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

AGENDA

MEETING NOTICE
ZONING BOARD OF ADJUSTMENTS AND APPEALS
CITY OF GRAND PRAIRIE
MONDAY, APRIL 18, 2011

*** 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 March 21, 2011

C. **PUBLIC HEARING**

1. **CASE NUMBER BA110306** - 4095 S. Carrier Parkway, platted as Lot 1, Block A of the Carrier Parkway Plaza East Addition (City Council District 6). Consideration of a variance to the signage requirements stipulated in Article 9, "Sign Standards," of the Unified Development Code for the purpose of increasing the maximum permitted square footage for wall sign. The subject property is zoned Planned Development District 26 (PD-26) and is located at the southeast corner of the intersection of S. Carrier Parkway and the frontage road of W. Interstate Highway 20. The subject property is located within the I.H.-20 Overlay District.

2. **CASE NUMBER BA110401** - 1231 Fleetwood Cove Drive, platted as Lot 10,

Block B of Lakewood, Phase 4 (City Council District 6). Consideration of a special exception to the masonry requirements stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for a property located within Planned Development District 268 (PD-268) for the purpose of constructing an addition to the primary structure using siding in lieu of brick. The subject property is generally located north of W. Camp Wisdom Road and west of Robinson Road.

3. **CASE NUMBER BA110402** - 308 S.W. 17th Street, platted as Lots 20, 21 & 22, Block 105 of Dalworth Park Addition (City Council District 4). Consideration of a special exception to the masonry requirements stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of constructing a detached garage that will utilize siding in lieu of brick. The subject property is zoned Single Family-Four (SF-4) District and is generally located south of W. Jefferson Street and west of State Highway 161.

4. **CASE NUMBER BA110403** - 7239 Rueda, platted as Lot 25, Block L of Mira Lagos East, Phase A (City Council District 6). Consideration of a variance to the side yard building setback for an accessory structure under ten feet in total height as stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of constructing a pergola. The subject property is zoned Planned Development District 298A (PD-298A) and is generally located south of England Parkway and west of Lakeridge Parkway. The subject property is located within the Lakeridge Parkway Overlay District.

D. **CITIZENS COMMENT**

E. **COMMENTS BY BOARD**

F. **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 2011 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.