



**CITY OF GRAND PRAIRIE  
ORDINANCE**

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**MEETING DATE:** 07/14/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

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

**TITLE:** CPA-25-05-0010 – Comprehensive Plan Amendment – Echelon Grand Prairie (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) designation from Open Space/Drainage to High Density Residential on approximately 8.34 acres. 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 and 2000 IH 20 (On June 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

**APPLICANT:** Anthony Heygood, The Carrett Companies

**RECOMMENDED ACTION:** Staff recommends approval of this request and notes that multi-family is currently allowed by the existing zoning and most of the site already has a FLUM designation of High Density Residential.

*Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.*

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**SUMMARY:**

Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) designation from Open Space/Drainage to High Density Residential on approximately 8.34 acres. 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 and 2000 IH 20.

**PURPOSE OF REQUEST:**

The purpose of this request is to change the Future Land Use Map (FLUM) from Open Space/Drainage to High Density Residential to accommodate a proposed change of the property's zoning. The applicant has a concurrent application requesting a zoning change from Planned Development-288 for Multi-

Family and PD-29 for Special Complex including apartments to a Planned Development for Multi-Family. The FLUM designation for the property is High Density Residential and Open Space/Drainage.

**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

**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 FLUM designates this site area as High Density Residential and Open Space/Drainage. The proposed zoning change is consistent with the FLUM designation of High Density Residential but a portion of the site is also designated as Open Space/Drainage.

Open Space/Drainage primary comprises of floodplains located along the many waterways running through Grand Prairie. These areas should be preserved as public and neighborhood-oriented open spaces, and incorporate trails and drainage corridors which are left in a naturalistic state.

High Density Residential is reflective of multi-family apartments. Depending on location, densities in high density residential may vary significantly. Garden style apartments have densities between 12 and 20 dwelling units per acre. Newer construction, particularly if a mixed use configuration, has densities above 20 dwelling units per acre. The following are policies to guide high density residential areas:

- They are appropriate along major collector or arterial roadways.
- They serve as a buffer between commercial or retail uses and lower density residential areas.

Any amendments to the Comprehensive Plan and accompanying Future Land Use Map are required to be reviewed by the Planning and Zoning Commission. Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan.

**RECOMMENDATION:**

- On June 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0.

- Staff recommends approval of this request and notes that multi-family is currently allowed by the existing zoning and most of the site already has a FLUM designation of High Density Residential. *Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.*

**BODY:**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE 2021 FUTURE LAND USE MAP, A COMPONENT OF THE 2018 COMPREHENSIVE PLAN, TO CHANGE THE CLASSIFICATION OF 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 OPEN SPACE/DRAINAGE TO HIGH DENSITY RESIDENTIAL; AND MAKING THIS ORDINANCE CUMULATIVE; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL**

**WHEREAS**, Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan; and

**WHEREAS**, Notice was given of a public hearing on proposed amendments to the Comprehensive Plan Amendment to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on June 9, 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 amendment, 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 said Comprehensive Plan Amendment 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 4:30 P.M. on July 14, 2025, to consider the advisability of amending the Comprehensive Plan, 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.

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

**SECTION 1.** The 2021 Future Land Use Map, a component of the 2018 Comprehensive Plan for the City of Grand Prairie, be amended, revised, and described as follows:

- A. Change the Future Land Use classification of 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, said property being depicted in Exhibit A – Location Map, attached hereto and incorporated herein, from Open Space/Drainage to High Density Residential.

**SECTION 2.** 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 3.** 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 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.** 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, THIS THE 14TH DAY OF JULY 2025.**

**ORDINANCE NO. #-2025**

**CASE NO. CPA-25-05-0010**