

ORDINANCE NO. 11341-2023

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 0.69 ACRES BEING A PORTION OF LOT 5, BLOCK A, LAKELAND HEIGHTS ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM SINGLE FAMILY-FOUR (SF-4), TO A PLANNED DEVELOPMENT DISTRICT FOR A SINGLE FAMILY-SIX 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; 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 change the zoning designation of said property from Single Family-Four (SF-4) to a Planned Development District for a Single Family-Six Residential District; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on January 23, 2023, 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 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of Single Family-Four (SF-4) to a Planned Development District for Single Family-Six 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 February 21, 2023, 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 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, changing the zoning from its classification of Single Family-Four (SF-4) to a Planned Development District for a Single Family-Six 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 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 the following described area from its classification Single Family-Four to a Planned Development District for a Single Family-Six Residential District for a 0.69 acre tract of land as described and depicted in Exhibit A – Location Map and Exhibit B – Boundary Description.

SECTION 2. The purpose and intent of this zoning ordinance is to create a development framework that encourages and supports higher standards usually found in a master planned community. Standards on infrastructure, landscaping, and construction are intended to provide for high quality residential development.

SECTION 3. The following development standards shall apply to development within this Planned Development District.

- A. The development shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit C – Concept Plan incorporated herein by reference.
- B. Building elevations shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit D – Conceptual Elevations.
- C. Any zoning, land use requirements and restrictions not contained within this Planned Development Ordinance shall conform to those requirements for Single Family-Six Residential District (SF-6) District in the Unified Development Code (UDC), as amended.
- D. A Preliminary Plat and Final Plat shall be reviewed and approved by the City of Grand Prairie Planning and Zoning Commission prior to the issuance of any building permits.
- E. Density and Dimensional Requirements

The development shall be in conformance with density and dimensional standards as shown on the attached Exhibit C – Concept Plan, incorporated herein by reference, with said amendments being more particularly described below.

Standard	SF-6 PD Base District	Amendment By this PD
Maximum Density (DUA)	8.7	7.2
Minimum Living Area (Sq. Ft.)	1,400	1,800
Minimum Lot Area (Sq. Ft.)	5,000	6,000
Minimum Lot Width (Ft.)	50	50
Minimum Lot Depth (Ft.)	100	100
Minimum Front Yard Setback (Ft.)	25	25

F. Corner Lot

- i. Minimum lot width of a corner lot shall be 50 feet.

SECTION 4. All appeals to the density, dimensional, architectural, and land use requirements of this Ordinance, as well as appeals to other applicable requirements of the Unified Development Code relating to

this Ordinance, shall require an amendment to this Ordinance. Such amendment shall be considered by the Planning and Zoning Commission and the City Council at a public hearing.

SECTION 5. 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 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. 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 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, ON THIS THE 21ST DAY OF FEBRUARY 2023.

APPROVED:




Ron Jensen, Mayor

ATTEST:


City Secretary

APPROVED AS TO FORM:


City Attorney (Assistant)

**PLANNED DEVELOPMENT NO. 438
ZONING CASE NO. ZON-22-11-0033**



E Coral Way

Varsity Dr



CASE LOCATION MAP
ZON-22-11-0033 - Zoning
Change/Concept Plan
1901 Varsity



City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org

Exhibit B - Boundary Description
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Being the north half of Lot 5, Block A, of Lakeland Heights, an addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat recorded in Volume 8, Page 55, of the Map records of Dallas County, Texas also described in deed to Dolphin Custom Homes, recorded in Inst. No. 202100383061, of the Deed Records of Dallas County, Texas, and being more particularly described as follows;

BEGINNING at a point for corner at the southwest intersection of East Coral Way and Varsity Dr. same being the northeast corner of said Lot 5;

THENCE S. 00°05'50" E., with the east line of said Varsity Dr. and the west line of said Lot 5. a distance of 100.00 feet to a point for;

THENCE S. 89°54'01" W., over and across said Lot 5 a distance 302.00 feet to a point for corner in the east line of Lot 1, Block B, of Coral Heights No. 1, according to the Plat recorded in Volume 97193, Page 3774, of the Deed records of Dallas County,;

