



**CITY OF GRAND PRAIRIE  
ORDINANCE**

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**MEETING DATE:** 06/21/2022

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** ZON-22-03-0009 - Zoning Change - General Retail to Single Family-Six (City Council District 6). Zoning Change from General Retail to Single Family-Six Residential District. Lot 35A, Block 170, Dalworth Park, City of Grand Prairie, Texas, Dallas County, zoned GR and addresses as 405 NW 20th Street (On May 23, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0)

**APPLICANT:** Brickman Homes

**RECOMMENDED ACTION:** Staff is unable to recommend approval of this request since it conflicts with FLUM. However, the zoning request change is consistent with the surrounding single-family detached land uses.

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**SUMMARY:**

A request to rezone 0.35 acres from General Retail (GR) district to Single Family-Six (SF-6) district for the construction of two single-family detached residential homes at this location. Lot 35A, Block 170, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) district, and addressed as 405 NW 20<sup>th</sup> Street.

**PURPOSE OF REQUEST:**

The applicant is requesting to change the zoning of 0.35 acres. The property is in the Dalworth Park single-family detached residential neighborhood. The applicant intends to subdivide the lot and build two single-family houses on the property.

**ADJACENT LAND USES:**

Table 1 summarizes the zoning designation and existing uses for the surrounding properties.

**Table 1. Adjacent Land Uses and Zoning**

Direction	Zoning	Existing Use
North	GR	SF-Detached Residential
South	SF-6	SF-Detached Residential
West	GR w/S-476	Auto Care Center
East	GR	Undeveloped

**HISTORY:**

The General Retail (GR) district designation on the property dates back to the City’s 1985 Zoning District Map.

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

Rezoning the property to Single Family-Six (SF-6) District will allow for the construction of a single-family detached house conforming to the minimum density and dimensional requirements of the Unified Development Code. The maximum density allowed in the SF-6 District is 8.7 dwelling units per acre. Water and sanitary sewer services are available to serve the property.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

The 2018 Comprehensive Plan’s Future Land Use Map (FLUM) designates this area as Commercial, Retail, and Office. The proposed zoning is inconsistent with the FLUM. However, the zoning request change is consistent with surrounding land uses.

**ZONING REQUIREMENTS:**

Table 2 summarizes the density and dimensional requirements for Single Family-Six. The property will meet the requirements once subdivided into two lots.

**Table 2. Density and Dimensional Requirements**

Standard	Required	Provided	Meets
Minimum Lot Area	5,000 Sq. Ft.	16,200 Sq. Ft.	Yes
Minimum Lot width	50 Ft.	120 Ft.	Yes
Minimum Lot Depth	100 Ft.	135 Ft.	Yes
Minimum Front Yard Setback	25 Ft.	25 Ft.	Yes

**VARIANCES:**

The applicant is not requesting any variances.

**RECOMMENDATION:**

- On May 23, 2022, the Planning and Zoning Commission recommended approval by vote of 8-0.
- The Development Review Committee (DRC) is unable to recommend approval of this request since it conflicts with the FLUM. However, this zoning request change is consistent with the surrounding development.

**BODY:**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE LOT 35A, BLOCK 170, DALWORTH PARK ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, LOCATED AT 405 NW 20<sup>TH</sup> STREET, FROM GENERAL RETAIL (GR) DISTRICT TO SINGLE FAMILY-SIX (SF-6) RESIDENTIAL DISTRICT; 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 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 rezone and reclassify said property from its classification of General Retail (GR) District to Single Family-Six (SF-6) Residential District; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on May 23, 2022, 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 General Retail (GR) District to Single Family-Six (SF-6) Residential 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 June 21, 2022, 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 General Retail (GR) District to Single Family-Six (SF-6) Residential District; 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:

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20<sup>TH</sup> 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 General Retail (GR) District to Single Family-Six (SF-6) Residential District as depicted in Exhibit A – Location Map and Exhibit B – Boundary Description.

Description of Land:

Lot 35A, Block 170, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, located at 405 SW 20<sup>th</sup> Street.

**SECTION 2.** Land uses shall be restricted to those uses permitted in the Single Family-Six (SF-6) Residential District allowing for residential uses as specified in Article 4 - “Permissible Uses” of the Unified Development Code of the City of Grand Prairie, Texas, as amended.

**SECTION 3.** Development shall conform to all applicable development standards for Single Family-Six (SF-6) Residential District as specified in Article 6 – “Density and Dimensional Requirements” of the Unified Development Code of the City of Grand Prairie, Texas, as amended.

**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.** 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 6.** If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 7.** 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 21<sup>ST</sup> DAY OF JUNE 2022.**

**ORDINANCE NO. 11222-2022**

**CASE NO. ZON-22-03-0009**