



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
MAY 21, 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.

* **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 April 16, 2012

C. **PUBLIC HEARING**

1. **CASE NUMBER BA120501** - 1607 Ernie Lane, platted as Lots 2 & 3 of the Alger Addition (Council District 6). Consideration of special exception to the non-required residential fence standards as stipulated by Section 10.7 of Article 8, "Landscape and Screening," of the Unified Development Code *for the purpose of constructing a six foot (6') wrought iron fence and a six foot (6') high chain link fence within the front yard building setback of a residential property.* The subject property is zoned Single Family-One (SF-1) District and is generally located south of Interstate Highway 20 (I-20) and west of Lake Ridge Parkway. The subject property is located within the Interstate Highway 20 (I-20) Overlay District Corridor.

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2. **CASE NUMBER BA120502** - 303 S. Center Street, identified as Tract 64 out of the W.M.S. & McKinney Survey, Abstract No. 1003 (Council District 2). Consideration of a variance to the residential on-site parking requirements as specified by Section 7.2 of Article 10, “Parking and Loading Standards,” of the Unified Development Code *for the purpose of demolishing an existing detached garage*. The subject property is zoned Central Area (CA) District and is located on the west side of S. Center Street, south of W. Jefferson Street.

3. **CASE NUMBER BA120503** - 609 W. Springdale Lane, platted as Lot 7, Block 15 of Country Club Estates No. 4 (Council District 2). Consideration of a variance to the residential on-site parking requirements as specified by Section 7.2 of Article 10, “Parking and Loading Standards,” of the Unified Development Code *for the purpose of enclosing an existing two car 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 Arkansas Lane.

D. **CITIZENS COMMENT**

E. **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 May 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.

Un interprete estara disponible dentro de 48 horas.