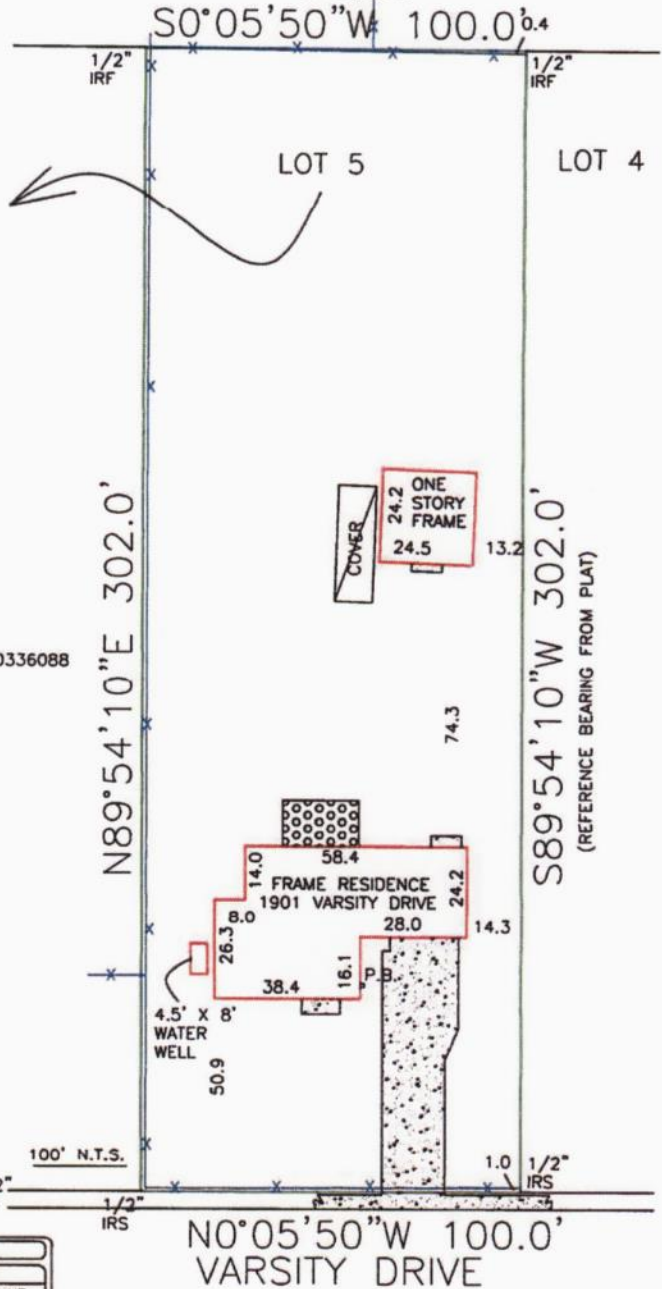
THENCE N. 00°05'50" W., with the common line of said Lot 1 and said Lot 5 a distance of 100.00 feet to a point for corner in the south line of said E. Coral Way;

THENCE N. 89°54'10" E., with the south line of said E. Coral Way and the north line of said Dolphin tract a distance of 302.00 feet to the POINT OF BEGINNING and containing 30,200 square feet or 0.693 acres of land, more or less.

SURVEY PLAT

NORTH ONE-HALF (1/2) OF LOT 5, BLOCK A, OF LAKELAND HEIGHTS, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME B, PAGE 55, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.

97193/3774




#201600336088



ACCEPTED BY: _____ 1/2" IRS

LEGEND	
	POWER POLE
	WOOD DECK
	CONCRETE
	GRAVEL
	BRICK
	ASPHALT
	ROCK
	COVERED AREA
	PROPERTY LINE
	FENCE
	B.L. BUILDING LINE
	E.L. EASEMENT LINE
	IRF IRON ROD FOUND
	IRS IRON ROD SET
	P.W.L. POWER LINE
	P.B. POWER BOX
	U.E. UTILITY EASEMENT
	BUILDINGS

NOTE: THE FOLLOWING EASEMENTS DO NOT TO MY KNOWLEDGE AND BELIEF AFFECT THIS PROPERTY. VOL.1546, PG.469 AND VOL.1999, PG.31; C.C.R.D.C.T.



JIMMY W. POGUE, INC.
"Registered Professional Land Surveyors"

3510 Marvin D. Love Freeway (214) 371-0666 Voice
Dallas, Texas 75224 (214) 371-9900 Fax

Jimmilyn D. Woodard R.P.L.S. 5398
Website: www.jimmywpoque.com
Email: kstuart@jimmywpoque.com


Job Number: 122479	Date: 1/03/17	Drawn by: MT
G.F. Number: 75-22991	Title Company: WFG NATIONAL	
Certified to: JOSE VILLAREAL JR.		

FORM #101219-00

I, Jimmilyn D. Woodard, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true and correct representation of the property shown hereon as determined by a survey on the ground.

The plat hereon is a representation of the property, as determined by an on the ground survey, the lines and dimensions of said property being as indicated by the plat. The size, location and type of above ground improvements are as shown. Corner monuments are as shown on survey. EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

This Survey was performed exclusively for the parties shown hereon and is licensed for a single use. This Survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright laws and International Treaties, all rights reserved. Do not make illegal copies.


