



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 07/21/2026

REQUESTER: Monica Espinoza, Administrative Supervisor

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

TITLE: ZON-26-04-0011 - Zoning Change/Concept Plan - IKEA Phase 3 (City Council District 2). Zoning Change to amend Planned Development District 456 to a new Planned Development District, modifying the total number of multi-family units allowed from 225 to 252 on 10.088 acres. Lot 5, Block 1, Mayfield Road Retail Addition 1, City of Grand Prairie, Dallas County, Texas, zoned PD-456 within the SH 161 Corridor Overlay District, and addressed as 1151 Ikea Way (On June 9, 2026, the Planning and Zoning Commission recommended approval with a condition by a vote of 6-0)

APPLICANT: Carly Sims, MCIII Development Group

RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Zoning Change to amend Planned Development District 456 to a new Planned Development District, modifying the total number of multi-family units allowed from 225 to 252 on 10.088 acres. Lot 5, Block 1, Mayfield Road Retail Addition 1, City of Grand Prairie, Dallas County, Texas, zoned PD-456 within the SH 161 Corridor Overlay District, and addressed as 1151 Ikea Way.

PURPOSE OF REQUEST:

The purpose of the request is to amend Planned Development District 456 (PD-456) to a new Planned Development District, modifying the total number of multi-family units allowed from 225 to 252.

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-456	Undeveloped
South	PD-424	Multi-Family Residential
West	PD-436	Topgolf

East	SF-2	Single-family Residential
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HISTORY:

- October 7, 2003: City Council approved a Planned Development District for General Retail and Multi-Family uses (Case Number Z030701).
- July 16, 2024: City Council approved a Planned Development District for General Retail, Multi-Family, and Single Family Townhouse uses (Case Number ZON-24-04-0015). The subject property is designated for Multi-Family and Single Family Townhouse uses in PD-456.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is requesting an amendment to Planned Development 456 (PD-456) to increase the maximum allowable multi-family unit count from 225 to 252 units. This amendment would result in a density increase from 22.3 to 24.98 dwelling units per acre (DU/AC). The accompanying Concept Plan depicts a mix of multi-family and hybrid housing (build-to-rent) residential development across the 10.088-acre site. Due to the existing detention pond on the northeastern part of the property, the eastern block of residential units along the Access Road has been eliminated. Consequently, the proposed development standards remove the requirement that "The eastern block of residential units along the Access Drive shall be Hybrid Housing (Build-to-Rent) units" to align the text with the updated Concept Plan.

Primary access to the development is proposed via a main entrance along Ikea Way to the west, with secondary access provided along the Access Road at the northern boundary of the property. Additionally, the applicant has agreed to provide enhanced landscape screening between the internal parking area and the northeast detention pond to minimize the visual impact of parked vehicles from Robinson Road.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 33 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 June 9, 2026, the Planning and Zoning Commission recommended approval with a condition by a vote of 6-0:
 1. Solid continuous landscape screening shall be provided and maintained along the detention pond area adjacent to the parking spaces. All plant material for this screen shall have a minimum height of 6 ft. at the time of planting to form an opaque visual barrier screening the parking.

- The Development Review Committee (DRC) recommends approval with the following condition:
 1. Solid continuous landscape screening shall be provided and maintained along the detention pond area adjacent to the parking spaces. All plant material for this screen shall have a minimum height of 6 ft. at the time of planting to form an opaque visual barrier screening the parking.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 10.088 ACRES OF PROPERTY LOCATED AT LOT 5, BLOCK 1, MAYFIELD ROAD RETAIL ADDITION 1, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM PLANNED DEVELOPMENT-456 (PD-456) TO A PLANNED DEVELOPMENT-456A (PD-456A) DISTRICT MODIFYING THE TOTAL NUMBER OF MULTI-FAMILY UNITS ALLOWED TO 252; 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; CONTAINING A PENALTY 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-456 (PD-456) to a Planned Development 456A (PD-456A) modifying the total number of multi-family units allowed to 252; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 9, 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 6-0 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-456 (PD-81) to a Planned Development 456A (PD-456A) modifying the total number of multi-family units allowed to 252; 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 July 21, 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 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 Planned Development-456 (PD-456) to a Planned Development 456A (PD-456A) modifying the total number of multi-family units allowed to 252 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 10.088 acres of property located at Lot 5, Block 1, Mayfield Road Retail Addition 1, City of Grand Prairie, Dallas County, Texas, from its classification of Planned Development-456 (PD-456) to Planned Development 456A (PD-456A) modifying the total number of multi-family units allowed to 252, said property being described and depicted in Exhibit A– Boundary Description, attached hereto and incorporated herein (the “Property”).

SECTION 2. Development on the Property shall generally comply with Exhibit B – Concept Plan and Exhibit C – Building Elevations, attached hereto and incorporated herein.

SECTION 3. Solid continuous landscape screening shall be provided and maintained along the detention pond area adjacent to the parking spaces on the Property. All plant material for this screen shall have a minimum height of 6 ft. at the time of planting to form an opaque visual barrier screening the parking.

SECTION 4. Section 3(C1)(1)(a) of PD-456, Ordinance No. 11567-2024, shall be amended to read as follows:

“a. Multi-Family District: Multi-family development shall comply with the provisions for Multi-Family Three (MF-3) District and Appendix W in the UDC, as amended, except as required below and otherwise amended by Exhibit F – Planned Development Standards, attached hereto and incorporated herein.

1. The total number of multi-family units shall not exceed 252.”

SECTION 5. A Site Plan shall be reviewed and approved by the City Council prior to the issuance of any building permits.

SECTION 6. All portions of Ordinance No. 11567-2024, PD-456 not specifically amended by Sections 1-4 herein shall remain unaltered and in full force and effect.

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. 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 8. 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 9. 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 10. 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 11. 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 JULY 2026.

Ordinance No. #-2026

Zoning Case No. ZON-26-04-0011

Planned Development No. PD-456A