CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE:	07/28/2026
PRESENTER:	June Sin, Senior Planner
TITLE:	ZON-26-05-0014 - Zoning Change/Concept Plan - Goodland Riverbend (City Council District 6). Zoning Change from Agricultural (A) District and PD-475 to a Planned Development District for Mixed Use, Mixed Residential Use, Commercial Use, and Open Space on 197.59 acres. Generally located west of S Hwy 287, and north of Lakeview Drive, all or portions of Parcel IDs 192557 and 303394, out of W. M. Gardner Survey, Abstract No. 403, R. K. Wines Survey, Abstract No. 1178, and J. D. Elis Survey, Abstract No. 1274, zoned Agricultural (A) District and PD-475, City of Grand Prairie and City of Grand Prairie ETJ, Ellis County, Texas
APPLICANT:	Erick Sabin, LRK, Inc.
REQUESTED ACTION:	Consider the request to rezone the property from Agriculture (A) District and PD-475 to Planned Development District for Mixed Use, Mixed Residential Use, Commercial Use, and Open Space.

SUMMARY:

Zoning Change from Agricultural (A) District and PD-475 to a Planned Development District for Mixed Use, Mixed Residential Use, Commercial Use, and Open Space on 197.59 acres. Generally located west of S Hwy 287, and north of Lakeview Drive, all or portions of Parcel IDs 192557 and 303394, out of W. M. Gardner Survey, Abstract No. 403, R. K. Wines Survey, Abstract No. 1178, and J. D. Elis Survey, Abstract No. 1274, zoned Agricultural (A) District and PD-475, City of Grand Prairie and City of Grand Prairie ETJ, Ellis County, Texas.

PURPOSE OF REQUEST:

The purpose of this request is to expand the boundaries of the PD-475 area to include portions of tracts of land being annexed into the City Limits. The zoning change will allow this area to be developed cohesively under the same development standards already established within the Goodland Riverbend area.

Goodland Riverbend is an additional phase of Goodland, a master-planned development in the south sector of Grand Prairie that includes the Prairie Ridge single-family development in the City's Extraterritorial Jurisdiction and future industrial and mixed-residential development within the City of Grand Prairie.

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	City Limits/ETJ	Undeveloped
South	PD-455/Agriculture/ETJ	Undeveloped/Residential
West	Grand Prairie ETJ	Undeveloped
East	ETJ/Agriculture	Undeveloped/Redi-Mix Concrete

HISTORY:

- April 15, 2025: City Council approved a zoning change from Agricultural (A) District to a Planned Development District for Single Family Detached uses (Case No. ZON-25-02-0006, Ordinance No. 11691).
- April 21, 2026: City Council approved a zoning change from Agricultural (A) District and PD-463 to a Planned Development District for Mixed Use, Mixed Residential Use, Commercial Use, and Open Space (Case No. ZON-26-01-0001, Ordinance No. 11691).
- August 4, 2026: City Council will consider the Developer Agreement for Goodland Riverbend.
- August 4, 2026: City Council will conduct a public hearing and final reading of the ordinance annexing land for Goodland Riverbend.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The land included in this request is part of the Goodland master planned development. The proposed Planned Development District is for the Goodland Riverbend area, which includes two character areas:

1. Mixed Residential Character Area – this character area is intended for a mixture of residential development types, including single-family detached, single-family attached, and single-family flex, with neighbourhood-scale commercial nodes. The proposed FLUM designation for this character area is Medium Density Residential.

2. Mixed-Use Character Area – this character area is intended for horizontal and vertical mixed-use development, including retail, restaurants, residential uses, civic uses, and offices. Sub-character area includes Regional Commercial. The proposed FLUM designations for this character area are Mixed Use and Commercial Use.

ZONING REQUIREMENTS:

The proposed Planned Development District standards are included in Attachment ii – Development Standards. The proposed standards allow and regulate the development of mixed residential, commercial, and mixed-use development.

ANALYSIS:

Staff evaluated the proposal using a framework that considers adopted plans and policies, surrounding land use context, development patterns and trends, and the specific characteristics of the proposed

development. This analysis is intended to provide decision-makers with a consistent assessment of how the request relates to the City's adopted policies, existing conditions, and potential development impacts.

Does the proposal advance the City's vision?

- The Southgate 360 Corridor Plan, an update to the City's Comprehensive Plan for this area, establishes guiding principles for development. The proposed zoning change supports the guiding principles listed below.
    - Preserve and Integrate Natural Assets: the proposal preserves 100 acres of floodplain and and the zoning standards provide the mechanism to integrate a portion of the area to create recreational amenities, open spaces, and trails for the proposed district. Additionally, the proposed street network will support connectivity to the planned trail system in the area.
    - Encourage Alternative High Quality Housing: the proposed zoning district allows a diverse range of housing types, including bungalow court, paired home, parchaus, townhomes, and single family detached homes. The proposal also integrates neighborhood amenities, open spaces, neighborhood-scale commercial areas, walkable connections, and mixed-use components that enhance neighborhood character, support daily living, and contribute to a high-quality residential environment.
- One of the City Council's 2026 Goals is to pursue attainable single-family housing opportunities. Approval of this zoning change will allow the applicant to construct various types of single-family housing.

Is the proposal compatible with its surroundings?

- The proposed zoning district is compatible with the surrounding residential developments, more specifically located to the south and west.

How does the proposal relate to existing development patterns and area context?

- The proposal is consistent with Goodland master-planned development and its established development standards.

What development characteristics of the proposal should be considered?

- The applicant will construct the infrastructure needed to support the development, including utility extensions and roadway improvements.

ATTACHMENTS / SUPPORTING DOCUMENTS:

1. Attachment i – Location Map
2. Attachment ii – Development Standards
    a. Exhibit A – Legal Description
    b. Exhibit B – Zoning Exhibit
    c. Exhibit C – Concept Plan
    d. Exhibit D – Representative Architectural Character