



Legislation Details (With Text)

File #: 18-8461 **Version:** 1 **Name:** Z181201/CP181201 - Zoning Change/Concept Plan - Wildwood Oaks

Type: Ordinance **Status:** Public Hearing

File created: 11/16/2018 **In control:** Planning and Zoning Commission

On agenda: 12/3/2018 **Final action:**

Title: Z181201/CP181201 - Zoning Change/Concept Plan - Wildwood Oaks (City Council District 1). Zoning Change/Concept Plan request from Single Family-1 (SF-1) to a Planned Development (PD) to allow construction for a seven (7) lot residential subdivision on 2.741 acres. Lot 11R, Block 14, Wildwood Oaks, City of Grand Prairie, Dallas County, Texas, zoned Single Family-1 (SF-1) and within the Highway 161 Corridor Overlay District (Hwy 161 Corridor).
City Council December 11, 2018

Sponsors:

Indexes:

Code sections:

- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Metes and Bounds.pdf](#)
[Exhibit C - Concept Plan.pdf](#)
[Mailing List.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

Z181201/CP181201 - Zoning Change/Concept Plan - Wildwood Oaks (City Council District 1). Zoning Change/Concept Plan request from Single Family-1 (SF-1) to a Planned Development (PD) to allow construction for a seven (7) lot residential subdivision on 2.741 acres. Lot 11R, Block 14, Wildwood Oaks, City of Grand Prairie, Dallas County, Texas, zoned Single Family-1 (SF-1) and within the Highway 161 Corridor Overlay District (Hwy 161 Corridor).

City Council December 11, 2018

Presenter

Ted Helm, Planner

Recommended Action

Approve

Analysis

SUMMARY:

Zoning Change/Concept Plan request from Single Family-1 (SF-1) to a Planned Development (PD) to allow construction for a seven (7) lot residential subdivision on 2.741 acres. Lot 11R, Block 14, Wildwood Oaks, City of Grand Prairie, Dallas County, Texas, zoned SF-1, Single Family-1 and within the Highway 161 Corridor

Overlay District.

PURPOSE OF REQUEST:

The purpose of the request is to rezone 2.741 acres from Single Family 1 to a Planned Development District for a residential subdivision with 6 units.

ADJACENT LAND USES AND ACCESS:

North: SF-1, Single Family 1 Dwelling District, and the location of a residential subdivision.

East: SF-1, Single Family 1 Dwelling District, and the location of a Church.

South: SF-1, Single Family 1 Dwelling District, and the location of a residential subdivision.

West: SF-1, Single Family 1 Dwelling District, and the location of a Doberman Dog Shelter.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The Concept Plan depicts a private road running into a cul-de-sac into which 6 residential lots will be located. The private road connecting to Rock creek will be managed by the HOA created from this subdivision. These lots meet the area minimums at 12,000 square feet, while not meeting the width and depth requirements. The houses will be built at approximately 1,700 square feet. This is 700 square feet less than what is typically required in a Single Family 1 Residential District (2,400 square feet), but it will allow for a smaller footprint more tailored to those looking to downsize such as empty nesters, and will allow tree preservation.

HISTORY:

The property was previously replatted at the end of 2017 under the project number RP170902. It was approved unanimously on September 19, 2017 by City Council.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The 2010 Comprehensive Plan's Future Land Use Map (FLUM) designation for this location is Low Density Residential. The proposal is consistent with the FLUM. The proposal is also consistent with goals and policies contained in the 2010 Comprehensive Plan, specifically:

- Goal 3: Revitalize older developed areas;
- Goal 12: Achieve a broad housing selection for a diverse population.

DRAINAGE:

Full engineering will be required with Final Plat. The developer is required to contain the flows to maintain the current outflow and velocity.

DEVELOPMENT STANDARDS:

Density and Dimensional Standards

The table below summarizes the standards for manufactured home development; the proposed standards are consistent with those found in the Unified Development Code (UDC).

