing Use
North	Agricultural	Undeveloped & Concrete Batch Plant
South	N/A (Grand Prairie ETJ)	Residential & Undeveloped
West	N/A (Grand Prairie ETJ)	Prairie Ridge & Undeveloped

East	PD-451	Lake Song (Future)
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HISTORY:

- April 16, 2024: City Council approved a Development Agreement with Provident Realty Advisors, Inc. on Behalf of Affiliated Entities and Prairie Ridge Municipal Management District No. 1 to Establish Development Standards.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant wishes to rezone the subject parcels, creating a Planned Development (PD) to allow Residential, Mixed-Use, Open Space, and Data Center use per the Development Agreement (DA). This zone change request is necessary to align future development in this area with the approved DA for the portion of the property which will be annexed into the City. It is also necessary to zone the portion of property which was already located in City limits to create a cohesive planned development. The mixed-use and residential use areas allows a variety of housing types including single family style units, paired home style units, multi-unit homes, parCHAUS style units, townhome style units, bungalow court, and auto court style units. The residential area will include a maximum density of 12 units/acre and maximum of 1332 units with a portion of the units having a base zoning district of TH and the others having a base zoning district of MF-3. The standards provide the flexibility to transition the mixed-use and residential areas to a data center use. The approved PD allows staff to review any other development applications per the standards established by the DA.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 10 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 April 22, 2024, The Planning and Zoning Commission recommended approval by a vote of 7-0.
- The Development Review Committee (DRC) recommends approval as the proposed zone change is consistent with the approved Developer Agreement.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 309.794 ACRES OF LAND LOCATED WEST OF HWY 287, NORTH AND SOUTH OF PRAIRIE RIDGE BOULEVARD, CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS (PARCEL IDs 284558, 190585, 245944, 290818, 190600, 190602, 190596) FROM AGRICULTURE DISTRICT TO A PLANNED DEVELOPMENT FOR RESIDENTIAL, MIXED USE, OPEN SPACE, AND DATA CENTER USE; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 7779 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 change the zoning designation of said property from Agriculture to a Planned Development District for Residential, Mixed-Use, Open Space, and Data Center uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on April 22, 2024, 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 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from Agriculture to a Planned Development District for Medium Density Residential and Mixed 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 May 21, 2024, 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, on May 21, 2024, City Council tabled this item to June 4, 2024 and, on June 4, 2024, this item was tabled to June 18, 2024; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on 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, changing the zoning from its classification of Agriculture to a Planned Development District for Residential, Mixed-Use, Open Space, and Data Center 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 the following described area from Agriculture to a Planned Development District for Residential, Mixed-Use, Open Space, and Data Center uses.

Description of Land:

309.794 acres located west of HWY 287, north and south of Prairie Ridge Blvd, partially zoned Agriculture, Parcel IDs 284558, 190585, 245944, 290818, 190600, 190602, 190596, City of Grand Prairie and City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas, and as depicted and described in Exhibits A and B of Attachment 1.

SECTION 2. The purpose and intent of this zoning ordinance is to create a development framework that encourages and supports higher standards usually found in a master planned community.

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 Attachment 1, incorporated herein by reference. To the extent of a conflict between Attachment 1 and the Unified Development Code, the provisions of Attachment 1 shall control.

SECTION 4. 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 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. 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 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 18TH DAY OF JUNE 2024.

PLANNED DEVELOPMENT NO. #

ZONING CASE NO. ZON-24-03-0007

ORDINANCE NO. #-2024