



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

AGENDA
MEETING NOTICE
ZONING BOARD OF ADJUSTMENTS AND APPEALS
CITY OF GRAND PRAIRIE
MONDAY, July 19, 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 June 21, 2010

C. PUBLIC HEARING

1. **CASE NUMBER BA100701** - 5788 Windy Meadow, is platted as Lot E, Block 52 of South Gate Addition Phase 2 (Council District 6). Consideration of a variance to the side yard setback for properties situated in Planned Development District No. 300 (PD-300) for the purpose of constructing a single-family detached residence. This property is generally located north of Ragland Road and east of Webb Lynn Road
2. **CASE NUMBER BA100702** - 409 S.E. 11th Street, is platted as Lot 34, Block A of Robin Hood Park (Council District 3). Consideration of a special exception to the masonry requirements and variances to the required setbacks for accessory structures

Zoning Board of Adjustments and Appeals Agenda –July 19, 2010

that exceed ten (10') feet in height and 400 square feet in total size as stipulated by Article 6, "Density and Dimensional Requirements," of the Unified Development Code to permit two previously constructed accessory structures. The subject property is zoned Single Family-Four (SF-4) District and is located south of E. Grand Prairie Road, on the west side of S.E. 11th Street.

3. **CASE NUMBER BA100703** - 1004 Small Street, being a portion of the Richard Wilson Survey, Abstract No. 1548 (Council District 5). Consideration of a variance to the maximum height permitted in a Two Family (2F) District for the construction of a worship center. The subject property is generally located north of E. Main Street and east of N. Beltline Road.
4. **CASE NUMBER BA100704** - 410 N.E. 28th Street, is platted as Lot 83 of Burbank Gardens (Council District 5). Consideration of a special exception and variances to the dimensional requirements for a carport in a single family district as stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of enlarging an existing carport. The subject property is zoned Single Family-Four (SF-4) District, and is generally located west of MacArthur Boulevard and north of E. Main Street.
5. **CASE NUMBER BA100705** - 855 San Jacinto Drive, is platted as Lot 8, Block 29 of Westchester Phase 4 Installment 2 (Council District 6). Consideration of a variance to the setback requirements stipulated in Planned Development District No. 172 (PD-172) and a special exception for a carport in a single family zoning district as stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of permitting an existing carport. The subject property is generally located south of Interstate Highway 20 and east of E. Bardin Road.
6. **CASE NUMBER BA100706** - 942 S.W. 3rd Street, is platted as Lot 26, Block G of Turner Heights Addition (Council District 2). 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 located south of Clarice Street, on the west side of S.W. 3rd Street.

D. **CITIZENS COMMENT**

E. **COMMENTS BY BOARD**

F. **ADJOURNMENT**

Zoning Board of Adjustments and Appeals Agenda –July 19, 2010

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.