Table 1: Density and Dimensional Standards

Standard	UDC	Proposed	Meets
Lot Depth (Ft.)	120	100	No
Lot Width (Ft.)	80	70	No
Minimum Lot Area	12,000 sf	12,000 sf	Yes
Minimum Living Area	2,400 sf	1,700 sf	No
Front Yard (Ft.)	30	20	No
Side Yard on Street (Ft.)	15	10	No
Minimum Roof Pitch	6:12	4:12	No
Masonry Content	80%	Architectural Metal Panels	No

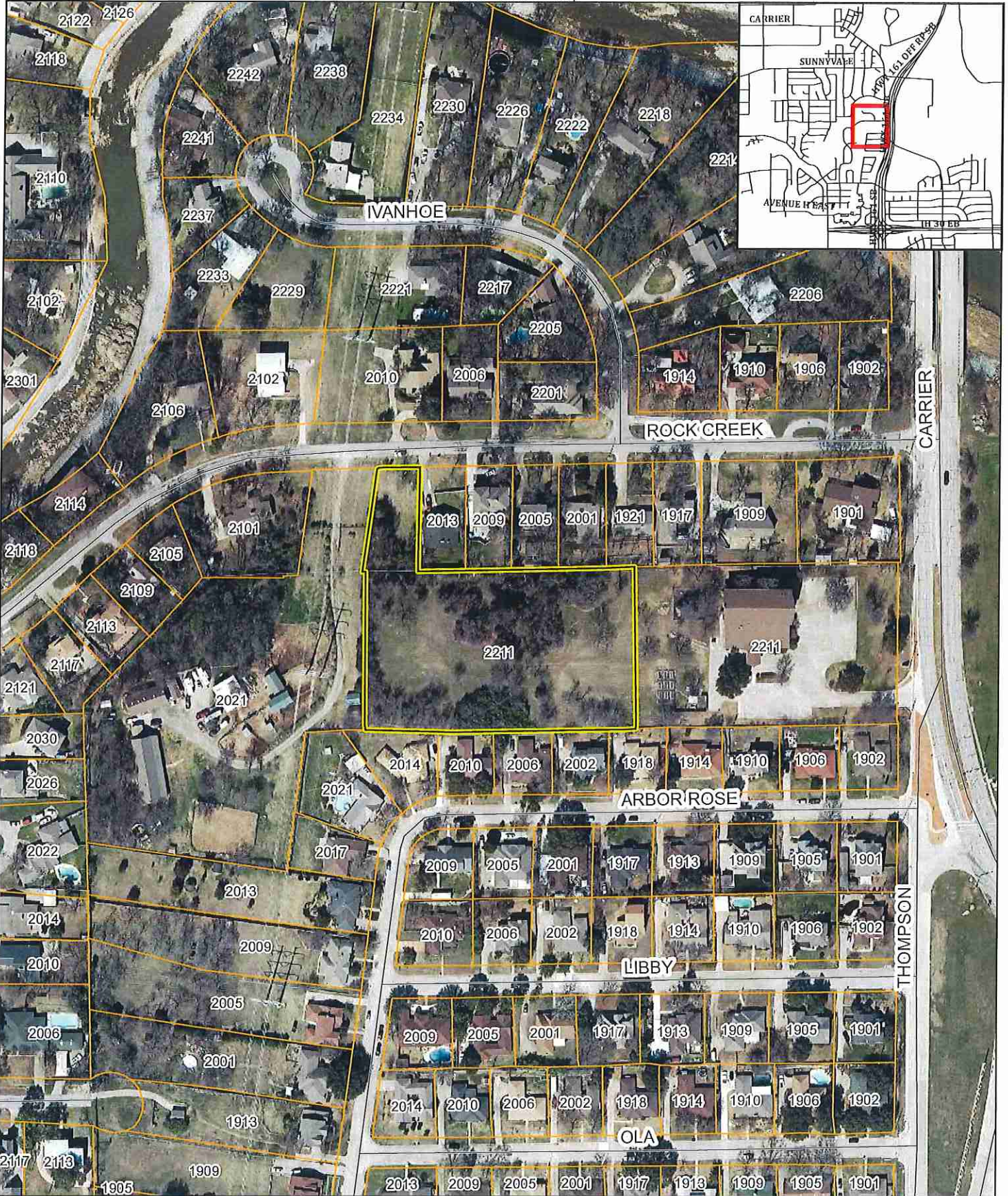
The developer is proposing to build the houses with side-entry garages. The developer is also requesting to use Architectural Metal Panels over the standard required masonry, which includes stone, brick, stucco and fiber cement.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval as presented.

