City Hall
317 College St
Grand Prairie, Texas

# AGENDA

**MEETING NOTICE**
**ZONING BOARD OF ADJUSTMENTS AND APPEALS**
**CITY OF GRAND PRAIRIE**
**April 15, 2013**

*** 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 March 18, 2013

C. **PUBLIC HEARING**

1. **CASE NUMBER BA130401** - 529 NW 22nd Street, platted as lot 8, Block 174 of Hill Crest Addition (Council District 1). 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 4 (SF-4) District and is generally located north of May Lane and east of Dallas Avenue.

2. **CASE NUMBER BA130402** - 1011 Bentwater Parkway, platted as Lot 781 Block 1 of Lake Ridge Section 11 Addition (Council District 6). Consideration of a request for the approval of a Variance to the height requirements and Special Exception to masonry requirements stipulated in Planned Development (PD) Ordiance 5721

"Tract I," for the purpose of constructing a detached garage. The subject property is zoned Planned Development 220 (PD-220) District and is generally located north of S. Par View and west of Fossil Ridge.

3. **CASE NUMBER BA130403** - 1906 Northwood Court, platted as Lot 11.1, Block 8 of Wildwood Oaks Addition (Council District 1). Consideration of a request for the approval of a Variance to setback requirements and 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 Planned Development 111 (PD-111) District and is generally located west of Highway 161 and south of Sunnyvale Road.

4. **CASE NUMBER BA130404** - 217 Cedar Drive, platted as Lot 1R of Dow Place Addition (Council District 3). Consideration of a request for the approval of a Variance to setback requirements in Article 6, "Density and Dimensional Requirements," and an appeal to allow accessory structure in the absence of a primary residence as required by Article 2, "Authority," of the Unified Development Code. The subject property is zoned Single Family E (SF-E) District and is generally located east of S. Carrier Parkway and south of E. Polo Road.

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 April 2013 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.