

ZONING HISTORY:

The subject property was annexed into the City of Grand Prairie on May 28, 1968 [Ordinance 1912]. Historic zoning maps show that the property has been zoned Single Family-One (SF-1) District since at least 1985.

CONFORMANCE WITH COMPREHENSIVE PLAN:

The Future Land Use Map of the 2010 Comprehensive Plan designates this area for light industrial uses. A contractor’s office is in conformance with the Future Land Use Map of the 2010 Comprehensive Plan.

PROJECT’S VESTED STATUS:

The property is 1.091 acres out of the John C. Read Survey, Abstract No. 1183, Page 865, Tract 8 and Tract 19. The property has never been platted. The property will need to be platted, in accordance with UDC, Article 12 “Platting,” prior to obtaining a building permit. This zoning change request will vest the subject property to the development standards in place as of the date of application submittal, August 14, 2012.

DENSITY AND DIMENSIONAL IMPACTS:

The density and dimensional requirements for a Light Industrial (LI) District are as follows:

ORDINANCE PROVISION (UDC, Art. 6, 8, 9 & 10)	UDC, Articles 6, 8, 9 & 10 REQUIREMENTS	SITE PLAN CONFORMANCE
Area (Square Feet)	15,000 sq. ft.	In Conformance.
Width (Feet)	100 ft.	In Conformance.
Depth (Feet)	150 ft.	In Conformance.
Front Yard Setback (Feet)	25 ft.	In Conformance.
Interior Side Yard Setback	10 ft.	In Conformance.
Rear Yard Setback (Feet)	0 ft.	In Conformance.
Maximum Height (Feet)	25 feet	Review with site plan submittal.
Minimum Masonry Content	100% in accordance with UDC, Appendix F, Section 1.B(1.b)	Review with site plan submittal.