Body

Exhibit A - Location Map



CASE LOCATION MAP
Case Number: Z181201/CP181201
Wildwood Oaks



City of Grand Prairie
Planning and Development
(972) 237-8257 www.gptx.org

Exhibit B - Property Description

BEING that certain 2.741 acre tract of land situated in the M. Goodwin Survey, Abstract No. 1717, City of Grand Prairie, Dallas County, Texas, and being a portion of that certain tract of land conveyed to F. E. Hansen, presiding Bishop as Trustee in Trust for The Reorganized Church of Jesus Christ of Latter Day Saints, or his successors in office, for the use and benefit of said Church, by deed recorded in Volume 82146, Page 3206, Deed Records, Dallas County, Texas, and being all of Lot 11, Block 13, Wildwood Oaks Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 23, Page 1, Map Records, Dallas County, Texas, same being all that certain tract of land conveyed to Reorganized Church of Jesus Christ of Latter Day Saints, by deed recorded in Instrument Number 201100076999, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said Church tract (Volume 82146, Page 3206), same being a southeast corner of Lot 1, Block 1, Munford Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 91202, Page 2633, said Deed Records, same being in the north line of Block 1, Wild Rose Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 77193, Page 2148, said Deed Records;

THENCE North 00 deg. 10 min. 01 sec. West, along the common line of said Church tract (Volume 82146, Page 3206), and said Lot 1, a distance of 250.90 feet to a point for the northwest corner of said Church tract (Volume 82146, Page 3206) from which a 1/2 inch iron rod found bears South 00 deg. 10 min. 01 sec. East, 0.80 foot, said corner being in the south line of said Lot 11, Block 13;

THENCE North 89 deg. 58 min. 30 sec. West, along the common line of said Lot 11 and said Lot 1, a distance of 5.32 feet to a 3/8 inch iron rod found for the Southwest corner of said Lot 11;

THENCE North 08 deg. 35 min. 47 sec. East, continuing along the common line of said Lot 11 and said Lot 1, a distance of 161.40 feet to a 1 inch pipe found for the Northwest corner of said Lot 11, same being the Southwest corner of Rock Creek Drive (80 foot right-of-way);

THENCE North 89 deg. 34 min. 31 sec. East, along the common line of said Lot 11 and said Rock Creek Drive, a distance of 68.07 feet to a 1/2 inch iron rod with yellow cap found for the Northeast corner of said Lot 11, same being the Northwest corner of Lot 10, said Block 13, Wildwood Oaks Addition;

THENCE South 00 deg. 17 min. 01 sec. West, along the common line of said Lots 11 and 10, a distance of 160.13 feet to a 60D nail found which bears South 89 deg. 39 min. 42 sec. East, 1.33 feet for the Southeast corner of said Lot 11, same being the Southwest corner of said Lot 10, same being in the north line of said Church tract (Volume 82146, Page 3206);

