



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 06/04/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: CPA-24-04-0005 - Comprehensive Plan Amendment - Dina Estates Townhomes (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial/Retail/Office to Medium Density Residential 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 & 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: Staff is unable to support the request because it is inconsistent with the FLUM. However, staff notes that townhouses are allowed by the existing zoning.

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:

Comprehensive Plan Amendment to change the Future Land Use Map from Commercial/Retail/Office to Medium Density Residential 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 & 1100 N Hwy 161.

PURPOSE OF REQUEST:

The applicant is proposing to rezone the subject parcels to be able to construct 14 townhomes on 2.004 acres. The purpose of this request is to change the Future Land Use Map (FLUM) designation from Commercial/Retail/Office to Medium Density Residential to align with the proposed zone 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	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

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 FLUM designates this location as Commercial, Retail, and Office. The existing zoning, MF-1, is inconsistent with the FLUM. The proposed townhouse development is allowed in the MF-1 Zoning District. The proposal requests a maximum density of seven (7) dwelling units per acre, which is significantly lower than the allowed density of 13.2 for townhomes. The proposed Medium Density Residential is compatible with the existing developments in the area. The properties to the east are single-family residential and properties to the south are four-plexes. The proposed Medium Density Residential is in alignment with its future use designation to serve as a transitional use between low-density areas and higher intensity uses.

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:

- On May 13, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0.
- Staff is unable to support the request because it is inconsistent with the FLUM. However, staff notes that townhouses are allowed by the existing zoning. *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.*

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 2.004 ACRES OF LAND OUT OF THE H. BILSMIRER SURVEY, ABSTRACT NO. 111, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS,

FROM COMMERCIAL, RETAIL, OFFICE TO 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 May 13, 2024, 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 approval 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 June 4, 2024, 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 Future Land Use Map of the City of Grand Prairie be amended, revised, and described as follows:

- A. Change the Future Land Use Map classification from Commercial/Retail/Office to Medium Density Residential on 2.004 acres 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 & 1100 N Hwy 161; as described and depicted in Exhibit A – Location Map.

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 4TH DAY OF JUNE 2024.**

ORDINANCE NO. 11552-2024

CASE NO. CPA-24-04-0005