

City Hall: 317 College St, Grand Prairie, Texas

MEETING AGENDA

Zoning Board of Adjustments and Appeals Monday, April 21, 2014

BRIEFING: 6:30 P.M.

The staff will brief the board and preview the cases on tonight's agenda. 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.

INVOCATION:

APPROVAL OF MINUTES:

PUBLIC HEARING:

- 1. <u>CASE NUMBER BA140401</u> 514 Sparks Drive, platted as Lot 19, Block 25, Inglewood Park Addition 3rd Installment (Council District 2). Consider a request for a variance to the height requirement and a special exception to the masonry requirement for an accessory building. The property is zoned Single Family-Three (SF-3) District and is generally located north of Freetown Rd and east of S. Carrier Pkwy.
- 2. <u>CASE NUMBER BA140402</u> 1406 Nadine Lane, platted as Lot 111B, Florence Hill No. 2 REPLAT (Council District 6). Consider a request for a special exception to construct a carport. The property is zoned Planned Development 84 (PD-84) District and is generally located east of Matthew Rd and north of W. Camp Wisdom Rd.
- 3. <u>CASE NUMBER BA140403</u> 521 Dorris Drive, platted as Lot 10, Block 25, Inglewood Park Addition 3rd Installment (Council District 2). Consider a request for a special exception to construct a carport. The property is zoned Single Family-Three (SF-3) District and is generally located east of S. Carrier Parkway and north of Freetown Rd.

- 4. <u>CASE NUMBER BA140404</u> 2525 Fairmont Drive, platted as Lot 1, Block CC, Oak Hollow PH 5B (Council District 4). Consider a request for a variance to the separation of buildings distance and size requirements for an accessory building. The property is zoned Planned Development 50 (PD-50) District and is generally located east of S. Great Southwest Pkwy and south of Claremont Dr.
- 5. <u>CASE NUMBER BA140405</u> 4705 Chalk Court, platted as Lot 24, Block J, Trailwood Addition 4th Increment (Council District 6). Consider a request for a special exception to construct a carport. The property is zoned Planned Development 81(PD-81) District and is generally located south of W. Polo Rd and west of Matthew Rd.
- 6. CASE NUMBER BA140406 5819 Summerwood Drive, platted as Lot 38, Block 14, Lynn Creek Hills PH3 (Council District 6). Consider a request for a special exception to reduce the required number of parking spaces on the property for the purposes of converting the garage into living space. The property is zoned Planned Development 255A (PD-255A) District and is generally located east of SH 360 and south of Lynn Creek/Mildred Walker Pkwy.
- 7. CASE NUMBER BA140407 1030 Birch Street, platted as Lot 14, Block A, Northhaven 2 (Council District 5). Consider a request for an special exception to reduce the required number of parking spaces on the property for the purposes of converting the garage into living space. The property is zoned Single Family-Four (SF-4) District and is generally located east of N Belt Line Rd and south of E Tarrant Rd.
- 8. <u>CASE NUMBER BA140304</u> 3040 Roy Orr Boulevard, platted as Lot 2, Block A, 5- J Addition (Council District 1). Consider a request for a Special Exception to the maximum height of a fence as required by Article 8, "Landscape and Screening," of the Unified Development Code, for the purpose of constructing a non-required fence, proposed to be 10 feet in height. The property is zoned Light Industrial (LI) and is generally located west side of Roy Orr Boulevard and south W. Trinity Boulevard.

CITIZENS COMMENT:

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 April 2014 at 5:00 p.m.
Posted By:

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