



ZONING BOARD OF ADJUSTMENTS AND APPEALS
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, APRIL 19, 2021 AT 6:30 PM

AGENDA

BRIEFING - 6:30 PM

The staff will brief the board and preview the cases on tonight’s agenda. Board members will have the opportunity to ask questions that may facilitate the meeting and the presentation of the cases. No action will be taken during the briefing.

CALL TO ORDER - 7:00 PM

The Zoning Board of Adjustments and Appeals is appointed by the City Council to consider variances, exceptions and appeals as prescribed by the City of Grand Prairie’s Unified Development Code. In accordance with Section 211.009 of the Local Government Code of the State of Texas and Article 1 of the Unified Development Code of the City of Grand Prairie, the concurring vote of seven members of the Board is necessary to decide in favor of an applicant on any matter on which the Board has jurisdiction. Members of the public may address the Board on items listed on the agenda under Public Hearing Items.

INVOCATION

APPROVAL OF MINUTES

1. Approval of the February 17, 2021 Meeting Minutes

PUBLIC HEARING ITEMS TO BE TABLED

2. BA210403 (Council District 3) – Variance to the rear and side yard setback at 229 W. Phillips Court, legally described as Lot 14, Phillips Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District.

Variance: Construction of an accessory structure in the rear yard setback.

Required Setback: 10 feet

Requested Setback: 8.25 feet

Variance: Construction of a single-family dwelling in the side yard setback.

Required Setback: 6 feet

Requested Setback: 4 feet

PUBLIC HEARING

3. BA210406 (Council District 3) – Creation of four lots that do not meet the minimum required width at 1914 Varsity Street, legally described as part of 30, Block B, Lakeland Heights Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.

Variance: Creation of four lots that do not meet the minimum required width.

Minimum Required Lot Width: 60 feet
Minimum Requested Lot Width: 49.94 feet

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

ADJOURNMENT

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Zoning Board of Adjustments and Appeals agenda was prepared and posted April 16, 2021.

Posted By: Monica Espinoza

The City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is the custom and tradition of the members of the Zoning Board of Adjustments and Appeals to have an invocation prior to the beginning of its meetings. The invocation is directed to and offered solely for the benefit of the members of the Board, though members of the audience are welcome to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and will have no bearing on any matter considered or decision made by the Board during the meeting.



Monica Espinoza, Planning Secretary



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/19/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Jonathan Tooley, Planner

TITLE: Approval of the February 17, 2021 Meeting Minutes

RECOMMENDED ACTION: Approve



Zoom Virtual Meeting

MEETING AGENDA

Zoning Board of Adjustments and Appeals

Date: February 17, 2021

Due to an imminent threat to public health and safety arising from the COVID-19 pandemic, this meeting of the Zoning Board of Adjustments and Appeals shall be held via videoconference. The members of the Board will participate remotely via videoconference. No facility shall be available for the public to attend in person.

BRIEFING:

6:30 P.M.

The staff will brief the board and preview the cases on tonight’s agenda. Board members will have the opportunity to ask questions that may facilitate the meeting and presentation of the cases. No action will be taking place during the briefing.

Board Members In Attendance:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Barry Sandacz | <input checked="" type="checkbox"/> Martin Caballero |
| <input checked="" type="checkbox"/> Michelle Madden | <input checked="" type="checkbox"/> Debbie Hubacek |
| <input checked="" type="checkbox"/> Clayton Hutchins | <input type="checkbox"/> Heather Mazac |
| <input checked="" type="checkbox"/> Timothy Ibidapo | <input checked="" type="checkbox"/> Robert Mendoza |
| <input checked="" type="checkbox"/> Anthony Langston Sr. | <input type="checkbox"/> Melinda Rodgers |
| <input checked="" type="checkbox"/> Ralph Castro | <input checked="" type="checkbox"/> David Baker |
| <input type="checkbox"/> Tommy Land | |

1. BA210203 (Council District 5) – Variance to the side yard setback at 602 NW 18th Street, legally described as Lot 17, Block 160, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.

