



MEETING MINUTES

Zoning Board of Adjustments and Appeals

Monday, March 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, March 17, 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 Chris Hartmann, Executive Assistant attending.

MEMBERS IN ATTENDANCE: Wendell Davidson, Chairperson, Melinda Rodgers, Vice Chairperson, John Lopez, Daniel Smith, Cheryl Hare, Eric Hedin, Shawn Connor, Jim Parker, Alternate

MEMBERS ABSENT: Barry Anderson, Joe Picardo

INVOCATION: Chairperson Wendell Davidson gave the invocation.

APPROVAL OF MINUTES: Motion was made by Mrs. Melinda Rodgers, and seconded to approve the minutes of the February 17, 2014 meeting. **Motion Carried.**

PUBLIC HEARING:

1. **CASE NUMBER BA140301** - 2512 Carrolls Croft, platted as Lot 9, Block 1, Croft On The Creek (Council District 1). 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 new single family home. The property is zoned Single Family-One (SF-1) and is generally located north of Duncan Perry Road and west of State Highway 161.

Mr. Doug Howard presented the case.

Norm Lockwood, 2409 Sunnyvale Road, 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 BA140301 be approved with the recommended conditions.

Ayes: Davidson, Rodgers, Lopez, Smith, Hare, Hedin, Connor, Parker

Nays: None

Motion carried 8-0.

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2. CASE NUMBER BA140302 - 2730 N State Highway 360, platted as Lot 5, Block 1, Regency Business Park Addition (Council District 1). 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 covered parking structures. The property is zoned Light Industrial (LI), is with the SH 360 Overlay and is generally located east of State Highway 360 and north of Post and Paddock Road.

Mr. Doug Howard presented the case.

Lisa Woodard, 2505 N. Highway 360, and Wade White, 8505 Chancellor Row, represented the case.

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

Motion: Moved by Mrs. Melinda Rodgers and seconded that case number BA140302 be approved with the recommended conditions.

Ayes: Davidson, Rodgers, Lopez, Smith, Hare, Hedin, Connor, Parker

Nays: None

Motion carried 8-0.

3. CASE NUMBER BA140303 - 533 Abbey Court, platted as Lot 20, Block 8, Castleridge at Westchester PH 2A (Council District 3). Consider a request for a Variance to the height and size requirements of an accessory structure as required by the Planned Development 136 (PD-136) ordinance, a variance to building separation distance as required by Article 6, "Density and Dimensional Requirements" of the Unified Development Code, and an exception to the masonry requirements for an accessory structure as required by Article 6 of the Unified Development Code for the purpose of constructing an accessory building. The property is zoned Planned Development 136 (PD-136) and is generally located north of E. Polo Road and east of S. Carrier Parkway.

Mr. Doug Howard presented the case.

Teresa McClain, 533 Abbey Court, represented the case.

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

Motion: Moved by Mrs. Melinda Rodgers and seconded that case number BA140303 be approved with the recommended conditions.

Ayes: Davidson, Rodgers, Lopez, Smith, Hare, Hedin, Connor, Parker

Nays: None

Motion carried 8-0.

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4. CASE NUMBER BA140304 - 3040 Roy Orr Boulevard, platted as Lot 2, Block A, 5-J Addition (Council District 1). Consider a request for a Special Exception to the maximum height of a fence as required by Article 8, "Landscape and Screening," of the Unified Development Code, for the purpose of constructing a non-required fence, proposed to be 10 feet in height. The property is zoned Light Industrial (LI) and is generally located west side of Roy Orr Boulevard and south W. Trinity Boulevard.

Motion: Moved by Mr. Daniel Smith and seconded that the board table case number BA140304.

Ayes: Davidson, Rodgers, Lopez, Smith, Hare, Hedin, Connor, Parker

Nays: None

Motion carried 8-0.

CITIZENS COMMENT: None

COMMENTS BY THE BOARD: None

ADJOURNMENT: April 21, 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 8:47 p.m.

Wendell Smith

Chairperson

4-21-2014

Date of Approval

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