Grand Conference Room
Development Center
206 W. Church Street
Grand Prairie, Texas

AGENDA

MEETING NOTICE
ZONING BOARD OF ADJUSTMENTS AND APPEALS
CITY OF GRAND PRAIRIE
JUNE 18, 2012

*** 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. Approval of Minutes for May 21, 2012

C. **PUBLIC HEARING**

1. **CASE NUMBER BA120601** - 3016 England Parkway, platted as Lot 55, Block A of Estates at Mira Lagos (Council District 6). Consideration of a variance to maximum square footage for an accessory structure on a residential lot as stipulated by Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of constructing a backyard patio. The subject property is zoned Planned Development District 310 (PD-310) and is generally located north of England Parkway and west of Lake Ridge Parkway.

2. **CASE NUMBER BA120602** - 902 SE 11th Street, platted as Lot 28, Block A of Lake Drive Park (Council District 5). Consideration of a special exception as required by Article 6, "Density and Dimensional Requirements," of the Unified Development Code to construct a carport in a Single Family-Four (SF-4) zoning district. The subject property is generally located north of Skyline Road and east of South Belt Line Road.

3. **CASE NUMBER BA120603** - 1935 Highvalley Trail, platted as Lot 26, Block 2 of Kirby Creek Village Section 3 (Council District 4). Consideration of a variance to maximum allowable size for a property within Planned Development District 127 (PD-127) and a masonry exception as stipulated by Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of permitting an accessory structure. The subject property is generally located east of Waterwood Drive and north of W Warrior Trail.

4. **CASE NUMBER BA120604** - 1714 Clark Trail, platted as Lot 3, Block TT of Trailwood 11 (Council District 6). Consideration of a special exception as required by Article 6, "Density and Dimensional Requirements," of the Unified Development Code to construct a carport. The subject property is zoned Planned Development District 81 (PD-81) and is generally located north of W Camp Wisdom Road and east of Matthew Road.

5. **CASE NUMBER BA120605** - 202 North Street, platted as Lot 1, Block A of J A Moore 2 (Council District 5). Consideration of a variance to the side yard building setback for a property within a Single Family-One (SF-1) District as stipulated by Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of enclosing a carport to create a garage. The subject property is generally located east of N Center Street and north of E Church Street.

D. **CITIZENS COMMENT**

E. **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 June 2012 at 5:00 p.m.

Posted By: _____

The Development Center is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8256 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.