



City Hall: 317 College St, Grand Prairie, Texas

**MEETING AGENDA**  
**Zoning Board of Adjustments and Appeals**  
October 21, 2019

**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. **CASE NUMBER BA191002 (Council District 6).** Requesting a 5 foot rear yard setback variance from the required 10 feet, to allow for an attached patio cover 5 feet from the rear property line, located at 2840 Vienta Court legally described as Lot 23, Block A, Mira Lagos No H Addition, City of Grand Prairie, Tarrant County, Texas, zoned "PD-271C" Planned Development 271C District.
2. **CASE NUMBER BA191005 (Council District 6).** Requesting an addition on a mobile home nonconforming structure, located at 710 Shady Trail, legally described as Lot 49, Shady Creek Mobile Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned "A" Agriculture District.
3. **CASE NUMBER BA191006 (Council District 4).** Requesting an 11 foot rear yard setback variance from the required 20 feet, to allow for an attached patio cover 9 feet from the rear property line, located at 6951 Navigation Drive, legally described as Lot 7, Block F, The Coast at Grand Peninsula, City of Grand Prairie, Tarrant County, Texas, zoned "PD-249" Planned Development 249 District.

4. **CASE NUMBER BA191010 (Council District 6).** Requesting a 15 foot height variance from the 25 foot height limitation, to allow for a 40 foot multi-tenant monument sign, located at 4126 S Carrier Parkway, legally described as Lot 2, Block 5, Westchester Commercial Addition, City of Grand Prairie, Dallas County, Texas, zoned "PD-173" Planned Development 173 District.
  
5. **CASE NUMBER BA191011(Council District 3).** Requesting a special exception for a carport, located at 1614 SE 4th, legally described as Lot 5, Block E, Kingston Square 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned "SF-2" Single-Family Two Residential District.

**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 18th day of October 2019 at 5:00 p.m.

Posted By: *Nyliah Acosta*

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 972-237-8257 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs



# BA191002

## 2840 Vienta Court Variance – Rear Yard Setback

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Zoning Board of Adjustments & Appeals:

September 21, 2019

Case Manager:

Nyliah Acosta

Owner/Applicant:

Roxana Santos

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### SUMMARY

(Council District 6) Requesting a 5 foot rear yard setback variance from the required 10 feet, to allow for an attached covered patio 5 feet from the rear property line, located at 2840 Vienta Court legally described as Lot 23, Block A, Mira Lagos No H Addition, City of Grand Prairie, Tarrant County, Texas, zoned "PD-271C" Planned Development 271C District.

### DISCUSSION

The applicant is requesting approval of a 5 foot rear yard variance. A single-family home currently sits on the property. The property owner is seeking a variance that would allow them to construct an attached covered patio.

Subject to approval of this application, an approved building permit will be required prior to the final inspection of the structure. As part of the building permit review process, Building Inspections will ensure that the addition complies with all regulations.

### PUBLIC NOTIFICATION

Legal notice of this item was published in the Fort Worth Star Telegram October 11<sup>th</sup> and October 20<sup>th</sup>.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on October 11, 2019.

22 notices were sent, 0 were returned in favor, 0 opposed, and the Mira Lagos Home Owners Association did not respond.

### FINDINGS

As authorized in Section 1.11.7.4 of the UDC, the ZBA may grant variances and exceptions provided the following findings are met:

- A. Such variance or exception will not substantially or permanently injure the appropriate use of

adjacent property in the same district.

**Staff Evaluation:** *Staff believes that such variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.*

- B. Such variance or exception will not adversely affect the health, safety or general welfare of the public.

**Staff Evaluation:** *Staff suggests that the variance will not adversely affect the health, safety or general welfare of the public.*

- C. Such variance or exception will not be contrary to the public interest; and such variance or exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

**Staff Evaluation:** *The proposed variance, if approved, will not authorize the operation of a use other than those already allowed in "PD-271C" Planned Development 271C District.*

- D. Such variance or exception will be in harmony with the spirit and purpose of this ordinance.

**Staff Evaluation:** *The granting of this variance will allow the homeowner to construct a covered patio. Patios are allowed by right and staff believes granting the variance does not disrupt the spirit of the ordinance.*

- E. Such variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought.

