



## MEETING MINUTES

Zoning Board of Adjustments and Appeals  
Wednesday, January 22, 2014

**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 **Wednesday, January 22, 2014**. The meeting convened at 7:00 P.M., Chairperson Davidson 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:** Wendell Davidson, Chairperson, Melinda Rodgers, Vice Chairperson, Daniel Smith, Barry Anderson, Eric Hedin, Ralph Castro, Alternate, Peter Fitzwilliams, Alternate, Fannyben Patel, Alternate

**MEMBERS ABSENT:** John Lopez, Cheryl Hare, Joe Picardo, Shawn Connor

**INVOCATION:** Mr. Barry Anderson gave the invocation.

**APPROVAL OF MINUTES:** Motion was made by Mr. Ralph Castro, and seconded to approve the minutes of the December 16, 2013 meeting. **Motion Carried.**

### **PUBLIC HEARING:**

1. **CASE NUMBER BA140101** - 2805 Santa Monica Dr., platted as Lot 4, Block 2, Lake Park Village 1 (Council District 3). Consider a request for a Variance to the front yard setback as required by Article 6, "Density and Dimensional Requirements" of the Unified Development Code, for the purpose of constructing a covered porch. The property is zoned Single Family-Three District (SF-3) and located west of S. Belt Line Road and south of E. Pioneer Parkway.

Mr. Doug Howard presented the case.

Jose Herrera, 2805 Santa Monica Drive, represented the case.

**Motion:** Moved by Mr. Ralph Castro and seconded that the board close public hearing.

**Motion carried.**

**Motion:** Moved by Mr. Barry Anderson and seconded that case number BA140101 be approved with the recommended conditions.

Ayes: Davidson, Rodgers, Castro, Fitzwilliams, Smith, Anderson, Hedin, Patel

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Nays: None

Motion carried 8-0.

2. CASE NUMBER BA140102 - 4629 Goodnight Trail, platted as Lot 19, Block G, Trainwood 4 (Council District 6). Consider a request for a variance to the separation of buildings distance as required by Article 6, "Density and Dimensional Requirements" of the Unified Development Code, and a special exception for the purpose of constructing a carport. The property is zoned Planned Development 81 (PD-81), within the Lake Ridge Overlay District, and located north of W. Polo Road and west of Matthew Road.

Mr. Doug Howard presented the case.

Shirley and Roger Kingery, 4629 Goodnight Trail, represented 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 BA140102 be approved with the recommended conditions.

Ayes: Davidson, Rodgers, Castro, Fitzwilliams, Smith, Anderson, Hedin, Patel

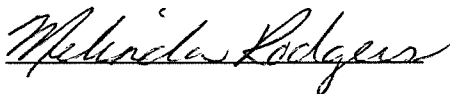
Nays: None

Motion carried 8-0.

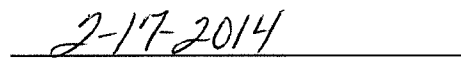
CITIZENS COMMENT: None

COMMENTS BY THE BOARD: None

ADJOURNMENT: February 17, 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 7:13 P.M.



Chairperson



Date of Approval

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