



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Legislation Details (With Text)

<b>File #:</b>	19-9226	<b>Version:</b>	1	<b>Name:</b>	CPA190602 – Arise Family Development
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	8/2/2019	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	8/5/2019	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	CPA190602 - Comprehensive Plan Amendment to change the Future Land Use Map from Commercial to Med-Density Residential for 14.43 acres. Lots 1 and 2, Block 1, Lake Parks Retail and Tract 1B13, James Brannon Survey, Abstract No. 156, City of Grand Prairie, Tarrant County, Texas, zoned PD-267 and PD-267A, within Lake Ridge Corridor Overlay District, and generally located south of W Camp Wisdom Rd and west of Lake Ridge Pkwy. City Council Action: August 20, 2019				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Boundary Description.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

Chris Hartmann

### Title

CPA190602 - Comprehensive Plan Amendment to change the Future Land Use Map from Commercial to Med-Density Residential for 14.43 acres. Lots 1 and 2, Block 1, Lake Parks Retail and Tract 1B13, James Brannon Survey, Abstract No. 156, City of Grand Prairie, Tarrant County, Texas, zoned PD-267 and PD-267A, within Lake Ridge Corridor Overlay District, and generally located south of W Camp Wisdom Rd and west of Lake Ridge Pkwy.

**City Council Action: August 20, 2019**

### Presenter

Savannah Ware, AICP, Senior Planner

### Analysis

#### SUMMARY:

Planned Development Request and Concept Plan for General Retail, Single-Family Attached, and Multi-Family One uses on 27.68 acres. The Concept Plan depicts 166 single-story detached homes on a 14.43-acre common lot with the remaining acreage along Lake Ridge Pkwy and W Camp Wisdom Rd reserved for commercial uses. Lots 1 and 2, Block 1, Lake Parks Retail and Tract 1B13, James Brannon Survey, Abstract No. 156, City of Grand Prairie, Tarrant County, Texas, zoned PD-267 and PD-267A, within Lake Ridge Corridor Overlay District, and generally located south of W Camp Wisdom Rd and west of Lake Ridge Pkwy.

#### PURPOSE OF REQUEST:

The purpose of the request is to amend the Future Land Use Map (FLUM) from Commercial to Med-Density Residential on 14.4 acres so that the FLUM is consistent with a development proposed at this location.

### **ANALYSIS AND RECOMMENDATION:**

While the proposed use is consistent with Goal 12 of the 2010 Comprehensive Plan to achieve a broad housing selection for a diverse population, Staff has concerns about the proposed use at this location.

- On May 7, 2019, City Council adopted a policy position on development stating that multi-family projects should be built on properties already zoned for multi-family development. The proposal is in conflict with the adopted policy.
- City Council has approved several residential projects in the area. If all of these projects are developed, this area will see an additional 6,500 residential units. This influx of households could change the amount of retail this area can support, making it more feasible for the subject property to be developed solely with general retail uses.
- While the proposal does retain commercial use along Lake Ridge Pkwy and Camp Wisdom Rd, the configuration of the residential tract limits the form of commercial development that can and will likely occur in the future.
  - On March 19<sup>th</sup>, City Council unanimously approved revisions to Appendix F: Corridor Overlay District. The revised standards are intended to produce high quality places by emphasizing elements like urban form and usable open space in addition to building design.
  - The applicant submitted an illustrative Concept Plan that depicts drive-through restaurants and strip retail buildings with predominant surface parking lots. Appendix F is intended to promote alternatives to this pattern of development.

### **Body**

**FIELD NOTE DESCRIPTION**

**14.436 ACRE CUT-OUT**

**BEING 14.436 acres** situated in the *John Armendaris Survey, Abstract Number 1786* and the *J.W. Brannon Survey, Abstract 156* in the City of Grand Prairie, Tarrant County, Texas and being part of LOT 1, BLOCK 1 of LAKES PARKS RETAIL according to the plat recorded in Document 212039887 and being part of a 48.952 acre tract of land to LAKES PARKS RETAIL LTD according to the Document recorded in 207124813 of the *Official Public Records of Tarrant County, Texas* (OPRTCT) and being more particularly described as follows:

**BEGINNING** at point for corner located in the south line of W. Camp Wisdom Road (variable width) and being located in NORTH 89°20'14" WEST from the northwest corner of LOT 1, BLOCK 1 of CVS LAKE RIDGE Addition according to the plat recorded in Cabinet A, Slide 8944, Official Public Records of Tarrant County, Texas (OPRTCT);

**THENCE** departing the south line of said Camp Wisdom Road, **SOUTH 00°39'46" WEST** a distance of **279.73** feet to a 5/8 inch iron rod set for corner;

**THENCE SOUTH 89°20'14" EAST** a distance of **215.07** feet to a 5/8 inch iron rod set for corner;

**THENCE SOUTH 00°39'46" WEST** a distance of **85.35** feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 680.00 feet and a chord bearing of South 20°33'45" West;

**THENCE** with said curve to the right through a central angle of **39°47'58"** for an arc length of **472.35** feet to a 5/8 inch iron rod set for corner;

**THENCE SOUTH 40°27'44" WEST** a distance of **226.41** feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 500.00 feet and a chord bearing of South 47°46'03" West;

**THENCE** along said curve to the right through a central angle of **14°36'38"** for an arc length of **127.50** feet to a 5/8 inch iron set for the beginning of a reverse curve to the left having a radius of 1,040.03 feet and a chord bearing of South 49°03'09" West;

**THENCE** with said reverse curve to the left through a central angle of **12°02'26"** for an arc length of **218.56** feet to a 5/8 inch iron rod set for corner;

**THENCE SOUTH 49°43'52" WEST** a distance of **98.19** feet to a 5/8 inch iron rod set for corner;

**THENCE NORTH 87°23'09" WEST** a distance of **17.72** feet to a 5/8 inch iron rod set for corner;

**THENCE NORTH 31°25'55" WEST** a distance of **3.31** feet to a 5/8 inch iron rod set for the beginning of curve to the left having a radius of 145.00 feet and a chords bearing of North 48°42'36" West;

**THENCE** along said curve to the left through a central angle of **34°33'48"** for an arc length of **87.47** feet to a 5/8 inch iron rod set for corner;

**THENCE NORTH 66°01'59" WEST** a distance of **234.24** feet to a 5/8 inch iron rod set in the east line of a 100' wide Texas Power & Light Company Easement;

**THENCE** along the east line of said 100' wide Texas Power & Light Company Easement, **NORTH 23°58'01" EAST** a distance of **1,206.14** feet to a 5/8 inch iron rod set in the south line of W. Camp Wisdom Road;

**THENCE** along the south line of said W. Camp Wisdom Road as follows:

**SOUTH 89°42'39" EAST** a distance of **20.57** feet to a 5/8 inch iron rod set for corner;

**SOUTH 89°23'08" EAST** a distance of **138.50** feet to a 5/8 inch iron rod set for corner;

**NORTH 00°39'46" EAST** a distance of **10.00** feet to a 5/8 inch iron rod set for corner;

**SOUTH 89°20'14" EAST** a distance of **81.57** feet to the **POINT OF BEGINNING**;

**CONTAINING** within these metes and bounds **14.436 acres** or **628,835 square feet** of land more or less.



