

Meeting Minutes for May 20, 2013 Zoning Board of Adjustments and Appeals

Call to Order: A regular meeting of the Zoning Board of Adjustments and Appeals, open to the public and pursuant to notice thereof duly given in accordance with Chapter 551, Government Code, was held at City Hall, 317 W. College Street, Grand Prairie, Texas on May 20, 2013. The meeting convened at 7:00 P.M., Chairperson Davidson presiding.

Members in Attendance: Wendell Davidson, Chairperson, Melinda Rodgers, Vice Chairperson, Cheryl Hare, Daniel Smith, Larry Owings, Joe Picardo, Barry Anderson, Fannyben Patel, Alternate. Quorum established.

Members Absent: Shawn Connor

Staff in Attendance: Steve Alcorn, Assistant City Attorney, James Hinderaker, Chief City Planner, Denice Thomas, Senior Planner, Farjee Ahmed, Planner, Savannah Ware, Planner/GIS Analyst.

Invocation: Mr. Barry Anderson gave the invocation.

Approval of Minutes: Motion was made by Mrs. Melinda Rodgers and seconded that the minutes of the April 15, 2013 meeting be approved. **Motion Carried.**

Public Hearing:

Motion: Moved by Mr. Larry Owings and seconded that case number BA130404 be heard as the last item in public hearing.

Motion Carried.

1. CASE NUMBER BA130501 – 529 NW 22nd Street, platted as lot 8, Block 174 of Hill Crest Addition (Council District 1). Consideration of a request for the approval of a Special Exception and a Variance to setback requirements 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 4 (SF-4) District and is generally located north of May Lane and east of Dallas Avenue.

Ms. Farjee Ahmed presented the case.

Mr. Jerry Daniel, 5050 Texas Road, represented the case.

Mr. Gerardo Hernandez, 529 NW 22nd Street and Bertha Hernandez, 529 NW 22nd Street, attended in support of the case.

Motion: Moved by Mrs. Melinda Rodgers and seconded that the board close public

hearing.

Motion carried.

Motion: Moved by Mrs. Melinda Rodgers and seconded that case number

BA130501 be approved with the recommended conditions.

Ayes: Davidson, Rodgers, Hare, Smith, Lopez, Anderson, Owings,

Picardo, Patel

Nays: None

Motion carried 9-0.

2. CASE NUMBER BA130502 – 1011 Bentwater Parkway, platted as Lot 781 Block 1 of Lake Ridge Section 11 Addition (Council District 6). Consideration of a request for the approval of a Variance to the height requirements and Special Exception to masonry requirements stipulated in Planned Development (PD) Ordinance 5721 "Tract I," for the purpose of constructing a detached garage. The subject property is zoned Planned Development 220 (PD-220) District and is generally located north of S. Par View and west of Fossil Ridge.

Ms. Farjee Ahmed presented the case.

Lolita Nichols, 1011 Bentwater Parkway, and Carlos Pacheco, 2813 S Lakeview Drive, represented the case.

Motion: Moved by Mr. Barry Anderson and seconded that the board close

public hearing.

Motion carried.

Motion: Moved by Mr. Barry Anderson and seconded that case number

BA130502 be approved with the recommended conditions.

Ayes: Davidson, Rodgers, Hare, Smith, Lopez, Anderson, Owings,

Picardo, Patel

Nays: None

Motion carried 9-0.

3. CASE NUMBER BA130503 – 2627 Blackstone Drive, platted as Lot 5, Block C of Berkshire Park Phase 1 (Council District 2). Consideration of a request of the approval of a Variance to setback requirements stipulated in Article 6, "Density and Dimensional Requirements" of the Unified Development Code for the purpose of constructing a patio cover. The subject property is zoned Planned Development- 299 (PD-299) District and is generally located north of Arkansas Lane and west of S. Carrier Parkway.

Ms. Farjee Ahmed presented the case.

Rod Darquea, 2627 Blackstone Drive, represented the case.

Shandra Duncan, 2647 Blackstone Drive, James Birch, 2647 Blackstone Drive, and Joes Castaneda, 2651 Blackstone Drive, attended in support of the case.

Motion: Moved by Mrs. Melinda Rodgers and seconded that the board close public

hearing.

Motion carried.

Motion: Moved by Mrs. Melinda Rodgers and seconded that case number

BA130503 be approved with the recommended conditions.

Ayes: Davidson, Rodgers, Smith, Lopez, Anderson, Owings, Patel

Nays: Hare, Picardo Motion carried 7-2.

