



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 06/04/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: ZON-24-03-0009 - Zoning Change/Concept Plan - Dina Estates Townhomes (City Council District 5). Zoning Change from Multi-Family One (MF-1) to a Planned Development with a base zoning district of Single-Family Townhouse and a Concept Plan depicting 14 townhouses on 2.004 acres. A 2.004-acre tract of land out of the H. Bilsmirer Survey, Abstract No. 111, City of Grand Prairie, Dallas County, Texas, within the SH-161 Corridor Overlay District, zoned Multi Family-One Residential District and addressed as 1050 and 1100 N Hwy 161 (On May 13, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: Thomas Vilbig, Vilbig and Associates

RECOMMENDED ACTION: Approve

SUMMARY:

Zoning Change from Multi-Family One (MF-1) to a Planned Development with a base zoning district of Single-Family Townhouse and a Concept Plan depicting 14 townhouses on 2.004 acres. A 2.004-acre tract of land out of the H. Bilsmirer Survey, Abstract No. 111, City of Grand Prairie, Dallas County, Texas, zoned Multi Family-One Residential District and addressed as 1050 and 1100 N Hwy 161.

PURPOSE OF REQUEST:

The applicant wishes to rezone the subject parcels from Multi Family-One (MF-1) District to a Planned Development with base zoning of Single Family-Townhouse (SF-T) District to allow the construction of 14 townhouses.

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	Multi Family One (MF-1)	Undeveloped
South	Multi Family One (MF-1)	Residential (Four-plex)
West	General Retail (GR)	Hwy 161/ Undeveloped
East	Single Family Two (SF-2)	Residential Homes

HISTORY:

- September 1985: The City’s 1985 zoning map shows the property zoned as Multi Family-One (MF-1).
- January 17, 2024, the applicant requested to withdraw Zoning Change/Concept Plan (Case Number ZON-23-10-0036).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposal includes 14 townhomes on 2.004 acres. Current zoning, Multi Family-One (MF-1), allows townhouses if the proposed development can comply with all UDC requirements. The proposal is considered an infill project and provides transitional use between the highway and the existing single-family neighborhood. Due to the limited parcel area, four of the units will be configured on wider lots with reduced lot depth. The applicant is proposing a Planned Development with these modifications so that the townhouse can be constructed per UDC requirements with deviations for these four lots.

Each townhome will have a two-car garage and a masonry exterior, consisting of cementitious siding and brick veneer. The development has a single access point from the SH 161 Service Road. The Concept Plan includes a 6-foot masonry screening wall along SH 161 Service Road. The amenities and detention pond will be maintained by a mandatory homeowner’s association.

ZONING REQUIREMENTS:*Density and Dimensional Requirements*

The lots meet the density and dimensional requirements stated in the Planned Development.

Table 2. Summary of Lot Requirements

Standard	Required (SF-T)	Provided	Meets
Maximum Density	13.2	7	Yes
Min. Living Area (Sq. Ft.)	1,150-1,299 - 30% 1,300 - 70%	1,300	Yes
Min. Lot Area (Sq. Ft.)	1,680-3,299 - 30% 3,300 - 70%	1,680-3,299 (4 lots) - 30 % 3,300 (10 lots) - 70%	Yes
Min. Lot Width (Ft.)	21-29 - 30% 30 - 70%	30	Yes
Min. Lot Depth (Ft.)	80-99 (30%) 100 (70%)	52 (4 lots) - 30% 100 (10 lots) - 70%	Variance
Front Setback (Ft.)	17	17	Yes

Rear Setback (Ft.)	10	10	Yes
Rear Arterial (Ft.)	20	20	Yes
Side on Street (Ft.)	15	10	Variance
Side Setback (Ft.)	5 (not attached) 0 (attached)	5 (not attached) 0 (attached)	Yes
Max. Height (Ft.)	35 (3 stories)	30 (2 stories)	Yes
Max. Lot Coverage (%)	60	60	Yes

Parking Requirements

The property is subject to parking requirements in the UDC. The following table summarizes these requirements. The proposal meets the parking requirements.

