



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 05/06/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

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

TITLE: ZON-25-02-0005 - Concept Plan - Prose Westcliff Multi-Family Ph 2 (City Council District 2). Application for Amendment to PD-18 to adopt a Concept Plan for a multi-family development with 300 dwelling units 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 Clark, ML Clark Consulting, LLC

RECOMMENDED ACTION: Staff is unable to support the request because it is inconsistent with the Future Land Use Map (FLUM). However, staff notes that multi-family use is currently allowed by the existing zoning.

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.

SUMMARY:

Amendment to PD-18 to adopt a Concept Plan for a multi-family development with 300 dwelling units 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:

The applicant is proposing to construct 300 multi-family units on 14.18 acres. The purpose of this request is to amend the PD to adopt a Concept Plan. Multi-Family use is allowed by right per the existing zoning. The purpose of the Concept Plan is to review the overall development including the

conceptual site plan, building elevations, and proposed amenities. All other development requirements associated with parking, landscaping, tree mitigation, and building materials will be reviewed during the Site Plan process per Appendix W and UDC standards.

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	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

HISTORY:

- 1972: City Council approved Planned Development District No. 18 for retail, apartment, office, and service uses.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The Concept Plan depicts a multi-family development with 300 units in eight buildings. The development will be accessible from IH-20 Frontage Rd and Fish Creek Rd via a gated entry. A clubhouse, pool, pickleball court, 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 Mixed Use. The proposal is inconsistent with the FLUM. An accompanying request to amend the FLUM to High Density Residential is under concurrent review (Case Number CPA-25-03-0005).

ZONING REQUIREMENTS:

The applicant is proposing Multi-Family Two as the base zoning district for the development. The table below compares the standards for Multi-Family Two found in the Unified Development Code (UDC) to those that are proposed.

Density and Dimensional Requirements

The development is subject to the density and dimensional requirements in Article 6 of the UDC. The following table summarizes these requirements.

Table 2. Multi-Family Density and Dimensional Requirements

Standard	MF-2	Proposed	Complies
Max. Density (Units per Acre)	18	21.16*	Yes
Min. Lot Area (Sq. Ft.)	12,000	617,661	Yes
Min. Lot Width (Ft.)	100	224	Yes
Min. Lot Depth (Ft.)	120	653	Yes
Min. Front Yard on Street (Ft.)	30	30	Yes
Min. Side Yard (Ft.)	53	53	Yes
Maximum Height (Ft.)	50	43	Yes
Minimum Living Area (Sq. Ft.)	600	731	Yes
Maximum % Single Bed Units	60%	58%	Yes

*The UDC allows developments meeting design recommendations to increase the maximum density by 20%.

Parking Requirements

The table below summarizes the parking requirements for the project. The proposal meets the parking requirements in Article 10 of the UDC.

Table 3. Tract 3 Multi-Family South Parking Requirements

Standard	Required	Provided	Complies
1.5 Parking Spaces/One-Bedroom	174 units = 261 spaces	261	Yes
2 Parking Spaces/Two & Three-Bedroom	126 units = 252 spaces	252	Yes
Total Multi-Family Parking Spaces	513	513	Yes
Covered Parking 20%	103	105	Yes

Exterior Building Materials

The exterior building materials consist of brick veneer and fiber cement siding panels. Design elements include changes in colors and materials and horizontal and vertical articulation. The proposed building elevations meet the recommendations in Appendix W of the UDC.

VARIANCES:

The applicant is not requesting any variances.

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 request because it is inconsistent with the FLUM. However, staff notes that multi-family use is currently allowed by right in the existing PD-18 zoning.
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 ZONING ORDINANCE AND MAP TO AMEND PLANNED DEVELOPMENT DISTRICT NO. 18 TO ADOPT A CONCEPT PLAN ON 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; 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; 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. 18 to adopt a Concept Plan for a multi-family development with 300 dwelling units 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; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on March 24, 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 Planned Development No. 18 be amended to adopt a Concept Plan; 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 April 15, 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, on April 15, 2025, City Council tabled this item to May 6, 2025; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on the matter of the proposed amendment to Planned Development District No. 18 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 from its classification of Planned Development No. 18 to adopt a Concept Plan for a multi-family development with 300 dwelling units on 14.18 acres located at 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, as described and depicted in Boundary Description, attached hereto and incorporated herein as Exhibit A.

SECTION 2. The intent of this zoning ordinance is to adopt a Concept Plan for a multi-family development with 300 dwelling units that substantially conforms to referenced exhibits, Exhibit B – Concept Plan, and Exhibit C – Conceptual Elevations, which are hereby attached hereto and incorporated herein.

SECTION 3. A Site Plan and shall be reviewed and approved by the City Council prior to the issuance of any building permits.

SECTION 4. All portion of Ordinance 2299, PD-18 not specifically amended herein shall remain unaltered and in full force and effect.

SECTION 5. All ordinance 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 6. 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 7. 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 8. 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.

PLANNED DEVELOPMENT NO. #
ZONING CASE NO. ZON-25-02-0005
ORDINANCE NO. #-2025