



**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:** ZON-25-05-0019 - Zoning Change/Concept Plan - Lakesong (City Council District 6). Zoning Change from Agriculture (A) and PD-460 to a Planned Development District for Medium Residential including Single Family-Townhome (SF-T), Single Family Zero Lot Line (SF-Z), and Single Family-Six (SF-6), Mixed Use, Urban Residential, Estate Residential, and Open Space on 1,920.04 acres. Multiple tracts of land out of the J. Jones Survey, Abstract No. 292, C.L. Dodson Survey, Abstract No. 1056, S.A. & M.G. RR Co Survey, Abstract No. 341, Jos Stewart Survey, Abstract No. 961, D. Morgan Survey, Abstract No. 1224, J. Jones Survey, Abstract No. 583, 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, S.A. & M.G. RR Co Survey, Abstract 1056, G.G. Alford Survey, Abstract No. 23, W.M. Pearson Survey, Abstract No. 880, J H Ellis Survey, Abstract No. 341, MEP & P RR Co Survey, Abstract No. 761, City of Grand Prairie and Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas, Parcel IDs 303397, 297164, 294715, 234939, 204765, 308076, 192962, 191456, 294665, 302452, 303384, and portions of Parcel IDs 294666, 188238, and 204235 generally located north of HWY 287 and east of FM 661 (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:**

Zoning Change from Agriculture (A) and PD-460 to a Planned Development District for Medium Residential including Single Family-Townhome (SF-T), Single Family Zero Lot Line (SF-Z), and Single Family-Six (SF-6), Mixed Use, Urban Residential, Estate Residential, and Open Space on 1,920.04 acres.

**PURPOSE OF REQUEST:**

The purpose of the request is to rezone property from Agriculture and PD-460 into a single Planned Development District for the Lakesong Development. Huffines Communities has purchased additional land to annex into the City of Grand Prairie and incorporate into the Lakesong Development. On June 17, 2025, City Council passed an ordinance approving an agreement with the City of Midlothian to adjust the cities’ common boundary in and around the Lakesong Development and approved a resolution authorizing the execution of an amendment to the Development Agreement for the Lakesong Development to incorporate additional acreage. On July 14, 2025, City Council will conduct a Public Hearing related to the Ordinance annexing the additional acreage purchased by Huffines Communities. Final reading of the Ordinance will be in August.

**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	Not Zoned (ETJ)	Undeveloped
South	City of Midlothian	Undeveloped, Existing Residence
West	Not Zoned (ETJ), Agriculture, PD-455	Undeveloped
East	Not Zoned (ETJ), Agriculture	Undeveloped, Residential

**HISTORY:**

- September 19, 2023: City Council approved Resolution Authorizing the Execution of a Development Agreement with HC GPM, LLC, HC Harmony Hill, LLC, and Riverside DPH, L.P for the Lakesong Planned Development.
- November 7, 2023: City Council approved a Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential, Open Space, and Commercial/Retail/Office to Open Space, Mixed Use, High Density Residential, Medium Density Residential, and Low Density Residential on 1,201 acres (Case Number CPA-23-09-0018).
- February 6, 2024: City Council approved a zoning change from Agriculture to a Planned Development (PD-451) on 155 acres (Case Number ZON-23-11-0044).
- February 12, 2024: Planning and Zoning Commission approved Preliminary Plat for Lakesong Phase 1 (Case Number PLT-23-11-0068).
- December 17, 2024: City Council annexed the ETJ portion of the Lakesong Development and approved a zoning change from Agriculture and PD-451 to a Planned Development District (PD-460) for mixed use, urban residential, medium residential, estate residential, and open space uses (Case Number ZON-24-09-0026).
- June 3, 2025: City Council approved first reading of an ordinance annexing the additional Lakesong acreage into the City. The public hearing and final reading will be on July 14, 2025.
- June 17, 2025: City Council passed an Ordinance approving a boundary adjustment with the City of Midlothian.

- June 17, 2025: City Council approved a resolution authorizing the execution of an amendment to the Development Agreement for the Lakesong Development.

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

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.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

The Future Land Use Map (FLUM) is designed to facilitate the efficient, sustainable, and fiscally sound development and redevelopment of Grand Prairie. The purpose of the FLUM is to serve as an outlook for the future use of land and the character of development in the community. The FLUM, along with other community objectives, is used to guide land use decisions.

The majority of the Lakesong Development is consistent with the Future Land Use Map. The additional acreage incorporated into the overall development is the subject property of an accompanying Comprehensive Plan Amendment to modify the FLUM to match the executed Development Agreement and proposed zoning (Case Number CPA-25-06-0013).

