



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 21, 2011

*** 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 February 21, 2011

C. PUBLIC HEARING

1. **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.
2. **CASE NUMBER BA110301** - 2405 Ingleside Drive, platted as Lot 5, Block D of

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Meadow Oaks Addition, Installment No. 2-B (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.

3. **CASE NUMBER BA110302** - 306 Nunez Drive, platted as a portion of Lot 1, Block 1 of Grand Prairie Prize Acres (City Council District 3). Consideration of a special exception to construct a carport in a single-family zoning district as stipulated by Article 6, “Density and Dimensional Requirements,” of the Unified Development Code. The subject property is zoned Planned Development District 201 (PD-201) [Ordinance 4577] and is generally located north of Lakeview Drive and east of Acosta Street.
4. **CASE NUMBER BA110303** - 611 Saddle Hill Drive, platted as Lot 5, Block 1 of Saddle Hill Estates (City Council District 5). Consideration of a variance to the minimum living area 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 constructing a single family residence. The subject property is located east of N.W. 7th Street on the south side of Saddle Hill Drive.
5. **CASE NUMBER BA110304** - 902 N. W. 8th Street, platted as Lot 1, Block D, of Keith Heights (City Council District 1). Consideration of a variance to the on-site parking requirements stipulated in the Schedule of On-Site Parking Requirements located in Article 10, “Parking and Loading Standards,” of the Unified Development Code for the purpose of enclosing a garage into a habitable space for a registered family home located in a Single Family-Two (SF-2) zoning district. The subject property is generally located east of N. Carrier Parkway and north of Hill Street.
6. **CASE NUMBER BA110305** - 1741 Vicky Lane, platted as Lot 1B, Block 1 of the Nachawati Addition (City Council District 6). Consideration of a variance to the maximum square footage requirements for an accessory structure and a special exception to the minimum masonry requirements stipulated by Article 6, “Density and Dimensional Requirements,” of the Unified Development Code for the purpose of constructing an accessory structure. The property is zoned Single Family-One (SF-1) and is generally located north of W. Bardin Road and east of Matthew Road.
7. **CASE NUMBER BA110306** - 4095 S. Carrier Parkway, platted as Lot 1, Block A of the Carrier Parkway Plaza East Addition (City Council District 6). Consideration of a variance to the signage requirements stipulated in Article 9, “Sign Standards,” of the Unified Development Code for the purpose of increasing the maximum permitted square footage for roof mounted signage on an existing commercial building. The subject property is zoned Planned Development District 26 (PD-26) and is located at the southeast corner of the intersection of S. Carrier Parkway and the frontage road

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of W. Interstate Highway 20. The subject property is located within the I.H.-20 Overlay District.

8. **CASE NUMBER BA110307** - 923 Quail Creek Drive, platted as Lot 7, Block I of Brookfield North, Phase 2 (City Council District 4). Consideration of a variance to the minimum separation between a main structure and a detached accessory structure 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 Planned Development District 273A (PD-273A) and is generally located south of Arkansas Lane and east of Robinson Road.
9. **CASE NUMBER BA110308** - 3310 Purcell Street, platted as Lot 749, Block 3 of Hensley Park Addition No. 1 (City Council District 5). Consideration of a variance to the on-site parking requirements stipulated in the Schedule of On-Site Parking Requirements located in Article 10, “Parking and Loading Standards,” of the Unified Development Code for the purpose of permitting a previously enclosed garage for property in a Single Family-Four (SF-4) zoning district. The subject property is generally located north of E. Main Street and west of Hensley Drive.

D. **CITIZENS COMMENT**

E. **COMMENTS BY BOARD**

F. **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.