



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 08/19/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Assistant Director of Planning & Development

TITLE: ZON-25-07-0026 - Zoning Change/Concept Plan - Goodland Town Center. Zoning Change and Concept Plan creating a Planned Development District for Mixed Residential, Commercial, and Mixed Use. Approximately 889.499 acres of land out of L Gardner Survey, Abstract No. 303, A Larrison Survey, Abstract No. 497, J Stewart Survey, Abstract No. 754, T Stansbury Survey, Abstract No. 762, and J H Working Survey, Abstract No. 897, City of Grand Prairie and Grand Prairie Extraterritorial Jurisdiction, Johnson County, Texas, property IDs R000008053, R000008054, R000008055, R000012506, R000012507, R000012508, R000012509, R000089489, R000018202, R000018203, R000018204, R000018613, R000018614, R000021410, R000021411, R000021412, R000066933, R000021430, R000021431 (On August 11, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

APPLICANT: Daniel Twigge, Provident Realty

RECOMMENDED ACTION: Approve

SUMMARY:

Zoning Change and Concept Plan creating a Planned Development District for Mixed Residential, Commercial, and Mixed Use on approximately 889.499 acres.

PURPOSE OF REQUEST:

The purpose of the request is to create a Planned Development District for the Goodland Town Center area. Goodland is 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. The Town Center area is an additional phase that includes about 889 acres.

ADJACENT LAND USES:

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

Table 1. Adjacent Zoning and Land Use

Direction	Zoning	Existing Use
North	Not Zoned (ETJ)	Undeveloped, Residential
South	Not Zoned (ETJ)	Undeveloped
West	Not Zoned (ETJ)	Undeveloped
East	Not Zoned (ETJ), Agriculture	Undeveloped, Residential

HISTORY:

- August 19, 2025: City Council will consider the Developer Agreement for Goodland Town Center.
- August 19, 2025: City Council will conduct a public hearing and final reading of the ordinances annexing land for the Goodland Town Center.

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 Town Center 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 neighborhood 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, civic uses, and offices. Sub-character areas include the Town Center Core, Regional Commercial, and Neighborhood Commercial. The proposed FLUM designation for this character area is Mixed Use.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map (FLUM) is designed to facilitate the efficient, sustainable, and fiscally sound development and redevelopment of Grand Prairie. The purpose of the FLUM is to serve as an outlook for the future use of land and the character of development in the community. The FLUM, along with other community objectives, is used to guide land use decisions. A request to modify the FLUM to be consistent with the proposed Planned Development District and Developer Agreement is under concurrent review (CPA-24-07-0016).

ZONING REQUIREMENTS:

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

RECOMMENDATION:

- On August 11, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0.
- The Development Review Committee (DRC) recommends approval.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE APPROXIMATELY 889.499 ACRES OF LAND OUT OF THE L GARDNER SURVEY, ABSTRACT NO. 303, A LARRISON SURVEY, ABSTRACT NO. 497, J STEWART SURVEY, ABSTRACT NO. 754, T STANSBURY SURVEY, AQBSTRACT NO. 762, AND J H WORKING SURVEY, ABSTRACT NO. 897, CITY OF GRAND PRAIRIE, JOHNSON COUNTY, TEXAS, PROPERTY IDS R000008053, R000008054, R000008055, R000012506, R000012507, R000012508, R000012509, R000089489, R000018202, R000018203, R000018204, R000018613, R000018614, R000021410, R000021411, R000021412, R000066933, R000021430, R000021431, CREATING A PLANNED DEVELOPMENT DISTRICT FOR MIXED RESIDENTIAL, COMMERCIAL, AND MIXED USE; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 7779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; CONTAINING A PENALTY CLAUSE; AND ESTABLISHING THAT THE ORDINANCE IS TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to change the zoning designation of said property creating a Planned Development District for Mixed Residential, Commercial, and Mixed Use; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on August 11, 2025, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 6 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned to create a Planned Development District for Mixed Residential, Commercial, and Mixed Use; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on August 19, 2025, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance, changing the zoning to create a Planned Development District for Mixed Residential, Commercial, and Mixed Use and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

“THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone the following described area to create a Planned Development District for Mixed Residential, Commercial, and Mixed Use.

Description of Land:

Approximately 889.499 acres of land out of L Gardner Survey, Abstract No. 303, A Larrison Survey, Abstract No. 497, J Stewart Survey, Abstract No. 754, T Stansbury Survey, Abstract No. 762, and J H Working Survey, Abstract No. 897, City of Grand Prairie, Johnson County, Texas, property IDs R000008053, R000008054, R000008055, R000012506, R000012507, R000012508, R000012509, R000089489, R000018202, R000018203, R000018204, R000018613, R000018614, R000021410, R000021411, R000021412, R000066933, R000021430, R000021431, and as depicted and described in Attachment i – Location Map and Exhibit A: Legal Description in Attachment ii – Development Regulations, attached hereto and incorporated herein.

SECTION 2. The purpose and intent of this zoning ordinance is to create a development framework that encourages and supports higher standards usually found in a master planned community.

SECTION 3. All boundaries, zoning, development standards, land uses, and other conditions of this Planned Development District shall conform to all requirements contained in Attachment ii – Development Regulations, attached hereto and incorporated herein.

SECTION 4. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 5. It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 6. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 7. A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 8. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS 19TH DAY OF AUGUST 2025.

PLANNED DEVELOPMENT NO. #

ZONING CASE NO. ZON-25-07-0026

ORDINANCE NO. #-2025