



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 07/14/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

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

TITLE: SUP-25-05-0017 - Specific Use Permit/Site Plan - FoxFern Multi-Family (City Council District 5). Specific Use Permit and Site Plan for a Multi-Family Development with 301 units on 11.6 acres. Tracts 8.7, 8.8, 8.9, 8.11, 8.12, and 9 and portions of Tracts 8.5 and 8.6, Michael Farrans Survey, Abstract No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within the IH 30 and Belt Line Corridor Overlay Districts, 1800 IH 30 HWY, 200 E Tarrant Rd, and 320 E Tarrant Rd, and generally located south of W IH 30, north of E Tarrant Rd, and east of Stadium Dr (On June 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 5-2)

APPLICANT: Scott Miller, Foxfern Holdings

RECOMMENDED ACTION: The subject property requires a SUP for multi-family uses per PD-217. The proposed use aligns with the general location of multi-family per the long-range Gateway Concept Plan, but the elevations of the project are inconsistent with the design goals for the Gateway Plan area. If the Planning and Zoning Commission chooses to recommend approval of the SUP/Site Plan, staff recommend conditions for approval.

SUMMARY:

Specific Use Permit and Site Plan for a Multi-Family Development with 301 units on 11.6 acres. Tracts 8.7, 8.8, 8.9, 8.11, 8.12, and 9 and portions of Tracts 8.5 and 8.6, Michael Farrans Survey, Abstract No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within the IH 30 and Belt Line Corridor Overlay Districts, 1800 IH 30 HWY, 200 E Tarrant Rd, and 320 E Tarrant Rd, and generally located south of W IH 30, north of E Tarrant Rd, and east of Stadium Dr.

PURPOSE OF REQUEST:

The purpose of the request is to obtain City Council approval of a Specific Use Permit and Site Plan for a multi-family development. PD-217 allows multi-family apartments with City Council approval of a Specific Use Permit. The purpose of the Specific Use Permit (SUP) process is to identify and evaluate those uses which might be appropriate within the zoning district and surrounding land uses. When

assessing the SUP request, City Council can impose any necessary conditions and restrictions to mitigate impacts upon the surrounding area.

This project requires Site Plan approval because it is within Corridor Overlay Districts, within a Planned Development District, and is for multi-family residential use. The purpose of the Site Plan process is to ensure that projects comply with requirements of the Unified Development Code.

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	PD-217	Undeveloped, Museum
South	PD-217	Undeveloped, GP High School Facilities
West	PD-217	Undeveloped, GP High School Facility
East	Single Family-Two	Single Family Residential, Undeveloped

HISTORY:

- September 17, 1996: The City Council approved (PD-217) (Case No. CPA960901/Z960901).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposed multi-family development includes 301 units in seven buildings. Access to the property will be from a mutual access drive off the IH 30 frontage road. The access drive will be split between the subject property and the adjacent properties to the west. Amenities include a clubhouse, swimming pool, courtyard with lounge and dining area, EV charging stations, and a dog park.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

Table 2 illustrates that the Planned Development (PD-217) development standards along with other UDC requirements not addressed in PD-217. The proposal does not meet all requirements.

Table 2. Density and Dimensional Requirements

Standard	PD 217 and UDC*	Proposed	Complies
Min. Lot Area (Sq. Ft.)	15,000	506,603	Yes
Min. Lot Width (Ft.)	150	>150	Yes
Min. Lot Depth (Ft.)	100	>100	Yes
Min. Front Yard on Street (Ft.)	25	>25	Yes
Min. Side Yard (Ft.)	20	>20	Yes
Setback from Residential District (Ft.)	104	51.58-100	No
Maximum Height (Ft.)	No Limit	52	Yes
Maximum Density (DU/AC)*	26	26	Yes

Minimum Living Area (Sq. Ft.)*	600	600	Yes
Maximum % Single Bed Units*	60%	74.4%	No
Floor Area Ratio (FAR)	1:1	<1:1	Yes

*These standards are contained in the Unified Development Code.

Parking Requirements

The table below summarizes the parking requirements. The proposal meets the parking requirements.

Table 3. Parking

Standard	Article 10 / UDC	Provided	Meets
1.5 Parking Spaces/One-Bedroom	336	336	Yes
2 Parking Spaces/Two-Bedroom-Three-Bedroom	154	156	Yes
Total Multi-Family Parking Spaces	490	492	Yes
Covered Parking (20%)	98	98	Yes

Landscape and Screening

The table below summarizes the required landscape and screening requirements from PD-217 and Article 8 of the UDC. The proposal does not meet all requirements.

Table 4. Landscape & Screening Requirements

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.) 20%	101,320	101,321	Yes
Street Trees	23	23	Yes
Parking Lot Trees (1/20 Spaces)	25	25	Yes
Site Trees (Total)	203	77	No
Shrubs 1-5 gal. per 50 Sq. Ft. Of required Landscape Area	2,026	2,026	Yes
Fence along ROW	Wrought Iron W/ Masonry Columns	Wrought Iron W/ Masonry Columns	Yes
Fencing Adjacent to Single Family Residential	Masonry	Wrought Iron	No

Tree Survey and Tree Mitigation

The property is subject to the City's tree mitigation requirements. The applicant intends to conduct a tree survey of the property during the Final Plat process. At this time, staff will review the tree survey and mitigation plan to ensure that the proposed project complies with Article 8 of the Unified Development Code.

