



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 10/11/2022

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: ZON-22-08-0020 - Zoning Change – Zoning Change – SF-4 to SF-6 at 1901 Varsity Drive (City Council District 3). Zoning Change from Single Family-Four to Single Family-Six Residential District on 0.69 acres. Legally described as a portion of Lot 5, Block A, Lakeland Heights Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four District, and addressed as 1901 Varsity Drive (On September 26, 2022, the Planning and Zoning Commission’s motion to approve failed by a vote of 3-6, resulting in a denial of the request)

APPLICANT: Saul Zuniga

RECOMMENDED ACTION: Staff is unable to recommend approval of this request because this requested zoning is inconsistent with the surrounding development. Staff recommends that the property be developed in line with the existing SF-4 zoning standards.

SUMMARY:

Zoning Change from Single Family-Four to Single Family-Six Residential District on 0.69 acres. Legally described as a portion of Lot 5, Block A, Lakeland Heights Addition, City of Grand Prairie, Texas, Dallas County, zoned Single Family-Four District, and addressed as 1901 Varsity Drive.

PURPOSE OF REQUEST:

The applicant is requesting to change the zoning of 0.69 acres. The property is in the Lakeland Heights single-family detached residential neighborhood. The applicant intends to subdivide the lot into six 5,000-square-foot lots and build six single-family houses on the property.

ADJACENT LAND USES:

Table 1 summarizes the zoning designation and existing uses for the surrounding properties.

Table 1. Adjacent Land Uses and Zoning

Direction	Zoning	Existing Use
North	SF-4	SF-Detached Residential
South	SF-4	SF-Detached Residential
West	SF-2	SF-Detached Residential
East	SF-4	SF-Detached Residential

HISTORY:

Lakeland Heights subdivision was created in October of 1989. The subject lot was originally platted as Lot 5 and then illegally subdivided by meets and bound as a northern portion of Lot 5. The remaining portion of Lot 5 is located directly south of the subject property, which is a 0.68-acre lot that fronts Varsity Drive.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

Rezoning the property to Single Family-Six (SF-6) District will allow for the construction of six single-family detached houses conforming to the minimum density and dimensional requirements of the Unified Development Code. The maximum density allowed in the SF-6 District is 8.7 dwelling units per acre. Water and sanitary sewer services are available to serve the property.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this area as Low-Density Residential. The FLUM designates this site area as Low-Density Residential, which corresponds with the request. However, the zoning request change is inconsistent with surrounding zoning and land uses. The subject lot is surrounded by SF-4 on three sides. The lots to the north and east, zoned SF-4, are generally 0.18 acres or greater. The subject property abuts SF-2 zoning to the west. These lots are generally 0.20 acres or greater. The applicant is proposing 0.114 acre lots, which are smaller than the surrounding lots. With the proposed layout, the applicant will also need to request two variances from the Zoning Board of Adjustment and Appeals (ZBA). The proposed lot can only work if variances for a 5-foot reduction of the front yard and a 3-foot reduction of the corner lot width are granted.

Under the current zoning, the applicant could create four lots that meet the lot area requirement of the current zoning. SF-4 zoning requires min lot area to be 7,200 square feet. These four lots will be at 7,500 square feet (0.17 acres) which is more consistent with the surrounding area. The applicant will need a ZBA variance for a 10-foot reduction of the lot depth, which staff could support.

ZONING REQUIREMENTS:

Table 2 summarizes the density and dimensional requirements for Single Family-Six. The property will not meet all the SF-6 requirements once subdivided into six lots.

Table 2. Density and Dimensional Requirements

Standard	Current Zoning (SF-4)	Requested Zoning (SF-6)	Provided (SF-6)	Meets
Maximum Density (DUA)	5.8	8.7	8.7	Yes
Minimum Living Area (Sq. Ft.)	1,800	1,400	1,800	Yes
Minimum Lot Area (Sq. Ft.)	7,200	5,000	5,000	Yes
Minimum Lot Width (Ft.)	60	50	50	Yes*
Minimum Lot Depth (Ft.)	110	100	100	Yes
Minimum Front Yard Setback (Ft.)	25	25	20	No

*The corner lot would require a variance from ZBA.

VARIANCES:

If zoning is approved, the applicant would require variances to front setbacks and corner lot width.

RECOMMENDATION:

- On September 26, 2022, the Planning and Zoning Commission's motion to approve failed by a vote of 3-6, resulting in a denial of the request.
- The Development Review Committee (DRC) is unable to recommend approval of this request because the requested zoning is inconsistent with the surrounding development. Staff recommends that the property be developed in line with the existing SF-4 zoning standards.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE A PORTION OF LOT 5, BLOCK A, LAKELAND HEIGHTS ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, LOCATED AT 1901 VARSITY DRIVE, FROM SINGLE FAMILY-FOUR (SF-4) RESIDENTIAL DISTRICT TO SINGLE FAMILY-SIX (SF-6) RESIDENTIAL 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; 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 Single Family-Four (SF-4) Residential District to Single Family-Six (SF-6) Residential District; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on September 26, 2022, 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' motion to approve failed by a vote of 3-6 resulting in a recommendation of denial of the request that the hereinafter described property be rezoned from its classification of Single Family-Four (SF-4) Residential District to Single Family-Six (SF-6) Residential 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 October 11, 2022, to consider the advisability of amending the Zoning Ordinance and Map, 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) Residential District to Single Family-Six (SF-6) Residential 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 from its classification of Single Family-Four (SF-4) Residential District to Single Family-Six (SF-6) Residential District as depicted in Exhibit A – Location Map and Exhibit B – Boundary Description.

Description of Land:

A portion of Lot 5, Block A, Lakeland Heights Addition, City of Grand Prairie, Dallas County, Texas, located at 1901 Varsity Drive.

SECTION 2. 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 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-Six (SF-6) Residential District allowing for residential uses 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-Six (SF-6) Residential District as specified in Article 6 – “Density and Dimensional Requirements” of the Unified Development Code of the City of Grand Prairie, Texas, as amended.

SECTION 6. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions and such holding shall not affect the validity of the remaining portions thereof.

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 11TH DAY OF OCTOBER 2022.

**ORDINANCE NO. #-2022
CASE NO. ZON-22-08-0020**