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

AGENDA

MEETING NOTICE
ZONING BOARD OF ADJUSTMENTS AND APPEALS
CITY OF GRAND PRAIRIE
MONDAY, FEBRUARY 21, 2011

*** 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 January 19, 2011

C. **PUBLIC HEARING**

1. **CASE NUMBER BA110201** - 2019 Brazos Court, platted as Lot 10, Block K of Cimarron Estates Phase 3C (City Council District 4). Consideration of a variance to the side yard building setback for a property located within Planned Development District 231 (PD-231) [Ordinance 6435] 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 generally located south of Mayfield Road and east of Waterwood Drive in the S. H.-161 Overlay District.

2. **CASE NUMBER BA110202** - 2302 Axminster Court, platted as Lot 30, Block 8 of Nottingham Estate 5th Section (City Council District 1). Consideration of a variance

to the minimum permitted distance between buildings as stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of permitting a previously constructed accessory structure. The subject property is zoned Single Family-One (SF-1) District and is generally located south of Sunnyvale Road and east of Duncan Perry Road.

3. **CASE NUMBER BA110203** - 2247 Peregrine Court, platted as Lot 17, Block 3 of High Hawk at Martin Meadow, Phase 1 (City Council District 6). Consideration of a variance to the rear yard building setback for a property located within Planned Development District 51 (PD-51) [Ordinance 3123] as stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of permitting an existing single family home. The subject property is generally located east of S. Great Southwest Parkway and north of Kingswood Boulevard within the Lakeridge Parkway Overlay District.

4. **CASE NUMBER BA110204** - 218 Nunez Drive, platted as the east half of Lot 6, Block E of Grand Prairie Prize Acres (City Council District 2). Consideration of a variance to the square footage requirements for accessory structures as stipulated by Planned Development District 201 (PD-201) [Ordinance 4577] and a special exception for a carport in a single-family zoning district as stipulated by Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of constructing an accessory building and a carport. The subject property is located west of Acosta Street on the north side of Nunez Drive.

5. **CASE NUMBER BA110205** - 2105 Meadow Lane, platted as Lot 10, Block D of Meadow Oaks, 2B Addition (City Council District 1). Consideration of a special exception to construct a carport in a Single Family-One (SF-1) zoning district as stipulated by Article 6, "Density and Dimensional Requirements," of the Unified Development Code. The subject property is generally located west of N. Carrier Parkway and north of Sunnyvale Road within the S. H.-161 Overlay District.

6. **CASE NUMBER BA110206** - 1405 Nadine Lane, platted as Lot 99 of Florence Hill Second Addition (City Council District 6). Consideration of variance to the front yard building setback for a property located within Planned Development District 84 (PD-84) [Ordinance 2915] as stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of relocating an entryway and porch to another location on the house. The subject property is generally located east of Matthew Road and north of W. Camp Wisdom Road.

7. **CASE NUMBER BA110207** - 5748 Derek Way, platted as Lot 12, Block D of Southgate Addition Phase 2 (City Council District 6). Consideration of a variance to the side yard building setback and a variance to the minimum building separation for an accessory structure as stipulated by Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of permitting a previously placed hot tub. The subject property is zoned Planned Development District 300 (PD-300) [Ordinance 6968] and is generally located east of Webb Lynn

Road and north of Ragland Road.

8. **CASE NUMBER BA110208** - 1309 Plattner Drive, platted as Lot 5, Block 4 of Pecan Acres Addition (City Council District 6). Consideration of a special exception to construct a carport in a Single Family-Four (SF-4) zoning district as stipulated by Article 6, "Density and Dimensional Requirements," of the Unified Development Code. The subject property is generally located west of N.E. 15th Street and south of E. Tarrant Road.

D. **DISCUSSION ITEM –** The board will discuss moving the briefing session from the City Council Chamber, 317 W. College Street, to the Council Briefing Room, 317 W. College Street, for future meetings.

E. **CITIZENS COMMENT**

F. **COMMENTS BY BOARD**

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 2011 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.