1. Variance: Construction of a single-family dwelling in the side yard setback.
Required Setback: 6 feet.
Requested Setback: 5 feet.

Mr. Tooley presented the case and all the findings. The staff recommends approval

Any questions from Board: No questions from Board

2. BA210204 (Council District 5) – Construction of a carport at 1101 Ruea Street, legally described as Lot 1 and part of Lot 2, Block 1, Pecan Acres Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.

1. Special Exception: Construction of a carport.
2. Variance: Construction of a carport that exceeds maximum area.
Required Maximum Area: 500 square feet.
Requested Area: 625 square feet.

Mr. Tooley presented the case and findings. Staff verified that 2 carports were permitted within 150 feet of the location

Any questions from Board:

Michelle Madden confirmed if 44 notices were sent? Mr. Tooley confirmed this is true
Timothy Ibidapo asked about the height. Mr. Tooley stated the height is 9.5 and slopes down to 8.5.

Clayton Hutchins also asked if the carports were the same in the area. Mr. Tooley stated yes.

Barry Sandacz asked if 25 X 25 is a standard size? Mr. Tooley stated that code allows for 26ft wide. The applicant will use this carport for a large pick up

It is noted in the minutes that David Baker is present at the meeting but will be a non voting participant

CALL TO ORDER

7:00 P.M.

The Zoning Board of Adjustments and Appeals is appointed by the City Council to consider variances, exceptions and appeals as prescribed by the City of Grand Prairie's Unified Development Code. In accordance with Section 211.009 of the Local Government of the State of Texas and Article 1 of the Unified Development Code of the City of Grand Prairie, the concurring vote of seven members of the Board is necessary to decide in favor of an applicant on

any matter on which the Board has jurisdiction. Members of the public may address the Board on items listed on the agenda under Public Hearing Items

Board Members In Attendance:

- Barry Sandacz
- Michelle Madden
- Clayton Hutchins
- Timothy Ibidapo
- Anthony Langston Sr.
- Ralph Castro
- Tommy Land
- Martin Caballero
- Debbie Hubacek
- Heather Mazac
- Robert Mendoza
- Melinda Rodgers
- David Baker

INVOCATION:

Clayton Hutchins led the invocation

APPROVAL OF MINUTES:

The motion to Approve the minutes made by Michelle Madden
The motion was seconded by Anthony Langston

Motion was **approved**/denied: **9** yays to **0** Nays
Members that objected: None

PUBLIC HEARING:

1. BA210203 (Council District 5) – Variance to the side yard setback at 602 NW 18th Street, legally described as Lot 17, Block 160, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.

- 1. Variance: Construction of a single-family dwelling in the side yard setback.
Required Setback: 6 feet.
Requested Setback: 5 feet..

Applicant / Spokesperson: Jesus Amador
Address: 2340 Mockingbird Ln Midlothian, TX 76005

Any comments from Spokesman:
The applicant was represented by Edgar Graciano. The applicant would like to build a house on the lot

Any questions from Board: Timothy Ibidapo asked if any other approvals had taken place on the lot. Mr. Tooley stated he has made sure the applicant understands that construction cannot take place until building permits are applied for and approved

The following persons spoke in favor of the application:

The following persons noted their support for the application:

The following evidence was presented to the Board by those in favor of the case:

The following persons noted their opposition to the application

The following evidence was presented to the Board by those in opposition to the case:

The applicant did *or* did not speak in rebuttal.

After consideration of the evidence, the Board discussed the evidence and the documentation on the record.

The Board makes the following findings, indicated by a check or x in the blank next to the finding:

- Proper notification was done in accordance with the statutes and ordinances.
- The decision of the City building or administrative official to deny the permit or construction was in error, and the permit should be granted.
- A variance, if granted, is not contrary to the public interest, and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and the granting of the variance would be in the spirit of the ordinances and substantial justice would be done.

