



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 07/14/2025

PRESENTER: Tiffany Bull, Deputy City Attorney

TITLE: Fourth Amendment to the Development Agreement with PRA Prairie Ridge, L.P, Ellis County Fresh Water Supply District No. 1, Johnson County Fresh Water Supply District No. 2, Prairie Ridge Municipal Management District No. 1, to Update the Development Standards for New Phases within Ellis County Fresh Water Supply District No. 1

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 7/09/2025)

DEVELOPMENT AGREEMENT HISTORY:

- On November 14, 2005, the original development agreement was executed.
- On March 20, 2012, the agreement was amended to replace the development standards in their entirety.
- On December 13, 2022, the Second Amendment was executed include an additional 400 acres into the agreement and establish development standards for the additional land.
- On March 7, 2024, the Third Amendment was executed to amend certain density and dimensional standards for certain lots in phases 8 and 9.

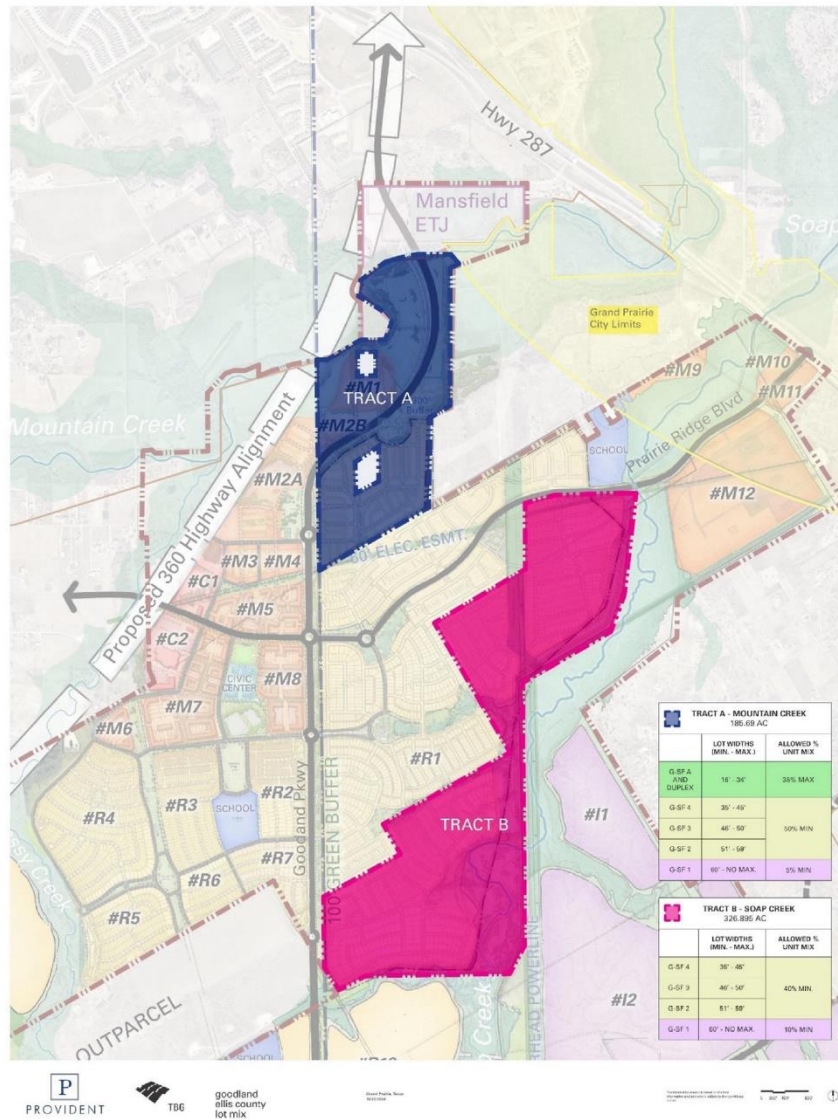
PURPOSE OF REQUEST:

The Prairie Ridge Village of Goodland (“Prairie Ridge”) is a planned development constructed under the terms of a development agreement originally executed in 2005. Over the years, the development agreement has been amended to include additional land and modernize the development standards. In reviewing plan submittals for the area, staff must look through several different agreements to determine which standards apply.

This amendment will include all the development standards for Prairie Ridge in a single document for ease of staff review. There are no changes to the specific development standards for the phases which have already been constructed. Development standards for all phases starting with phase 7 will be amended to allow wrought iron or board on board fences in residential areas where lots side or back to a landscape reserve or open space. The development standards for phases 8 and 9 will be amended to increase the maximum lot coverage from 50% to 65% and define masonry, as it relates to exterior materials, to include fiber cement.

This amendment will also establish development standards for phases 10 and beyond. Phases 10 and beyond will include a mix of lot sizes with smaller more urban lots permitted near Goodland Parkway.

	Lot Widths (min. – max.)	Allowed % Lot Mix In Tract A	Cumulative Lot max. in Tract A	Allowed % Lot Mix In Tract B	Cumulative Lot max. in Tract B
G-SF A	16'-34'	35% max. (200 Units max.)	740 max.	0% max.	1400 max.
G-SF 4	35'-45'	50% min.*		40% min.*	
G-SF 3	46'-50'				
G-SF 2	51'-59'				
G-SF 1	60' - no max.	5% min.	10% min.		



The City has entered into a Strategic Partnership Agreement with the District which will allow the City to annex the district land into the City after it has been at least 90% developed and the Developer has been reimbursed by the District for the cost of the public infrastructure they built. This will likely be several decades in the future.