



## CITY OF GRAND PRAIRIE ORDINANCE

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**MEETING DATE:** 05/06/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

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

**TITLE:** CPA-25-03-0005 - Comprehensive Plan Amendment - Prose Westcliff Multi-Family Ph 2 (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to High Density Residential on 14.18 acres. Lots 11 & 12, Vickery Place Addition, and a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-18, within the IH-20 Corridor Overlay District, and addressed as 1101 & 1105 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20 (On March 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

**APPLICANT:** Michael L Clark, ML Clark Consulting, LLC

**RECOMMENDED ACTION:** Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. However, staff notes that multi-family is currently allowed by the existing zoning.

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

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### SUMMARY:

Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to High Density Residential on 14.18 acres. Lots 11 & 12, Vickery Place Addition, and a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-18, within the IH-20 Corridor Overlay District, and addressed as 1101 & 1105 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20.

### PURPOSE OF REQUEST:

This request is for a change from Mixed Use Residential to High Density Residential on the Future Land Use Map (FLUM) to accommodate the proposed multi-family development. The applicant has a concurrent application (Case Number ZON-25-02-0005) requesting an amendment to the existing

Planned Development (PD-18) by adopting a Concept Plan for a multi-family development with 300 dwelling units on 14.18 acres. Multi-Family use is currently allowed by right in PD-18.

#### **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	SF-A/PD-293B	Single Family Residential
South	IH 20/PD-23/C	Undeveloped
West	PD-449	Prose Westcliff (Under Construction)
East	PD-17	Undeveloped/ Charter School

#### **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 Mixed Use. The proposed zoning change is not consistent with the FLUM. However, multi-family is currently allowed by the current zoning, which is PD-18.

#### **PUBLIC NOTICE:**

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 44 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: None

#### **RECOMMENDATION:**

- On March 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. However, staff notes that multi-family is currently allowed by right in the existing PD-18 zoning. *Please note, the FLUM designation is not the zoning of the property, it is the recommended land use for future 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 14.18 ACRES, LOTS 11 & 12, VICKERY PLACE ADDITION, A PORTION OF TRACT 4, J.W.E. WALLACE SURVEY, ABSTRACT NO. 1517, AND A PORTION OF TRACT 12, BENJAMIN F. SMITH SURVEY, ABSTRACT NO. 1337, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; FROM MIXED USE TO HIGH DENSITY RESIDENTIAL; MAKING THIS ORDINANCE CUMULATIVE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE**

**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 March 24, 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 6:30 P.M. on April 15, 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; and

**WHEREAS**, on April 15, 2025, City Council tabled this item to May 6, 2025.

**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 from Mixed Use to High Density Residential on 14.18 acres. Lots 11 & 12, Vickery Place Addition, and a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, Texas; as described and depicted in the Boundary Description, attached hereto and incorporated herein as Exhibit A.

**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 6TH DAY OF MAY 2025.**

**ORDINANCE NO. X-2025  
CASE NO. CPA-25-03-0005**