Table 3. Parking Summary

Standard	Required	Proposed	Compliance
2 Garage Parking spaces (2 bedrooms or more)	28	28	Yes
Guest Parking (1 space per 5 units)	3	3	Yes

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 31 surrounding properties meeting the distance requirements in the Unified Development Code. As of the writing of this staff memo, the following letters have been received:

In Support: None

In Opposition: One (1)

VARIANCES:

The applicant is requesting the following variances.

1. Minimum Lot Depth – The applicant is requesting a variance from the the minimum lot depth requirement of 80 feet to allow a minimum lot depth of 52 feet for four units along the southern property line.
2. Minimum Side Yard on Street – The applicant is requesting a variance from the minimum 15 feet side yard setback requirement to allow for a reduced setback of 10 feet for two units along the proposed street.

RECOMMENDATION:

- On May 13, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0.

- The Development Review Committee (DRC) recommends approval. The proposed development is consistent with the existing zoning.

BODY:

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 2.004 ACRES OF LAND OUT OF THE H. BILSMIRER SURVEY, ABSTRACT NO. 111, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM MULTI FAMILY-ONE DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR TOWNHOME USE; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND 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 rezone and reclassify said property from its classification of Multi Family-One to a Planned Development District for Townhome Use; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on May 13, 2024, 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 7-0 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Multi Family-One to a Planned Development District for Townhome 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 P.M. on June 4, 2024 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 all 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 from its classification of Multi Family-One to a Planned

Development District for Townhome 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 to rezone from its classification of Multi Family-One to a Planned Development District for Townhome Use; as described and depicted in Exhibit A – Location Map and Exhibit B – Boundary Description.

SECTION 2. The purpose of this planned development is to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land, and compliance with appropriate design standards.

SECTION 3. The following shall apply to development in the Planned Development District:

- A. Any zoning, land use requirements and restrictions not contained within this Planned Development Ordinance shall conform to those requirements for Townhouse district and Appendix W in the Unified Development Code (UDC), as amended, and as detailed on Exhibit C - Concept Plan.
- B. The development shall be in general compliance, as determined by the Planning and Development Director or designee, with attached Exhibit C – Concept Plan and Exhibit D – Conceptual Landscape Plan. The Concept Plan is intended to be a graphic depiction of the likely lot and block configuration, street layout and amenity plan of the development. It is not intended to constitute a final design or approval, implied or otherwise, of the development. The ultimate development design will be based on the development standards herein contained and/or site limitations at the time of site plan review and final platting.
- C. The building elevations shall be in substantial conformance, as determined by the Planning and Development Director or designee, with attached Exhibit E – Conceptual Building Elevations.
- D. Development Standards

The Townhome development shall be in conformance with the density, dimensional, and development standards of SF Townhouse district and Appendix W of the Unified Development

Code (UDC), as amended, and as detailed on the Exhibit C – Concept Plan, incorporated herein by reference.

Standard	Article 6 Density & Dim. (SF-Townhouse)	By this PD
Min. Lot Area (Sq. Ft.)	1,680-3,299 = 30% (Max) = or >3,300 = 70% (Min)	0% 100%
Min. Lot Width (Ft.)	21-29 = 30% (Max) = or >30 = 70% (Min)	0% 100%
Min. Lot Depth (Ft.)	80-99 = 30% (Max) = or >100 = 70% (Min)	52 = 30% 100 = 70%
Side Setback on Street (Ft.)	15	10

- E. A Preliminary Plat and Final Plat shall be reviewed and approved by the City of Grand Prairie Planning and Zoning Commission prior to the issuance of any building permits.

SECTION 4. 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 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. All ordinances or parts of ordinances in conflict herewith are specifically 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 7. 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 4TH DAY OF JUNE, 2024.

ORDINANCE NO. 11553-2024
ZONING CASE NO. ZON-24-03-0009
PLANNED DEVELOPMENT NO. 453