



## CITY OF GRAND PRAIRIE COMMUNICATION

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**MEETING DATE:** 02/18/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** ZON-24-12-0030 - Zoning Change/Concept Plan - Constellation Rock Island Data Center (City Council District 1). Zoning Change from PD-450 for Light Industrial to a Planned Development District for Light Industrial and Data Center Use and Concept Plans depicting a 286,800 sq. ft. industrial building and a 401,244 sq. ft., two-story data center on 16.832 acres. Multiple tracts out of the John C Read Survey, abstract No. 1183, including Tracts 1, 4, 5, 7, 8, 9, 10, 12, 13, S7A, S-7-A, City of Grand Prairie, Dallas County, Texas, zoned PD-450, within the SH 161 Corridor Overlay District, and addressed as 3514-3560 Hardrock Rd and 4701 Rock Island Rd (On January 27, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-1)

**APPLICANT:** Kaylie Flynn, Halff Associates, Inc.

**RECOMMENDED ACTION:** Approve with Conditions

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### SUMMARY:

Zoning Change from PD-450 for Light Industrial to a Planned Development District for Light Industrial and Data Center Use and Concept Plans depicting a 286,800 sq. ft. industrial building and a 401,244 sq. ft., two-story data center on 16.832 acres. Multiple tracts out of the John C Read Survey, abstract No. 1183, including Tracts 1, 4, 5, 7, 8, 9, 10, 12, 13, S7A, S-7-A, City of Grand Prairie, Dallas County, Texas, zoned PD-450, within the SH 161 Corridor Overlay District, and addressed as 3514-3560 Hardrock Rd and 4701 Rock Island Rd.

### PURPOSE OF REQUEST:

The purpose of this request is to amend the existing Planned Development District to add Data Center as an allowed use and establish development standards for the proposed data center. In 2024 City Council approved a Site Plan for a 733,186 sq. ft. office/warehouse building. Since that time, the applicant has been approached by a data center user. If approved, this request will allow the site to be developed as either a data center or a traditional office/warehouse.

**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	Railway Tracks	Irving City Limits
South	PD-4, Single Family-One	Mobile Home Park, Undeveloped
West	PD-190	Industrial
East	PD-389	Undeveloped

**HISTORY:**

- January 23, 2024: City Council approved a zoning change from a Planned Development District for Multi-Family Use to a Planned Development District for Light Industrial Use (Case Number ZON-23-10-0039).
- July 16, 2024: City Council approved a Site Plan for a 286,357 sq. ft. industrial warehouse building (Case Number STP-24-05-0022).

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The applicant is proposing to add Data Center as an allowable use and define it as a facility used to house a collection of computer servers and associated components for the remote storage, processing, and distribution of large amounts of data for use by off-site end-users. The proposed Concept Plan depicts a 401,244 sq. ft., two-story data center, with associated parking, generators, a guard shack, and possible future substation on 16.832 acres.

**ZONING REQUIREMENTS:**

The applicant is proposing a base zoning district of Light Industrial with added Data Center use and some modifications to the development standards. The proposed standards are included as Exhibit E – Planned Development Standards and address building design, landscaping, screening, parking, and building height. Staff is generally receptive of these standards as the Data Center use is different from the office/warehouse and Appendix X was written with traditional office/warehouse developments in mind.

**RECOMMENDATION:**

- On January 27, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-1.
  1. Cryptocurrency mining shall be considered a separate use from Data Center and shall not be allowed within the proposed Planned Development District.
  2. The generator yard shall be enclosed and screened by a 25 ft. concrete wall as depicted on the Concept Plan.
  3. Development of an office/warehouse shall follow Appendix X and the UDC. Exhibit E – Planned Development Standards shall only apply to the development of a Data Center.
  4. A minimum of eight ft. masonry screening wall shall be constructed along the southern property line, adjacent to the residential use.

