



## MEETING MINUTES

Zoning Board of Adjustments and Appeals

Monday, April 21, 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, April 21, 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, Cheryl Hare, Barry Anderson, Shawn Connor, Fannyben Patel, Alternate, Jim Parker, Alternate

**MEMBERS ABSENT:** Joe Picardo, Daniel Smith, Eric Hedin

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

**APPROVAL OF MINUTES:** Motion was made by Mr. Anderson, and seconded to approve the minutes of the March 17, 2014 meeting. **Motion Carried.**

### **PUBLIC HEARING:**

1. **CASE NUMBER BA140401** - 514 Sparks Drive, platted as Lot 19, Block 25, Inglewood Park Addition 3rd Installment (Council District 2). Consider a request for a variance to the height requirement and a special exception to the masonry requirement for an accessory building. The property is zoned Single Family-Three (SF-3) District and is generally located north of Freetown Rd and east of S. Carrier Pkwy.

Mr. Doug Howard presented the case.

Lauren Brown, 514 Sparks Drive, Grand Prairie, TX stepped forward representing the case.

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

**Motion:** Moved by Mr. Anderson and seconded that case number BA140401 be approved with the recommended conditions.

Ayes: Davidson, Rodgers, Lopez, Hare, Anderson, Connor, Patel, Parker

Nays: None

**Motion carried 8-0.**

2. **CASE NUMBER BA140402** - 1406 Nadine Lane, platted as Lot 111B, Florence Hill No. 2 REPLAT (Council District 6). Consider a request for a special exception to construct a carport. The property is zoned Planned Development 84 (PD-84) District and is generally located east of Matthew Rd and north of W. Camp Wisdom Rd.

Mr. Doug Howard presented the case.

Malcom Yaeger, 1406 Nadine Lane, Grand Prairie, TX stepped forward representing the case.

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

**Motion:** Moved by Mrs. Rodgers and seconded that case number BA140402 be approved with the recommended conditions.  
Ayes: Davidson, Rodgers, Lopez, Hare, Anderson, Connor, Patel, Parker  
Nays: None  
Motion carried 8-0.

3. **CASE NUMBER BA140403** - 521 Dorris Drive, platted as Lot 10, Block 25, Inglewood Park Addition 3rd Installment (Council District 2). Consider a request for a special exception to construct a carport. The property is zoned Single Family-Three (SF-3) District and is generally located east of S. Carrier Parkway and north of Freetown Rd.

Mr. Doug Howard presented the case.

Ruben Bustamante, 521 Dorris Drive, Grand Prairie, TX stepped forward representing the case.

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

**Motion:** Moved by Anderson and seconded that case number BA140403 be approved with the recommended conditions.  
Ayes: Davidson, Rodgers, Lopez, Hare, Anderson, Connor, Patel, Parker  
Nays: None  
Motion carried 8-0.

4. **CASE NUMBER BA140404** - 2525 Fairmont Drive, platted as Lot 1, Block CC, Oak Hollow PH 5B (Council District 4). Consider a request for a variance to the separation of buildings distance and size requirements for an accessory building. The property is zoned Planned Development 50 (PD-50) District and is generally located east of S. Great Southwest Pkwy and south of Claremont Dr.

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Mr. Doug Howard presented the case.

Joe Hubbard, 2525 Fairmont Drive, Grand Prairie, TX stepped forward representing the case.

The following people spoke and noted their opposition to this request.

Leslie Munsey, 2645 Remington Drive, Grand Prairie, TX spoke in opposition.  
William Horton, 2650 Winslow Drive, Grand Prairie, TX spoke in opposition.  
Amber Gonzales, 2502 Fairmont Drive, Grand Prairie, TX  
James & Sonia VanCamp, 2629 Fairmont Drive, Grand Prairie, TX  
Brain Gardner, 4328 Hemingway Drive, Grand Prairie, TX

Chairman Davidson noted this case is requesting two variances and would require two separate motions.

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

**Motion:** Moved by Mrs. Rodgers and seconded that case number BA140404 size requirements for an accessory building be approved.  
Ayes: Parker  
Nays: Davidson, Rodgers, Lopez, Hare, Anderson, Connor, Patel  
Motion failed 1-7.

**Motion:** Moved by Mrs. Hare and seconded that case number BA140404 the separation of buildings distance be approved.  
Ayes: Davidson, Rodgers, Hare, Patel, Parker  
Nays: Lopez, Anderson, Connor  
Motion failed 5-3.

5. **CASE NUMBER BA140405** - 4705 Chalk Court, platted as Lot 24, Block J, Trailwood Addition 4th Increment (Council District 6). Consider a request for a special exception to construct a carport. The property is zoned Planned Development 81(PD-81) District and is generally located south of W. Polo Rd and west of Matthew Rd.

Mr. Doug Howard presented the case.

Jerry Keller, 4705 Chalk Court, Grand Prairie, TX stepped forward representing the case.

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

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**Motion:** Moved by Mr. Anderson and seconded that case number BA140405 be approved with the recommended conditions.

Ayes: Davidson, Rodgers, Lopez, Hare, Anderson, Connor, Patel, Parker

Nays: None

Motion carried 8-0.

6. **CASE NUMBER BA140406** - 5819 Summerwood Drive, platted as Lot 38, Block 14, Lynn Creek Hills PH3 (Council District 6). Consider a request for a special exception to reduce the required number of parking spaces on the property for the purposes of converting the garage into living space. The property is zoned Planned Development 255A (PD-255A) District and is generally located east of SH 360 and south of Lynn Creek/Mildred Walker Pkwy.

Mr. Doug Howard presented the case.

Emmanuel Tava, 5819 Summerwood Drive, Grand Prairie, TX stepped forward representing case and the property owner.

Mr. Scott Locke, 5819 Summerwood Drive spoke in support of this request.

Mr. Delano Naylor, President of the Lynn Creek Homeowners Association, 3004 Fairview Drive spoke in opposition to this request.

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

Motion carried.

**Motion:** Moved by Mr. Lopez and seconded that case number BA140406 be approved with the recommended conditions.

Ayes: None

Nays: Davidson, Rodgers, Lopez, Hare, Anderson, Connor, Patel, Parker

Motion failed 0-8.

7. **CASE NUMBER BA140407** - 1030 Birch Street, platted as Lot 14, Block A, Northhaven 2 (Council District 5). Consider a request for an special exception to reduce the required number of parking spaces on the property for the purposes of converting the garage into living space. The property is zoned Single Family-Four (SF-4) District and is generally located east of N Belt Line Rd and south of E Tarrant Rd.

Mr. Doug Howard presented the case.

Francisco Melendez, 630 Birch Street, Grand Prairie, TX stepped forward representing the case.

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

Motion carried.

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**Motion:** Moved by Mr. Anderson and seconded that case number BA140407 be approved with the recommended conditions.

Ayes: Davidson, Rodgers, Lopez, Smith, Hare, Anderson, Connor, Patel

Nays: None

Motion carried 8-0.

8. **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.

Mr. Doug Howard presented the case.

Michael Pate with Electric Guard Dog, 7608 Fairfield, Columbia, SC, stepped forward representing the case.

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

**Motion:** Moved by Mrs. Rodgers and seconded that case number BA140304 be approved with the recommended conditions.

Ayes: Rodgers, Hare, Anderson, Connor, Patel, Parker

Nays: Davidson, Lopez

Motion failed 6-2.

**CITIZENS COMMENT:**

**COMMENTS BY THE BOARD:**

**ADJOURNMENT:** May 19, 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 9:35 p.m.

Wendell Smith

Chairperson

5-19-2014

Date of Approval

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