



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: CPA-25-07-0016 - Comprehensive Plan Amendment - Goodland Town Center. Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential, Mixed Use, Mixed Residential, Commercial/Retail/Office, Open Space/Drainage, and Medium Density Residential to Mixed Use and Medium Density Residential. 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:

Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential, Mixed Use, Mixed Residential, Commercial/Retail/Office, Open Space/Drainage, and Medium Density Residential to Mixed Use and Medium Density Residential.

PURPOSE OF REQUEST:

The purpose of the request is to change the Future Land Use Map to reflect the land uses shown on the amended Developer Agreement for the Goodland Development and the proposed Planned Development District under concurrent review (ZON-25-07-0026). 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 development and mixed residential within the City of Grand Prairie.

The land included in this request is part of 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.

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 2021 FUTURE LAND USE MAP, A COMPONENT OF THE 2018 COMPREHENSIVE PLAN, TO CHANGE THE CLASSIFICATION OF MULTIPLE TRACTS 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 JH 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, FROM LOW DENSITY RESIDENTIAL, MIXED USE, MIXED RESIDENTIAL, COMMERCIAL/RETAIL/OFFICE, OPEN SPACE/DRAINAGE, AND MEDIUM DENSITY RESIDENTIAL TO MIXED USE AND MEDIUM DENSITY RESIDENTIAL; AND MAKING THIS ORDINANCE CUMULATIVE; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan; and

WHEREAS, Notice was given of a public hearing on proposed amendments to the Comprehensive Plan Amendment to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on August 11, 2025, such Notice of the time and place of such hearing having been given at least ten (10) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, after consideration of said amendment, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that said

Comprehensive Plan Amendment should be approved since its provisions are in the public interest and will promote the health, safety and welfare of the community; 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 P.M. on August 19, 2025, to consider the advisability of amending the Comprehensive Plan, 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, Fort Worth, Texas, a newspaper of general circulation in such municipality.

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

SECTION 1. The 2021 Future Land Use Map, a component of the 2018 Comprehensive Plan for the City of Grand Prairie, be amended, revised, and described as follows:

- A. Change the Future Land Use classification from Low Density Residential, Mixed Use, Mixed Residential, Commercial/Retail/Office, Open Space/Drainage, and Medium Density Residential to Mixed Use and Medium Density Residential on 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, as depicted and described in Exhibit A – Location Map and Exhibit B – Boundary Description, attached hereto and referenced herein.

SECTION 2. 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 3. The Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

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. 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, THIS THE 19TH DAY OF AUGUST 2025.

ORDINANCE NO. #-2025

CASE NO. CPA-25-07-0016