



## CITY OF GRAND PRAIRIE COMMUNICATION

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**MEETING DATE:** 12/09/2024

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** June Sin, Senior Planner

**TITLE:** PLT-24-10-0041 - Final Plat - Jefferson Kirbybrook (Amavi) (City Council District 2). Final Plat creating nine lots for a hybrid housing (build to rent) development with 269 units, three HOA lots and one single family lot on 38.018 acres. Tracts 1, 2, and 3 of the J Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development (PD-433) with hybrid housing uses with an approximate address of 2401 Kirbybrook Blvd

**APPLICANT:** Carlos Leal, Kimley-Horn

**RECOMMENDED ACTION:** Approve

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### SUMMARY:

Final Plat creating nine lots for a hybrid housing (build to rent) development with 269 units, three HOA lots and one single family lot on 38.018 acres. Tracts 1, 2, and 3 of the J Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development (PD-433) with hybrid housing uses with an approximate address of 2401 Kirbybrook Blvd.

### PURPOSE OF REQUEST:

The purpose of the Final Plat is to create nine lots for hybrid housing (build-to-rent), three homeowner association lots, and one single-family lot. The single-family lot was part of the subject property left unplatted when the adjacent single-family neighborhood, Royal Estates Phase I, was developed. Upon completion of the platting process, the single-family lot will become part of the existing neighborhood adjacent to the proposed development.

### ADJACENT LAND USES:

The following table summarizes the surrounding properties' zoning designation and existing use.

**Table 1. Zoning and Land Uses**

Direction	Zoning	Existing Use
North	PD-58, Light Industrial	Undeveloped
South	PD-91, PD-231B	Gas Station, Undeveloped, Residential

West	Light Industrial	GP Municipal Airport
East	PD-127, Single Family Detached	Single Family Residential

## HISTORY:

- July 30, 1974: City Council approved a Planned Development District for the prior zoning of Multi-Family One.
- August 2, 2022: City Council approved a Zoning Change/Concept Plan, creating PD-433 for hybrid housing with 269 units (Case Number ZON-22-04-0012).
- December 13, 2022: City Council approved a Site Plan for hybrid housing with 269 units (Case Number STP-22-09-0046).

## ZONING REQUIREMENTS:

The lots meet the density and dimensional requirements stated in the PD-433 ordinance, which are summarized in the table below.

**Table 2. Summary of Lot Requirements**

Standard	Required (PD-433)	Proposed	Complies
Maximum Density	11.5	7.1	Yes
Min. Lot Area (Sq. Ft.)	N/A	N/A	Yes
Min. Lot Width (Sq. Ft.)	N/A	N/A	Yes
Min. Lot Depth (Sq. Ft.)	N/A	N/A	Yes
Min. Front Setback (Ft.)	17 from property line 20 from private street	17 from property line 20 from private street	Yes
Min. Rear Arterial Setback (Ft.)	20 from property line	20 from property line	Yes
Min. Side on Street Setback (Ft.)	15 from Public ROW 10 from private street 20 from garage door	15 from Public ROW 10 from private street 20 from garage door	Yes

## PLAT FEATURES:

The Final Plat illustrates nine lots for a build-to-rent (hybrid housing) community, three homeowners association lots, and one single-family lot. It also depicts private streets, drainage, and utility easements.

## RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.