



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 03/04/2025

PRESENTER: Brett Huntsman, AICP, Transportation & Mobility Services

TITLE: CPA-25-01-0002 – Comprehensive Plan Amendment – South Grand Prairie Thoroughfare Plan and Map. Ordinance Amending the 2018 Comprehensive Plan by Updating the Master Thoroughfare Plan and Map Specific to the Area located Southwest of US 287 and North of US 67. City of Grand Prairie and City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas, Johnson County, Texas (On February 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 02/18/2025)

SUMMARY:

Amend the 2018 Comprehensive Plan by updating the Master Thoroughfare Plan and Map specific to the area located southwest of US 287 and north of US 67 as depicted in Exhibit A. The amendment requested by City staff is to support the planned development as established through the adopted development agreement between the city of Grand Prairie, Provident Realty Advisors, Inc. and its affiliates, and Prairie Ridge Municipal Management District No. 1.

PURPOSE OF REQUEST:

As development in the region south of US 287 has substantially increased in previous years, the need for an updated thoroughfare plan has also increased. Kimley-Horn, on behalf of Provident Realty and its' partners, submitted a traffic study which quantifies travel demand for the Goodland Development as well as existing adjacent developments. This study identifies the required layout and capacities of roadways for a 10-year buildout of the area needed to maintain a Level-of-Service (LOS) D or higher.

The Thoroughfare Plan, generally, is designed to anticipate roadway capacity needs over a long-term span. This is typically for a period of at least 10 years. The Thoroughfare Plan also sets roadway design, right-of-way widths, and access management standards for adjacent developments.

Transportation and Mobility Services staff have reviewed and accepted the results of the traffic study which propose amendments to the existing thoroughfare plan and map for the area. The proposed thoroughfare network shown in Exhibit A is supported by the traffic study and was shown to adequately

maintain the required LOS. Adoption of the depicted layout would amend the existing Thoroughfare Plan and Map in the current Comprehensive Plan.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE 2018 COMPREHENSIVE PLAN BY UPDATING THE MASTER THOROUGHFARE PLAN AND MAP FOR THE PORTION OF THE CITY OF GRAND PRAIRIE CORPORATE LIMITS AND EXTRA-TERRITORIAL JURISDICTION GENERALLY LOCATED SOUTHWEST OF U.S. HIGHWAY 287 AND NORTH OF U.S. HIGHWAY 67; MAKING THIS ORDINANCE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City of Grand Prairie adopted the 2018 Comprehensive Plan which includes a Master Thoroughfare Plan and Map; and

WHEREAS, the City of Grand Prairie Adopted the Southgate SH 360 Corridor Plan as a component of the 2018 Comprehensive Plan; and

WHEREAS, the City of Grand Prairie was provided and accepted a traffic study, completed by a licensed engineer, called “Travel Demand Model Summary Memo Goodland Development – Grand Prairie, Texas” dated January 14, 2025; and

WHEREAS, said traffic study reflects a need to update the Master Thoroughfare Plan and Map to adequately prepare for future traffic demands in the area southwest of U.S. 287 and North of U.S. 67; and

WHEREAS, on February 18, 2025, a review and briefing was held by the City staff before the City Council Development Committee of the City of Grand Prairie, Texas for consideration of initiating said amendments; and

WHEREAS, after consideration of said amendments, the City Council Development Committee of the City of Grand Prairie, Texas directed City staff to initiate the preparation of an ordinance amending the 2018 Comprehensive Plan Update with updates to the Thoroughfare Plan, for submittal to the Planning and Zoning Commission of Grand Prairie, Texas for consideration of a recommendation to the City Council; and

WHEREAS, Notice was given of a public hearing on said amendments to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on February 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 7 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 o'clock P.M. on March 4, 2025, to consider the advisability of amending the Comprehensive Plan as recommended by the Planning and Zoning Commission, 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.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. The 2018 Comprehensive Plan for the City of Grand Prairie is hereby amended to revise the City of Grand Prairie's Master Thoroughfare Plan and Map, for the specific area southwest of US 287 and north of US 67, to adopt the roadway alignments and classifications as shown in Exhibit A, attached hereto and incorporated for all purposes.

SECTION 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions and such holding shall not affect the validity of the remaining portions thereof.

SECTION 3. 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 4TH DAY OF MARCH 2025.

CASE NO. CPA-25-01-0002

ORDINANCE NO. #-2025

RECOMMENDATION:

- On February 18, 2025, the City Council Development Committee (CCDC) recommended approval by a vote of 3-0.
- The Development Review Committee (DRC) recommends approval.