

City Council Chambers 317 W. College Street Grand Prairie, Texas

AGENDA

MEETING NOTICE ZONING BOARD OF ADJUSTMENTS AND APPEALS CITY OF GRAND PRAIRIE MONDAY, NOVEMBER 16, 2009

* BRIEFING 6:30 P.M.

The staff will brief the Board and preview the cases on tonight's agenda. The 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 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 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.

- A. Invocation
- B. Review of Minutes for October 19, 2009
- C. PUBLIC HEARING
- CASE NUMBER BA090601 2955 Barco, is platted as Mira Lagos No A-28, Block C, Lot 2 (Council District 6). Consideration of variances to the side and rear yard building setbacks and to the distance between buildings to build a patio cover for a property in Planned Development District 271A (PD-271A) as established by Ordinance 6955 and stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code. The property is generally located east of Grand Peninsula Drive and north of England Parkway.
- 2. <u>CASE NUMBER BA091101</u> 3413 S. Edelweiss Drive, is platted as Park Valley No. 3, Block 5, Lot 17 (Council District 3). Consideration of a variance to the on-site parking

requirements *to convert a garage into a living area* for a property in a Single Family-Three (SF-3) District as stipulated in the *Schedule of On-Site Parking Requirements* located in Article 10, "Parking and Loading Standards," of the Unified Development Code. The property is located east of Corn Valley Road and south of S.E. 8th Street.

- 3. CASE NUMBER BA091102 1622 N.W. 7th Street, is unplatted under the David Bradshaw Abstract 121 Page 835 Tract 9 (Council District 1). Consideration of a special exception and a variance to the density and dimensional requirements *to construct a utility shed for* a property in a Single Family-One (SF-1) District as stipulated by Article 6, "Density and Dimensional Requirements," of the Unified Development Code. The property is located on the east side of N.W. 7th Street, north of Egyptian Way.
- D. CITIZENS COMMENT
- E. **COMMENTS BY BOARD**

accommodations

- F. **OTHER BUSINESS**
- G. **ADJOURNMENT**

Reasonable

| Board of Adjustment and Appeals agenda | was prepared on the | day o | f November | 2009 at : | 5:00 |
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| p.m. | | | | | |
| Posted By: | | _ | | | |
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disability that requires special arrangements, please call 972-237-8035 at least 24 hours in advance.

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In accordance with Chapter 551, Subchapter 6 of the Texas Government Code, V.T.C.A., the Zoning