



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/11/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Brittany Musser, Planner

TITLE: ZON-24-01-0002 - Zoning Change – 821 MacArthur (City Council District 5). Zoning Change from Single Family-6 (SF-6) and Commercial (C) to Commercial (C) 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 recommend approval of this request since the commercial land use is inconsistent with the FLUM. However, the request is consistent with the commercial land uses north of the subject property.

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:

Zoning Change from Single Family-6 (SF-6) and Commercial (C) to Commercial (C) 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. Lot 261 and partial lots 168 and 169 are all zoned Commercial (C) while the portion of the adjoining southern tract is zoned Single Family-Four (SF-4) Residential District. The SF-4 zoning district does not allow for any auto related uses.

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 | Single Family Residence |
| East | Single Family-Four | Single Family Residence |

HISTORY:

- February 14, 1972: City Council approved a Specific Use Permit for a Cemetery for the adjoining southern tract.
- September 1985: The City's 1985 zoning map shows lot 261 zoned Commercial and lots 169 and 168 zoned as Single Family-Four.

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 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.

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this location as Low Density Residential. The proposed zoning is inconsistent with the FLUM.

ZONING REQUIREMENTS:

The table below summarizes the requirements for Commercial. If zoning is approved, the applicant must comply with the following standards.

Table 2. Summary of Lot Requirements

| Standard | Required |
|--------------------------|----------|
| Min. Lot Area (Sq. Ft.) | 5,000 |
| Min. Lot Width (Ft.) | 50 |
| Min. Lot Depth (Ft.) | 100 |
| Front Setback (Ft.) | 25 |
| Internal Side Yard (Ft.) | 10 |
| Rear Setback (Ft.) | 0 |
| Max. Height (Ft.) | 25 |

ANALYSIS:

The majority of the subject property is already zoned for Commercial uses. The only portion of the subject property that would be changed from Single-Family Four to Commercial is the portion of the

adjacent southern tract that abuts the existing cemetery. That portion of land has historically been used for industrial type uses and would likely never develop as a single-family home.

VARIANCES:

The applicant is not requesting any variances at this time.

RECOMMENDATION:

Staff is unable to recommend approval of this request since the commercial classified land use is inconsistent with the FLUM. However, the request is consistent with the commercial land use north of the subject property.

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.