- The variance or exception will not substantially or permanently injure the appropriate use of adjacent property in the same district.
- The variance or exception will not adversely affect the health, safety, or general welfare of the public.
- The variance or exception will not be contrary to public interest.
- The variance or exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.
- The variance or exception will be in harmony with the spirit and purpose of the Unified Development Code and all other ordinances of the City.
- The variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought.
- The variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located;
- The plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including, but not limited to, area, shape or slope, and the unique circumstances were not created by the owner of the property, and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.
- The variance or exception is not a self-created hardship.

Any additional findings: None

The motion to close to the public hearing and Approve the Case made by

Ralph Castro

The motion was seconded by **Martin Caballero**

Motion was **approved**/denied: **9** yays to **0** Nays

Members that objected: None

Any conditions: None

The public hearing was closed.

2. BA210204 (Council District 5) – Construction of a carport at 1101 Ruea Street, legally described as Lot 1 and part of Lot 2, Block 1, Pecan Acres Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.

- 1. Special Exception: Construction of a carport.
- 2. Variance: Construction of a carport that exceeds maximum area.
 Required Maximum Area: 500 square feet.
 Requested Area: 625 square feet.

Applicant / Spokesperson: James McPherson
Address: 1101 Ruea St Grand Prairie, TX 75050

Any comments from Spokesman:

The applicant is asking for the carport of this size because he has a large truck 23 feet wide. He also did option a list of all the neighbors signatures stating they did not see an issue with the carport.

Any questions from Board:

Michelle Madden asked if there were any other outstanding issues such as notices. Mr. Tooley stated that staff is not typically made aware of such unless they are delinquent taxes

Timothy Ibidapo asked if this construction would pose any issues to 1116 or 1120 Ruea Mr Tooley stated that he did not believe this would create any as there is a fence between the properties

Michelle Madden asked the applicant about the address of 1110 Ruea and if they received a signature from them. Mr. McPherson stated that the house is vacant and is used as a rental

The following persons spoke in favor of the application:

The following persons noted their support for the application:

The following evidence was presented to the Board by those in favor of the case:

The following persons noted their opposition to the application

The following evidence was presented to the Board by those in opposition to the case:

The applicant did *or* did not speak in rebuttal.

After consideration of the evidence, the Board discussed the evidence and the documentation on the record.

The Board makes the following findings, indicated by a check or x in the blank next to the finding:

- Proper notification was done in accordance with the statutes and ordinances.
- The decision of the City building or administrative official to deny the permit or construction was in error, and the permit should be granted.
- A variance, if granted, is not contrary to the public interest, and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and the granting of the variance would be in the spirit of the ordinances and substantial justice would be done.
- The variance or exception will not substantially or permanently injure the appropriate use of adjacent property in the same district.
- The variance or exception will not adversely affect the health, safety, or general welfare of the public.
- The variance or exception will not be contrary to public interest.
- The variance or exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.
- The variance or exception will be in harmony with the spirit and purpose of the Unified Development Code and all other ordinances of the City.
- The variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought.
- The variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located;

- The plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including, but not limited to, area, shape or slope, and the unique circumstances were not created by the owner of the property, and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.
- The variance or exception is not a self-created hardship.

Any additional findings: None

The motion to close to the public hearing and Approve the Case made by **Ralph Castro**

The motion was seconded by **Timothy Ibidapo**

Motion was **approved**/denied: **9** yays to **0** Nays

Members that objected: None

Any conditions: None

The public hearing was closed.

