



CITY OF GRAND PRAIRIE
ORDINANCE

MEETING DATE: 12/17/2024
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: Savannah Ware, AICP, Chief City Planner
TITLE: ZON-24-09-0025 - Zoning Change/Concept Plan - Polo SFA Amendment (City Council District 6). PD Amendment (PD-410A) to allow 1,600 sq. ft. Single Family Attached units on 2.909 acres. Tract 11.3, Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-410A and approximated addresses of 4529-4554 Harmony Ct (On November 11, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)
APPLICANT: Ola Banwo, Banwo Incorporated
RECOMMENDED ACTION: Approve

SUMMARY:

PD Amendment (PD-410A) to allow 1,600 sq. ft. Single Family Attached units on 2.909 acres. Tract 11.3, Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-410A and approximated addresses of 4529-4554 Harmony Ct.

PURPOSE OF REQUEST:

The purpose of this request is to amend the existing Planned Development District No. 410A to allow 1,600 sq. ft. single family attached dwellings instead of the required 2,100 sq. ft.

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 include North (PD-174, Overhead Electrical Transmission Lines), South (Agricultural, Single Family Detached Residential), West (PD-174, Child Day Care Center), and East (SH-174, Single Family Detached Residential).

HISTORY:

- July 16, 1985: City Council approved a zoning change for a Planned Development, which consists of Multi-Family Uses, Office/Retail/Commercial Uses and Single Family-Detached & Garden Home Uses (Case Number Z854LS31). While the original PD-174 allows for multi-family uses, the properties included in the three tracts developed for single family detached residential uses. The five (5) acres Tract R-1 within Tract II designation of PD-174 is the subject property of this request. PD-174 specifically designates five acres; Tract R-1 within Tract II for General Retail uses. A child day care center was subsequently developed on the 1.89- acre lot on the hard corner in April 1999 (Case Number AS990503). The remaining 2.9-acre tract is the subject of this request and remains undeveloped.
- June 18, 1996: City Council approved a zoning change amending Planned Development-174 designating Tract C-1 within Tract II for single family detached residential uses developed at Single Family Five/Sixteen (SF-5/16) standards rather than multifamily uses and comply with City Standards Fence requirements in conformity with fences in design, materials and colors with existing fences along Polo Road and Morningside Drive (Case Number Z960510).
- March 16, 2021: City Council approved a zoning change from Planned Development-174 to Planned Development-410 to allow single family attached residential uses (Case Number Z210101/CP210101).
- March 19, 2024: City Council approved a zoning amendment from PD-410 to PD-410A to decrease the minimum living area from 2,600 sq. ft. to 2,100 sq. ft. (Case Number ZON-24-01-0001).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The Concept Plan depicts 11, two-story single family residential attached buildings consisting of 10 duplexes and one triplex. The applicant intends to develop these as for sale units. Three common open space areas are provided, with two areas located towards the entryway and another common area located on the north side of the development. A residential street connecting with W. Polo Road provides direct access to the development. The units have front-loaded, double car garages with a landscaped island between each unit's driveway.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 36 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 November 11, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0.

- The Development Review Committee (DRC) recommends approval.

BODY:

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO AMEND PLANNED DEVELOPMENT DISTRICT NO. 410A ON 2.91 ACRES; TRACT 11.3, THOMAS J. TONE SURVEY, ABSTRACT NO. 1460, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; 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 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 amend Planned Development District No. 410A to allow 1,600 sq. ft. single family attached units; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on November 11, 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 7-0 to recommend approval to the City Council of Grand Prairie, Texas, that Planned Development No. 410A be amended to allow 1,600 sq. ft. single family attached units; 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 December 17, 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, 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 Planned Development – 410A 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:

“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 to amend Planned Development District No. 410A to allow 1,600 sq. ft. single family attached units on 2.91 acres; as described and depicted in Exhibit A—Location Map, attached hereto and incorporated herein.

SECTION 2. Section 3.B.2 of Ordinance No. 10982-2021 shall be amended to read “23 units may be constructed with a minimum living area of 1,600 sq. ft.”

SECTION 3. All portions of Ordinance 10982-2021, PD-410 not specifically amended herein shall remain unaltered and in full force and effect.

SECTION 4. All portions of Ordinance 11519-2024, PD-410A not specifically amended herein shall remain unaltered and in full force and effect.

SECTION 5. 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 6. 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 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 THE 17TH DAY OF DECEMBER 2024.

**ORDINANCE NO. X-2024
PLANNED DEVELOPMENT NO. 410B
ZONING CASE NO. ZON-24-09-0025**