**Staff Evaluation:** *Staff does not believe that such variance will alter the essential character of the district as the structure will be located in the back yard and directly behind the property is Seeton Road, and there was at least one other property located at 2847Vienta Ct with an accessory structure within the rear yard setback.*

- F. Such variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located.

**Staff Evaluation:** *Staff believes that such variance for a patio will not substantially weaken the general purpose of the underlying zoning district*

- G. The plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including but not limited to the area, shape or slope, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

**Staff Evaluation:** *Staff cannot find a unique circumstance, however the request is not unusual.*

H. The variance or exception is not a self-created hardship.

*Staff Evaluation: Staff finds that the hardship is self-created.*

**RECOMMENDATION**

Staff recommends **Approval of the requested variance in BA191002** based on the following findings of fact:

1. The patio does not negatively impact the neighborhood.
2. The property backs up to a HOA lot, and Seeton Road.

If the board chooses to grant the applicants request, he/she must abide to the following below:

**Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2015 International Building Code, the Grand Prairie Municipal Code of Ordinances, city adopted fire codes and with other applicable regulatory requirements administered and/or enforced by the state and federal government. If a building permit has not been applied for or issued within a ninety (90) day period or as the Board may specifically grant, the variance shall be deemed waived; and all rights there under terminated.**



NO PORTION OF POOL OR DECKING IS ALLOWED IN EASEMENT

JOB SITE REFERENCE PLAN

KEEP PLAN ON JOB SITE See permit for additional comments and/or requirements

City of Grand Prairie Building Inspection

POOL DRAIN AND BACKWASH LINES SHALL GO TO SANITARY Lot 24 SEWER 3" P-TRAP

2840 Vienta Court

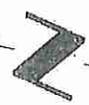
COMMON AREA CA - 1A 0.502 ACRES

N 80°18'38" E 72.00'

S 09°41'22" E 111.14'

N 09°41'22" W 120.00'

SCALE 1" = 20'



574 New Escondido

5' W.M.E. (per plot)

6' BLDG. LINE

25' BLDG. LINE

15' UTIL. ESMT.

C.M. FEND"V

FND"V

10' 3"

6' BLDG. LINE

550.1

574

550.4

549.5

550.5

549.5

549.5

550.1

550.4

549.5

550.5

549.5

7.20'

5.49'

12.1'

8.5'

550.4

549.5

12.2'

16'

12.2'

13.5'

13.5'

13.5'

9.4'

13.5'

13.5'

13.5'

13.5'

13.5'

10.1'

10.1'

10.1'

10.1'

10.1'

10.1'

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67.6'

67.6'

67.6'

67.6'

61.8'

61.8'

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61.8'

61.8'

550.4'

550.4'

550.4'

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550.4'

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transf.

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transf.

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transf.

transf.

Water Meter

Water Meter

Water Meter

Water Meter

Water Meter

Water Meter

11.49'

11.49'

11.49'

11.49'

11.49'

11.49'

transf.



# BA191005

710 Shady Trail  
Nonconforming Structure  
Addition

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Zoning Board of Adjustments & Appeals:

October 21, 2019

Case Manager:

Nyliah Acosta

Owner/Applicant:

Jorge Rodriguez

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## SUMMARY

(Council District 6) Requesting an addition on a nonconforming mobile home structure, located at 710 Shady Trail, legally described as Lot 49, Shady Creek Mobile Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned "A" Agriculture District.

## PUBLIC NOTIFICATION

Legal notice of this item was published in the Fort Worth Star Telegram October 11<sup>th</sup> and October 20<sup>th</sup>.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on October 11, 2019.

22 notices were sent, 0 were returned in favor, 0 opposed, and there is no neighborhood association.

## DISCUSSION

Per Article 26.8.1 C of the Unified Development Code mobile homes located on individual lots or tracts of land not zoned for mobile homes shall be considered non-conforming structures and shall not be allowed room additions other than by the Zoning Board of Adjustments and Appeals. Article 19.10.1 authorizes necessary repairs of a non-complying structure. The property currently has three accessory structures, and one mobile home. The applicant proposes to remove all the accessory structures, and expand the mobile home to a double wide. A bedroom and second bathroom will be a part of the expansion. The proposed site plan does not meet the minimum 40 foot front yard setback, and may potentially require Environmental to ensure the septic tank has capacity for the addition. Shady Trail is not an improved road (currently a dirt road) and is inadequate for emergency access. Additionally, there is no water, or waste water lines that connect to the property.

