



CITY OF GRAND PRAIRIE ORDINANCE

MEETING DATE: 05/20/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Assistant Director

TITLE: CPA-25-03-0006 - Comprehensive Plan Amendment - Single Family Development (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial/Retail/Office to Low Density Residential on 0.436 acres. Lots 2, 3 & 4, Block 93, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within 161 Corridor Overlay District, and addressed as 2005, 2009, 2013 W Jefferson St (On May 12, 2025, the Planning and Zoning Commission recommended denial of the request by a vote of 6-1)

APPLICANT: Terry Banks, Banks and Son

RECOMMENDED ACTION: Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map.

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

SUMMARY:

Comprehensive Plan Amendment to change the Future Land Use Map from Commercial/Retail/Office to Low Density Residential on 0.436 acres. Lots 2, 3 & 4, Block 93, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within 161 Corridor Overlay District, and addressed as 2005, 2009, 2013 W Jefferson St

PURPOSE OF REQUEST:

The purpose of this request is to change the Future Land Use Map (FLUM) from Commercial/Retail/Office to Low Density Residential to accommodate a proposed change of the property's zoning. The applicant has a concurrent application requesting a zoning change from Commercial to Single Family-Six.

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	Commercial	Undeveloped, W Jefferson St
South	PD-146	Single Family Residential
West	Commercial	Undeveloped
East	Commercial	Auto Related Business

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 FLUM designates this site area as Commercial/Retail/Office. The proposed zoning change is not consistent with the FLUM.

The proposed Low Density Residential FLUM designation represents a traditional single-family detached neighborhood and includes housing and living units for people with a range of incomes and needs. Low density residential areas generally range between zero and six dwelling units per acre. The following are policies to guide low density areas:

- They should be protected from, but accessible to, the major roadway network, commercial establishments, and industrial areas.
- Subdivisions should be accessible to collector and arterial streets, but should directly access only local streets.
- They should not be directly accessible to major arterials and freeways without adequate buffering and access management.

RECOMMENDATION:

- On May 12, 2025, the Planning and Zoning Commission recommended denial of the request by a vote of 6-1. The applicant appealed the Planning and Zoning Commission's denial so that the request can be heard by City Council.
- Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. *Please note, the FLUM designation is not the zoning of the property, it is the recommended land use for future 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 0.436 ACRES OF PROPERTY BEING LOTS 2, 3, AND 4, BLOCK 93, DALWORTH PARK ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM COMMERCIAL/RETAIL/OFFICE TO LOW DENSITY RESIDENTIAL; 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 May 12, 2025, 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 6 to 1 to recommend to the City Council of Grand Prairie, Texas, that said Comprehensive Plan Amendment should be denied 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 May 20, 2025, 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.

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 Low Density Residential on 0.436 acres of property being Lots 2, 3, & 4, Block 93, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, said property being depicted in Exhibit A – Location Map, attached hereto and incorporated herein.

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 20TH DAY OF MAY 2025.

ORDINANCE NO. X-2025

CASE NO. CPA-25-03-0006