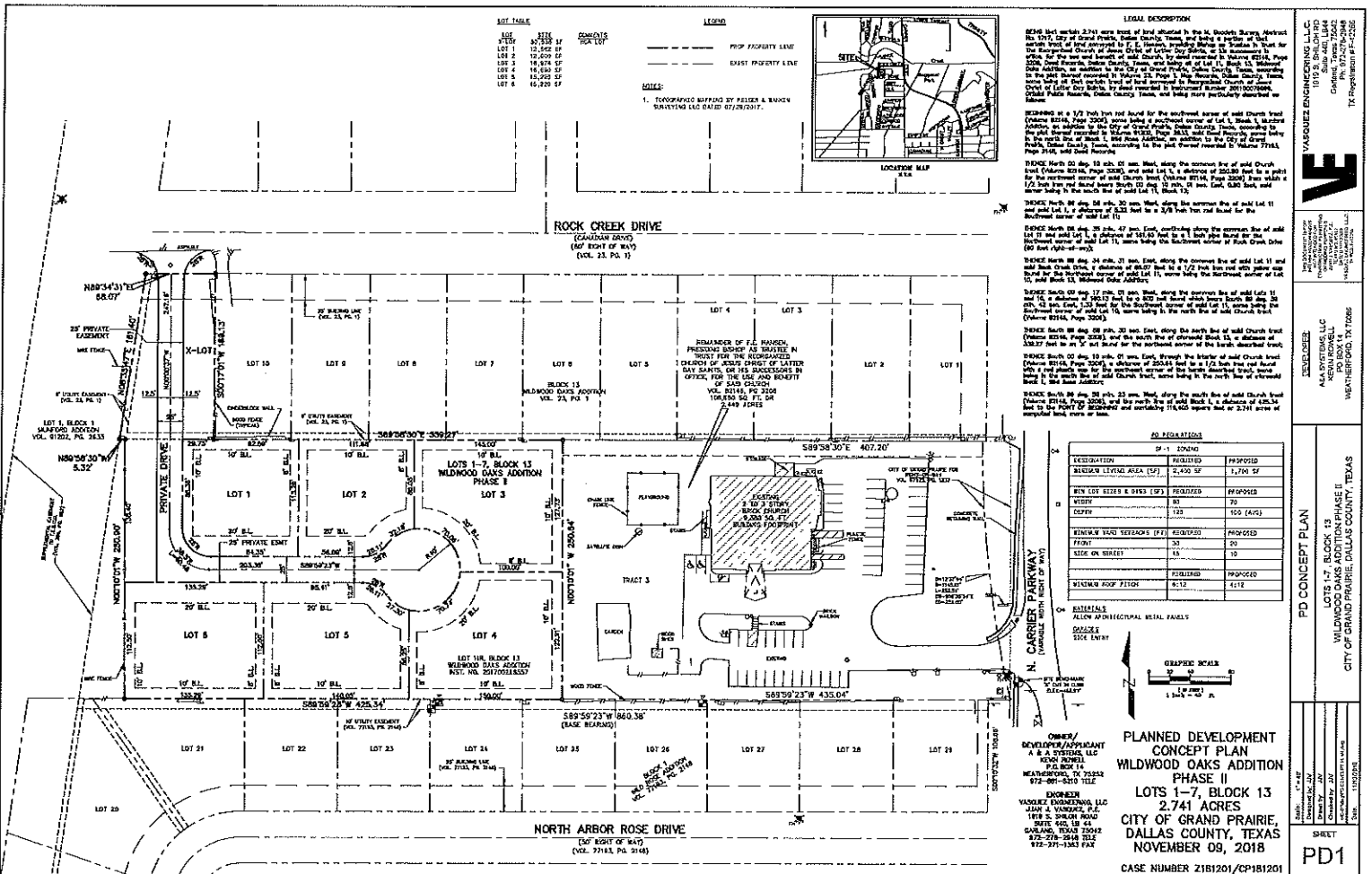
Exhibit B - Property Description

THENCE South 89 deg. 58 min. 30 sec. East, along the north line of said Church tract (Volume 82146, Page 3206), and the south line of aforesaid Block 13, a distance of 339.27 feet to an 'X' cut found for the northeast corner of the herein described tract;

THENCE South 00 deg. 10 min. 01 sec. East, through the interior of said Church tract (Volume 82146, Page 3206), a distance of 250.64 feet to a 1/2 inch iron rod found with a red plastic cap for the southeast corner of the herein described tract, same being in the south line of said Church tract, same being in the north line of aforesaid Block 1, Wild Rose Addition;

THENCE South 89 deg. 59 min. 23 sec. West, along the south line of said Church tract (Volume 82146, Page 3206), and the north line of said Block 1, a distance of 425.34 feet to the POINT OF BEGINNING and containing 119,405 square feet or 2.741 acres of computed land, more or less.

