

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 April 16, 2012

* 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 March 19, 2012
- C. PUBLIC HEARING
 - 1. CASE NUMBER BA111202 933 S.W. 5th Street, platted as Lot 6, Block 6 of the Indian Hills Addition No. 2 (Council District 2). Consideration of variances to the building setbacks and the maximum permissible lot coverage as specified in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of permitting a previously constructed addition. The subject property is zoned Single Family-Four (SF-4) District and is generally located east of Carrier Parkway and north of Dickey Road, along S.W. 5th Street.

- 2. <u>CASE NUMBER BA120401</u> 1032 Bentwater Parkway, platted as Lot 629R, Block 1 of the Lake Ridge 11 Addition (Council District 6). Consideration of a variances to the maximum permissible size and height for a detached garage as specified in Article 6, "Density and Dimensional Requirements," of the Unified Development Code *for the purpose of permitting a detached garage*. The subject property is zoned Planned Development District 220 (PD-220) and is generally located south of Lake Ridge Parkway and west of Fossil Ridge Drive.
- 3. <u>CASE NUMBER BA120402</u> 2026 Balla Way, platted as Lot 27, Block 12 of the Inglewood Park Addition, Second Installment (Council District 2). 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 Single Family-Three (SF-3) District and is generally located east of S. Carrier Parkway and south of W. Marshall Drive.
- 4. <u>CASE NUMBER BA120403</u> 921 N.W. 9th Street, platted as Lot B, Block F of the Keith Heights Addition (Council District 5). 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 Single Family-Two (SF-2) District and is generally located south of W. Tarrant Road and east of S. Carrier Parkway.
- 5. <u>CASE NUMBER BA120404</u> 509 College Street, platted as Lot 2, Block A of the J.D. Duncan Chase Addition (Council District 5). Consideration of a variance to the minimum building setbacks and to the building separation as stipulated by 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 Two Family (2F) District and is generally located north of W. Main Street and east of N.W. 6th Street.
- 6. CASE NUMBER BA120405 656 Joy Dianne Drive, platted as Lot 22, Block 6 of the Westchester Meadow, Phase 2 Addition (Council District 3). Consideration of a special exception to the masonry requirements and a variance to the minimum building separation as specified 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 218 (PD-218) for Single Family 5/16 (SF-5/16) District uses and is generally located south of W. Bardin Road and east of Robinson Road.
- 7. <u>CASE NUMBER BA120406</u> 2458 Donna Drive, platted as Lot 4, Block 1 of the Crutcher Addition (Council District 3). Consideration of a special exception to the masonry requirements as specified in Article 6, "Density and Dimensional Requirements," of the Unified Development Code *for the purpose of permitting a*

previously constructed addition to the primary structure. The subject property is zoned Single Family-Four (SF-4) District and is generally located north of E. Pioneer Parkway and west of S.E. 14th Street.

- 8. CASE NUMBER BA120407 1009 Sandra Lane, platted as Lot 48A of the Florence Hill Addition, No. 2 (Council District 6). Consideration of a special exception to the masonry requirements, and variances to the maximum permissible size and minimum building setbacks as specified 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 Planned Development District 84 (PD-84) for Single Family-Two (SF-2) District uses and is generally located west of Robinson Road and north of W. Camp Wisdom Road.
- 9. <u>CASE NUMBER BA120408</u> 2606 Summit View Street, platted as Lot 6, Block F of the Westover Place, Revised Addition (Council District 5). Consideration of a special exception to the masonry requirements, and variances to the minimum permissible size and building setbacks for a single family home as specified in Article 6, "Density and Dimensional Requirements," of the Unified Development Code *for the purpose of permitting a previously constructed single family home*. The subject property is zoned Two Family (2F) District and is generally located west of N.E. 27th Street and north of E. Main Street.
- 10. <u>CASE NUMBER BA120409</u> 2706 Lake Park Drive, platted as Lot 5, Block 5 of the Lake Park Village No. 1 (Council District 3). 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 Single Family-Three (SF-3) District and is generally located east of Corn Valley Road and south of E. Pioneer Parkway.

D. CITIZENS COMMENT

E. ADJOURNMENT

| In accordance with Chapter 551, Subchapter 6 of the Texas Govern | ment Code, V.T.C.A., the Zoning |
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| Board of Adjustment and Appeals agenda was prepared on the | _ day of April 2012 at 5:00 p.m. |
| Posted By: | |

The Development Center is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8256 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.