NEW BUSINESS: None

CITIZENS COMMENTS: None

ADJOURNMENT : The meeting was adjourned at 7:24 PM

Signed on this the _____ day of February 2021

**THE ZONING BOARD OF ADJUSTMENT
OF THE CITY OF GRAND PRAIRIE, TEXAS**

by: _____
Printed Name: _____
Title: _____



CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 04/19/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Jonathan Tooley, Planner

TITLE: BA210403 (Council District 3) – Variance to the rear and side yard setback at 229 W. Phillips Court, legally described as Lot 14, Phillips Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District.
Variance: Construction of an accessory structure in the rear yard setback.
 Required Setback: 10 feet
 Requested Setback: 8.25 feet
Variance: Construction of a single-family dwelling in the side yard setback.
 Required Setback: 6 feet
 Requested Setback: 4 feet

RECOMMENDED ACTION: Table to May ZBA Meeting

REQUEST TO BE TABLED:

- Due to error in legal notice, staff is requesting this case be tabled to May ZBA meeting.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/19/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Jonathan Tooley, Planner

TITLE: BA210406 (Council District 3) – Creation of four lots that do not meet the minimum required width at 1914 Varsity Street, legally described as part of 30, Block B, Lakeland Heights Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.
Variance: Creation of four lots that do not meet the minimum required width.
 Minimum Required Lot Width: 60 feet
 Minimum Requested Lot Width: 49.94 feet

RECOMMENDED ACTION: Staff cannot support the request.

SUMMARY:

Owner: Oziel Zuniga

Applicant: Luke Keeton

BA210406 (Council District 3) – Creation of four lots that do not meet the minimum required width at 1914 Varsity Street, legally described as part of 30, Block B, Lakeland Heights Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.

Variance: Creation of four lots that do not meet the minimum required width.

Minimum Required Lot Width: 60 feet

Minimum Requested Lot Width: 49.94 feet

PURPOSE OF REQUEST:

The applicant is requesting a variance to create four platted lots that do not meet the width requirements of the zoning district, Single Family Four Residential District. The zoning district, Single Family Four Residential District, requires that newly created lots have a minimum lot width of 60 feet. The applicant is proposing four lots with a minimum individual width of 49.94 ft. This is being subdivided from Lot 30, which was originally a part of the larger lot to the east, which contains Bonham Elementary School. There are two existing structures on the property, a house, and an accessory building, which the applicant intends to demolish and provide new construction on each newly created lot. Staff analyzed the current lot configurations that exist on Varsity Drive, between E Coral Way and E Cober Drive, and determined that

approximately 62 percent of the lots are over 60 feet and 38 percent are under 60 (50 – 59) feet. The lots have been in this configuration for some time, since the late 1960s/ early 1970s.

The table below summarizes the lot characteristics being proposed by the applicant.

Table 3: Site Data Summary for 1914 Varsity Drive

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	7,200	7,480	Yes
Min. Lot Width (Ft.)	60	49.94	No
Min. Lot Depth (Ft.)	110	149.76	Yes
Front Setback (Ft.)	25	25	Yes
Max. Density/acre (DUA)	5.8	5.8	Yes

PUBLIC NOTIFICATION:

Legal notice of this item was published in the Fort Worth Star Telegram April 9th and April 18th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on April 8th.

24 notices were sent, 0 were returned in favor, 0 returned opposed and there is not a homeowner’s association.

FINDINGS:

As authorized in Section 1.11.7.4 of the UDC, the ZBA may grant variances and exceptions provided the following findings are met:

- A. Such variance or exception will not substantially or permanently injure the appropriate use of adjacent property in the same district.

Staff Evaluation: Staff believes that such variance will not substantially or permanently injure the adjacent property owners. There are approximately 9 properties on Varsity Drive, between E Coral and E Cober, that are between 50 – 59 feet in width.

- B. Such variance or exception will not adversely affect the health, safety or general welfare of the public.

Staff Evaluation: Staff suggests that the variance will not adversely affect the health, safety or general welfare of the public.

- C. Such variance or exception will not be contrary to the public interest; and such variance or exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

Staff Evaluation: The variance will not authorize the operation of a use other than those already allowed in Single Family-Four Residential District.

- D. Such variance or exception will be in harmony with the spirit and purpose of this ordinance.

Staff Evaluation: Staff suggests that the variance will harm the spirit and purpose of this ordinance.