Exhibit C - Concept Plan



PROPOSED DEVELOPMENT CONCEPT PLAN

WILDWOOD OAKS ADDITION PHASE II

LOTS 1-7, BLOCK 13

2.741 ACRES

CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

NOVEMBER 09, 2018

NO.	DESCRIPTION	PROPOSED	PROPOSED
1	REGISTRATION	PROPOSED	PROPOSED
2	REGISTRATION	PROPOSED	PROPOSED
3	REGISTRATION	PROPOSED	PROPOSED
4	REGISTRATION	PROPOSED	PROPOSED
5	REGISTRATION	PROPOSED	PROPOSED
6	REGISTRATION	PROPOSED	PROPOSED
7	REGISTRATION	PROPOSED	PROPOSED
8	REGISTRATION	PROPOSED	PROPOSED
9	REGISTRATION	PROPOSED	PROPOSED
10	REGISTRATION	PROPOSED	PROPOSED
11	REGISTRATION	PROPOSED	PROPOSED
12	REGISTRATION	PROPOSED	PROPOSED
13	REGISTRATION	PROPOSED	PROPOSED
14	REGISTRATION	PROPOSED	PROPOSED
15	REGISTRATION	PROPOSED	PROPOSED
16	REGISTRATION	PROPOSED	PROPOSED
17	REGISTRATION	PROPOSED	PROPOSED
18	REGISTRATION	PROPOSED	PROPOSED
19	REGISTRATION	PROPOSED	PROPOSED
20	REGISTRATION	PROPOSED	PROPOSED
21	REGISTRATION	PROPOSED	PROPOSED
22	REGISTRATION	PROPOSED	PROPOSED
23	REGISTRATION	PROPOSED	PROPOSED
24	REGISTRATION	PROPOSED	PROPOSED
25	REGISTRATION	PROPOSED	PROPOSED
26	REGISTRATION	PROPOSED	PROPOSED
27	REGISTRATION	PROPOSED	PROPOSED
28	REGISTRATION	PROPOSED	PROPOSED

