



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 02/04/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: ZON-24-09-0024 - Zoning Change - 509 Austin St (City Council District 5). Zone Change from Central Area District and Two Family Residential District to Single Family-Six Residential District on 0.17 acres. A portion of Lot 3, Block B, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area District and Two Family Residential District, and addressed as 509 Austin St (On January 13, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

APPLICANT: Mike Arreguin, Applicant

RECOMMENDED ACTION: Staff is unable to recommend approval of this request since the single-family use is inconsistent with the FLUM.

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

SUMMARY:

Zoning Change from Central Area District and Two Family Residential District to Single Family-Six Residential District on 0.17 acres. A portion of Lot 3, Block B, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area District and Two Family Residential District, and addressed as 509 Austin St.

PURPOSE OF REQUEST:

The purpose of the request is to rezone the property to allow the construction of a single-family residence. The property is currently zoned Central Area District and Two Family Residential District, which does not allow single-family residential 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	Central Area	Auto Related Business
South	Two Family Residential	Single Family Residential
West	Two Family Residential & Central Area	Contractor's Shop
East	Two Family Residential & Central Area	Single Family Residential

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 2021 Future Land Use Map, a component of the 2018 Comprehensive Plan, designates this location as High Density Residential. The proposed zoning is inconsistent with the FLUM. Abutting properties are zoned Central Area or Two Family Residential. A request to amend the FLUM is under consideration (Case Number CPA-24-09-0013).

ZONING REQUIREMENTS:

The property was illegally subdivided decades ago. The table below summarizes the requirements for SF-6. If zoning is approved, the applicant must plat the property before the construction of a single-family home.

Table 2. Summary of Lot Requirements

Standard	SF-6
Unit Density	8.7 units per acre
Min. Living Area (Sq. Ft.)	1,400
Min. Lot Area (Sq. Ft.)	5,000
Min. Lot Width (Ft.)	50
Min. Lot Depth (Ft.)	100
Front Setback (Ft.)	25
Internal Side Yard (Ft.)	5
Rear Setback (Ft.)	10
Max. Height (Ft.)	25
Lot Coverage (%)	50

ANALYSIS:

The existing lot is currently vacant and the applicant desires to construct a single family residence on the lot. The northern and western boundaries of the property are bordered by an auto-related business and a contractor's shop, while the adjacent properties to the east and south are used for single-family residential purposes. The lot is located on a block that is predominantly residential, and it is unlikely that the area will develop into a high-density residential zone in the future.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 38 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: One

In Opposition: Two

The opposition received is from people who own twenty (20) percent or more of the lots or land immediately adjoining the subject property and within the two hundred (200) feet radius of the subject property. **Therefore, this zoning request will require a favorable vote of three-fourths (3/4) of all the members of the City Council for approval.**

VARIANCES:

The applicant is not requesting any variances at this time.

RECOMMENDATION:

- On January 13, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- Staff is unable to recommend approval of this request since the single-family use is inconsistent with the FLUM and surrounding land use. *Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the City's comprehensive plan.* Should the Planning and Zoning Commission recommend approval of the request, staff recommends the following condition:
 1. The applicant shall plat the property and file the final plat with the county before the issuance of any building permits.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 0.17 ACRES, BEING A PORTION OF LOT 3, BLOCK B, BAIRDS DALLAS ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, LOCATED AT 509 AUSTIN ST FROM CENTRAL AREA (CA) AND TWO FAMILY RESIDENTIAL DISTRICT (2F) TO SINGLE FAMILY SIX (SF-6); 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 Central Area District and Two Family Residential District to Single Family-Six (SF-6) District; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said

application on January 13, 2025, 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 8-0 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Central Area District (CA) and Two Family Residential District (2F) to Single Family-Six (SF-6) 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 February 4, 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 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 Central Area District (CA) and Two Family Residential District (2F) to Single Family-Six (SF-6); 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 a portion of the property located at Lot 3, Block B, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, and addressed as 509 Austin Street, from its classification of Central Area District (CA) and Two Family Residential District (2F) to Single Family-Four (SF-6) District, said property being

described and depicted in Exhibit A – Location Map and Exhibit B – Survey, attached hereto and incorporated herein.

SECTION 2. All ordinance 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 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) District 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) as specified in Article 6 – “Density and Dimensional Requirements,” and all other applicable sections of the Unified Development Code of the City of Grand Prairie, Texas, as amended.

SECTION 6. 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 7. 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 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, THIS 4TH DAY OF FEBRUARY 2025.

**ORDINANCE NO. X-2025
CASE NO. ZON-24-09-0024**