The property can easily meet the zoning requirements if the owner proposes three lots instead of four. Of the 24 properties on Varsity Drive, 15 of them are over 60 ft in width. The remaining 9 properties are 50 - 59 ft widths.

- E. Such variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought.

Staff Evaluation: Staff believes that such a variance will not necessarily alter the essential character of the district. There are some existing 50 foot lots on the street. Staff's main concern is there is no obvious hardship being presented as to why the applicant cannot meet current zoning. Staff believes that providing three lots instead of four will offer future homebuyers bigger lots.

- F. Such variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located.

Staff Evaluation: Staff believes that such variance for the proposed lots will not substantially weaken the general purpose of the underlying zoning district.

- G. The plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including but not limited to the area, shape or slope, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

Staff Evaluation: Staff finds that the property owner does not have a hardship that is a unique circumstance of the property.

- H. The variance or exception is not self-created hardship.

Staff Evaluation: Staff finds that the hardship is self-created.

RECOMMENDATION:

Since there is no hardship being presented, Staff cannot support the request of BA210406.

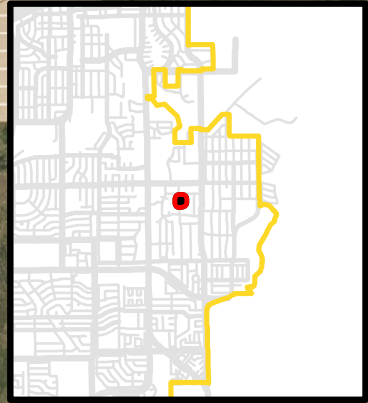
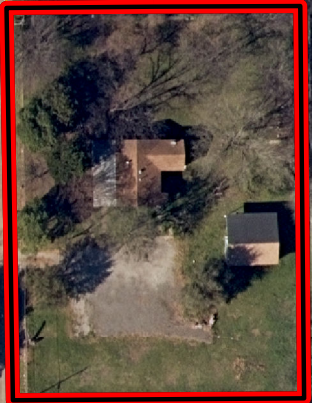
If the board chooses to grant the applicants request, he/she must abide to the following below:

1. **Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2015 International Building Code, the Grand Prairie Municipal Code of Ordinances, city adopted fire codes and with other applicable regulatory requirements administered and/or enforced by the state and federal government. If a building permit has not been applied for or issued within a ninety (90) day period or as the Board may specifically grant, the variance shall be deemed waived; and all rights there under terminated.**

Item 3.

