

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

AGENDA

MEETING NOTICE ZONING BOARD OF ADJUSTMENTS AND APPEALS CITY OF GRAND PRAIRIE MONDAY, March 15, 2010

* 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 February 15, 2010
- C. PUBLIC HEARING
 - 1. <u>CASE NUMBER BA090504</u> 2342 Robin Hood Drive, is platted as Lot 6, Block 1, of Nottingham Estates Addition (Council District 1). Consideration of a special exception to the masonry requirements and variances to the side and rear yard building setbacks as stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of permitting an existing accessory structure. The subject property is zoned Single Family-One (SF-1) District and is generally located south of Sunnyvale Road and west of Carrier Parkway.
 - 2. CASE NUMBER BA100202 3136 Morning Meadow Lane, is platted as Lot 8R,

- Block 3, of Kirby Creek Village Section 1 (Council District 4). Consideration of a special exception to the masonry requirements as stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code and a variance to the allowable size for an accessory structure as regulated by Section III, Subsection 3.A of Planned Development District No. 127 (PD-127) for the purpose of constructing a utility shed. The subject property is zoned Planned Development District 127 (PD-127) for Single Family-Zero Lot Line uses and is generally located north of Mayfield Road and east of Great Southwest Parkway.
- 3. CASE NUMBER BA100301 1609 Oak Street, is platted as Lot 14, Block D, of Fairview Addition No. 1 (Council District 5). Consideration of a special exception to the residential masonry requirements as stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of utilizing stucco on the exterior façade of a house located within a Single Family-Four (SF-4) District. The subject property is generally located north of E. Main Street and east of N.E. 16th Street.
- 4. <u>CASE NUMBER BA100302</u> 561 Parkcrest Drive, is platted as Lot 27, Block 4, of Westchester East Addition Section 2 (Council District 6). Consideration of variances to the minimum yard setbacks and the permissible distance between buildings as required by Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of permitting two existing arbors. The subject property is zoned Planned Development District No. 210 (PD-210) and is generally located south of E. IH-20 and east of S. Carrier Parkway.
- 5. CASE NUMBER BA100303 227 N.E. 5th Street, is platted as Lots 11 & 12, Block D, of Thomas First Addition (Council District 5). Consideration of a variance to the residential fence standards stipulated in Article 8, "Landscape and Screening," of the Unified Development Code for the purpose of permitting an existing wood screening fence situated in the front yard building setback of a single family property. The subject property is zoned Office (O) District and is generally located south of Small Hill Street and north of Main Street. The subject property is located within Central Business District-Two (CBD-2) overlay district.
- 6. CASE NUMBER BA100304 2512 Varsity Drive, is platted as Lot 3, Block C, of Pioneer Ridge Addition Phase II (Council District 3). Consideration of a variance to the rear yard building setback as stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of constructing a covered porch. The subject property is zoned Planned Development District No. 263A and is generally located north of E. Pioneer Parkway and east of Beltline Road.
- 7. <u>CASE NUMBER BA100305</u> 505 S.E. 2nd Street, is platted as Lot 8, Block B, of Brannons Addition (Council District 3). Consideration of a variance to the permissible size for an accessory structure and special exceptions to the minimum masonry content and minimum paving standards as stipulated in Article 6, "Density and Dimensional Requirements," and Article 10, "Parking and Loading Standards,"

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of the Unified Development Code for the purpose of constructing a detached garage in a Single Family-Four (SF-4) District. The subject property is generally located south of W. Jefferson Street and east of S. Center Street.

- 8. <u>CASE NUMBER BA100306</u> 1414 Leyfair Drive, is platted as Lot 16 of Shady Acres (Council District 1). Consideration of a variance to the permissible size for an accessory structure and to the rear yard building setback for properties in a Single Family-One (SF-1) District as stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of permitting an existing accessory structure with an indoor spa area. The subject property is generally located north of W. Shady Grove Road near the intersection of Hardrock Road and Leyfair Drive.
- D. CITIZENS COMMENT
- E. **COMMENTS BY BOARD**
- F. OTHER BUSINESS

Settlement of the following case:

BA090201- 2515 W. Jefferson St. #101 – Club 424 Consideration of an Appeal of an Administrative Interpretation to revoke a nonconforming use specified by Section 19.5.2, Article 19, "Non-Conforming Development" of the Unified Development Code. The appeal is to reinstate a revoked Specific Use Permit No. 221 (SUP-221) for a bar and night club with the sale of on-site alcoholic beverages and the use of amusement devices.

G. ADJOURNMENT

In accordance with Chapter 551, Subchapter 6 of the Texas Govern	ment Code, V.T.C.A., the Zoning
Board of Adjustment and Appeals agenda was prepared on the	_ day of 2010 at 5:00 p.m.
Posted By:	
Tosku by.	

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