



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 07/21/2026

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Planning & Development Assistant Director

TITLE: ZON-26-04-0010 - Zoning Change - 534 Worthway Dr (City Council District 1). Zoning Change from Single Family-Four (SF-4) District to Single Family-Attached (SF-A) District on 0.16 acres. Lot 7, Block A, Jefferson Heights Addition, City of Grand Prairie, Tarrant County, Texas, zoned Single Family-4 (SF-4) District, and addressed as 534 Worthway Drive (On June 23, 2026, the Planning and Zoning Commission recommended denial by a vote of 5-0)

APPLICANT: Juan Granados, Rojo Electric

RECOMMENDED ACTION: Staff does not fully support this request due to incompatibility with the established character of the neighborhood

SUMMARY:

Zoning Change from Single Family-Four (SF-4) District to Single Family-Attached (SF-A) District on 0.16 acres. Lot 7, Block A, Jefferson Heights Addition, City of Grand Prairie, Tarrant County, Texas, zoned Single Family-4 (SF-4) District, and addressed as 534 Worthway Drive.

PURPOSE OF REQUEST:

The applicant desires to construct a duplex on the subject property. The purpose of the request is to rezone the existing lot from Single Family-Four (SF-4) District to Single Family-Attached (SF-A) District. If the zoning change is approved, any future development must comply with all SF-A development standards.

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	Single Family-Four (SF-4) District	Detached single-family residences
South	Single Family-Attached (SF-A) District	Undeveloped

West	Single Family-Four (SF-4) District	Detached single-family residences
East	Single Family-Four (SF-4) District	Detached single-family residences

HISTORY:

- September 1985: The City’s 1985 zoning map shows the property zoned as Single Family-Four (SF-4) District.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is requesting a zoning change from Single Family-Four (SF-4) district to Single Family-Attached (SF-A) district in order to develop a duplex on the subject property.

The surrounding neighborhood is developed predominantly with detached single-family residences. The majority of the homes were constructed in the late 1940s and 1950s and contain living areas ranging from approximately 660 square feet to 1,550 square feet. If the zoning is approved, the proposed duplex development would be required to provide a minimum of 1,200 square feet per dwelling unit in accordance with the SF-A district standards.

The neighborhood is bordered by commercial, retail, and light industrial uses along its northern and western edges. Additionally, retail and office uses are located immediately south of the subject property. Two vacant parcels located south of the site were rezoned from General Retail (GR) district to Single Family-Attached (SF-A) district in 2024; however, those properties remain undeveloped.

The applicant proposes to construct a new duplex that complies with the density and dimensional requirements of the SF-A district. While the SF-A and SF-4 districts share similar development standards with respect to lot area, setbacks, and building dimensions, the proposed duplex introduces a housing type that is not currently characteristic of the established development pattern within the neighborhood.

Although adjacent non-residential uses exist along the periphery of the neighborhood, the interior of the neighborhood is predominantly detached single-family. As such, the proposed duplex development is not consistent with the prevailing residential pattern and is anticipated to alter the established character of the neighborhood.

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 2021 Future Land Use Map, a component of the 2018 Comprehensive Plan, designates this location as Medium Density Residential. Medium density residential housing types include townhomes, duplexes, and patio homes. Medium density residential areas can serve as transitional uses between low density areas and higher intensity uses, such as commercial, retail, and industrial activity.

The proposed zoning request is consistent with the Future Land Use Map designation for the property.

ZONING REQUIREMENTS:

The table below summarizes the requirements for Single Family-Attached (SF-A) District in Article 6 of the Unified Development Code (UDC). If zoning is approved, the applicant must comply with the following standards.

Table 2. Summary of Lot Requirements

Standard	SF-A
Maximum Density	11.0
Minimum Living Area (Sq. Ft.)	1,200 per unit
Min. Lot Area (Sq. Ft.)	4,000 per unit
Min. Lot Width (Ft.)	60
Min. Lot Depth (Ft.)	100
Front Setback (Ft.)	1-2 Units = 25 3-4 Units = 30
Rear Setback (Ft.)	10
Rear Alley Setback (Ft.)	10
Rear Arterial Setback (Ft.)	20
Interior Side Setback (Ft.)	6
Side on Street Setback (Ft.)	15
Garage Door (Rear Entry Only) (Ft.)	20
Between Buildings (Ft.)	6
Max. Height (Ft.)	25
Max. Lot Coverage (%)	50

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 41 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: Two (2)

RECOMMENDATION:

- On June 23, 2026, the Planning and Zoning Commission recommended denial by a vote of 5-0.
- Staff does not fully support this request due to incompatibility with the established character of the neighborhood.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 0.16 ACRES, LOT 7, BLOCK A, JEFFERSON HEIGHTS ADDITION, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS FROM SINGLE FAMILY-FOUR (SF-4) DISTRICT TO SINGLE FAMILY-ATTACHED (SF-A) DISTRICT; 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 PENALTY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

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 Single Family-Four (SF-4) District to Single Family-Attached (SF-A) District; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 23, 2026, 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 5-0 to recommend denial to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Single Family-Four (SF-4) District to Single Family-Attached (SF-A) District; 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 o'clock P.M. on July 21, 2026, 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 Single Family-Four (SF-4) District to Single Family-Attached (SF-A) District; 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 so as to rezone 0.23 acres of property, Lot 7, Block A, Jefferson Heights Addition, City of Grand Prairie, Dallas County, Texas, from its classification of Single Family-Four (SF-4) District to Single Family-Attached (SF-A) District, said property being described and depicted in Exhibit A – Boundary Description, attached hereto and incorporated herein.

SECTION 2. 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 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. Land uses shall be restricted to those uses permitted in the Single Family-Attached (SF-A) District as specified in Article 4 - “Permissible Uses” of the Unified Development Code of the City of Grand Prairie, Texas, as amended.

SECTION 5. Development shall conform to all applicable development standards for Single Family-Attached (SF-A) District as specified in Article 6 – “Density and Dimensional Requirements,” and all other applicable sections of the Unified Development Code of the City of Grand Prairie, Texas, as amended.

SECTION 6. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinance of the City of Grand Prairie, Texas.

SECTION 7. A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1- 8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 8. 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 21ST DAY OF JULY 2026.

ORDINANCE NO. #-2026

CASE NO. ZON-26-04-0010