



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 09/03/2024

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: ZON-24-06-0018 - Zoning Change/Concept Plan – 905 MacArthur (City Council District 5). Zoning Change from a Commercial (C) District to a Planned Development District for Commercial Uses and a Concept Plan depicting retail and restaurant developments on 10.70 acres. 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: Approve

SUMMARY:

Zoning Change from a Commercial (C) District to a Planned Development District for Commercial Uses and a Concept Plan depicting retail and restaurant developments on 10.70 acres. 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 is requesting approval of a Concept Plan for a future commercial development on 10.70 acres, consisting of 52,600 sq. ft. of speculative retail and restaurant buildings.

The purpose of the Concept Plan is to review the overall development and intended uses. All other development requirements associated with parking, driveway access, landscaping, and building design will be reviewed during the Site Plan process per Unified Development Code (UDC) standards. The concept plan depicts uses requiring a Specific Use Permit (SUP). The concept plan does not approve SUP-required uses; all future developments requiring SUP shall be individually approved by the City Council.

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	Light Industrial (LI)	IH 30/Undeveloped
South	Commercial (C)/ Single Family Residential (SF-4)	Truck & R.V. storage/ Single Family Residences
West	PD-41	Industrial Warehouses
East	Light Industrial (LI)	U-Haul

HISTORY:

- September 1985: The City’s 1985 zoning map shows the property zoned as Commercial (C).
- February 26, 2024: Planning and Zoning recommended by a vote of 8-0, a request for a convenience store with gas sales at the northeast corner. (Case Number SUP-23-10-0043).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The Concept Plan depicts a drive-through restaurant, two full-service restaurants, one large retailer, and two multi-tenant buildings. The proposed uses are speculative, and no tenants have been identified. However, they are consistent with the area's underlying zoning.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code (UDC). The following table summarizes these requirements.

Table 2. Density and Dimensional Requirements

Standard	Required	Proposed	Compliance
Min. Lot Area (Sq. Ft.)	5,000	465,926	Yes
Min. Lot Width (Ft.)	50	966	Yes
Min. Lot Depth (Ft.)	100	406	Yes
Front Setback (Ft.)	25	25	Yes
Height (Ft.)	25	25	Yes
Max. Floor Area Ratio (FAR)	0.5:1	0.5:1	Yes

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 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 with the DRC-recommended conditions by a vote of 7-0
- The Development Review Committee (DRC) recommends approval with the following conditions:
 1. The applicant shall request a Specific Use Permit for any uses allowed by SUP under the UDC.
 2. The applicant may be required to provide a Traffic Impact Analysis (TIA) before the Site Plan is presented to the Planning and Zoning Commission.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 10.70 ACRES; TRACT 20, JOSEPH GRAHAM SURVEY, ABSTRACT NO. 506, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, LOCATED AT 905 MACARTHUR BLVD, FROM COMMERCIAL (C) DISTRICT TO A PLANNED DEVELOPMENT FOR COMMERCIAL USES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 7779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY 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 change the zoning designation of said property from Commercial (C) District to a Planned Development District for Commercial uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on July 22, 2024, 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 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from Commercial (C) District to a Planned Development District for Commercial uses; 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 August 6, 2024, 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, on August 6, 2024, City Council tabled this item to September 3, 2024; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on 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, changing the zoning from its classification of Commercial (C) District to a Planned Development District for Commercial uses 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 Commercial (C) District to Planned Development for Commercial uses as described and depicted in Exhibit A – Boundary Description and Exhibit B – Concept Plan.

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 Commercial (C) District as specified in Article 4 - “Permissible Uses” of the Unified Development Code of the City of Grand Prairie, Texas, as amended, except as provided below and in Exhibit C – Land Use.

- A. Lots 1 and 2 shall be developed as restaurants.
- B. Lots 3, 4, 5, and 7 shall be developed for retail uses and a restaurant with a drive-through use and shall follow Exhibit C – Land Use.
- C. Lot 6 may be developed as a Convenience Store with Gasoline Sales.

SECTION 5. Development shall conform to all applicable development standards for Commercial (C) District as specified in Article 6 – “Density and Dimensional Requirements,” Appendix F – “Corridor Overlay District Standards” and all other applicable sections of the Unified Development Code of the City of Grand Prairie, Texas, as amended.

SECTION 6. The following development standards shall apply to development within this Planned Development District.

- A. The development shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit B – Concept Plan incorporated herein by reference. The Concept Plan is intended to be a graphic depiction of the likely lot and block configuration, street layout and amenity plan of the development. It is not intended to constitute a final design or approval, implied or otherwise, of the development. The ultimate development design will be based on the development standards herein contained and/or site limitations at the time of final platting.
- B. Any zoning, land use requirements and restrictions not contained within this Planned Development Ordinance shall conform to those requirements for Commercial (C) District in the Unified Development Code (UDC), as amended.
- C. A Traffic Impact Analysis (TIA), if determined necessary by the Transportation and Mobility Services Director or designee, shall be provided before the Site Plan is presented to the Planning and Zoning Commission.

SECTION 7. 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 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, ON THIS 3RD DAY OF SEPTEMBER 2024.

PLANNED DEVELOPMENT NO. #

ZONING CASE NO. ZON-24-06-0018

ORDINANCE NO. #-2024