



CITY OF GRAND PRAIRIE
ORDINANCE

MEETING DATE: 07/14/2025
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: Savannah Ware, AICP, Assistant Director of Planning & Development
TITLE: ZON-25-04-0014 - Zoning Change/Concept Plan - 826 Forest Oaks (City Council District 2). Amendment to Planned Development-152 District to modify the development standards for the construction of a single-family home on 0.08 acres. A portion of Lot 7, Block 14, Greenwood Addition No. 2, Phase 2, City of Grand Prairie, Dallas County, Texas, zoned PD-152 and addressed as 826 Forest Oaks Dr (On June 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)
APPLICANT: Maria Bustillo
RECOMMENDED ACTION: Approve

SUMMARY:

Amendment to Planned Development-152 District to modify the development standards for the construction of a single-family home on 0.08 acres. A portion of Lot 7, Block 14, Greenwood Addition No. 2, Phase 2, City of Grand Prairie, Dallas County, Texas, zoned PD-152 and addressed as 826 Forest Oaks Dr.

PURPOSE OF REQUEST:

The purpose of this request is to amend the existing Planned Development District No. 152 to allow for the construction of a new single-family home. The eastern portion of the lot was sold by metes and bounds to the adjacent property owner, and as a result, this property is undevelopable under the existing PD standards.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Zoning and Land Use

Table with 3 columns: Direction, Zoning, Existing Use. Rows: North (PD-152, Single Family Detached Residential), South (PD-152, Single Family Detached Residential)

West	PD-152	Single Family Detached Residential
East	PD-152	Single Family Detached Residential

HISTORY

- March 7, 1985: Final Plat for the Greenwood Addition No. 2 Phase 2 recorded in the Deed Records of Dallas County.
- September 1985: The City's 1985 zoning map shows the property zoned as Planned Development-152 (PD-152) District.

ZONING REQUIREMENTS

Density and Dimensional Requirements

The property is subject to density and dimensional requirements in PD-152. The following table summarizes the requirements.

Table 2. Summary of Lot Requirements

Standard	Required (PD-152)	Proposed	Meets
Min. Living Area (Sq. Ft.)	1,400	1,289	Variance
Min. Lot Area (Sq. Ft.)	4,400	3,520	Variance
Min. Lot Width (Ft.)	40	30	Variance
Min. Lot Depth (Ft.)	100	114	Meets
Front Setback (Ft.)	20	19	Variance
Rear Setback (Ft.)	15	15	Meets
Side Setback line (Ft.)	8	7	Variance
Max. Height (Stories)	2 stories	2 stories	Meets
Max. Lot Coverage (%)	70	24	Meets
Min. Distance from public right-of-way to entrance of a garage	18	19	Meets

Parking Requirements

The property is subject to parking requirements in PD-152 and Article 10 of the UDC. The following table summarizes the requirements.

Table 3. Parking Summary

Standard	Required (PD-152)	Provided	Meets
Single-Family	2 Garage Parking spaces	1 Garage Parking space	Variance

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant plans to construct a single-family detached home on a remaining lot within an existing single-family subdivision. The eastern portion of the lot was sold by metes and bounds to the adjacent property owner, and this lot remained undeveloped. The applicant is requesting this PD amendment specifically for the subject lot with the intention of platting the property and acquiring building permits

for a single-family detached home. The PD amendment/variances requested are necessary to make this lot developable.

VARIANCES:

The applicant is requesting the following variances. These would only apply to the subject lot.

1. Minimum Living Area – The applicant is requesting a variance from the minimum living area of 1,400 sq. ft. to allow a minimum living area of 1,289 sq. ft.
2. Minimum Lot Area – The applicant is requesting a variance from the minimum lot area requirement of 4,400 sq. ft. to allow a minimum lot area of 3,520 sq. ft.
3. Minimum Lot Width – The applicant is requesting a variance from the minimum lot width requirement of 40 ft. to allow a minimum lot width of 30 ft.
4. Minimum Front Yard Setback – The applicant is requesting a variance from the minimum front yard setback of 20 ft. to allow a minimum front yard setback of 19.1 ft.
5. Minimum Side Yard Setback – The applicant is requesting a variance from the minimum side yard setback of 8 ft. to allow a minimum side yard setback of 7 ft.
6. Garage Parking Spaces – The applicant is requesting a variance from the minimum garage parking requirement of two garage parking spaces to allow one garage parking space.

RECOMMENDATION:

- On June 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- The Development Review Committee (DRC) recommends approval. Development of the subject lot is restricted due to its existing dimensions.

