



## CITY OF GRAND PRAIRIE COMMUNICATION

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**MEETING DATE:** 12/09/2024

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Abdul R. Ghous, AICP, Senior Planner

**TITLE:** ZON-24-04-0011 - Zoning Change – Dalworth Rezone (City Council District 1). Zoning Change from Office district (O) to General Retail (GR) on 0.64 acres. Tract 1D, Ford P H Survey Abstract 543, City of Grand Prairie, Tarrant County, Texas, zoned Office (O) District, and addressed as 2406 Dalworth St

**APPLICANT:** Jonathan Gonzalez

**RECOMMENDED ACTION:** Approve

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### SUMMARY:

Zoning Change from Office district (O) to General Retail (GR) on 0.64 acres. Tract 1D, Ford P H Survey Abstract 543, City of Grand Prairie, Tarrant County, Texas, zoned Office (O) District, and addressed as 2406 Dalworth St.

### PURPOSE OF REQUEST:

The purpose of the request is to rezone the property to allow for a hair salon use at this location. The property is currently zoned Office (O) district, which does not allow for a Grooming & Hygiene Salon use. The proposed GR zoning district does allow a Grooming & Hygiene Salon use.

### 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	Office District	Vacant Land
South	Commercial District	Hair Salon, Restaurant, Convenience Store & Vacant Land
West	Office District	Assisted Living Facility
East	General Retail	Vacant Land

## **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 Commercial/Retail/Office. The proposed zoning is consistent with the FLUM.

## **ANALYSIS:**

The proposed use is consistent with the surrounding uses and the FLUM. The General Retail zoning district will allow for more flexibility at the site while still limiting more intensive uses to the Specific Use Permit process. Staff does not anticipate that the proposed zoning change will significantly impact the surrounding sites. No changes are proposed to the existing building.

## **VARIANCES:**

The applicant is not requesting any variances.

## **PUBLIC NOTICE:**

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 12 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: None

## **RECOMMENDATION:**

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