



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 08/19/2025

PRESENTER: Tiffany Bull, Deputy City Attorney

TITLE: First Amendment to April 2024 Development Agreement with Provident Realty Partners and Associated Entities to Adopt Development Standards and a Public Infrastructure Improvement Plan for the Goodland Town Center located in Johnson County, Just West of the Ellis County/Johnson County Border

REVIEWING COMMITTEE: (Presented to CCDC on 06/04/2025)

PURPOSE OF REQUEST:

On April 16, 2024, City Council approved a Development Agreement with Provident Realty Partners and associated entities. The development agreement provides for the phased annexation of the development. Prior to the annexation of land, the parties agreed to amend the development agreement to incorporate the development and design standards and the water/wastewater capital improvements plan for the area. This amendment is for phase 2 of the development, Goodland Town Center.

The Town Center is approximately 900 acres and is envisioned as a destination for events, civic and commercial activities. It's intended to be a pedestrian oriented area which provides connectivity to residents, preserves and integrates natural corridors, and provides open spaces within walkable distances from residences.

The Town Center is divided into two distinct areas: 1) Mixed Use and 2) Mixed Residential.

The Mixed Use area includes retail, restaurants, civic uses, open spaces, and offices. The core of the mixed use area will be anchored by a public facility or park. It's intended to be a walkable urban area which becomes more auto-oriented as you get closer to Hwy 360 (alignment isn't set yet). There will be neighborhood services as you get toward the Mixed Residential.

The Mixed Residential area offers a variety of housing types that meets a variety of needs and allows for neighborhood services/commercial areas to serve the needs of the residents.

The maximum number of units permitted throughout the entire town center is 11,500. The development agreement includes a waiver to develop in a manner inconsistent with the development.