



**CITY OF GRAND PRAIRIE  
ORDINANCE**

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**MEETING DATE:** 08/05/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

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

**TITLE:** CPA-25-06-0013 – Comprehensive Plan Amendment – Lakesong Medium Residential (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) designation from Low Density Residential and Open Space/Drainage to Medium Density Residential on 719 acres. Multiple tracts of land out of the D. Morgan Survey, Abstract No. 1224, J. Jones Survey, Abstract No. 583, S.A. & M.G.R.R. Co. Survey, Abstract No. 1056, J. Thompson Survey, Abstract No. 1086, R.R. Melton Survey, Abstract No. 1276, C.L. Dodson Survey, Abstract No. 292, R. Zeibig Survey, Abstract No. 1272, J.M. Pearson Survey, Abstract No. 1268, W.W. Pearson Survey, Abstract No. 1267, G.G. Alford Survey, Abstract No. 23, W.M. Pearson Survey, Abstract No. 880, City of Grand Prairie and City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas, Parcel Numbers 234939, 204765, 191456, 308076, and 192962 (On June 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

**APPLICANT:** Casey Stevenson, Huffines Communities

**RECOMMENDED ACTION:** Approve

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**SUMMARY:**

Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) designation from Low Density Residential and Open Space/Drainage to Medium Density Residential on 719 acres. Multiple tracts of land out of the D. Morgan Survey, Abstract No. 1224, J. Jones Survey, Abstract No. 583, S.A. & M.G.R.R. Co. Survey, Abstract No. 1056, J. Thompson Survey, Abstract No. 1086, R.R. Melton Survey, Abstract No. 1276, C.L. Dodson Survey, Abstract No. 292, R. Zeibig Survey, Abstract No. 1272, J.M. Pearson Survey, Abstract No. 1268, W.W. Pearson Survey, Abstract No. 1267, G.G. Alford Survey, Abstract No. 23, W.M. Pearson Survey, Abstract No. 880, City of Grand Prairie and City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas, Parcel Numbers 234939, 204765, 191456, 308076, and 192962.

**PURPOSE OF REQUEST:**

The purpose of the request is to change the Future Land use Map to reflect the land uses shown on the amended Developer Agreement for the Lakesong Development. Huffines Communities is expanding the Lakesong Development by adding 719 acres. On June 17, 2025, City Council approved a resolution authorizing the execution of an amendment to the Development Agreement for the Lakesong Development to incorporate the additional acreage.

Lakesong Development is a master-planned development in the City’s south sector that includes mixed use, urban residential, medium residential, estate residential, and open space uses.

**RECOMMENDATION:**

- On June 23, 2025, 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 2021 FUTURE LAND USE MAP, A COMPONENT OF THE 2018 COMPREHENSIVE PLAN, TO CHANGE THE CLASSIFICATION OF MULTIPLE TRACTS OF LAND OUT OF THE D. MORGAN SURVEY, ABSTRACT NO. 1224, J. JONES SURVEY, ABSTRACT NO. 583, S.A. & M.G.R.R. CO. SURVEY, ABSTRACT NO. 1056, J. THOMPSON SURVEY, ABSTRACT NO. 1086, R.R. MELTON SURVEY, ABSTRACT NO. 1276, C.L. DODSON SURVEY, ABSTRACT NO. 292, R. ZEIBIG SURVEY, ABSTRACT NO. 1272, J.M. PEARSON SURVEY, ABSTRACT NO. 1268, W.W. PEARSON SURVEY, ABSTRACT NO. 1267, G.G. ALFORD SURVEY, ABSTRACT NO. 23, W.M. PEARSON SURVEY, ABSTRACT NO. 880, CITY OF GRAND PRAIRIE AND CITY OF GRAND PRAIRIE EXTRATERRITORIAL JURISDICTION, ELLIS COUNTY, TEXAS, FROM LOW DENSITY RESIDENTIAL AND OPEN SPACE/DRAINAGE TO MEDIUM DENSITY RESIDENTIAL; AND MAKING THIS ORDINANCE CUMULATIVE; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL**

**WHEREAS**, Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan; and

**WHEREAS**, Notice was given of a public hearing on proposed amendments to the Comprehensive Plan Amendment to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on June 23, 2025, such Notice of the time and place of such hearing having been given at least ten (10) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

**WHEREAS**, after consideration of said amendment, 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 said Comprehensive Plan Amendment should be approved since its provisions are in the public interest and will promote the health, safety and welfare of the community; 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 4:30 P.M. on July 14, 2025, to consider the advisability of amending the Comprehensive Plan, 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, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

**WHEREAS**, on July 14, 2025, City Council tabled this item to August 5, 2025.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:**

**SECTION 1.** The 2021 Future Land Use Map, a component of the 2018 Comprehensive Plan for the City of Grand Prairie, be amended, revised, and described as follows:

- A. Change the Future Land Use classification from Low Density Residential and Open Space/Drainage to Medium Density Residential of multiple tracts of land out of the D. Morgan Survey, Abstract No. 1224, J. Jones Survey, Abstract No. 583, S.A. & M.G.R.R. Co. Survey, Abstract No. 1056, J. Thompson Survey, Abstract No. 1086, R.R. Melton Survey, Abstract No. 1276, C.L. Dodson Survey, Abstract No. 292, R. Zeibig Survey, Abstract No. 1272, J.M. Pearson Survey, Abstract No. 1268, W.W. Pearson Survey, Abstract No. 1267, G.G. Alford Survey, Abstract No. 23, W.M. Pearson Survey, Abstract No. 880, City of Grand Prairie and City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas, said property being depicted in Exhibit A – Location Map and Exhibit B – Boundary Description, attached hereto and incorporated herein.

**SECTION 2.** 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 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.** 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.** 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 THE 5TH DAY OF AUGUST 2025.**

**ORDINANCE NO. #-2025**

**CASE NO. CPA-25-06-0013**