Minutes of Zoning Board of Adjustments and Appeals
August 19, 2013

Call to Order: A regular meeting of the Zoning Board of Adjustments and Appeals (ZBA) was held in the City Council Chambers, Grand Prairie, Texas on August 19, 2013. The meeting convened at 7:15 P.M. Chairperson Davidson presiding, and Steve Alcorn, Assistant City Attorney, James Hinderaker, Chief City Planner, and Savannah Ware, Planner/GIS Analyst attending.

Members in Attendance: Wendell Davidson, Chairperson, Melinda Rodgers, Vice Chairperson, John Lopez, Daniel Smith, Cheryl Hare, Barry Anderson, Shawn Connor, Jim Parker, Alternate, Fannyben Patel, Alternate

Members Absent: Joe Picardo, Eric Hedin

Invocation: Mr. Barry Anderson gave the invocation.

Approval of Minutes: Motion was made by Mrs. Melinda Rodgers and seconded to approve the minutes of the July 15, 2013 meeting. **Motion Carried.**

Public Hearing:

Motion: Moved by Mrs. Melinda Rodgers and seconded that the board hear case number BA130807 first.
Motion carried.

1. **CASE NUMBER BA130807** – 1725 Willow Street, platted as Lot 9 of Vought Manor 3 Addition (Council District 5). Consider a variance to building setback requirements and 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 south of Willow Street and west of 18th Street.

Mr. James Hinderaker presented the case.

Vicente Ponce, 1725 Willow Street, represented the case.
Roseudo Mendez, 1725 Willow Street, attended in support of the case.
Elizabeth Mendez, 1725 Willow Street, attended in support of the case.

Motion: Moved by Mr. John Lopez and seconded that the board close public hearing.
Motion carried.

Motion: Moved by Mr. Barry Anderson and seconded that case number BA130807 be tabled.
Ayes: Davidson, Rodgers, Lopez, Smith, Hare, Anderson, Connor, Parker,

Patel
Nays: None
Motion carried 9-0.

2. **CASE NUMBER BA130801**– 1522 Vineyard Road, Tract 64 of W.H Beeman Abstract 126 (Council District 6). Consider a variance to maximum height for a residential fence specified 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-One (SF-1) District and is generally located north of Vineyard Road and east of Mathew Road.

Mr. James Hinderaker presented the case.

Thien Tran, 1522 Vineyard Road, represented the case.
William Willis, 1502 Vineyard Road, and Wilma Willis, 1502 Vineyard Road, attended the meeting in order to obtain information about the request.
Terry Williams, 1618 Vineyard Road, spoke in support of the case.

Motion: Moved by Mr. Barry Anderson and seconded that the board close public hearing.
Motion carried.

Motion: Moved by Mr. John Lopez and seconded that case number BA130801 be approved with the recommended conditions and the condition that the material be wrought iron.
Ayes: Davidson, Rodgers, Lopez, Smith, Hare, Anderson, Connor, Parker, Patel
Nays: None
Motion carried 9-0.

3. **CASE NUMBER BA130802**– 1702 Vineyard Road, platted as Lot 5, Block 1 of Vineyard Estates Addition (Council District 6). Consider variance to maximum height for a residential fence as specified in Article 8, "Landscape and Screening," of the Unified Development Code (UDC) and a special exception as required by Article 6, "Density and Dimensional Requirements," of the UDC for the purpose of constructing a fence and a carport. The subject property is zoned Single Family-One (SF-1) District and is generally located south of Vineyard Road and east of Mathew Road.

Mr. James Hinderaker presented the case.

Charlie Tran, 1702 Vineyard Road, represented the case.
Terry Williams, 1618 Vineyard Road, spoke in favor of the case.

Motion: Moved by Mrs. Melinda Rodgers and seconded that the board close public hearing.
Motion carried.

Motion: Moved by Mr. Daniel Smith and seconded that case number BA130802 be approved with the recommended conditions and the condition that the fence material be wrought iron.
Ayes: Davidson, Rodgers, Lopez, Smith, Hare, Anderson, Connor, Parker, Patel
Nays: None
Motion carried 9-0.

