



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 06/21/2022

REQUESTER: Monica Espinoza

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: ZON-22-03-0007 – Zoning Change/Concept Plan – Jefferson at Loyd Park (City Council District 4). Zoning Change from Agriculture to a Planned Development District for two Multi-Family tracts with 900 units along with 122 townhome lots on 58.38 acres. Multiple parcels within the Ralph Graves Survey, Abstract 569, City of Grand Prairie, Tarrant County, Texas, Zoned Agricultural (A) with an approximate address of 7112 N Day Miar Rd (On May 9, 2022, the Planning and Zoning Commission motion to approve failed by a vote of 4-4 resulting in a recommendation of denial)

APPLICANT: T. Miller, Sylvan, JPI Real Estate Acquisition, LLC

RECOMMENDED ACTION: Staff is unable to recommend approval of this request because most of the development is inconsistent with the FLUM. However, the proposed mix of uses and amenities could be appropriate for this location.

SUMMARY:

Zoning Change from Agriculture to a Planned Development District for two Multi-Family tracts with 900 units along with 122 townhome lots on 58.38 acres. Multiple parcels within the Ralph Graves Survey, Abstract 569, City of Grand Prairie, Tarrant County, Texas, Zoned Agricultural (A) with an approximate address of 7112 N Day Miar Rd.

Project Update

- June 7, 2022: City Council tabled this item to June 21, 2022, at the applicant’s request.
- The applicant has revised the request to decrease the total number of multi-family units from 900 to 802 and made the trail along the west property boundary accessible to adjacent developments.

PURPOSE OF REQUEST:

The purpose of the request is to rezone the property from Agriculture District to a Planned Development District for Multi-Family and Townhome Uses.

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 352 for Multi-Family and Commercial One (C-1)	Water's Edge at Mansfield
South	Agriculture (A)	Future: The Lofts at GP
West	Agriculture (A)	Undeveloped
East	Planned Development (PD-407): Multi-Family (MF)	The Lofts at GP Proposed Haven at Loyd Park

HISTORY:

- Property received current Agriculture (A) zoning upon annexation.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is proposing to create a Planned Development District with two Multi-Family phases that are separated by almost three acres of open space. Each Multi-Family phase is proposing 450 units with 15% open space. Additionally, 122 Townhome lots are proposed on approximately 58.38 acres. The two Multi-Family tracts are located adjacent to SH-360 with the Townhome portion located on the east side of the property behind the proposed Lofts at Grand Prairie. A shared trail system is incorporated into the open space for the entire development.

The Concept Plan depicts tract two at the northern portion of the property with eight multi-family buildings that contain 450 units with a density of 26 units per acre. Tract three proposes seven multi-family buildings with 450 units also for a density of 19 units per acre. Additionally, the concept plan depicts almost 20 acres of Townhome development with 122 lots. This results in a density of eight units per acre.

An ornamental fence with masonry columns is proposed along the northern property line and extends along SH-360. A wooden screening fence is proposed along the existing Waters Edge at Mansfield multi-family development. Additionally, this wooden fence would also extend south along the rear of the future multi-family development, the Haven at Loyd Park. An ornamental metal fence with masonry columns will be along the future multi-family development, the Lofts at GP. The remaining screening to the south will be provided by preserving the existing wooded area to the south which will require a variance.

The applicant is proposing multiple common space amenity areas and trails throughout the entire development. As a result, no interior fencing is proposed, which will require a variance.

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 Low Density Residential and Medium Density Residential. Low density residential represents single-family residential neighborhoods at densities between six and 12 dwelling units per acre. Medium Density Residential development takes the form of townhomes, duplexes, and patio homes. Medium density residential can be used as a transitional use between low density areas and higher intensity uses, such as commercial, retail, and industrial activity. The proposal includes almost 20 acres of Townhome uses which are in alignment with the FLUM. However, there is inconsistency with the FLUM due to the proposed 39 acres of Multi-Family which requires a high-density residential designation.

ZONING REQUIREMENTS:

The applicant is proposing Multi-Family Three (MF-3) and Single-Family Townhome (SF-T) as base zoning districts. The tables below compare the Multi-Family and Townhome standards found in the Unified Development Code (UDC) along with those that are proposed.

Density and Dimensional Requirements

Table 3 illustrates that the Planned Development (PD) will have a base zoning district of Multi-family (MF-3) according to the Concept Plan.

Table 3. Multi-family Density and Dimensional Requirements

Standard	UDC and Appendix W	Tract 2 MF-3	Tract 2 MF-3	Complies
Min. Lot Area (Sq. Ft.)	12,000	1,022,024	655,866	Yes
Min. Lot Width (Ft.)	100	759	1521	Yes
Min. Lot Depth (Ft.)	120	510	255	Yes
Min. Front Yard on Street (Ft.)	30	30	30	Yes
Min. Side Yard (Ft.)	30	30	30	Yes
Maximum Height (Ft.)	60	60	60	Yes
Maximum Density (DU/AC)	26	26	19	Yes
Minimum Living Area (Sq. Ft.)	600	650	650	Yes
Maximum % Single Bed Units	60%	65%	65%	Yes*
Fence along Street	Wrought Iron w/ Masonry Columns	✓	✓	Yes
Perimeter Fence Height (Ft.)	6	6	6	Variance**

*Meeting Appendix W architectural requirements during the site plan process will allow increases in density up to 20% and single bed units up to 10%.

