



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 10/14/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Rashad J. Jackson, AICP, CPM, Director of Planning & Development

TITLE: TAM-25-09-0034 – Text Amendment – Appendix S: Development Standards for Multi-family and Mixed-Use Residential Developments. An Ordinance of the City of Grand Prairie, Texas, amending the Grand Prairie Unified Development Code (UDC) by adding Appendix S, Development Standards for Multi-family and Mixed-Use Residential Developments Subject to SB 840 enacted by the 89th Texas Legislature, codified in Chapter 218 of the Texas Local Government Code; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; Containing a Penalty Clause, and Establishing an Effective Date (The Planning and Zoning Commission will be reviewing this item at its 10/14/25 meeting)

APPLICANT: City of Grand Prairie

RECOMMENDED ACTION: Approve

SUMMARY:

An Ordinance of the City of Grand Prairie, Texas, amending the Grand Prairie Unified Development Code (UDC) by adding Appendix S, Development Standards for Multi-family and Mixed-Use Residential Developments Subject to SB 840 enacted by the 89th Texas Legislature, codified in Chapter 218 of the Texas Local Government Code; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; Containing a Penalty Clause, and Establishing an Effective Date

PURPOSE OF REQUEST:

The purpose of this request is to add Article S: Development Standards for Multi-family and Mixed-Use Residential Developments Subject to SB 840 enacted by the 89th Texas Legislature, codified in Chapter 218 of the Texas Local Government Code to the Unified Development Code (UDC).

Senate Bill 840

Senate Bill (SB) 840 was passed by the 89th Texas Legislature and took effect September 1, 2025. The law applies to cities with populations over 150,000 in counties with more than 300,000 residents, which includes the City of Grand Prairie. SB 840 is codified in Chapter 218 the Texas Local Government Code. The stated intent of the bill was to increase affordable housing opportunities throughout urban areas in the state.

SB 840 changes the City's zoning authority in relation to multi-family and mixed-use residential developments by allowing the construction of multi-family and mixed-use residential developments by right on land that is zoned for office, commercial, retail or warehouse uses. There are a few exceptions to this use by right, including land zoned for heavy industrial use and land located near an airport or other heavy industrial activity.

Under SB 840, the City cannot require zoning changes, special exceptions, variances or any other discretionary approvals before allowing new multi-family and mixed-use residential developments. If a construction permit application meets the building code and other land development regulations that do not conflict with Chapter 218 of the Local Government Code, the City is now required to approve the application administratively without the need for public notice, a public hearing or action by City Council.

SB 840 further restricts the City's ability to adopt or enforce regulations that would regulate residential density below 36 units per acre regarding density, limit the height of buildings below 45 feet, require a setback greater than 25 feet, require multilevel parking garages, or require more than one parking space per residential unit.

Changes to Unified Development Code (UDC) proposed in Response to SB 840

On September 2, 2025, the City Council took action on initial changes to the UDC to ensure that the City's code was in compliance with the new state law.

City staff is proposing additional revisions to the UDC applicable to multi-family and mixed-use residential developments subject to SB840 in order to encourage the continuation of high-quality growth in the City with design standards that will help preserve or improve the characteristics of surrounding developments, and ensure the continued health, safety, comfort, and mobility of the City.

The following table summarizes the proposed updates to the UDC by adding Appendix S. The complete text of the proposed changes to the UDC are shown in Exhibit A – Proposed Appendix S

Table 1. Summary of Proposed UDC Revisions in Appendix S

| <u>BUILDING DENSITY AND DIMENSIONAL REQUIREMENTS</u> | |
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| Density Requirements | Maximum of 36 units per acre (as set forth in SB 840) |
| Setbacks | All setback and buffer requirements shall be the lesser of: a) A setback or buffer requirement that would apply to an office, commercial, retail, or warehouse development constructed on the site; or b) 25 feet. (as set forth in SB 840) |
| Number of Buildings | Maximum of five (5) buildings including the lease office or clubhouse. |
| Height | The greater of: a) The highest height that would apply to an office, commercial, retail or warehouse development constructed on the site, or b) 45 feet. (as set forth in SB 840) |
| Min. Square footage for 1 bedroom units | 1000 sq. ft. |
| Requirements for composition of # of bedrooms per unit | One (1) bedroom units: 10% Two (2) bedroom units: 30% Three (3) bedroom units: 60% |
| <u>SCREENING REQUIREMENTS</u> | |
| Walls adjacent to residential/commercial zoned properties | 10 ft masonry wall required |
| Walls adjacent to rights-of-way | 8 ft masonry wall required (exception may be requested for wrought iron fencing with columns. Exception may be granted at discretion of Director of Planning and Development or his designee) |
| <u>LANDSCAPING REQUIREMENTS</u> | |
| Percentage of Coverage | 30% of total square footage of site must be landscaped |
| Trees | Min. 4 inch caliper trees at a min. of 8 feet at time of planting; 1 tree for every 500 sq. ft. of required landscaping area |
| <u>AMENITIES REQUIRED*</u> | |
| <u>(In addition to those required in Appendix W of the UDC)</u> | |
| Pool | Outdoor swimming pool at min. size of 13,448 sq ft of surface area |
| Pedestrian Trail | 6 foot wide trail required on site at a length equal to or exceeding 25% of the perimeter of the property. Must connect to abutting sidewalks or trails within the Grand Prairie Parks Master Plan. For portions of the trail outside of the |