E Coral Way

Varsity Dr



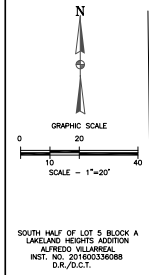
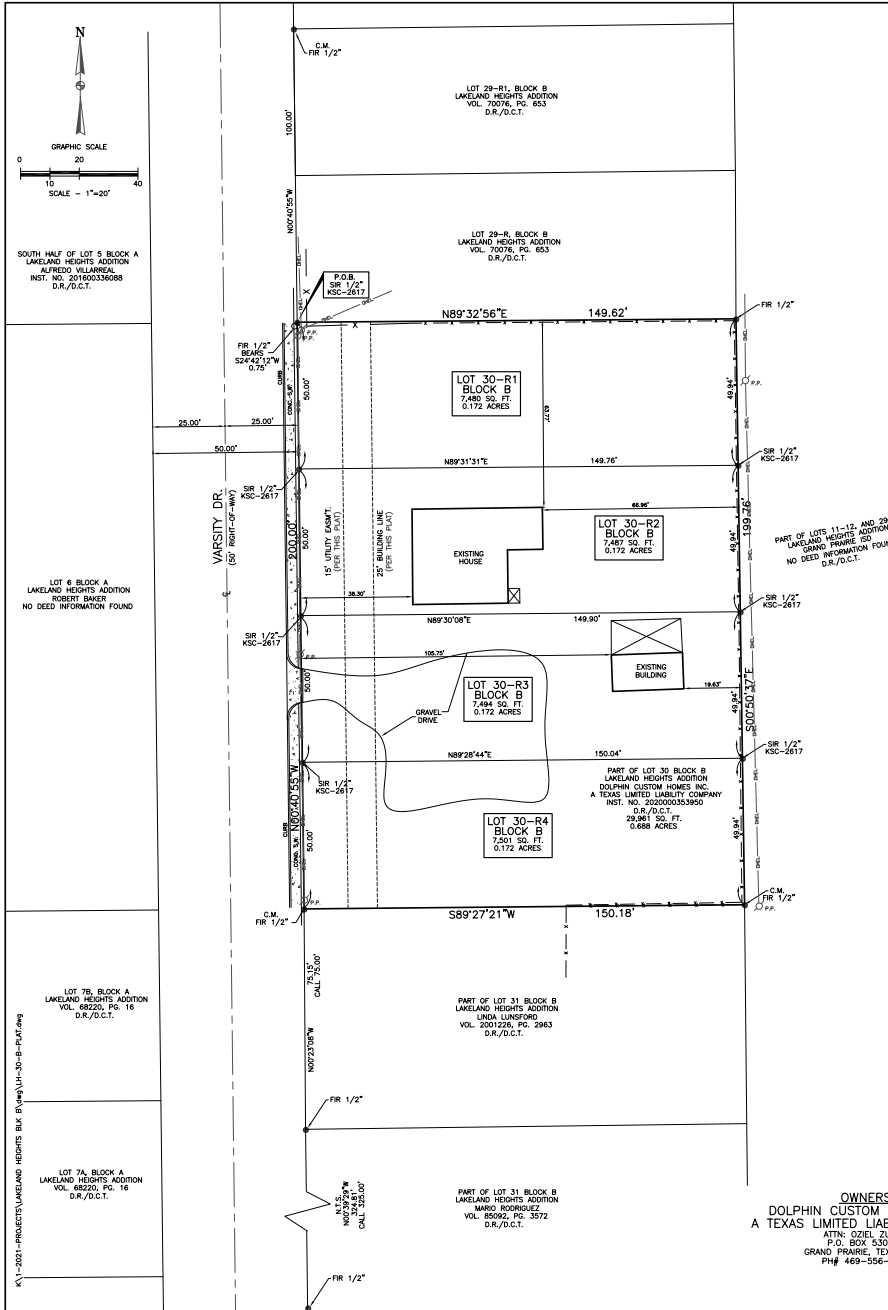
CASE LOCATION MAP
BA210406
1914 Varsity Drive



City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org

Exhibit B - Site Plan
Page 1 of 1



DEDICATION:

STATE OF TEXAS:
COUNTY OF DALLAS:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DOLPHIN CUSTOM HOMES INC., A TEXAS LIMITED LIABILITY COMPANY, acting by and through the undersigned its duly authorized agent, does hereby adopt this plat designating the hereon above described property as LOTS 30-R1, 30-R2, 30-R3, AND 30-R4, BLOCK B, LAKELAND HEIGHTS ADDITION, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever, the streets, alleys and storm water conveyance areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements or stormwater management area. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Witness my hand at _____ County Texas this ____ day of _____, 2021.

OZIEL ZUNIGA
(Owner)

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared SAUL ZUNIGA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the ____ day of _____, 2021.

NOTARY PUBLIC
My Commission Expires _____

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me the undersigned authority, a Notary Public, on this day personally appeared M. L. Mitchell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the ____ day of _____, 2021.

