City Hall
317 College St
Grand Prairie, Texas

AGENDA

MEETING NOTICE
ZONING BOARD OF ADJUSTMENTS AND APPEALS
CITY OF GRAND PRAIRIE
AUGUST 20, 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 July 16, 2012

C. **PUBLIC HEARING**

1. **CASE NUMBER BA120701** - 825 Pangburn Street, platted as Lot 7, Block 7 of the Tyre Estates Addition (Council District 1). Consideration of a request for a variance to the material requirements stipulated in Article 8, "Landscape and Screening," of the Unified Development Code for the purpose of allowing an existing metal fence. The subject property is zoned Single Family 4 (SF-4) District and is generally located south of West Jefferson Street and east of South Great Southwest Parkway.

2. **CASE NUMBER BA120402A** - 2026 Balla Way, platted as Lot 27, Block 12/381 of Inglewood Park 2 (Council District 2). Consideration of a request for a variance to parking requirements stipulated in Article 10, "Parking and Loading Standards," of the Unified Development Code for the purpose of enclosing the garage to create a habitable space. The subject property is zoned Single Family Three (SF-3) District and is generally located east of South Carrier Parkway and south of West Marshall Drive.

3. **CASE NUMBER BA120801** - 1514 Vineyard Road, platted as Lot 2 of Ranger Row Subdivision (Council District 6). Consideration of a request for a variance to the maximum allowable height, setback and material requirements of non-required residential fences as stipulated in Article 8, "Landscape and Screening," of the Unified Development Code for the purpose of constructing a fence. The subject property is zoned Single Family One (SF-1) District and is generally located east of South Great Southwest Parkway and south of West Interstate 20 (I-20).

4. **CASE NUMBER BA120802** - 2034 Avenue B, platted as Lot 1, Block B of Warlick Subdivision (Council District 3). Consideration of a request for a special exception and variance to front yard setback and material requirements stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of constructing a metal carport. The subject property is zoned Single Family Four (SF-4) District and is generally located east of South Belt Line Road and north of Lakeview Drive.

5. **CASE NUMBER BA120803** - 610 Country Lane, platted as Lot 3, Block 2 of Park Valley 3 (Council District 3). Consideration of a request for a variance to the parking requirements stipulated in Article 10, "Parking and Loading Standards," of the Unified Development Code for the purpose of enclosing the garage to create a habitable space. The subject property is zoned Single Family Three (SF-3) District and is generally located east of Corn Valley Road and south of East Warrior Trail.

6. **CASE NUMBER BA120804** - 2010 Burrows Trail, platted as Lot 23, Block U of Trailwood 10 (Council District 6). Consideration of a request for a variance to parking requirements stipulated in Article 10, "Parking and Loading Standards," of the Unified Development Code and a masonry exception to requirements stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of enclosing the garage to create a habitable space. The subject property is zoned Planned Development 81 (PD-81) District and is generally located west of Matthew Road and north of West Camp Wisdom Road.

   [Tabled to the September 7, 2012 ZBA meeting]

7. **CASE NUMBER BA120805** - 422 East Ferndale Lane, platted as Lot 5, Block 8 of Lake Park Village 1 (Council District 3). Consideration of a request for a special exception and variance to setback requirements stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of constructing a carport. The subject property is zoned Single Family Three (SF-3) District and is generally located east of Corn Valley Road and south of East Pioneer Parkway.

8. **CASE NUMBER BA120806** - 3666 Racquet Club Drive, platted as Lot 1, Block 1 of the Guerra Addition (Council District 3). Consideration of a request for a special exception to requirements stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of constructing a carport. The subject property is zoned Single Family One (SF-1) District and is generally located south of East Warrior Trail and east of Corn Valley Road.

9. **CASE NUMBER BA120807** - 926 Bentwater Parkway, platted as Lot 621, Block 1 of Lake Ridge 11 (Council District 6). Consideration of a request for a variance to setback requirements for a property zoned Planned Development 220 (PD-220) District and a variance to the maximum height and size allowed for a detached residential garage stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of constructing a detached RV garage. The subject property is generally located south of Lake Ridge Parkway on the southeast corner of Bentwater Parkway and Fossil Ridge Drive.

10. **CASE NUMBER BA120808** - 1642 Hickory Street, platted as Lot 19, Block D of Fairview Extension (Council District 5). Consideration of a request for a variance to the setback and a special exception as stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of constructing an attached carport. The Subject property is zoned Single Family Four (SF-4) District and is generally located north of East Main Street and east of North Belt Line Road.

11. **CASE NUMBER BA120809** - 1404 Leyfair, platted as lot 15 B of Shady Grove Acres (Council District 1). Consideration of a request for a variance to the maximum allowable height, setback and material requirements for a non-required fence as stipulated in Article 8, "Landscape and Screening," of the Unified Development Code for the purpose of constructing a fence. The subject property is zoned Single Family One (SF-1) District and is generally located north of West Shady Grove Road and west of Hardrock Road.

12. **CASE NUMBER BA120810** - 813 NE 11th Street, platted as Lot 1, Block 1 of Ladell Heights (Council District 5). Consideration of a request for variances to the maximum allowable height, setback and material requirements of a non-required fence stipulated in Article 8, "Landscape and Screening," of the Unified Development Code for the purpose of constructing a fence. The subject property is zoned Single Family One (SF-1) District and is located east of North Belt Line Road and south of East Interstate 30.

13. **CASE NUMBER BA120811** - 3221 Rinehart Street, platted as Lot 763, Block 3 of Hensley Park 1 (Council District 5). Consideration of a request for a variance to parking requirements stipulated in Article 10, "Parking and Loading Standards," and to the conditions of a home occupation stipulated in Article 30, "Definitions," of the Unified Development Code for the purpose of converting an existing detached garage to create a habitable space for use as an assembly. The subject property is zoned Single Family Four (SF-4) District and is generally located north of East Main Street and east of NE 31st Street.

14. **CASE NUMBER BA120812** - 2952 Barberini Drive, platted as Lot 1, Block B of Marabella Village Addition (Council District 6). Consideration of a request for a variance to parking requirements stipulated in Article 10, "Parking and Loading Standards," of the Unified Development Code for the purpose of enclosing the garage to create a habitable space. The subject property is zoned Single Family Five/Sixteen (SF-5/16) District and is generally located east of South State Highway 360 on the northeast corner of Barberini Drive and De Lollis Drive.

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 January 2012 at 5:00 p.m.

Posted By: _____

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