



MEETING MINUTES

Zoning Board of Adjustments and Appeals
Monday, December 16, 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 Monday, December 16, 2013. The meeting convened at 7:00 P.M., Vice Chairperson Rodgers presiding, and Steve Alcorn, Assistant City Attorney, Jim Hinderaker, Chief City Planner, Doug Howard, Planner and Savannah Ware, Planner/GIS Analyst attending.

MEMBERS IN ATTENDANCE: Melinda Rodgers, Vice Chairperson, John Lopez, Daniel Smith, Cheryl Hare, Joe Picardo, Shawn Connor, Fannyben Patel, Alternate

MEMBERS ABSENT: Wendell Davidson, Barry Anderson, Eric Hedin

INVOCATION: Mr. Daniel Smith gave the invocation.

APPROVAL OF MINUTES: Motion was made by Mr. John Lopez, and seconded to approve the minutes of the November 18, 2013 meeting. Motion Carried.

PUBLIC HEARING:

1. **CASE NUMBER BA131201** - 1706 Nadine Lane, platted as Lot 106, Florence Hill Addition No. 2 (Council District 6). Consider a request for a Variance to the height and size requirements for an accessory structure as required by Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of constructing a detached garage. The property is zoned Planned Development 84 (PD-84) and is located east of Lake Ride Parkway and north of W. Camp Wisdom Road.

Mr. Doug Howard presented the case.

Ed Aguilar, 1706 Nadine Lane, represented the case.

Edward Aguilar, 1706 Nadine Lane, indicated his support for the case but did not wish to speak.

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

Motion: Moved by Mr. Daniel Smith and seconded that case number BA131201 be approved with the recommended conditions.
Ayes: Rodgers, Lopez, Smith, Hare, Picardo, Connor, Patel
Nays: None
Motion carried 7-0.

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2. **CASE NUMBER BA131202** - 2101 Ruea Street, platted as Lot 8, Block 24, Vought Manor 4 (Council District 5). Consider a request for Variance to the size requirements for an accessory structure as required by Article 6, "Density and Dimensional Requirements," of the Unified Development Code, for the purpose of constructing a detached garage. The property is zoned Single Family-Four (SF-4) Residential District and is located south of Interstate Highway 30 and west of Bagdad Road.

Mr. Doug Howard presented the case.

Mr. Gerardo Garcia, 2101 Ruea Street, represented the case and submitted 22 signatures of neighbors in support of the case.

Karen Hayes, 2021 Ruea Street, spoke 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. Joe Picardo and seconded that case number BA131202 be approved with the recommended conditions.
Ayes: Lopez, Smith, Hare, Picardo, Connor, Patel
Nays: Rodgers
Motion failed 6-1.

3. **CASE NUMBER BA131203** - 2271 Palmer Trail, platted as Lot 11, Block 18, High Hawk at Martin's Meadow (Council District 6). Consider a request for a Variance to the side yard setback as required by Article 6, "Density and Dimensional Requirements" of the Unified Development Code, for the purpose of constructing a single family residence. The property is zoned Planned Development 51 (PD-51) and is located north of W. Camp Wisdom Road and east of Lake Ridge Parkway.

Mr. Doug Howard presented the case.

Chet Cameron, 2707 Magellan, represented the case.

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

Motion: Moved by Mr. Daniel Smith and seconded that case number BA131203 be approved with the recommended conditions.
Ayes: Rodgers, Lopez, Smith, Hare, Picardo, Connor, Patel
Nays: None
Motion carried 7-0.

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4. CASE NUMBER BA131204 - 6856 Shoreview Drive, platted as Lot 6, Block N, Shores at Grand Peninsula (Council District 6). Consider a request for a Variance to the rear yard setback as required by Article 6, "Density and Dimensional Requirements" of the Unified Development Code, for the purpose of constructing a covered patio. The property is zoned Planned Development 249 (PD-249), within the Lake Ridge Overlay District, and is located south of N. Grand Peninsula Drive and east of Coastal Boulevard.

Mr. Doug Howard presented the case.

Eric Snyder, 6856 Shoreview Drive, represented the case.

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

Motion: Moved by Mr. Joe Picardo and seconded that case number BA131204 be approved with the recommended conditions.
Ayes: Rodgers, Lopez, Smith, Hare, Picardo, Connor, Patel
Nays: None
Motion carried 7-0.

CITIZENS COMMENT: None

COMMENTS BY THE BOARD: None

ADJOURNMENT: January 22, 2014 and the City Council Chambers, Grand Prairie, Texas, were fixed as the time and place of the next regular meeting and the meeting was adjourned at 7:50.

Wendell Smith

Chairperson

1-22-2014

Date of Approval

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