 Jimmilyn D. Woodard R.P.L.S. 5398
THIS SURVEY VALID WITH EMBOSSED SEAL ONLY




Exhibit C - Concept Plan

Page 1 of 1

- GENERAL NOTES:**
1. THE GENERAL CONTRACTOR/OWNER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANDOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
 2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
 3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT VERIFY, RESOLVE AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
 4. ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES AND REGULATIONS.
 5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURES OF THE PROJECT. FURTHERMORE, IT IS RECOMMENDED THAT THESE PLANS BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER.

AD
 AMAYA'S DESIGN
 Tel: 972.358.1845
 ps_ag@hotmail.com



Customer(s) Name(s)
 Dolphin Custom Homes Inc.

Legal Description:
 Lakeland Heights
 Block A
 N 1/2 Lot 5

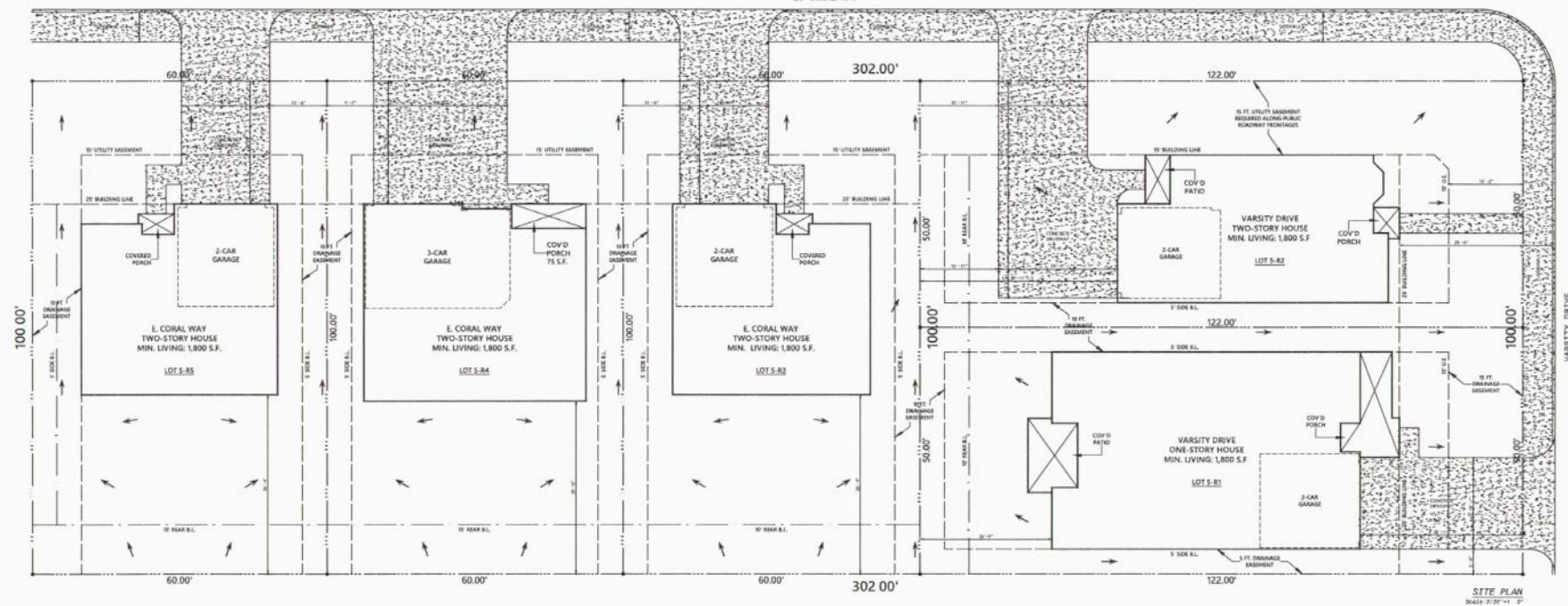
Project Address:
 E. Coral Way
 & Varsity Drive
 Grand Prairie
 Texas 75051

Project Name:
 New House

Plan Name:
CONCEPT PLAN

Project #: SAF22 LS	Drawn By: PSA
Date: 01 11 2023	Scale: 3/32" = 1' 0"

