



MEETING MINUTES

Zoning Board of Adjustments and Appeals

Monday, May 19, 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, May 19, 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, Barry Anderson, Eric Hedin, Shawn Connor, Jim Parker, Alternate, Peter Fitzwilliams, Alternate, Fannyben Patel, Alternate

MEMBERS ABSENT: John Lopez, Daniel Smith, Cheryl Hare, Joe Picardo

INVOCATION: Pastor Preston Dixon gave the invocation.

APPROVAL OF MINUTES: Motion was made by Mr. Barry Anderson, and seconded to approve the minutes of the April 21, 2014 meeting. **Motion Carried.**

PUBLIC HEARING:

1. **CASE NUMBER BA140501** - 434 Parkvale Lane, platted as Lot 19, Block 13, Lake Park Village 3 (Council District 3). Consider a request for a special exception to construct a carport. The subject site is located zoned Single Family-Three Residential District (SF-3).

Mr. Doug Howard presented the case.

Mariano Milan, 434 Parkvale Lane, represented the case.

Motion: A motion by Mr. Barry Anderson was amended and adopted as follows:

That the board close public hearing and approve a 20ft by 22ft carport built in conjunction with a covered patio with the condition that the applicant provides screening along Lake Park Drive if staff determines it necessary.

Ayes: Davidson, Rodgers, Anderson, Hedin, Connor, Parker, Fitzwilliams, Patel

Nays: None

Motion carried 8-0.

2. **CASE NUMBER BA140502** - 1410 Pine Street, platted as Lot 16, Block D, Northaven (Council District 5). Consider a request for a special exception to construct a carport. The subject site is located zoned Single Family-Four Residential District (SF-4).

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Mr. Doug Howard presented the case.

Marion Drake, 1410 Pine Street, 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 BA140502 be approved with the recommended conditions.

Ayes: Davidson, Rodgers, Anderson, Hedin, Connor, Parker, Fitzwilliams, Patel

Nays: None

Motion carried 8-0.

3. **CASE NUMBER BA140503** - 905 S Belt Line Road, the legal description being, Van Grinderbeck ABST 1516 PG 015 TR 4.1 ACS 6.2991 (Council District 5). Consider a request for an exception to the minimum masonry requirements for a primary structure within a residential zoning district. The subject site is zoned Single Family-Three Residential District (SF-3).

Mr. Doug Howard presented the case.

Jessie Valdez and Jesus Valdez, 905 S Belt Line Road, represented the case.

Hector Hildalgo, 934 S Belt Line Road, attended in support of the case but did not wish to speak.

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 BA140503 be approved with the recommended conditions.

Ayes: Davidson, Rodgers, Anderson, Hedin, Connor, Parker, Fitzwilliams, Patel

Nays: None

Motion carried 8-0.

4. **CASE NUMBER BA140504** - 301 S.W. 17th Street, platted as Lots 1&2, Block 104, Dalworth Park (Council District 1). Consider a request for a special exception to construct a carport and an exception for a reduction of the required parking in order to convert a garage into living space. The subject site is zoned Two-Family Residential District (2F).

Mr. Doug Howard presented the case.

Pastor Preston E Dixon, 301 SW 17th Street, represented the case.

Kechia Dixon, 301 SW 17th Street, represented the case.

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

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Motion carried.

Motion: Moved by Mrs. Melinda Rodgers and seconded that case number BA140504 be approved with the recommended conditions and that the applicants be allowed one year to apply for the building permit for the carport.

Ayes: Davidson, Rodgers, Anderson, Hedin, Connor, Parker, Fitzwilliams, Patel

Nays: None

Motion carried 8-0.

5. **CASE NUMBER BA140505** - 2326 Cypress Drive, platted as Lot 2, Wildwood Oaks (Council District 1). Consider a request for an exception for a reduction of the required parking in order to convert a garage into living space. The subject site is zoned Single Family-One Residential District (SF-1).

Mr. Doug Howard presented the case.

Joan Smith, 2326 Cypress Drive, represented the case.

Carolyn Smith, 2326 Cypress Drive, supported the case but did not wish to speak.

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

Motion carried.

Motion: Moved by Mrs. Melinda Rodgers and seconded that case number BA140505 be approved with the recommended conditions.

Ayes: Davidson, Rodgers, Anderson, Hedin, Connor, Parker, Fitzwilliams, Patel

Nays: None

Motion carried 8-0.

CITIZENS COMMENT:

COMMENTS BY THE BOARD:

ADJOURNMENT: June 23, 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 8:30 p.m.

Wendell Davis

Chairperson

6-23-2014

Date of Approval

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