



City Hall  
317 College St  
Grand Prairie, Texas

**AGENDA**  
**MEETING NOTICE**  
**ZONING BOARD OF ADJUSTMENTS AND APPEALS**  
**CITY OF GRAND PRAIRIE**  
**OCTOBER 15, 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. Approval of Minutes for September 17, 2012

**C. PUBLIC HEARING**

1. **CASE NUMBER BA120904** - 2122 Tompkins Drive, platted as Lot 20, Block 5/10 16 of Inglewood Terrace (Council District 2). Consideration of a request for a variance to parking requirements stipulated in Article 10, "Parking and Loading Standards," and a special exception to minimum masonry requirements stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of enclosing the garage to create a habitable space. The subject property is zoned Single Family-Three (SF-3) District and is located on the southwest corner of Tompkins Drive and Goerte Drive.

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2. **CASE NUMBER BA121002** - 4212 Endicott Drive, platted as Lot 33, Block 5 of Sheffield Village Phase 1 & 2 Addition (Council District 4). Consideration of a request for the approval of a special exception as required by Article 6, "Density and Dimensional Requirements," of the Unified Development Code and a variance to minimum rear yard setback requirement stipulated for single family residences in Planned Development 140 (PD-140) District for the purpose of constructing a carport. The subject property is zoned Planned Development 140 (PD-140) District and is generally located north of Claremont Drive, being situated on the east side of Endicott Drive.
3. **CASE NUMBER BA121003** - 2730 N. State Highway 360, platted as Lot 5, Block 1 of Regency Business Park Addition (Council District 1). Consideration of a request for the approval of variances to height and setback requirements stipulated in Article 6, "Density and Dimensional Requirements," and signage requirements stipulated in Article 9, "Sign Standards," of the Unified Development Code for the purpose of constructing a sign. The subject property is zoned Light Industrial (LI) District and is within the State Highway-360 (SH-360) Overlay District. The property is generally located north of Post and Paddock Road, being situated on the east side of N. Highway-360.
4. **CASE NUMBER BA121004** - 721 S.E. 14th Street, platted as Lot 17, Block D of Robin Hood Park (Council District 5). Consideration of a request for the approval of a special exception as required by Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of constructing a carport. The subject property is zoned Single Family-Four (SF-4) District and is generally located east of S. Belt Line Road and north of Skyline Road.
5. **CASE NUMBER BA121005** - 3618 Oakmont Drive, platted as Lot 11, Block 4 of Country Club Park 3 (Council District 3). Consideration of a request for the approval of height and setback variances to requirements stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of constructing a detached garage. The subject property is zoned Single Family-Attached (SF-A) District and is generally located east of Ridgewood Drive, being situated on the east side of Oakmont Drive.
6. **CASE NUMBER BA121006** - 204 Hensley Drive, platted as Lot 900, Block 4 of Hensley Park 1 (Council District 5). Consideration of a request for the approval of a variance to parking requirements stipulated in Article 10, "Parking and Loading Standards," of the Unified Development Code for the purpose of enclosing the garage to create a habitable space. The subject property is zoned Single Family-Four (SF-4) District and is situated on the northeast corner of Hensley Drive and Tribble Drive.

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7. **CASE NUMBER BA121007** - 2106 Osage Trail, platted as Lot 20, Block R of Trailwood 10 (Council District 6). Consideration of a request for the approval of a variance to parking requirements stipulated in Article 10, "Parking and Loading Standards," of the Unified Development Code for the purpose of enclosing the garage to create a habitable space. The subject property is zoned Planned Development 81 (PD-81) District and is generally located west of Matthew Road and south of W. Polo Road, being situated on the north side of Osage Trail.
  
8. **CASE NUMBER BA121008** - 410 North Street, platted as Lot 2R, Block C of J. A. Moore Replat (Council District 5). Consideration of a request for variances to the maximum allowable height and setback requirements of a non-required fence stipulated in Article 8, "Landscape and Screening," of the Unified Development Code for the purpose of constructing a fence. The subject property is zoned Single Family-Four (SF-4) District and is generally located west of N. Belt Line Road, being situated on the northeast corner of North Street and N.E. 4th Street.
  
9. **CASE NUMBER BA121009** - 202 N.W. 16th Street, platted as Lots 13 & 14, Block 53 of Dalworth Park (Council District 5). Consideration of a request for the approval of a special exception as required by Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of constructing a carport. The subject property is zoned Single Family-Four (SF-4) District and is situated on the northeast corner of N.W. 16th Street and N.W. Dallas Street.

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 October 2012 at 5:00 p.m.

Posted By: \_\_\_\_\_

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