



**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-25-03-0007 - Zoning Change/Concept Plan - Miller Road Development. Zoning Change creating a Planned Development District for Light Industrial with Data Center Use and a Concept Plan depicting six buildings and an electric substation. 157.27 Acres out of the Leeman Kelsey Survey, Abstract No. 593 and the R.M. Wyatt Survey, Abstract No. 1280, Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas, generally located north of Hwy 67 and west of Miller Rd, Parcel ID 186390 (On June 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: Annamarie Taylor, Kimley-Horn

RECOMMENDED ACTION: Approve with a Condition

SUMMARY:

Zoning Change creating a Planned Development District for Light Industrial with Data Center Use and a Concept Plan depicting six buildings and an electric substation. 157.27 Acres out of the Leeman Kelsey Survey, Abstract No. 593 and the R.M. Wyatt Survey, Abstract No. 1280, Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas, generally located north of Hwy 67 and west of Miller Rd, Parcel ID 186390.

PURPOSE OF REQUEST:

The applicant has submitted a zoning change to create a Planned Development District for Light Industrial with Data Center Use in order to develop the subject property as a Data Center.

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-454 for LI | Undeveloped, Residential |

| | | |
|-------|------------------------------------|-------------------------|
| South | N/A (Grand Prairie ETJ/Midlothian) | Undeveloped, Industrial |
| West | PD-454 for LI | Undeveloped |
| East | N/A (Grand Prairie ETJ) | Residential |

HISTORY:

- June 3, 2025: City Council conducted a Public Hearing and the First Reading of the Ordinance adopting the annexation of the subject property.
- July 14, 2025: City Council will conduct a Public Hearing and the Second Reading of the Ordinance adopting the annexation of the subject property.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant wishes to zone the subject property to be able to develop a Data Center. The proposed Concept Plan depicts six data center buildings and a proposed substation. The proposed Planned Development District standards define Data Center as a facility used to house a collection of computer servers and associated components for the remote storage, processing, and distribution of large amounts of data for use by off-site end-users.

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 FLUM designates this area as Light Industrial/Business Park and Open Space/Drainage. The portion of the parcel that will be developed is designated as Light Industrial/Business Park. The proposed zoning is consistent with the FLUM.

ZONING REQUIREMENTS:

The applicant is proposing a base zoning district of Light Industrial with added Data Center use and some modifications to the development standards. The proposed standards are included as Exhibit E – Planned Development Standards and address building design, landscaping, screening, parking, and building height. Staff is generally receptive of these standards as the Data Center use is different from the office/warehouse and Appendix X was written with traditional office/warehouse developments in mind.

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 with the following condition:
 1. Cryptocurrency mining shall be considered a separate use from Data Center and shall not be allowed within the proposed Planned Development District.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO 157.27 ACRES OUT OF THE LEEMAN KELSEY SURVEY, ABSTRACT NO. 593 AND THE R.M. WYATT SURVEY, ABSTRACT NO. 1280, CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS, FROM AGRICULTURE TO A PLANNED DEVELOPMENT DISTRICT FOR LIGHT INDUSTRIAL WITH DATA CENTER 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 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 to a Planned Development District for Light Industrial with Data Center Use; 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 to a Planned Development District for Light Industrial with Data Center 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, changing the zoning from its classification of Agriculture to a Planned Development District for Light Industrial with Data Center Use 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 to a Planned Development District for Light Industrial with Data Center Use, being 157.27 acres out of the Leeman Kelsey Survey, Abstract No. 593 and the R.M. Wyatt Survey, Abstract No. 1280, City of Grand Prairie, Ellis County, Texas, and as depicted and described in Exhibit A – Location Map and Exhibit B – Boundary Description, incorporated herein by reference.

SECTION 2. All boundaries, zoning, development standards, land uses, and other conditions of this Planned Development District shall conform to all requirements contained in the Unified Development Code of the City of Grand Prairie except as amended by Exhibit E, incorporated herein by reference. To the extent of a conflict between Exhibit E and the Unified Development Code, the provisions of Exhibit E shall control.

SECTION 3. Development shall generally comply with Exhibit C – Concept Plan and Exhibit D – Concept Elevations, attached hereto and incorporated herein.

SECTION 4. Cryptocurrency mining shall be considered a separate use from Data Center and shall not be allowed within the proposed Planned Development District.

SECTION 5. 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 6. 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 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 14TH DAY OF JULY 2025.**

PLANNED DEVELOPMENT NO. #

ZONING CASE NO. ZON-25-03-0007

ORDINANCE NO. #-2025