



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 12/17/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: ZON-24-09-0026 - Zoning Change/Concept Plan - Lakesong Development (City Council District 6). Zone Change from Agriculture & Planned Developed-451 to Planned Development (PD) for mixed-use, urban residential, medium residential, estate residential, and open space uses on approximately 1,200 acres. The property is located generally south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas (Parcel IDs 294666, 294715, 297164, 303397) (On November 11, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: Mike Peterson, Graham Associates

RECOMMENDED ACTION: Approve

SUMMARY:

Zone Change from Agriculture & Planned Developed-451 to Planned Development (PD) for mixed-use, urban residential, medium residential, estate residential, and open space uses on approximately 1,200 acres. The property is located generally south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas (Parcel IDs 294666, 294715, 297164, 303397).

PURPOSE OF REQUEST:

The applicant wishes to rezone the subject parcels from Agricultural (A) and Planned Development-451 to allow mixed-use, urban residential, medium residential, estate residential, and open space 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	Not Zoned (ETJ)	Residential & Undeveloped

South	Agriculture, PD-455 City of Midlothian	Residential & Undeveloped Existing Residence
West	Not Zoned (ETJ)	Undeveloped
East	Not Zoned (ETJ)	Residential & Undeveloped

HISTORY:

- August 1, 2023: City Council approved an ordinance amending TIRZ #3 to Extend the Term and Expand the Boundaries to Create and Include Area Development Zones #9, #10, and #11.
- September 19, 2023: City Council approved Resolution Authorizing the Execution of a Development Agreement with HC GPM, LLC, HC Harmony Hill, LLC, and Riverside DPH, L.P for the Lakesong Planned Development.
- September 19, 2023: City Council approved Resolution Consenting to the Creation of Lakesong Municipal Management District Number 1, an In-City Municipal Management District.
- September 19, 2023: City Council approved Resolution Giving Consent to the Annexation of Land into Lakesong Municipal Management District No. 1, an In-City Municipal Management District, with said Consent Being Effective Upon Annexation of the Land into the City of Grand Prairie.
- November 7, 2023: City Council approved a Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential, Open Space, and Commercial/Retail/Office to Open Space, Mixed Use, High Density Residential, Medium Density Residential, and Low Density Residential on 1,201 acres (Case Number CPA-23-09-0018).
- February 6, 2024: City Council approved a zoning change from Agriculture to a Planned Development on 155 acres (Case Number ZON-23-11-0044).
- February 12, 2024: Planning and Zoning Commission approved Preliminary Plat for Lakesong Phase 1 (Case Number PLT-23-11-0068).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant wishes to rezone the subject parcels from Agricultural (A) and Planned Development (PD) to Planned Development (PD) to allow mixed-use, urban residential, medium residential, estate residential, and open spaces. Tract 1 includes Non-Residential and Mixed-Use Residential uses on 61 acres. Tract 2 includes Mixed-Use Non-Residential and Mixed-Use Residential uses on 94 acres. Tract 3 includes Estate, Low, and Medium density residential uses on 1,045 acres.

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 Medium Density Residential and Mixed Use. Medium Density Residential represents single-family residential neighborhoods at densities between six (6) and 12 dwelling units per acre and is intended to serve as a transitional use between low

density areas and higher intensity uses, such as commercial, retail, and industrial. Mixed Use designation is envisioned for integrated developments of retail, public, office, and entertainment with a residential component appropriately blended into larger scale building that would otherwise be used to support those uses independently. The proposal is consistent with the FLUM designation.

ZONING REQUIREMENTS:

The approved Development Agreement for Lakesong shall apply to Tract 1, 2 and 3. For townhomes, the SF-Townhouse (SF-T) zoning district regulations shall apply. For single-family zero lot line, Single-Family Zero Lot line (SF-Z) zoning district regulations shall apply. For single-family detached development, the Single Family-Six (SF-6) zoning district regulations shall apply. The density and dimensional requirements begin on page 13 of Exhibit C – Development Regulations.

The following table summarizes the lot count for each type of product and the acreages for each village.