**See concept plan for fence types and location.

Table 4. Townhouse Density and Dimensional Requirements

Standard	Article 6 and (SF-Townhouse)	Proposed	Compliance
Max. Density (DUA)	13.2	6.6	Yes
Min. Living Area (Sq. Ft.)	70% = or >1,300	1,300	Yes
Min. Lot Area (Sq. Ft.)	1,680-3,299 = 30% (Max) = or >3,300 = 70% (Min)	108-89% 14-11%	Variance
Min. Lot Width (Ft.)	21-29 FT = 30% (Max) = or >30 FT = 70% (Min)	106-87% 16-13%	Variance
Min. Lot Depth (Ft.)	80-99 FT = 30% (Max) = or >100 FT = 70% (Min)	48-39% 74-61%	Variance
Min. Front Yard Setback (Ft.)	17	17	Yes
Min. Rear Yard Setback (Ft.)	10	10	Yes
Min. Garage Setback-Alley (Ft.)	10	10	Yes
Min. Int. Side-Not Attached (Ft.)	5	5	Yes
Min. Int. Side-Attached (Ft.)	0	0	Yes
Min. Side-Street (Ft.)	15	15	Yes
Max. Height (Ft.)	35 (3 Stories)	35 (3 Stories)	Yes
Max. Lot Coverage (%)	60	75%	Variance

Parking Requirements

The Article 10 of the Unified Development Code (UDC) specifies the following:

Table 5. Tract 2 Multi-Family North Parking Requirements

Standard	Article 10 / UDC	Provided	Meets
1.25 Parking Spaces/One-Bedroom	293 units - 367	387	Yes
2 Parking Spaces/Two-Bedroom-Three-Bedroom	157 units - 314	342	Yes
Total Multi-Family Parking Spaces	681	729	Yes
Covered Parking 20%	137	138	Yes
Garage Parking 30%	205	206	Yes
Guest Parking 10%	69	73	Yes

Table 6. Tract 3 Multi-Family South Parking Requirements

Standard	Article 10 / UDC	Provided	Meets
1.25 Parking Spaces/One-Bedroom	293 units - 367	384	Yes
2 Parking Spaces/Two-Bedroom-Three-Bedroom	157 units - 314	400	Yes
Total Multi-Family Parking Spaces	681	784	Yes
Covered Parking 20%	137	138	Yes
Garage Parking 30%	205	207	Yes
Guest Parking 10%	69	79	Yes

Table 7. Tract 1 Townhome Parking Requirements

Standard	Appendix W (UDC)	Proposed	Compliance
2 Garage Parking spaces (units with = or > 2 bedrooms)	2 per unit (122 units)	244	Yes
Guest Parking (1 space per 5 units)	25 (122 units)	25*	Yes*

*On-street parking is proposed for guest parking.

VARIANCES:

1. Perimeter fence for Multi-Family District: Appendix W requires that Multi-Family developments provide a perimeter fence. The applicant is proposing multiple types of fencing along with no fencing along existing wooded areas (See Concept Plan). Additionally, no fencing between Multi-Family and Townhomes is proposed.
2. Minimum Lot Area for Townhomes: Appendix W allows a maximum of 30% of lots to have a minimum lot area of 1,680 to 3,299 sq. ft. and requires at least 70% of units to have a minimum lot area of 3,300 sq. ft. The applicant is proposing 89% of lots in the smaller range with 11% in the larger range.
3. Minimum Lot Width for Townhomes: Appendix W allows a maximum of 30% of lots to have a minimum lot width of 21 to 29 ft. and requires a minimum of 70% of lots to have a minimum lot width of 30 ft. The applicant is proposing that 87% of the lots in the smaller range and 13% in the larger range.
4. Minimum Lot Depth for Townhomes: Appendix W allows a maximum of 30% of lots to have a minimum depth of 80 to 99 ft. and requires a minimum of 70% of lots to have a minimum depth of 100 ft. The applicant is proposing 39% of lots in the smaller range and 61% in the larger range.
5. Maximum Lot Coverage for Townhomes: Appendix W allows a maximum lot coverage of 65%. The applicant is proposing a maximum lot coverage of 75%.

RECOMMENDATION:

- On May 9, 2022, the Planning and Zoning Commission motion to approve failed by a vote of 4-4 resulting in a recommendation of denial.
- Staff is unable to recommend approval of this request because most of the development is inconsistent with the FLUM. However, the proposed mix of uses and amenities could be appropriate for this location. If approved, staff recommends the following conditions:
 - The applicant shall create a cross access easement with 961 N Day Miar Rd. for emergency access during the site plan and platting process.
 - The applicant must meet the design requirements specified by the Transportation Department regarding the type of entry from SH-360 access road along with interior roadways.