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO AMEND PLANNED DEVELOPMENT DISTRICT NO. 152 TO AMEND THE DEVELOPMENT STANDARDS ON PROPERTY BEING A PORTION OF LOT 7, BLOCK 14, GREENWOOD ADDITION NO. 2, PHASE 2, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, LOCATED AT 826 FOREST OAKS DR; 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 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 amend Planned Development District No. 152 to modify the development standards as they apply to said owners' property; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 9, 2025, after written notice of such public hearing before the Planning and Zoning Commission on the proposed amendment to Planned Development District No. 152 had been sent to owners of real property lying within 300 feet of the property on which the amendment 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 8-0 to recommend to the City Council of Grand Prairie, Texas, that Planned Development District No. 152 be amended to modify the development standards as they apply to the owners' property; 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 4:30 o'clock P.M. on July 14, 2025, 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 amendment to Planned Development District No. 152 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; 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 amend Planned Development District No. 152 to modify the development standards for a portion of Lot 7, Block 14, Greenwood Addition No. 2, Phase 2, City of Grand Prairie, Dallas County, Texas, as set forth in Sections 3 and 4 herein, said property being depicted in Exhibit A – Location Map and Exhibit B – Boundary Description, attached hereto and incorporated herein (hereinafter the “Property”).

SECTION 2. The intent of this zoning ordinance is to amend PD-152 to modify the development standards for the Property.

SECTION 3. Ordinance No. 3663-1984, PD-152 attached hereto and incorporated herein as Exhibit C and, is hereby amended to add Section IV(6.1), Area Requirements, as read as follows:

“6.1. Area Requirements

The following area requirements shall apply to the property located a portion of Lot 7, Block 14, Greenwood Addition No. 2, Phase 2, City of Grand Prairie, Dallas County, Texas, commonly known and addressed as 826 Forest Oaks Drive (The Area Requirements set forth in Section IV(6) herein shall apply to all other properties described in the Boundary Description identified in Section IV(1) of Ordinance No. 3663-1984, PD-152):

A. Minimum Lot Area:.....3520 sq. ft.

B. Minimum Required Living Area:.....1289 sq. ft

<u>Percentage of Lots</u>	<u>Minimum Floor Area per Dwelling</u>
1/3	1,400 sq. ft.
1/3	1,300 sq. ft.
1/3	1,200 sq. ft.

(Minimum required floor area as herein specified shall be computed exclusive of breezeways, garages, open porches, carports, accessory buildings or accessory space and designed and used directly and specifically for dwelling purposes.)

C. Minimum Lot Frontage on a Public Street...30 feet
(Measured at the front building line)
Minimum Lot Frontage on a Corner Lot.....45 feet

D. Minimum lot depth.....100 feet

E. Minimum depth of front setback.....19 feet
(From front property line to face of structure)

F. Minimum depth of rear setback of all structures.....15 feet

G. Minimum width of side setback:
(The distance between structure and any property line that is not deemed a front or rear yard.)

1. Exterior side wall coincident with the property line...0 feet
2. Side exterior wall not designated coincident with the property line. (Provided however that there shall be a minimum distance of 10 feet between residential structures on separately platted lot.).....7 feet
3. Sideyard setback abutting a street.....10 feet

4. Sideyard setback abutting an arterial.....20 feet

H. Minimum distance from the public right-of-way to the entrance to a garage or unenclosed carport, for rear or side yards.....18 feet

I. Minimum required exterior masonry content:

All single-family residential structures shall be of exterior fire-resistant construction, having at least seventy five percent (75%) of the total exterior walls below the first floor plate line, excluding doors, garage doors, windows and trim, constructed of standard full-width brick or stone, unless otherwise approved by the City Council.

J. Height and Area Regulations:

1. Maximum allowable lot coverage.....70 percent

2. Maximum height of structures.....2 stories”

SECTION 4. Ordinance No. 3663-1984, PD-152 attached hereto as Exhibit C and incorporated herein for all purposes, is hereby amended to add Section IV(7.1), Parking, to read as follows:

“7.1 Parking

The following parking standards shall apply to the property located a portion of Lot 7, Block 14, Greenwood Addition No. 2, Phase 2, City of Grand Prairie, Dallas County, Texas, commonly known and addressed as 826 Forest Oaks Dr (Parking requirements set forth in Section IV(7) herein shall apply to all other properties described in the Boundary Description identified in Section IV(1) of Ordinance No. 3663-1984, PD-152):

A. Single-family residential dwelling.....1 car garage

B. All other uses: As provided by applicable sections of the Unified Development Code of the City of Grand Prairie.”

SECTION 5. All portions of Ordinance 3663-1984, PD-152 not specifically amended herein shall remain unaltered and in full force and effect.

SECTION 6. 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 7. 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 8. 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 9. 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 10. 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 14TH DAY OF JULY 2025.

**PLANNED DEVELOPMENT DISTRICT NO. #
ORDINANCE NO. X-2025
CASE NO. ZON-25-04-0014**