



## MEETING MINUTES

Zoning Board of Adjustments and Appeals

Monday, February 17, 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 Monday, February 17, 2014. 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, Cheryl Hare, Eric Hedin, Shawn Connor, Fanny Patel, Alternate, Jim Parker, Alternate

**MEMBERS ABSENT:** Wendell Davidson, Daniel Smith, Barry Anderson, Joe Picardo

**INVOCATION:** Mr. John Lopez gave the invocation.

**APPROVAL OF MINUTES:** Motion was made by Mr. John Lopez, and seconded to approve the minutes of the January 22, 2014 meeting. **Motion Carried.**

### **PUBLIC HEARING:**

1. **CASE NUMBER BA140201** - 3214 Elm Drive, platted as Lot 31, Block 14, Park Valley 2 (Council District 3). Consider a request for a variance to the separation of buildings distance and a special exception for a carport as required by Article 6, "Density and Dimensional Requirements" of the Unified Development Code, for the purpose of constructing a carport. The property is zoned Single Family-Three District (SF-3) and is generally located south of E Warrior Trail and east of Corn Valley Road.

Mr. Doug Howard presented the case.

Demetrio Medrano, 3214 Elm Drive, represented the case.

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

**Motion:** Moved by Mr. Jim Parker and seconded that case number BA140201 be approved with the recommended conditions and the carport size of 512 square foot be approved.

Ayes: Rodgers, Lopez, Hare, Hedin, Connor, Patel, Parker

Nays: None

**Motion carried 7-0.**

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2. **CASE NUMBER BA140202** - 2102 SE 14th Street, platted as Lot 16 Block C N 114 FT, Lakeland Heights (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 Neighborhood Services District (NS) and is generally located north of Lakeview Drive and east of S Belt Line Road.

Mr. Doug Howard presented the case.

Maria Monterosa, 2102 SE 14<sup>th</sup> Street, represented the case.

Reyna Sanchez, 2633 Lake Park, translated.

**Motion:** Moved by Mr. Shawn Connor and seconded that the board close public hearing.

**Motion carried.**

**Motion:** Moved by Mr. John Lopez and seconded that case number BA140202 be approved with the recommended conditions.

Ayes: Rodgers, Lopez, Hare, Hedin, Connor, Patel, Parker

Nays: None

**Motion carried 7-0.**

3. **CASE NUMBER BA140203** - 1718 Vicky Lane, platted as Lot 24, Block A, Wagner (Council District 6). Consider a request for variance to the size and setback 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-One District (SF-1), within the I.H. 20 Overlay District, and is generally located north of W Bardin Road and East of Matthew Road.

Mr. Doug Howard presented the case.

Phu Van Ngo, 5507 Brazoria Drive, represented the case.

Donald Coleman, 1726 Vicky Lane, spoke in support of the request.

Ginger Coleman, 1726 Vicky Lane, and Opal Cunningham, 1726 Vicky Lane, attended the meeting to obtain information about the case.

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

**Motion carried.**

**Motion:** Moved by Mr. Jim Parker and seconded that case number BA140203 be approved with the recommended conditions.

Ayes: Rodgers, Lopez, Hare, Hedin, Connor, Patel, Parker

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Nays: None

Motion carried 7-0.

CITIZENS COMMENT: None

COMMENTS BY THE BOARD: None

ADJOURNMENT: March 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 7:34.

Wendell Smith

Chairperson

3-17-2014

Date of Approval

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