Building Design

Building materials include a combination of brick and various forms of fiber cement siding in different colors. Since the percentage of fiber cement siding exceeds 60%, the proposal does not meet all design recommendations and the project must provide amenities from all three categories.

Project Amenities

Appendix W requires multi-family developments to provide amenities from three categories:

- Environmentally friendly features
- High-quality features or designs
- Technology

The project provides the required amenities from all three categories and meets the amenity requirements.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star-Telegram and letters were provided to 17 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: One

VARIANCES:

The applicant is requesting the following variances:

1. Maximum Percentage of Single Bedroom Units - The applicant is proposing that single bedroom units account for 74.4% of the total units. The UDC states that the maximum percentage of single bedroom units shall be 60%.
2. Setback Adjacent to a Residential Zoning District – The applicant is proposing a variable width setback along the east property line ranging from 51.58 feet to 100 feet. PD-217 states that the maximum height is unlimited, except must be setback 2 feet for each 1 foot in height from a lot in a residential zoning district.
3. Site Trees – The applicant is proposing 77 trees when 203 trees are required. Protected trees can be counted towards the required trees. However, without the tree survey and mitigation plan, staff is unable to confirm that the proposal will meet the total required number of trees.
4. Fence Adjacent to Single Family Residential – The applicant is proposing a wrought iron fence along the east property line, which is adjacent to Single Family Residential, when a Type 1 Masonry Wall is required.

ANALYSIS:

The Gateway at Grand Prairie Plan is a City-initiated master plan for the I-30 and Belt Line area. The plan was done in 2017 and managed by the City of Grand Prairie's Economic Development Department. One of the objectives of the plan is to create a unique and appealing mixed use and lifestyle environment. The plan includes 124 acres in the I-30 Corridor and depicts retail, multi-family, office, and hotel uses. The plan depicts multi-family, office, and retail uses at the subject property.

PD-217 was created in 1996 to create a unified area with a distinct identity as a family oriented recreational destination. PD-217 allows multi-family use with City Council approval of a Specific Use Permit. The Gateway Plan is a more recent vision for the area and shows multi-family, office, and retail uses at the subject property. The proposed development partially aligns with the Gateway Plan.

RECOMMENDATION:

- On June 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 5-2, to include the two conditions per staff recommendation:
 1. The project shall meet the minimum requirement for site trees.
 2. The applicant shall provide a tree survey and mitigation plan with the application for a Final Plat.

- The subject property requires a SUP for multi-family uses per PD-217. The proposed use aligns with the general location of multi-family per the long-range Gateway Concept Plan, but the elevations of the project are inconsistent with the design goals for the Gateway Plan area. If the Planning and Zoning Commission chooses to recommend approval of the SUP/Site Plan, staff recommend the following conditions for approval:
 1. The project shall meet the minimum requirement for site trees.
 2. The applicant shall provide a tree survey and mitigation plan with the application for a Final Plat.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP BY SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR A MULTI-FAMILY DEVELOPMENT: BEING TRACTS 8.7, 8.8, 8.9, 8.11, 8.12 AND 9 AND PORTIONS OF TRACTS 8.5 AND 8.6, MICHAEL FARRANS SURVEY, ABSTRACT NO. 469, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AFTER PUBLICATION

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 amend the zoning designation of said site to include a Specific Use Permit for a Multi-Family Development; 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 Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the creation of a Specific Use Permit for a Multi-Family Development 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 5 to 2 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a Specific Use Permit and amend the Site Plan for a Multi-Family Development; 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, Fort Worth, 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 Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific 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 to the extent that a specific use may be made of said property as herein provided 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 Unified Development Code 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..."

passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for a Multi-Family Development. Tracts 8.7, 8.8, 8.9, 8.11, 8.12, and 9 and portions of Tracts 8.5 and 8.6, Michael Farrans Survey, Abstract No. 469, City of Grand Prairie, Dallas County, Texas, said property being depicted in Exhibit A – Location Map and Exhibit B – Boundary Description, attached hereto and incorporated herein.

SECTION 2. The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City’s Comprehensive Plan and Unified Development Code.

SECTION 3. For the development and operations of a Multi-Family Development, the following standards and conditions are hereby established as part of this ordinance:

1. The development shall adhere to the City Council approved Exhibit C - Site Plan, Exhibit D - Landscape Plan, and Exhibit E - Building Elevations, Exhibit F – Line of Site Exhibit, Exhibit G – Appendix W Amenities, which are attached hereto and incorporated herein.

2. The City Council has granted the following variances from applicable standards set forth in PD-217 and the Unified Development Code:
 - a. Maximum Percentage of Single Bedroom Units - The applicant is proposing that single bedroom units account for 74.4% of the total units. The UDC states that the maximum percentage of single bedroom units shall be 60%.
 - b. Setback Adjacent to a Residential Zoning District – The applicant is proposing a variable width setback along the east property line ranging from 51.58 feet to 100 feet as depicted on Exhibit C – Site Plan. PD-217 states that the maximum height is unlimited, except must be setback 2 feet for each 1 foot in height from a lot in a residential zoning district.
 - c. Fence Adjacent to Single Family Residential – The applicant is proposing a wrought iron fence along the east property line, which is adjacent to Single Family Residential, when a Type 1 Masonry Wall is required.

3. The property developer shall provide a tree survey and mitigation plan with the application for a Final Plat.

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. 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 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. It is further provided that in the case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudicated 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. 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 9. 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 OF JULY, 2025.

SPECIFIC USE PERMIT NO. #
CASE NO. SUP-25-05-0017
ORDINANCE NO. #-2025