



**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: ZON-25-04-0018 - Zoning Change/Concept Plan - Echelon Grand Prairie (City Council District 2). Zoning Change from PD-288 for Multi-Family and PD-29 for Special Complex including apartments to a Planned Development District for Multi-Family Use and a Concept Plan for a multi-family development on 31.065 acres. Tract 2.4 of C D Ball Survey, Abstract No. 1699, a portion of Tract 1.3 of Abstract No. 126 and Abstract No. 1699, and a portion of Tract 1, W H Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, zoned PD-288 and PD-29, within the SH 161 and IH 20 Corridor Overlay Districts, and addressed as 13 Sara Jane Pkwy, 24 Crossland Pkwy, and 2000 IH 20 (On June 9, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

APPLICANT: Anthony Heygood, The Carrett Companies

RECOMMENDED ACTION: Approve

SUMMARY:

Zoning Change from PD-288 for Multi-Family and PD-29 for Special Complex including apartments to a Planned Development District for Multi-Family Use and a Concept Plan for a multi-family development on 31.065 acres. Tract 2.4 of C D Ball Survey, Abstract No. 1699, a portion of Tract 1.3 of Abstract No. 126 and Abstract No. 1699, and a portion of Tract 1, W H Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, zoned PD-288 and PD-29, within the SH 161 and IH 20 Corridor Overlay Districts, and addressed as 13 Sara Jane Pkwy, 24 Crossland Pkwy, and 2000 IH 20.

PURPOSE OF REQUEST:

The applicant is proposing to construct 343 multi-family units on 31.065 acres. The property is currently split-zoned between two planned development districts that both allow multi-family. The purpose of the request is to rezone the property to a single zoning district and adopt a Concept Plan.

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	PD-367, PD-382, PD-422	Multi-Family, Single Family Townhome, and Hybrid Housing Residential
South	PD-29	Undeveloped, IH-20
West	PD-377A, PD-405	Multi-Family Residential
East	PD-382, PD-441	Multi-Family Residential

HISTORY:

- 1972: City Council approved Planned Development District No. 29 for retail, apartment, office, and service uses.
- May 6, 2003: City Council approved a Planned Development District No. 288 for Multi-Family and General Retail Uses (Case Number Z030103).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The Concept Plan depicts a multi-family development with 343 units in 14 buildings. The development will be accessible from Sara Jane Pkwy via a gated entry. A clubhouse, pool, and dog park are proposed as amenities.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Future Land Use Map

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 Future Land Use Map (FLUM) designates this location as High Density Residential and Open Space/Drainage. The proposal is inconsistent with the FLUM designation Open Space/Drainage for the southern portion of the property. An accompanying request to amend the FLUM to High Density Residential is under concurrent review (Case Number CPA-25-05-0010).

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The development is subject to the density and dimensional requirements of the UDC. The following table summarizes these requirements. The proposal meets most of the MF-2 requirements with the exception of the maximum allowable height. The proposed planned development standards would allow a maximum height of 65 ft.

Table 2. Multi-Family Density and Dimensional Requirements

Standard	MF-2	Proposed	Complies
Max. Density (Units/Acre)	18	17.11	Yes
Min. Lot Area (Sq. Ft.)	12,000	1,353,171	Yes
Min. Lot Width (Ft.)	100	1,372	Yes
Min. Lot Depth (Ft.)	120	263	Yes
Min. Front Yard on Street (Ft.)	30	35	Yes
Min. Side Yard (Ft.)	45	45	Yes
Max. Height (Ft.)	50	56.67	No
Min. Living Area (Sq. Ft.)	600	650	Yes
Max. % Single Bed Units	60%	45%	Yes

Parking Requirements

The table below summarizes the parking requirements for the project. The proposal meets the parking requirements. The proposed development standards also include the following standards.

- Parking garages shall be provided for 60% of all units. A minimum of 10% of all required garage spaces shall be directly accessible to the living area of an apartment unit.
- Covered parking shall be provided for 70% of all units.
- Ten percent (10%) of all required parking spaces shall be dedicated as guest parking.

Table 3. Tract 3 Multi-Family South Parking Requirements

Standard	Article 10 / UDC	Provided	Complies
1.5 Parking Spaces/One-Bedroom	154 units – 231	231	Yes
2 Parking Spaces/Two & Three-Bedroom	189 units – 378	428	Yes
Total Multi-Family Parking Spaces	609	659	Yes
Covered Parking 20%	122	253	Yes

RECOMMENDATION:

- On June 9, 2025, the Planning and Zoning Commission recommended approval with the following condition by a vote of 8-0:
 1. The number of stories shall not exceed four.
- Staff recommends approval of this request noting that the current zoning allows multi-family by right and that the majority of the property has a FLUM designation of High Density Residential.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE TRACT 2.4 OF C D BALL SURVEY, ABSTRACT NO. 1699, A PORTION OF TRACT 1.3 OF ABSTRACT NO. 126 AND ABSTRACT NO. 1699, AND A PORTION OF TRACT 1, W H BEEMAN SURVEY, ABSTRACT NO. 126, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM PD-288 FOR MULTI-FAMILY AND PD-29 FOR

SPECIAL COMPLEX INCLUDING APARTMENTS TO A PLANNED DEVELOPMENT DISTRICT FOR MULTI-FAMILY USE; 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 PD-288 and PD-29 to a Planned Development District for Multi-Family Use; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 9, 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 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from PD-288 and PD-29 to a Planned Development District for Multi-Family 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 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, 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, 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 property from PD-288 and PD-29 to a Planned Development District for Multi-Family Use.

Description of Property:

Tract 2.4 of C D Ball Survey, Abstract No. 1699, a portion of Tract 1.3 of Abstract No. 126 and Abstract No. 1699, and a portion of Tract 1, W H Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas, and as depicted in the attached Exhibit A – Location Map and Exhibit B – Boundary Description, attached hereto and incorporated herein.

SECTION 2. The intent of this zoning ordinance is to create a Planned Development District for development that substantially conforms to referenced exhibits, Exhibit C – Concept Plan, and Exhibit D – Conceptual Elevations, which are attached hereto and incorporated herein.

SECTION 3. The following development standards shall apply to all development within this Planned Development District.

A. APPLICABILITY

1. All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in these Planned Development District Standards.

B. GENERAL

1. Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) unless otherwise specified herein.

C. CONCEPT PLAN

1. A Concept Plan has been included, to delineate the building and driveway layout. The Concept Plan is conceptual in nature and intended to be illustrative of the standards herein. Detailed Site Plans will be submitted as required in the UDC, in subsequent applications as parcels are developed.

D. LAND USES AND DEVELOPMENT REQUIREMENTS

1. Land uses shall be restricted to those uses permitted in the Multi-Family Two (MF-2) District as specified in Article 4 – “Permissible Uses” of the Unified Development Code of the City of Grand Prairie, Texas, as amended.
2. Development shall conform to all applicable development standards specified in Exhibit E – Planned Development Standards, attached hereto and incorporated herein. Development Standards not specified in the attached Exhibit E shall follow all applicable sections of the Unified Development Code of the City of Grand Prairie, Texas, as amended.
3. The number of stories on buildings located within the Planned Development District shall not exceed four (4).

SECTION 4. A Site Plan shall be reviewed and approved by the City Council prior to the issuance of any building permits.

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. 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 7. 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 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 and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 14TH DAY OF JULY 2025.

**ORDINANCE NO. #-2025
CASE NO. ZON-25-04-0018
PLANNED DEVELOPMENT NO. #**