**ZONING REQUIREMENTS:**

The proposed Planned Development District standards are included in Exhibit D – Development Regulations and are consistent with the City Council approved Development Agreement. The proposed standards allow and regulate the development of mixed use, urban residential, medium residential, estate residential, and open space uses. Medium residential includes single family zero lot line, single family townhome, and single family-six development.

**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 ZONING ORDINANCE AND MAP TO REZONE 1,920.04 ACRES BEING MULTIPLE TRACTS OF LAND OUT OF THE J. JONES SURVEY, ABSTRACT NO. 292, C.L. DODSON SURVEY, ABSTRACT NO. 1056, S.A. & M.G. RR CO SURVEY, ABSTRACT NO. 341, JOS STEWART SURVEY, ABSTRACT NO. 961, D. MORGAN SURVEY, ABSTRACT NO. 1224, J. JONES SURVEY, ABSTRACT NO. 583, 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, S.A. & M.G. RR CO SURVEY, ABSTRACT NO. 1056, G.G. ALFORD SURVEY, ABSTRACT NO. 23. W.M. PEARSON SURVEY, ABSTRACT NO. 880, J H ELLIS SURVEY, ABSTRACT NO. 341, MEP & P RR CO SURVEY, ABSTRACT NO. 761, CITY OF GRAND PRAIRIE AND GRAND PRAIRIE, ELLIS COUNTY, TEXAS, PARCEL IDS 303397, 297164, 294715, 234939, 204765, 308076, 192962, 191456, 294665, 302452, 303384, AND PORTIONS OF PARCEL IDS 294666, 188238, AND 204235, GENERALLY**

**LOCATED NORTH OF HWY 287 AND EAST OF FM 661, FROM AGRICULTURE AND PD-460 TO A PLANNED DEVELOPMENT DISTRICT FOR MEDIUM RESIDENTIAL INCLUDING SINGLE FAMILY-TOWNHOME (SF-T), SINGLE FAMILY ZERO LOT LINE (SF-Z), AND SINGLE FAMILY-SIX (SF-6), MIXED USE, URBAN RESIDENTIAL, ESTATE RESIDENTIAL, AND OPEN SPACE; 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 ESTABLISHING THAT THE ORDINANCE IS 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 & Planned Developed-460 to Planned Development (PD) for Medium Residential including Single Family-Townhome (SF-T), Single Family Zero Lot Line (SF-Z), Single Family-Six (SF-6), Mixed Use, Urban Residential, Estate Residential, and Open Space; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 23, 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 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from Agriculture & Planned Developed-460 to a Planned Development (PD) for Medium Residential including Single Family-Townhome (SF-T), Single Family Zero Lot Line (SF-Z), and Single Family-Six (SF-6), Mixed Use, Urban Residential, Estate Residential, and Open Space; 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 o'clock P.M. on July 14, 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**, on July 14, 2025, City Council tabled this item to August 5, 2025; 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 & Planned

Developed-460 to Planned Development (PD) for Medium Residential including Single Family-Townhome (SF-T), Single Family Zero Lot Line (SF-Z), and Single Family Six (SF-6), Mixed Use, Urban Residential, Estate Residential, and Open Space 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 & Planned Developed-460 to a Planned Development District for Medium Residential including Single Family-Townhome (SF-T), Single Family Zero Lot Line (SF-Z), and Single Family-Six (SF-6), Mixed Use, Urban Residential, Estate Residential, and Open Space.

**Description of Land:**

1,920.04 acres. Multiple tracts of land out of the J. Jones Survey, Abstract No. 292, C.L. Dodson Survey, Abstract No. 1056, S.A. & M.G. RR Co Survey, Abstract No. 341, Jos Stewart Survey, Abstract No. 961, D. Morgan Survey, Abstract No. 1224, J. Jones Survey, Abstract No. 583, 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, S.A. & M.G. RR Co Survey, Abstract 1056, G.G. Alford Survey, Abstract No. 23, W.M. Pearson Survey, Abstract No. 880, J H Ellis Survey, Abstract No. 341, MEP & P RR Co Survey, Abstract No. 761, City of Grand Prairie and Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas, Parcel IDs 303397, 297164, 294715, 234939, 204765, 308076, 192962, 191456, 294665, 302452, 303384, and portions of Parcel IDs 294666, 188238, and 204235 generally located north of HWY 287 and east of FM 661, and as depicted and described in Exhibit A- Location Map and Exhibit B – Boundary Description, attached hereto and incorporated herein.

**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 Exhibit C – Concept Plan and Exhibit D – Planned Development Standards, attached hereto and incorporated herein.

**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.** 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 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, ON THIS 5TH DAY OF AUGUST 2025.**

**PLANNED DEVELOPMENT NO. #**

**ZONING CASE NO. ZON-25-05-0019**

**ORDINANCE NO. #-2025**