



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 09/03/2024

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: CPA-24-07-0009 - Comprehensive Plan Amendment - 905 MacArthur (City Council District 5). Amendment to the Future Land Use Map to change the designation from Mixed Use to Commercial/Retail/Office on 10.70 acres. A portion of Tract 20, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within the IH-30 Corridor Overlay, with an approximate address of 905 Macarthur Blvd (On July 22, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: Bob Cabel, Miami Partners LLC

RECOMMENDED ACTION: Staff is unable to support the request because it is inconsistent with the FLUM. However, staff notes that existing zoning allows proposed retail and restaurant uses.

Please note that the FLUM is not the property zoning; it is the recommended future land use for potential development per the city's comprehensive plan.

SUMMARY:

Amendment to the Future Land Use Map to change the designation from Mixed Use to Commercial/Retail/Office on 10.70 acres. A portion of Tract 20, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within the IH-30 Corridor Overlay, with an approximate address of 905 Macarthur Blvd.

PURPOSE OF REQUEST:

The applicant wishes to rezone the subject property from a Commercial (C) District to a Planned Development District for retail and restaurant development on 10.70 acres. This request is for a change from Mixed Use to Commercial, Retail, Office on the Future Land Use Map (FLUM).

Areas with the Mixed Use designation are intended for an appropriately planned mixture of non-residential and residential uses. They are referred to as mixed-use because it is envisioned that these areas would be integrated retail, public, office, and entertainment developments, with a residential

component appropriately blended into larger-scale buildings that would otherwise be used to support those uses independently. Mixed-use areas are intended to provide flexibility for the City and the development community to encourage innovative, unique, and sustainable developments. Residential uses in mixed-use developments have begun to appeal to seniors or younger generations. Walkable connections to shopping and dining should be key components of the mixed-use areas.

Commercial uses are more intense than retail establishments, yet they also provide goods and services for the public. Examples of commercial establishments would include hotels, automotive services, and big box retailers. Retail land use is intended to provide for a variety of restaurants, shops, grocery stores, and personal service establishments. Office areas provide for low- to medium-rise suburban-scale developments. Generally, permitted uses include corporate, professional, medical, and financial offices and offices for individual and non-profit organizations.

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.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 24 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:

- On July 22, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0.
- The FLUM designates this location as Mixed Use. Staff is unable to support the request because the proposal is inconsistent with the FLUM. However, staff notes that the existing zoning allows the proposed retail and restaurant uses. *Please note that 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 A PORTION OF 10.70 ACRES; A PORTION OF TRACT 20, JOSEPH GRAHAM SURVEY, ABSTRACT NO. 506, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, LOCATED AT 905 MACARTHUR BLVD; FROM MIXED USE TO COMMERCIAL, RETAIL, OFFICE; 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 July 22, 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 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 August 6, 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; and

WHEREAS, on August 6, 2024, City Council tabled this item to September 3, 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. The 2021 Future Land Use Map, a component of the 2018 Comprehensive Plan for the City of Grand Prairie, be amended, revised, and described as follows:

- A. Change the Future Land Use classification from Mixed Use to Commercial, Retail, Office on a portion of 10.70 acres, being a portion of Tract 20, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, and approximated address of 905 Macarthur Blvd; as described and depicted in Exhibit A – Boundary Description.

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 3RD DAY OF SEPTEMBER 2024.

ORDINANCE NO. #-2024

CASE NO. CPA-24-07-0009