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| | development, the width of the trail shall be the larger width noted in Article 12 of the UDC, the Parks Masterplan or the Bike Master Plan |
| <u>OFF-STREET PARKING STANDARDS</u> | |
| Parking dimensions | All parking stall dimensions shall be a min. of 10 ft. x 20 ft. |
| Compact Parking | Not permitted |

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| <u>STORMWATER REQUIREMENTS</u> | |
| If stormwater management is required for development, shall be provided as a retention basin | |
| <u>UTILITIES</u> | |
| Must be adequately served per City Requirements | |
| <u>PUBLIC ART</u> | |
| Art required | One Art piece required in landscape area, clubhouse area, or visible from right-of-way |
| Value of Art Required | Equal or greater in value to \$4 per sq. ft of the building structures housing dwelling units |
| Alternative to Art Required | In-lieu of Artwork on site, a contribution shall be made into the City's Public Art Fund in an amount equal to \$2 per sq. ft of the building structures containing dwelling units |
| Art standards | Permanently affixed, weather-resistant |
| Maintenance of Art | Owner of development is responsible for maintaining artwork |

RECOMMENDATION:

- This item is being presented to the Planning and Zoning Commission on October 14, 2025. Staff will present the Commission's recommendations during the City Council presentation.
- The Development Review Committee (DRC) recommends approval.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE GRAND PRAIRIE UNIFIED DEVELOPMENT CODE (UDC) BY ADDING APPENDIX S, DEVELOPMENT STANDARDS FOR MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENTS SUBJECT TO SB 840 PASSED BY THE 89TH TEXAS LEGISLATURE, CODIFIED IN CHAPTER 218 OF THE TEXAS LOCAL GOVERNMENT CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; CONTAINING A PENALTY CLAUSE, AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Section 1.11.3.1 of the Unified Development Code of the City of Grand Prairie, Texas states: “Amendments to the text of the Unified Development Code shall be initiated only by action of the City Council or City Council Development Committee directing the City Manager or designee to initiate such a request on behalf of the City, or by the initiative of the City Manager or designee”; and

WHEREAS, the 89th Texas Legislature passed several bills affecting planning and development in municipalities, including SB 840, which amended the Texas Local Government Code by adding Chapter 218, which requires municipalities with populations greater than 150,000 in counties with populations greater than 300,000 to allow the construction of multi-family and mixed-use developments by right on land that is zoned for office, commercial, retail or warehouse uses; and

WHEREAS, the Office of the City Manager directed staff to initiate the preparation of an ordinance amending the Unified Development Code in accordance with the above-referenced bills for submittal to the Planning and Zoning Commission of Grand Prairie, Texas for consideration of a recommendation to the City Council; and

WHEREAS, the purpose of this ordinance is to encourage the continuation of high-quality growth in the City with design standards that will help preserve or improve the characteristics of surrounding developments, and ensure the continued health, safety, comfort, and mobility of the City; and

WHEREAS, Notice was given of a public hearing on said amendments to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Council Briefing Room at 6:00 P.M. on October 14, 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 amendments, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted _____ to recommend approval to the City Council of Grand Prairie, Texas, that said amendments 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 6:30 P.M. on October 14, 2025, to consider the advisability of amending the Unified Development Code as recommended by the Planning and Zoning Commission, such Notice of the time and place of such hearing having been given by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality.

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

SECTION 1. The Unified Development Code, City of Grand Prairie, Texas, be amended by adding Appendix S, entitled “Development Standards for Multi-family and Mixed-Use Residential Developments Subject to SB 840 enacted by the 89th Texas Legislature, codified in Chapter 218 of the Texas Local Government Code” as set forth in Exhibit A, attached hereto and incorporated herein.

SECTION 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions and such holding shall not affect the validity of the remaining portions thereof.

SECTION 3. All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Grand Prairie, Texas, in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved of all personal liability for any damage that might occur to persons or property as a result of any act required or permitted in the discharge of his said duties.

SECTION 4. Any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provisions of this article shall be fined in an amount not to exceed two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative or other remedies provided by state law, and the power of injunction as provided in V.T.C.A. Local Government Code Section 54.016 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 6. This ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS, THE 14th DAY OF OCTOBER 2025.

ORDINANCE NO.

CASE NO. TAM-25-