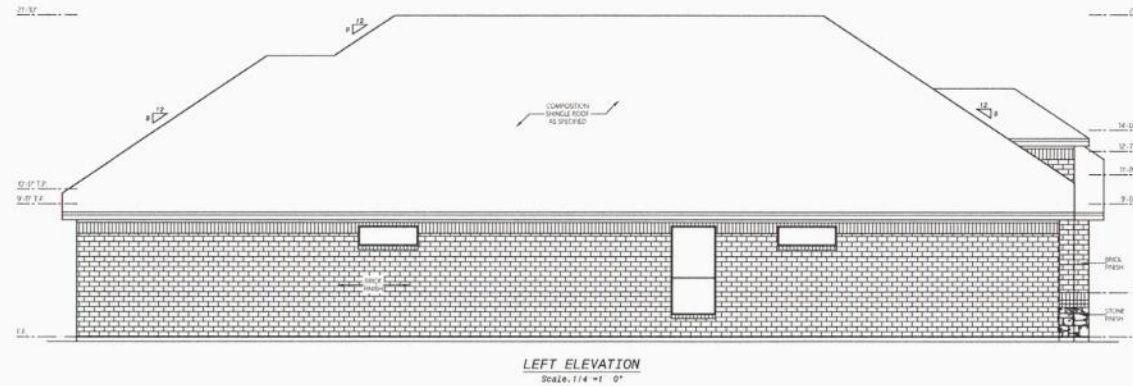
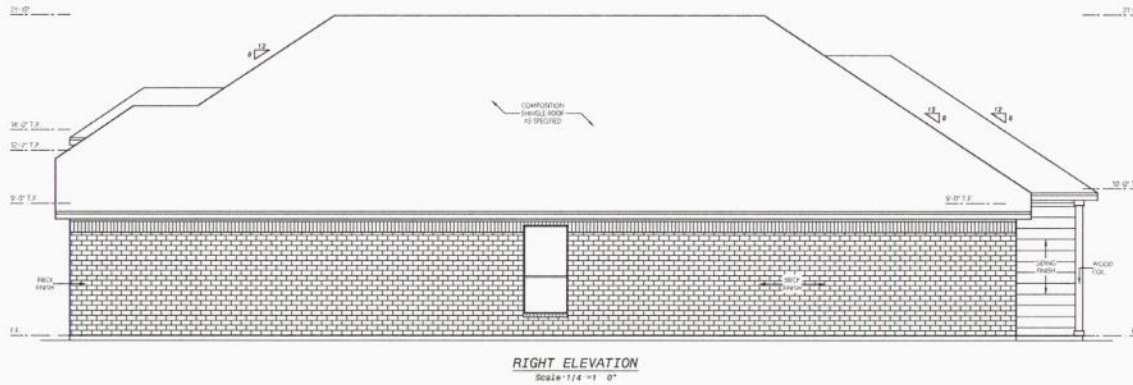
E. CORAL WAY



Standard	SR-6 PD Base District	Proposed	Compliance
Maximum Density (Dwelling Units Per Acre)	8.7	7.225	Yes
Min. Living Area (SF)	1,400	1,800 (Varsity Dr) 1,800 (Coral Way)	Yes
Min. Lot Area (SF)	5,000	6,100 (Varsity Dr) 6,000 (Coral Way)	Yes
Min. Lot Width (FT)	50	50 (Varsity Dr) 60 (Coral Way)	Yes
Min. Lot Depth (FT)	100	122 (Varsity Dr) 100 (Coral Way)	Yes
Front Setback (FT)	25	25	Yes
Rear Setback (FT)	10	10	Yes
Internal Side (FT)	5	5	Yes
Side on Street (FT)	15	15 (Varsity Dr)	Yes (Varsity Dr)
Lot Coverage (%)	50	50	Yes

VARIANCE NOTE:
 VARIANCE TO REDUCE CORNER LOT SIZE FROM 55 FT. TO 50 FT.

Exhibit D - Concept Elevations
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MASONRY CALCULATIONS			
SIDE	MATERIAL	SQUARE FTG.	PERCENTAGE
FRONT ELEVATION	BRICK	239 S.F.	100 %
	SIDING	490 S.F.	69 %
RIGHT ELEVATION	BRICK	40 S.F.	5 %
	SIDING	75 S.F.	4 %
REAR ELEVATION	BRICK	188 S.F.	36 %
	SIDING	515 S.F.	100 %
LEFT ELEVATION	BRICK	515 S.F.	100 %
	SIDING	-	-
TOTAL EXTERIOR WALL AREA:		1,479 S.F.	
TOTAL HOUSE SIDING PERCENTAGE:		15.42 %	
TOTAL HOUSE BRICK PERCENTAGE:		84.58 %	

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AD
AMAYA'S DESIGN
Tel: 972 358 1645
ps_ag@hotmail.com

Customer(s)/Owner(s)
Dolphin Custom Homes Inc.

Legal Description
Lakeland Heights
Block B
Lot 30-P2

Project Address
1914 Varisty Drive
Grand Prairie TX 75051

Project Name
New House

Plan Name
ELEVATIONS

Project #: SAP21 2530-30R2	Drawn By: PSA
Date: 06 04 2021	Scale: 1/4" = 1'-0"