City Council Chambers
317 W. College Street
Grand Prairie, Texas

AGENDA

MEETING NOTICE
ZONING BOARD OF ADJUSTMENTS AND APPEALS
CITY OF GRAND PRAIRIE
MONDAY, SEPTEMBER 14, 2009

*** BRIEFING 6:30 P.M.**

The staff will brief the Board and preview the cases on tonight's agenda. The Board members will have the opportunity to ask questions that may facilitate the meeting and the presentation of the cases. No action will be taken during the briefing.

*** CALL TO ORDER 7:00 P.M.**

The Zoning Board of Adjustments and Appeals is appointed by the City Council to consider variances, exceptions and appeals as prescribed by the City of Grand Prairie's Unified Development Code. In accordance with Section 211.009 of the Local Government Code of the State of Texas and Article 1 of the Unified Development Code of the City of Grand Prairie, the concurring vote of seven members of the Board is necessary to decide in favor of an applicant on any matter on which the Board has jurisdiction. Members of the public may address the Board on items listed on the agenda under Public Hearing Items.

A. Invocation

B. Review of Minutes for August 17, 2009

C. **PUBLIC HEARING**

1. **CASE NUMBER BA090901** – 2438 SE. 14th Street, is platted as Lot 7, Block 18, Mountain Lakeview No 3 Addition (Council District 3). Consideration of a special exception to allow a carport to encroach into the front yard building setback as stipulated by Article 6, "Density and Dimensional Requirements," of the Unified Development Code. The subject property is zoned Single Family-Four (SF-4) District, and is generally located north of Pioneer Parkway on the east side of S.E. 14th Street.

2. **CASE NUMBER BA090902** – 302 Baron Place, is platted as Lot 21, Block 20,

Inglewood Park 3rd Installment (Council District 2). Consideration of a masonry exception and a variance to the on-site parking requirements for a property in a Single Family-Three (SF-3) District as stipulated in the Schedule of On-Site Parking Requirements located in Article 10, "Parking and Loading Standards," and in Article 6 "Density and Dimensional Requirements," of the Unified Development Code . The subject property is generally located north of Freetown Road at the northwest corner of Baron Place and S.W. 3rd Street.

3. **CASE NUMBER BA090903** – 1006 Birch Street, is platted as Lot 20, Block A, Northaven Second Section (Council District 5). Consideration of variances to the density and dimensional requirements stipulated by Article 6, "Density and Dimensional Requirements," of the Unified Development Code for an accessory structure. The subject property is zoned Single Family-Four (SF-4) District, and is generally located south of Tarrant Road and east of Beltline Road.

4. **SPECIAL ORDER OF BUSINESS** – Consideration of a motion for the reconsideration and clarification of a ruling on August 14, 2009 for Case Number BA090801.

CASE NUMBER BA090801 – *3650 Tivoli Drive, is platted as Lot 6, Block 6 of Forum Village Southwest (Council District 4). Consideration of a request for a variance to the side yard building setback as stipulated by Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of constructing a carport.*

D. **CITIZENS COMMENT**

E. **COMMENTS BY BOARD**

F. **OTHER BUSINESS**

G. **ADJOURNMENT**

In accordance with Chapter 551, Subchapter 6 of the Texas Government Code, V.T.C.A., the Zoning Board of Adjustment and Appeals agenda was prepared on the _____ day of September 2009 at 5:00 p.m.

Posted By: _____

The City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8035 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

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