



## CITY OF GRAND PRAIRIE ORDINANCE

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**MEETING DATE:** 01/07/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** ZON-24-09-0023 - Zoning Change/Concept Plan - Cell Tower at 1355 E Seeton Rd (City Council District 6). Amendment to PD-318B to allow a Cell Tower within PD-318B with City Council approval of a Specific Use Permit and to adopt a Concept Plan depicting the Cell Tower location. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-318B, within Lake Ridge Corridor Overlay, with an approximate address of 1355 E Seeton Rd (On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

**APPLICANT:** Alan Scivally, Broadus Services

**RECOMMENDED ACTION:** Approve

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### SUMMARY:

Amendment to allow a Cell Tower within PD-318B with City Council approval of a Specific Use Permit and to adopt a Concept Plan depicting the Cell Tower location. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-318B, within Lake Ridge Corridor Overlay, with an approximate address of 1355 E Seeton Rd.

### PURPOSE OF REQUEST:

The request is to amend PD-318B to allow a Cell Tower with the City Council's approval of a Specific Use Permit.

### 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-428	Single Family Residential
South	Agriculture (A)	Undeveloped/Joe Pool Lake
West	City of Mansfield	Single Family/Lake Ridge High School

East	PD-318A, Agriculture	Single Family Residential, Undeveloped
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## **HISTORY:**

- June 20, 2006: City Council approved PD-318A (Ordinance No. 7419) for single-family residential uses (Case Number Z060603).
- December 14, 2010: City Council approved the Site Plan for a church (Case Number S101201).
- May 16, 2011: The Planning and Zoning Commission approved a final plat for the property (Case Number P101201).
- November 19, 2013: City Council approved an Amendment to PD-318A to allow the use of temporary modular buildings for the duration of either the completion of the second phase build-out or a maximum of five (5) years (Case Number Z131101/S131101).
- February 20, 2018: The City approved the Site Plan for the second phase of the church's addition (Case Number S180103).

## **PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The proposed PD amendment will add a cell tower to the list of uses allowed with City Council approval of a Specific Use Permit.

## **PUBLIC NOTICE:**

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 35 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: 19

## **RECOMMENDATION:**

- On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0
- The Development Review Committee (DRC) recommends approval.

## **BODY:**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO AMEND PLANNED DEVELOPMENT DISTRICT NO. 318B TO ALLOW A CELL TOWER WITH CITY COUNCIL APPROVAL OF A SPECIFIC USE PERMIT AND TO ADOPT A CONCEPT PLAN DEPICTING THE CELL TOWER LOCATION; LOT 1, BLOCK 1, CRC MIRA LAGOS ADDITION, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS 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 amend Planned Development District No. 318B to allow a Cell Tower with City Council approval of a Specific Use Permit and to adopt a Concept Plan depicting the Cell Tower Location; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on December 9, 2024, after written notice of such public hearing before the Planning and Zoning Commission on the proposed amendment to Planned Development District No. 318B had been sent to owners of real property lying within 300 feet of the property on which the amendment 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 9-0 to recommend to the City Council of Grand Prairie, Texas, that Planned Development District No. 318B be amended to allow a Cell Tower with City Council approval of a Specific Use Permit and to adopt a Concept Plan depicting the Cell Tower Location; 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 o'clock P.M. on December 17, 2024, 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**, on December 17, 2024, City Council tabled this item to January 7, 2025; and

**WHEREAS**, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed amendment to Planned Development District No. 318B 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 amend Planned Development District No. 318B to allow a Cell Tower with City Council approval of a Specific Use Permit and to adopt a Concept Plan depicting the Cell Tower Location for Lot 1, Block 1, CRC Mira Lagos Addition, as depicted in Exhibit A – Boundary Description and Exhibit B – Concept Plan, attached hereto and incorporated herein.

**SECTION 2.** The intent of this zoning ordinance is to amend Planned Development District No. 318B to allow a Cell Tower with City Council approval of a Specific Use Permit and to adopt a Concept Plan depicting the Cell Tower Location.

**SECTION 3.** All portions of Ordinance No. 9648-2013, PD-318B not specifically amended herein shall remain unaltered and in full force and effect.

**SECTION 4.** All ordinances or parts of ordinances in conflict herewith are specifically 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 Ordinance of the City of Grand Prairie, Texas.

**SECTION 7.** 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 7TH DAY OF JANUARY 2025.**

**PLANNED DEVELOPMENT DISTRICT NO. #  
ORDINANCE NO. #-2024  
CASE NO. ZON-24-09-0023**