5. A minimum 35 ft. landscape buffer shall be provided along the southern property line as depicted in the Concept Plan. The landscape buffer shall be planted with a double row of trees and shrubs, offset, so as to achieve opaque screening in addition to the screening wall.
  6. Base landscaping calculations shall follow Appendix X.
- The Development Review Committee (DRC) recommends approval with the following conditions:
    1. Cryptocurrency mining shall be considered a separate use from Data Center and shall not be allowed within the proposed Planned Development District.
    2. The generator yard shall be enclosed and screened by a 25 ft. concrete wall as depicted on the Concept Plan.
    3. Development of an office/warehouse shall follow Appendix X and the UDC. Exhibit E – Planned Development Standards shall only apply to the development of a Data Center.
    4. A minimum of eight ft. masonry screening wall shall be constructed along the southern property line, adjacent to the residential use.
    5. A minimum 35 ft. landscape buffer shall be provided along the southern property line as depicted in the Concept Plan. The landscape buffer shall be planted with a double row of trees and shrubs, offset, so as to achieve opaque screening in addition to the screening wall.
    6. Base landscaping calculations shall follow Appendix X.

**BODY:**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE MULTIPLE TRACTS OUT OF THE JOHN C. READ SURVEY, ABSTRACT NO. 1183, INCLUDING TRACTS 1, 4, 5, 7, 8, 9, 10, 12, 13, S7A, S-7-A, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM PD-450 FOR LIGHT INDUSTRIAL TO A PLANNED DEVELOPMENT DISTRICT FOR LIGHT INDUSTRIAL AND DATA CENTER USE AND ADOPT A CONCEPT PLAN FOR 16.832 ACRES; 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 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 PD-450 for Light Industrial to a Planned Development District for Light Industrial and Data Center Use; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on January 27, 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 7-1 to recommend approval of the hereinafter described property from its

classification of PD-450 for Light Industrial to a Planned Development District for Light Industrial and Data Center Use; 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 P.M. on February 18, 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-450 for Light Industrial to a Planned Development District for Light Industrial and Data Center Use; 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 Multiple tracts out of the John C Read Survey, Abstract No. 1183, including Tracts 1, 4, 5, 7, 8, 9, 10, 12, 13, S7A, S-7-A, City of Grand Prairie, Dallas County, Texas from its classification of PD-450 for Light Industrial Use to a Planned Development District for Light Industrial and Data Center Use as depicted and described in Exhibit A – Location Map and Exhibit B – Boundary Description, attached hereto.

**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 Light Industrial zoning district and listed in Exhibit E – Planned Development Standards with the following condition:

1. Cryptocurrency mining shall be considered a separate use from Data Center and shall not be allowed within the proposed Planned Development 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 and shall generally comply with the Concept Plan in PD-140 (Ordinance No. 11499-2024).

**SECTION 6.** Development of a Data Center shall conform to the following:

- A. Development shall comply with Exhibit E – Planned Development Standards with the following conditions below. Development standards not referenced in Exhibit E – Planned Development Standards or included in the conditions below shall follow requirements for Light Industrial contained in the UDC.
  1. Cryptocurrency mining shall be considered a separate use from Data Center and shall not be allowed within the proposed Planned Development District.
  2. The generator yard shall be enclosed and screened by a 25 ft. concrete wall as depicted on the Concept Plan.
  3. Development of an office/warehouse shall follow Appendix X and the UDC. Exhibit E – Planned Development Standards shall only apply to the development of a Data Center.
  4. A minimum of eight ft. masonry screening wall shall be constructed along the southern property line, adjacent to the residential use.
  5. A minimum 35 ft. landscape buffer shall be provided along the southern property line as depicted in the Concept Plan. The landscape buffer shall be planted with a double row of trees and shrubs, offset, so as to achieve opaque screening in addition to the screening wall.
  6. Base landscaping calculations shall follow Appendix X.
- B. The development shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit C – Concept Plan and Exhibit D – Conceptual Building Elevations are incorporated herein by reference. The Concept Plan is intended to be a graphic depiction of the likely lot and block configuration, street layout and amenity plan of the development. It is not intended to constitute a final design or approval, implied or otherwise, of the development. The ultimate development design will be based on the development standards herein contained and/or site limitations at the time of final platting.

**SECTION 7.** 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 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 18TH DAY OF FEBRUARY 2025.**

**CASE NO. ZON-24-12-0030**  
**PLANNED DEVELOPMENT NO. 450A**  
**ORDINANCE NO. #-2025**