



Grand Conference Room
Development Center
206 W. Church Street
Grand Prairie, Texas

AGENDA
MEETING NOTICE
ZONING BOARD OF ADJUSTMENTS AND APPEALS
CITY OF GRAND PRAIRIE
FEBRUARY 20, 2012

*** 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.

Update on the Renewal of the Crime Control and Prevention District Sales Tax provided by Fire Chief Cliff Nelson

*** 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 18, 2012
Approved revised minutes for November 30, 2011 minutes.

C. PUBLIC HEARING

1. **CASE NUMBER BA120101** - 2635 Lakebend Drive, platted as Lot 13, Block D of the Bluffs at Grand Peninsula (Council District 6). Consideration of a variance to the rear yard building setback as specified in Planned Development District 249 (PD-249) for the purpose of permitting a previously constructed pergola and covered porch. The subject property is generally located north of N. Grand Peninsula Drive and west of Lake Ridge Parkway, and is located within the Lake Ridge Parkway

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Overlay District.

2. **CASE NUMBER BA120201** - 2943 Santa Sabina Drive, platted as Lot 20, Block D of the Mirabella Village Addition Phase 1 (Council District 6). Consideration of a variance to the side yard building setback for a property located within a Single Family 5/16 (SF-5/16) zoning district as specified by Article 6, “Density and Dimensional Requirements,” of the Unified Development Code for the purpose of constructing a covered porch. The subject property is generally located south of Webb Lynn Road and east of State Highway 360 (SH-360).
3. **CASE NUMBER BA120202** -770 E. Warrior Trail, platted as Lot 1, Block 1 of the African Evangelical Baptist Church Addition (Council District 3). Consideration of a variance to the side yard building setback and to the height requirements for a property within a Commercial (C) District as specified by Article 6, “Density and Dimensional Requirements,” of the Unified Development Code *for the purpose of constructing a second story addition to an existing church*. The subject property is zoned Commercial (C) & Multi Family-Two (MF-2) District and is located at the northwest corner of the intersection of S.E. 8th Street and E. Warrior Trail.
4. **CASE NUMBER BA120203** - 809 W. Crossland Boulevard, platted as Lot 42, Block A of the Woodcrest Addition Phase II (Council District 4). Consideration of a variance to the residential on-site parking requirements as specified by Article 10, “Parking and Loading Standards,” of the Unified Development Code for the purpose of enclosing a garage to create a habitable space. The subject property is zoned Planned Development District 27 (PD-27) and is located east of Robinson Road on the south side of W. Crossland Road.
5. **CASE NUMBER BA120204** - 2414 Sherwood Drive, platted as Lot 10, Block 14 of Nottingham Estates Addition Section No. 3 (Council District 1). Consideration of a special exception as required by Article 6, “Density and Dimensional Requirements,” of the Unified Development Code to construct a carport in a Single Family-One (SF-1) zoning district. The subject property is generally located south of Sunnyvale Road and west of State Highway 161 (SH-161)
6. **CASE NUMBER BA120205** - 218 N.E. 17th Street, platted as Lot 3 of the Church Addition (Council District 5). Consideration of a special exception for a non-required fence in a residential zoning district as stipulated by Article 8, “Landscape and Screening,” of the Unified Development Code (UDC), and variances to the maximum lot coverage requirement and to the side and rear yard building setbacks as stipulated by Article 6, “Density and Dimensional Requirements,” of the UDC for the purpose of building a single family home in a Single Family-Four (SF-4) zoning district. The subject property is located north of E. Main Street, on the eastside of N.E. 17th Street.
7. **CASE NUMBER BA120206** - 1802 Corral Road, platted as Lot 1, Block 1 of the Swatsell Addition (Council District 6). Consideration of variances to the maximum permissible height and size for an accessory structure as stipulated by Article 6,

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“Density and Dimensional Requirements,” of the Unified Development Code for the purpose of constructing an accessory structure in an Agriculture (A) District. The subject property is generally located south of W. Camp Wisdom Road and east of Matthew Road.

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 February 2012 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.