



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

AGENDA
MEETING NOTICE
ZONING BOARD OF ADJUSTMENTS AND APPEALS
CITY OF GRAND PRAIRIE
MONDAY, October 19, 2009

*** BRIEFING**
P.M.

6:30

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 September 14, 2009

C. PUBLIC HEARING

1. **CASE NUMBER BA090801** – 3650 Tivoli Drive, is platted as Lot 6, Block 6, Forum Village Southwest (Council District 4). 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.
2. **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.

- 3. **CASE NUMBER BA091001** – 2454 N.W. Dallas Street, is platted as Lot 27, Block 3, Dalworth Hills Addition (Council District 5). Consideration of a request for a variance to the rear yard building setback as stipulated by Article 6, “Density and Dimensional Requirements,” of the Unified Development Code for the purpose of constructing an addition to a commercial structure adjacent a residential zoning district.
- 4. **CASE NUMBER BA091002** – 4547 Brittany Lane, is platted as Lot 24, Block A, Kingsgate Addition (Council District 6). Consideration of a request for a variance to the maximum allowable lot coverage as stipulated by Article 6, “Density and Dimensional Requirements,” of the Unified Development Code for the purpose of constructing an addition to a single family detached residential home. **(Withdrawn by Applicant)**
- 5. **CASE NUMBER BA091003** – 4930 Constantine Court, is platted as Lot 3, Block 1, Lake Parks North Addition (Council District 6). Consideration of a request for a variance to the side yard building setback when adjacent an arterial as stipulated by Article 6, “Density and Dimensional Requirements,” of the Unified Development Code for the purpose of constructing a single family detached residential home.

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.