4. **CASE NUMBER BA130803** – 2813 Olympia Drive, platted as Lot 14, Block 7 of Forum Place Addition (Council District 4). Consider a variance to building setback requirements 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-77 (PD-77) District and is generally located north of Olympia Drive and east of Paragon Way.

Mr. James Hinderaker presented the case.

Billy Hall, 2813 Olympia Drive, represented the case.

Motion: Moved by Mr. John Lopez and seconded that the board close public hearing.
Motion carried.

Motion: Moved by Mr. Barry Anderson and seconded that case number BA130803 be approved with the recommended conditions.
Ayes: Davidson, Lopez, Smith, Hare, Anderson, Connor, Parker, Patel
Nays: None
Abstained: Rodgers
Motion carried 8-0.

5. **CASE NUMBER BA130804** – 6823 Promontory Drive, platted as Lot 5, Block F of The Bluffs at Grand Peninsula Addition (Council District 6). Consider a variance to building setback requirements specified by Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of constructing a patio cover. The subject property is zoned Planned Development-249 (PD-249) District and is generally located west of N. Grand Peninsula Drive and south of Lakebend Drive.

Mr. James Hinderaker presented the case.

Eric Snyder, 6823 Promontory Drive, represented the case.

Motion: Moved by Mrs. Melinda Rodgers and seconded that the board close public hearing.
Motion carried.

Motion: Moved by Mrs. Melinda Rodgers and seconded that case number BA130804 be approved with the recommended conditions.
Ayes: Davidson, Rodgers, Lopez, Smith, Hare, Anderson, Connor, Parker, Patel
Nays: None
Motion carried 9-0.

6. **CASE NUMBER BA130805** – 1646 Vicky Lane, platted as Lot 2, Block B of Segovia Addition (Council District 6). Consider a variance to the maximum square footage for a detached residential garage stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of constructing a garage. The subject property is located north of Vicky Lane and west of Lake Ridge Parkway.

Mr. James Hinderaker presented the case.

Elizabeth Segovia, 1646 Vicky Lane, represented the case.
Vicente Segovia, 1646 Vicky Lane, spoke in favor of the case.

Motion: Moved by Mr. Barry Anderson and seconded that the board close public hearing.
Motion carried.

Motion: Moved by Mr. Barry Anderson and seconded that case number BA130805 be approved with the recommended conditions.
Ayes: Davidson, Rodgers, Lopez, Smith, Hare, Anderson, Connor, Parker, Patel
Nays: None
Motion carried 9-0.

7. **CASE NUMBER BA130806** – 725 Apache Trace, platted as Lot 9, Block P of Indian Hills 1 Addition (Council District 3). Consider a variance to building setback requirements specified by Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of constructing a porch. The subject property is zoned Single Family-Four (SF-4) District and is generally located south of Apache Trace and west of Wahoo Trace.

Mr. James Hinderaker presented the case.

Miguel Quinones, 725 Apache Trace, represented the case.
Mrs. Quinones, 725 Apache Trace, spoke in support of the case.

Motion: Moved by Mrs. Melinda Rodgers and seconded that the board close public hearing.
Motion carried.

Motion: Moved by Mr. Barry Anderson and seconded that case number BA130806 be approved with the recommended conditions.
Ayes: Davidson, Rodgers, Lopez, Smith, Hare, Anderson, Connor, Parker, Patel
Nays: None
Motion carried 9-0.

Citizens Comment: None

Comments by the Board: Mr. Daniel Smith asked that the translator guidelines be amended, changing "Spanish" to "any language other than English."

Adjournment: September 16, 2013 and the City Council Chambers, Grand Prairie, Texas, were fixed as the time and place of the next regular meeting and the August 19, 2013 meeting was adjourned at 8:45 P.M.

Wendell Davidson | 9-16-13

Chairperson | Date of Approval

An audio recording of this meeting is available on request: (972) 237-8258.