



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/11/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Brittany Musser, Planner

TITLE: CPA-24-01-0003 - Comprehensive Plan Amendment - 821 MacArthur (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential to Commercial/Retail/Office on 0.6 acres. Lot 261, a portion of the adjoining Southern tract, and a portion of Lots 168 and 169, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and with an approximate address of 821 MacArthur Blvd

APPLICANT: Miguel Guevara Velazquez

RECOMMENDED ACTION: Staff is unable to support the request because the proposal does not align with the Future Land Use Map (FLUM). However, staff does note that proposed zoning request is consistent with the land uses of abutting properties.

Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.

SUMMARY:

Amendment to the Future Land Use Map to change the designation from Low Density Residential to Commercial/Retail/Office on 0.6 acres. Lot 261, a portion of the adjoining Southern tract, and a portion of Lots 168 and 169, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and with an approximate address of 821 MacArthur Blvd.

PURPOSE OF REQUEST:

The applicant is requesting a zoning change so they can pursue a Specific Use Permit for Auto Repair. The purpose of this request is to amend the Future Land Use Map to align with a proposed zoning change.

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	Commercial	Industrial
South	Single Family-Four	Cemetery
West	Single Family-Four	Vacant, Single Family Residence
East	Single Family-Four	Single Family Residence

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Future Land Use Map

The Future Land Use Map (FLUM) is designed to facilitate the efficient, sustainable, and fiscally sound development and redevelopment of Grand Prairie. The purpose 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.

The FLUM designates this location as Low Density Residential. The proposed zoning is inconsistent with the FLUM.

Any amendments to the Comprehensive Plan and accompanying Future Land Use Map are required to be reviewed by the Planning and Zoning Commission. 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.

RECOMMENDATION:

Staff is unable to recommend approval of this request since the proposed use is inconsistent with the FLUM. However, staff does note that proposed zoning request is consistent with the land uses of abutting properties.

Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.