BODY:

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 58.38 ACRES OF LAND FROM MULTIPLE PARCELS WITHIN THE RALPH GRAVES SURVEY, ABSTRACT 569, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS FROM AGRICULTURAL DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR MULTI-FAMILY AND TOWNHOUSE USES; 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 SAVINGS AND SEVERABILITY CLAUSES; AND TO BECOME EFFECTIVE UPON ITS PASSAGE, APPROVAL AND PUBLICATION

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 rezone and reclassify said property from its classification of Agriculture District to a Planned Development District for Multi-Family and Townhouse Uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on May 9, 2022, 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 4 to 4 to recommend denial to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Agricultural District to a Planned Development District for Multi-Family and Townhouse Uses; 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 June 21, 2022, 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 all 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 from its classification of a Commercial District to a Planned Development District for Multi-Family and Townhouse Uses, 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:

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE 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 a Commercial District to a Planned Development District for Multi-Family and Townhouse Uses; as described and depicted in Exhibit A – Boundary Description.

SECTION 2. The intent of this zoning ordinance is to create a horizontal mixed-use development that substantially conforms to referenced exhibits, Exhibit A – Boundary Description, Exhibit B – Concept Plan, and Exhibit C – Elevations, which are hereby incorporated by reference.

SECTION 3. The following development standards shall apply to all development within this district.

A. APPLICABILITY

1. All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in these Planned Development District Standards.
2. Except as provided, these Planned Development District Standards govern development within this Property. In the event of any conflict or inconsistency between these Planned Development District Standards and the applicable City regulations, the terms and provisions of these Planned Development District Standards shall control. In the event of any conflict between the text of the Planned Development District Standards and the concept plan, the concept plan shall control.

B. GENERAL

1. Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) unless otherwise specified herein.

C. CONCEPT PLAN

1. A Concept Plan has been included, Exhibit C, to delineate a potential building and driveway layout for the Multi-Family and Townhouse tracts. The Concept Plan is conceptual in nature and intended to be illustrative of the standards herein. Detailed Site Plans will be submitted as required in the UDC, in subsequent applications as parcels are developed.

2. Approval of a Detailed Site Plan shall be required with the final plat for each phase to ensure compliance with the standards of the Planned Development. If the Detailed Site Plan is shown to comply with the standards and requirements of the PD, approval by the Planning and Zoning Commission and City Council shall be non-discretionary and no public hearing shall be required.

D. LAND USES AND DEVELOPMENT REQUIREMENTS

1. Base Zoning Districts (Refer to Exhibit B for location and designation of districts)
 - a. Multi-Family District: Multi-family development shall comply with the provisions for Multi-Family Three (MF-3) District and Appendix W in the UDC, as amended
 - b. Townhouse District: Townhome development shall comply with the provisions for Townhouse (SF-Townhouse) District and Appendix W in the UDC, as amended except as amended as follows.

Perimeter fence for Multi-Family District: Appendix W requires that Multi-Family developments provide a perimeter fence. The applicant is proposing multiple types of fencing along with no fencing along existing wooded areas (See Concept Plan). No fencing between Multi-Family and Townhomes is required.

Standard	Article 6 and (SF-Townhouse)	Allowed by The PD
Min. Lot Area (Sq. Ft.)	1,680-3,299 = 30% (Max) = or >3,300 = 70% (Min)	128-90% 14-10%
Min. Lot Width (Ft.)	21-29 FT = 30% (Max) = or >30 FT = 70% (Min)	128-90% 14-10%
Min. Lot Depth (Ft.)	80-99 FT = 30% (Max) = or >100 FT = 70% (Min)	74-52% 68-48%
Max. Lot Coverage (%)	60	75
Front Yard Setback	17	17 10 for Mews

2. Permitted Uses
 - a. Multi-Family District: The uses in the Multi-Family District shall be those uses provided for Multi-Family Three (MF-3) District in the UDC, as amended.
 - b. Townhouse District: The uses in the Townhouse District shall be those uses provided for SF-Townhouse District in the UDC, as amended.
3. Open Space & Trails
 - a. An interior trail shall be provided in accordance to Exhibit C - Concept Plan.
 - b. SH-360 Buffer: An open space/landscape buffer shall substantially conform to Exhibit C - Concept Plan along with amenities noted on Concept Plan. The open space must be

available to the public and not within a gated or controlled access point. Fences delineating residential porch patios for the Multi-family units may encroach no more than five (5') feet into the landscape buffer. Landscaping shall meet the Unified Development Code requirements.

4. Access

- a. The applicant shall create a cross access easement with 961 N Day Miar Rd. for emergency access during the site plan and platting process.
- b. The applicant must meet the design requirements specified by the Transportation Department regarding the entry configuration from SH-360 access road to interior zoning districts.

SECTION 4. A Site Plan shall be reviewed and approved by the City Council prior to the issuance of any building permits.

SECTION 5. 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 6. 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 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 shall be punishable in accordance with Section 1-8 of the Code of Ordinances.

SECTION 9. This Ordinance shall be in full force and effect from and after its passage, approval, and publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 21ST DAY OF JUNE 2022.

Ordinance No. 11227-2022
Zoning Case No. ZON-22-03-0007
Planned Development No. 431