PLANNED DEVELOPMENT CONCEPT PLAN

WILDWOOD OAKS ADDITION PHASE II

LOTS 1-7, BLOCK 13

2.741 ACRES

CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

NOVEMBER 09, 2018

CASE NUMBER 2181201/CP181201

Parcel Owner Notification Labels - Count: 49

GRANGER MELANIE
2002 LIBBY LN
GRAND PRAIRIE TEXAS
750502280

WOODARD LISA J
2009 N ARBOR ROSE DR
GRAND PRAIRIE TEXAS
750502275

ZERMATTEN JAMES W &
1918 N ARBOR ROSE DR
GRAND PRAIRIE TEXAS
750502211

TARBERT LLC
8665 E HARTFORD DR STE 200
SCOTTSDALE ARIZONA
852557807

STRICKLAND BYRON SCOTT
2021 W ARBOR ROSE DR
GRAND PRAIRIE TEXAS
750502279

GALVAN FABIAN
2205 IVANHOE CIR
GRAND PRAIRIE TEXAS
750502225

DAVIS MARK S ETAL
1910 LIBBY LN
GRAND PRAIRIE TEXAS
750502228

KING STEVEN L & CAROL L
2221 IVANHOE CIR
GRAND PRAIRIE TEXAS
750502225

MELTON JOEY
2013 ROCK CREEK DR
GRAND PRAIRIE TEXAS
750502237

HOME SFR BORROWER LLC
1110 STRAND ST STE 2A
CHRISTIANSTED US VIRGIN ISLANDS
008205083

REORGANIZED CHURCH OF JESUS CHRIST LATTER DAY
Y ST
1001 W WALNUT ST
INDEPENDENCE MISSOURI
640503562

STRICKLAND JIMMY L
2001 N ARBOR ROSE DR
GRAND PRAIRIE TEXAS
750502275

BEAVER LESLIE L &
1917 ROCK CREEK DR
GRAND PRAIRIE TEXAS
750502235

RICCARDE BARBARA J TR
2010 N ARBOR ROSE DR
GRAND PRAIRIE TEXAS
750502274

MARTINEZ DANIEL
2006 LIBBY LN
GRAND PRAIRIE TEXAS
750502280

COTTO SALVADOR &
1914 LIBBY LN
GRAND PRAIRIE TEXAS
750502228

WARREN PHILLIP E
2005 ROCK CREEK DR
GRAND PRAIRIE TEXAS
750502237

ROGERS BRUCE H &
2021 ROCK CREEK DR
GRAND PRAIRIE TEXAS
750502237

STUNTZNER MARK C &
1917 N ARBOR ROSE DR
GRAND PRAIRIE TEXAS
750502212

SCOTT DOROTHY
1909 ROCK CREEK DR
GRAND PRAIRIE TEXAS
750502235

MARTIN FRED I & CECILIA A
700 MCDONALD
MIDLAND TEXAS
797035552

VALOIS DEBBIE
2006 ROCK CREEK DR
GRAND PRAIRIE TEXAS
750502236

EBRAHIMI BAHMAN & ADRIENNE
2233 IVANHOE CIR
GRAND PRAIRIE TEXAS
750502225

SMITH JAMES A & BARBARA K
1914 ROCK CREEK DR
GRAND PRAIRIE TEXAS
750502234

VANBUREN GEORGE MICHAEL
1918 LIBBY LN
GRAND PRAIRIE TEXAS
750502228

FISCHER JEROME A LIFE ESTATE
2106 ROCK CREEK DR
GRAND PRAIRIE TEXAS
750502284

VITT TX LTD
4757 STRAIT LN
CARROLLTON TEXAS
750104236

MUNFORD JULIA ALZINE
2021 ROCK CREEK DR
GRAND PRAIRIE TEXAS
750502237

ARENA FRANK S
1906 N ARBOR ROSE DR
GRAND PRAIRIE TEXAS
750502211

LATCHAW BARBARA SUE
2006 N ARBOR ROSE DR
GRAND PRAIRIE TEXAS
750502274

Parcel Owner Notification Labels - Count: 49

CARMACK NORMAN P JR &
2013 W ARBOR ROSE DR
GRAND PRAIRIE TEXAS
750502279

LEWIS YURIDIANA M & DANIEL H
1909 N ARBOR ROSE DR
GRAND PRAIRIE TEXAS
750502212

DARDEN ROBERT L EST OF
2014 N ARBOR ROSE DR
GRAND PRAIRIE TEXAS
750502274

TODARO CHRISTOPHER T
2013 ROCK CREEK DR
GRAND PRAIRIE TEXAS
750502237

CANTU JESSICA & RODRIGO
1910 ROCK CREEK DR
GRAND PRAIRIE TEXAS
750502234

LANGE RYAN W
2102 ROCK CREEK DR
GRAND PRAIRIE TEXAS
750502284

CHAPMAN BERNICE
2001 ROCK CREEK DR
GRAND PRAIRIE TEXAS
750502237

MCPHERSON LASHANDRA &
1914 N ARBOR ROSE DR
GRAND PRAIRIE TEXAS
750502211

REORGANIZED CHURCH OF JESUS
1001 W WALNUT
INDEPENDENCE MISSOURI
640503562

WILKERSON FAMILY LIVING
2201 IVANHOE CIR
GRAND PRAIRIE TEXAS
750502225

SANDERS KRISTINA
1913 N ARBOR ROSE DR
GRAND PRAIRIE TEXAS
750502212

BABINO JOSEPH RAY &
1905 N ARBOR ROSE DR
GRAND PRAIRIE TEXAS
750502212

ADAMS RONALD T
1921 ROCK CREEK DR
GRAND PRAIRIE TEXAS
750502235

ALDERSON DARRIN D & ANGELA D
2009 ROCK CREEK DR
GRAND PRAIRIE TEXAS
750502237

MUNFORD JULIA ALZINE
2021 ROCK CREEK DR
GRAND PRAIRIE TEXAS
750502237

REYNOLDS CALEB M & REAGAN L
2002 N ARBOR ROSE DR
GRAND PRAIRIE TEXAS
750502274

VICK THADDEUS & LISA
2017 W ARBOR ROSE DR
GRAND PRAIRIE TEXAS
750502279

POWELL JULIE KL
2217 IVANHOE CIR
GRAND PRAIRIE TEXAS
750502225

YOUNGBLOOD JOEL
2101 ROCK CREEK DR
GRAND PRAIRIE TEXAS
750502285