4. <u>CASE NUMBER BA130504</u> – 513 Choctaw Trace, platted as Lot 4, Block K of Indian Hills 1 Addition (Council District 2). Consideration of a request for the approval of 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 storage space. The subject property is zoned Single Family 4 (SF-4) District and is generally located south of Motley Street and west of SW 5th Street.

Ms. Farjee Ahmed presented the case.

Maria Garcia, 513 Choctaw, represented the case.

Motion: Moved by Mrs. Melinda Rodgers and seconded that the board close public

hearing.

Motion carried.

Motion: Moved by Mrs. Melinda Rodgers and seconded that case number

BA130504 be approved with the recommended conditions.

Ayes: Davidson, Rodgers, Hare, Smith, Lopez, Anderson, Owings,

Picardo, Patel

Navs: None

Motion carried 9-0.

5. CASE NUMBER BA130505 – 2321 Tiago Drive, platted as Lot 7, Block 8 of Wildwood Oaks Addition (Council District 1). Consideration of a request for the approval of a Special Exception as required by 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 1 (SF-1) District and is generally located north of Westfield Drive and west of N. Carrier Parkway.

Mrs. Denice Thomas presented the case.

Tom Cox, 2321 Tiago Drive, represented the case.

Motion: Moved by Mr. Barry Anderson and seconded that the board close public

hearing.

Motion carried.

Motion: Moved by Mrs. Melinda Rodgers and seconded that case number

BA130505 be approved with the recommended conditions.

Ayes: Davidson, Rodgers, Hare, Lopez, Anderson, Owings, Picardo, Patel

Nays: Smith

Motion carried 8-1.

6. CASE NUMBER BA130506 – 2101 Meadow Lane, platted as Lot 9, Block D of Meadow Oaks 2B Addition (Council District 1). Consideration of a request for the approval of a variance to setback and height requirements required by Article 6, "Density and Dimensional Requirements" of the Unified Development Code for the purpose of constructing a shed. The subject property is zoned Single Family 1 (SF-1) District and is generally located north of Sunnyvale Road and west of Ingleside Drive.

Ms. Farjee Ahmed presented the case.

Joel Hernandez, 2101 Meadow Lane, represented the case.

Motion: Moved by Mrs. Melinda Rodgers and seconded that the board close public

hearing.

Motion carried.

Motion: Moved by Mrs. Melinda Rodgers and seconded that case number

BA130506 be approved with the recommended conditions.

Ayes: Davidson, Rodgers, Hare, Lopez, Smith, Owings, Picardo, Patel

Nays: Anderson

Motion carried 8-1.

7. CASE NUMBER BA130507 – 1729 Glen Key Street, platted as Lot 4, Block 8 of Inglewood Park 1 Addition (Council District 2). Consideration of requests for approval of a special exception to the minimum masonry content requirement for structures in residential districts and a variance to residential building separation requirements stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of constructing a storage building and a covered patio. The subject property is zoned Single Family 3 (SF-3) District and is generally located north of W Marshall Drive and east of S Carrier Parkway.

Mrs. Denice Thomas presented the case.

Patricia Camacho, 1729 Glen Key Street, represented the case.

Motion: Moved by Mrs. Melinda Rodgers and seconded that the board close public

hearing.

Motion carried.

Motion: Moved by Mr. Daniel Smith and seconded that case number BA130507 be

tabled until the applicant provides staff with requested photos. Ayes: Davidson, Rodgers, Hare, Lopez, Smith, Owings, Patel

Nays: Anderson, Picardo **Motion carried 7-2.**

8. CASE NUMBER BA130404— 217 Cedar Drive, platted as Lot 1R of Dow Place Addition (Council District 3). Consideration of a request for the approval of a Variance to setback requirements in Article 6, "Density and Dimensional Requirements," and an appeal to allow accessory structure in the absence of a primary residence as required by Article 2, "Authority," of the Unified Development Code. The subject property is zoned Single Family E (SF-E) District and is generally located east of S. Carrier Parkway and south of E. Polo Road.

Motion: Moved by Mr. Barry Anderson and seconded that the board close public

hearing.

Motion carried.

Motion: Moved by Mr. Barry Anderson and seconded that case number BA130404

be denied with prejudice.

Ayes: Davidson, Rodgers, Hare, Smith, Lopez, Anderson, Owings,

Nays: Picardo, Patel **Motion carried 7-2.**

Citizen Comments: None

Comments by the Board: None

Adjournment: June 17, 2013 and City Hall, 317 W. College Street, Grand Prairie, Texas, were fixed as the time and place of the next regular meeting and the May 20, 2013 meeting was adjourned at 9:00 P.M.

Chairperson

Date of Approval

6-17-13