



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

AGENDA
MEETING NOTICE
ZONING BOARD OF ADJUSTMENTS AND APPEALS
CITY OF GRAND PRAIRIE
MONDAY, June 21, 2010

*** BRIEFING**
P.M.

6:30

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 May 17, 2010

C. PUBLIC HEARING

1. **CASE NUMBER BA100401** - 1750 E. Marshall Drive, is platted as Lot 4R, Block 13 of Lake Crest Addition No. 2 (Council District 3). Consideration of a special exception to the Off-Street Parking Requirements as stipulated in Article 10, "Parking and Loading Standards," of the Unified Development Code for the purpose reducing the number of parking spaces needed for a religious institution. This property is zoned Single Family-Four (SF-4) District and is generally located east of S.E. 14th Street at the northeast corner of Avenue C and E. Marshall Drive.

Withdrawn By Applicant

2. **CASE NUMBER BA100601** - 306 Clearwood Drive, is platted as Lot 35, Block 11 of Lake Park Village No. 3 (Council District 2). Consideration of a special exception to the minimum masonry requirements stipulated in Article 6, “Density and Dimensional Requirements,” of the Unified Development Code for the purpose of utilizing siding in lieu of brick for a residential addition. The subject property is zoned Single Family-Three (SF-3) District and is generally located east of Corn Valley Road and north of E. Warrior Trail.
3. **CASE NUMBER BA100602** - 924 S. Center Street, is platted as Lots 4 & 5, Block L of Grand Prairie Estates (Council District 3). Consideration of a variance to the maximum permissible square footage on a residential lot as stipulated in Article 6, “Density and Dimensional Requirements,” of the Unified Development Code for the purpose of constructing an accessory structure. The subject property is zoned Single Family-Three (SF-3) District and is located on the eastside of S. Center Street south of W. Renfro Drive.

Withdrawn By Applicant

4. **CASE NUMBER BA100603** - 2331 Collin Drive, is platted as Lot 25, Block 21 of Lake Parks East Phase 3A (Council District 6). Consideration of variances to the side yard building setback as stipulated in Planned Development District No. 267 (PD-267) for the purpose of constructing a single family residence. The subject property is generally located south of W. Camp Wisdom Road and east of Lakeridge Parkway, and is located within the Lakeridge Overlay District.
5. **CASE NUMBER BA100604** - 1413 New Haven Street, is platted as Lot 14, Block 6 of Edgemere Addition (Council District 3). Consideration of a variance to the on-site parking requirements to convert a garage into a habitable space for a property in a Single Family-Four (SF-4) 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 subject property is generally located east of S. Belt Line Road and north of E. Marshall Drive.
6. **CASE NUMBER BA100605** - 905 Bonham Street, is platted as Lot 2, Block 204 of Dalworth Park Addition (Council District 5). Consideration of a variance to the on-site parking requirements to convert a garage into a habitable space for a residential property in a General Retail (GR) 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 subject property is generally located east of N. Carrier Parkway and north of Dalworth Street, and is located within the Central Business District No. 2 (CBD-2) Overlay District.
7. **CASE NUMBER BA100606** - 2526 Sunnyvale Road, Tracts 5C05 & 4B13 of the Michael Farrans Abstract No. 527 (Council District 1). Consideration of a variance to the maximum height for a structure situated in a Single Family-One (SF-1) District as stipulated in Article 6, “Density and Dimensional Requirements,” of the Unified

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Development Code for the purpose of constructing a utility building. The subject property is located on the north side of Sunnyvale Road east of N. Carrier Parkway.

D. **CITIZENS COMMENT**

E. **COMMENTS BY BOARD**

F. **OTHER BUSINESS**

G. **ADJOURNMENT**

In accordance with Chapter 551, Subchapter 6 of the Texas Government 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: _____

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 972-237-8035 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.