



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 12/09/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: June Sin, Senior Planner

TITLE: STP-24-07-0032 - Site Plan - Goodland Villages - Phase 1 (City Council District 6). Site Plan for a residential development with 54 Single Family Detached units and 122 Single Family Attached units on 34.86 Acres. Portions from two parcels (Parcel IDs 190600 & 284558) out of JOS Stewart Survey, Abstract No. 961, City of Grand Prairie, Ellis County, zoned PD-455, generally located south of Prairie Ridge Blvd and west of Old Fort Worth Rd

APPLICANT: Christian Songy, Southland Consulting Engineers

RECOMMENDED ACTION: Approve with conditions

SUMMARY:

Site Plan for a residential development with 54 Single Family Detached units and 122 Single Family Attached units on 34.86 Acres. Portions from two parcels (Parcel IDs 190600 & 284558) out of JOS Stewart Survey, Abstract No. 961, City of Grand Prairie, Ellis County, zoned PD-455, generally located south of Prairie Ridge Blvd and west of Old Fort Worth Rd.

PURPOSE OF REQUEST:

The applicant seeks Site Plan approval to construct 176 dwelling units consisting of 54 detached units and 122 attached units in a paired home, or duplex, configuration. The proposed uses are permitted in the PD-455.

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	PD-455	Undeveloped
South	Grand Prairie ETJ	Undeveloped
West	PD-455	Undeveloped
East	PD-455	Undeveloped

HISTORY:

- April 16, 2024: City Council approved a Development Agreement with Provident Realty Advisors, Inc. on Behalf of Affiliated Entities and Prairie Ridge Municipal Management District No. 1 to Establish Development Standards.
- June 18, 2024: City Council approved a zoning change creating a Planned Development District for Residential, Mixed-Use, Open Space, and Data Center use (Case Number ZON-24-03-0007).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposal includes 115 individually platted lots. A new public street will run north and south, connecting Prairie Ridge Blvd to the north to the utility easement to the south. As an amenity, a walking path will be provided on the utility easement. The Site Plan depicts 122 single-family attached units to the west of the proposed public street and 54 single-family detached units to the east.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The lots meet the density and dimensional requirements stated in the Planned Development (PD-455).

Table 2. Density and Dimensional Comparison

Standard	PD-455	Single Family (SFD)	Paired Home (SFA)	Complies
Number of Lots	N/A	54	61	Yes
Number of Dwelling Units	N/A	54	122	Yes
Maximum Density	13.2	1.55	1.75	Yes
Minimum Living Area (Sq. Ft.)	1,150 to 1,299 = 30% ≥ 1,300 = 70%	1,150 to 1,299 = 30% ≥ 1,300 = 70%	1,150 to 1,299 = 30% ≥ 1,300 = 70%	Yes
Min. Front Setback (Ft.)	10 to living area 5 to porch or projection 20 to garage door	10 to living area 5 to porch or projection 20 to garage door	10 to living area 5 to porch or projection 20 to garage door	Yes
Min. Rear Arterial Setback (Ft.)	20	20	20	Yes
Min. Rear Setback (Ft.)	10	10	10	Yes
Min. Side on Street Setback (Ft.)	10	10	10	Yes
Min. Distance Between Buildings* (side to side)	0 attached 3 not attached	0 attached 3 not attached	0 attached 3 not attached	Yes Yes
(rear to rear)	10 not attached	10 not attached	10 not attached	Yes
(front to front)	10 not attached	10 not attached	10 not attached	Yes
Max. Height (Ft.)	35	35	35	Yes

*No minimum lot area, width, or depth restriction per the Developer Agreement (DA).

Parking Requirements

PD-455 requires two garage spaces for both single-family detached homes and paired homes.

Table 3. Parking Requirements

Requirement	PD 455	SFD	SFA	Compliance
Garage Parking (2 per unit)	352	108	244	Yes
Guest Parking (1 per 5 units)	36	338*		Yes

*Guest parking spaces are provided through on-street spaces per the Developer Agreement (DA).

Landscape and Screening

PD-455 does not require perimeter screening walls for any villages. This is consistent with the PD's intent to provide an open atmosphere with shared contiguous open spaces and walking paths. Street trees meet the requirements stated in the PD.

Table 4: Landscape Summary

Standard	Required	Proposed	Compliance
Street Trees (1 per 40 feet)	89	89	Yes

Building Design

The proposed building facades are predominately masonry comprised of brick, stone, and cementitious siding. The material mix and color scheme will vary depending on the style of the home. Generally, the color schemes consist of darker roof shingles and chestnut wood details, contrasting with lighter-toned brick and stones that are similar in color.

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

The Development Review Committee recommends approval with the following conditions:

1. The community main street and secondary street shall be provided per the Developer Agreement and be reviewed and approved by the Transportation and Mobility Services Department for the remaining phases.
2. Tree mitigation plans be provided and approved by the Planning Division for the remaining phases.
3. The proposed walking path and other amenities shall be constructed and available before the remaining phases are constructed.
4. The required 25-foot landscape buffer along Old Fort Worth Street shall be provided on the private property outside of the newly dedicated Right-of-Way.