Table 2. Lot Summary

LAND USE TABLE

USE TYPE	PLANNING TITLE	VILLAGE MODEL	VILLAGE 1	VILLAGE 2	VILLAGE 3	MIXED USE
SINGLE FAMILY ATTACHED	TOWN HOMES	0	0	0	0	0
SINGLE FAMILY DETACHED	30 FT X 110 FT	0	0	0	0	0
SINGLE FAMILY DETACHED	40 FT X 100 FT	0	0	0	84	0
SINGLE FAMILY DETACHED	55FT X 100 FT	20	80	0	70	0
SINGLE FAMILY DETACHED	60 FT X 100 FT	4	63	69	0	0
SINGLE FAMILY DETACHED	70 FT X 125 FT	1	0	21	0	0
SINGLE FAMILY DETACHED	85 FT X 140 FT	0	0	17	0	0
COMMERCIAL		0	0	0	0	2
AMENITY CENTER		0	0	0	1	0
NON RESIDENTIAL		0	10	2	3	0
TOTAL LOTS		25	143	107	154	2
TOTAL LOTS W/IN GRAND PRAIRIE CITY LIMITS		0	22	0	0	2
TOTAL ACREAGE PER POD		4.85 AC	36.8 AC	35.1 AC	56.1 AC	127.3
TOTAL ACREAGE PER POD IN GRAND PRAIRIE CITY LIMITS		0	9.9 AC	0	0	3.27 AC
MINIMUM LOT SIZE		0.126 AC	0.126 AC	0.172 AC	0.106 AC	N/A
DENSITY		5.15 UNITS/AC.	3.89 UNITS/AC.	3.05 UNITS/AC.	2.74 UNITS/AC.	N/A

*Per Exhibit F, Section 2, Paragraph d. of the Development Agreement with HC GPM, LLC, HC Harmony Hill, LLC, and Riverside DPH, LP for the Lakesong Planned Development executed September 19, 2023

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 23 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 November 11, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0).
- The Development Review Committee (DRC) recommends approval as the proposed standards are consistent with the approved Developer Agreement.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 1200 ACRES OF LAND LOCATED SOUTH OF SEETON ROAD, EAST OF FM 661, NORTH OF 287, AND NORTH OF KIMBLE ROAD, CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS (PARCEL IDs 294666, 294715, 297164, 303397) FROM AGRICULTURE DISTRICT & PLANNED DEVELOPMENT-451 TO PLANNED DEVELOPMENT (PD) FOR MIXED-USE, URBAN RESIDENTIAL, MEDIUM RESIDENTIAL, ESTATE RESIDENTIAL, AND OPEN SPACE USES; 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 change the zoning designation of said property from Agriculture & Planned Developed-451 to Planned Development (PD) for mixed-use, urban residential, medium residential, estate residential, and open space uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on November 11, 2024, 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 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from Agriculture & Planned Developed-451 to Planned Development (PD) for mixed-use, urban residential, medium residential, estate residential, and open space 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 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, all citizens and parties at interest have been given an opportunity to be heard on 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, changing the zoning from its classification of Agriculture & Planned Developed-451 to Planned Development (PD) for mixed-use, urban residential, medium residential, estate residential, and open space 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:

“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 the following described area from Agriculture & Planned Developed-451 to Planned Development (PD) for mixed-use, urban residential, medium residential, estate residential, and open space uses.

Description of Land:

1200 acres of land located south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas (Parcel IDs 294666, 294715, 297164, 303397) City of Grand Prairie, Ellis County, Texas, and as depicted and described in Exhibit A – Boundary Description, attached hereto and incorporated herein.

SECTION 2. The purpose and intent of this zoning ordinance is to create a development framework that encourages and supports higher standards usually found in a master planned community.

SECTION 3. All boundaries, zoning, development standards, land uses, and other conditions of this Planned Development District shall conform to all requirements contained in Exhibit B – Concept Plan and Exhibit C – Development Regulations, attached hereto and incorporated herein.

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. 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. 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 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, ON THIS 17TH DAY OF DECEMBER 2024.

PLANNED DEVELOPMENT NO. 451A

ZONING CASE NO. ZON-24-09-0026

ORDINANCE NO. #-2024