NOTARY PUBLIC
My Commission Expires _____

LEGEND:
FIR ~ FOUND IRON ROD
FIP ~ FOUND IRON PIPE
P.R./D.C.T. ~ PLAT RECORDS, DALLAS COUNTY TEXAS
D.R./D.C.T. ~ DEED RECORDS, DALLAS COUNTY TEXAS
FND. ~ FOUND
SIR ~ SET IRON ROD
CL ~ CENTERLINE
SL ~ SURVEY LINE

- Notes:**
1. C.M. ~ Denotes Controlling Monuments.
 2. Basis of bearing for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network, (Vertical data NAVD 88 GEOID 12+8)
 3. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 4811320455, Suffix M, Map Effective Date: 03-21-2019, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.
 4. The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affect the subject property.
 5. The purpose of this plat is to create four lots out of a part of a lot as shown.
 6. Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat.
 7. Prior to any building permit being issued an approved grading and drainage plan is required by the City of Grand Prairie.
 8. Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

OWNERS:
DOLPHIN CUSTOM HOMES INC.,
A TEXAS LIMITED LIABILITY COMPANY
ATTN: OZIEL ZUNIGA
P.O. BOX 530484
2037 DALWORTH STREET
GRAND PRAIRIE, TEXAS 75053
PH# 469-536-2288

PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON
REGISTERED PROFESSIONAL LAND SURVEYOR
P.O. BOX 530204
GRAND PRAIRIE, TEXAS 75053-0204
EMAIL:kac4019@hcbglobal.net
PHONE: (972) 641-0843 FAX: (972) 647-0154

OWNERS CERTIFICATE:

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, DOLPHIN CUSTOM HOMES INC., A TEXAS LIMITED LIABILITY COMPANY, is the sole owner of a 0.688 acre tract of land in the M. W. ALLEN Survey, Abstract No. 09, according to the deed thereof recorded in Inst. No. 2010000353950 of the Deed Records of Dallas County, Texas, said 0.688 acre tract of land, being known as part of Lot 30, Block B of Lakeland Heights Addition, an addition to the City of Grand Prairie according to the plat thereof recorded in Volume 8, Page 55 of the Plat Records of Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with cap marked KSC-2617 for the northwest corner of said Lot 30, same being the southwest corner of Lot 29-R, Block B, according to the plat thereof recorded in Volume 70076, Page 653 of the deed records of Dallas County, Texas and being in the east line of Varsity Drive (50' right-of-way);

THENCE N. 89°32'56" E., with the common line of said Lots 29-R and Lot 30, a distance of 149.62 feet to a 1/2 inch iron rod found for the northeast corner of said 0.688 acre tract;

THENCE S. 00°50'37" E., with the east line of said 0.688 acre tract a distance of 199.76 feet to a 1/2 inch iron rod found for the northeast corner of a tract described in deed to Linda Lunsford, recorded in Volume 2001226, Page 2963 of the deed records of Dallas County, Texas;

THENCE S. 89°27'21" W., with the south line of said 0.688 acre tract and the north line of said Lunsford tract, a distance of 150.18 feet to a 1/2 inch iron rod found in the east line of said Varsity Drive;

THENCE N. 00°40'55" W., with the east line of said Varsity Drive, a distance of 200.00 feet to the POINT OF BEGINNING and CONTAINING 29,961 square feet, or 0.688 acres of land, more or less.

SURVEYORS CERTIFICATE:

Know All Men By These Presents:

I, M. L. Mitchell, a Registered Professional Land Surveyor in the State of Texas, does hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the rules and regulations of the City Plan Commission of the City of Grand Prairie, Texas.

"PRELIMINARY, FOR REVIEW ONLY NOT TO BE RECORDED FOR ANY PURPOSES"
M. L. Mitchell
Registered Professional Land Surveyor
Texas Registration No. 2617

REPLAT
LOTS 30-R1, 30-R2, 30-R3,
AND 30-R4 BLOCK B
LAKELAND HEIGHTS ADDITION
CONTAINING 29,961 SQ. FT. OR 0.688 ACRES
AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING A REPLAT OF
PART OF LOT 30
BLOCK B
LAKELAND HEIGHTS ADDITION
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

FOUR RESIDENTIAL LOTS
DATE: MARCH 23, 2021