## RECOMMENDATION

Staff recommends **Denial of the requested variance in BA191005** based on the following findings of fact:

1. Due to the lack of improved surface access staff recommends denial

If the board chooses to grant the applicants request, he/she must abide to the following below:

1. **Septic must be tested by Environmental Service, and must be approved.**
2. **Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2015 International Building Code, the Grand Prairie Municipal Code of Ordinances, city adopted fire codes and with other applicable regulatory requirements administered and/or enforced by the state and federal government. If a building permit has not been applied for or issued within a ninety (90) day period or as the Board may specifically grant, the variance shall be deemed waived; and all rights there under terminated.**



**BA191005/ 710 Shady Trl**

Date: 10/10/2019 Time: 2:02:00 PM

This data has been compiled by the City of Grand Prairie ITGIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



Home Owner Association

351 W. Jefferson Blvd # 750 Dallas Tx 75208

**PROJECTS & PLANS**  
**DFW LLC**

ADDRESS:  
**710 SHADY TRAIL  
GRAND PRAIRIE, TX 75052**

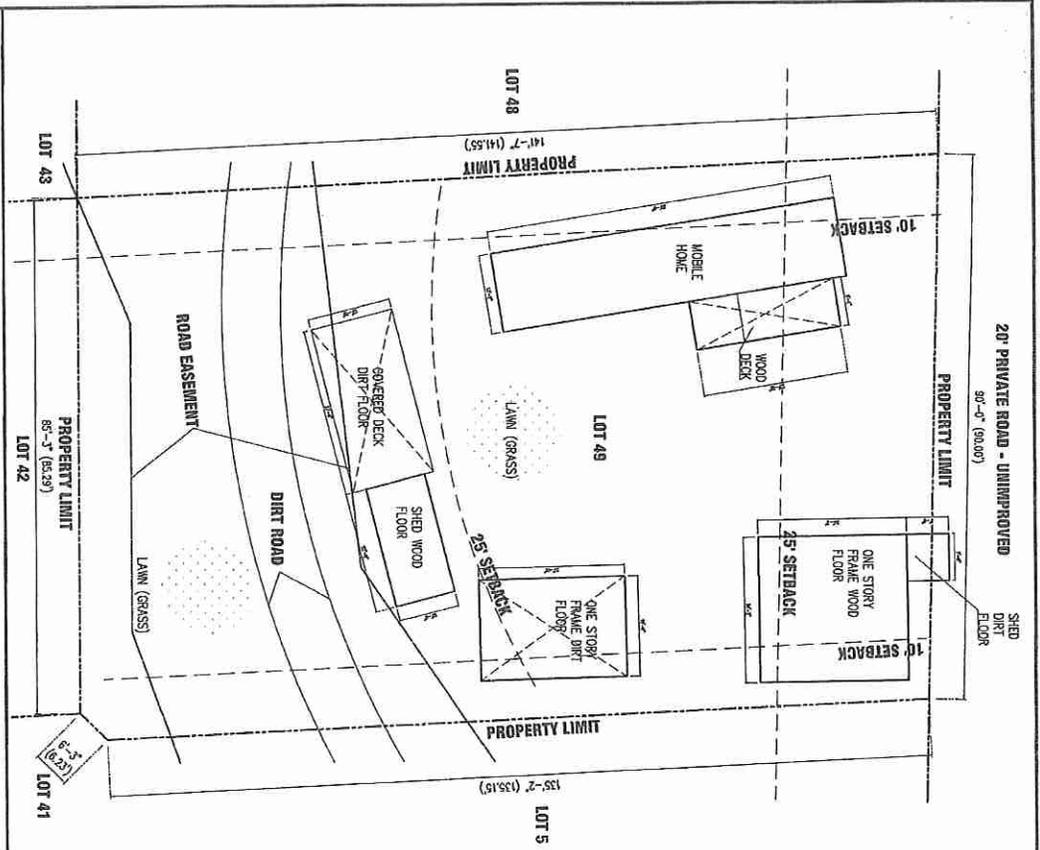
SCOPE OF WORK: **SIT E PLAN**

PROJECT TITLE: **EXISTING SITE PLAN**

SCALE: **1:20**

DATE: **09/12/2019**

PAGE: **1**



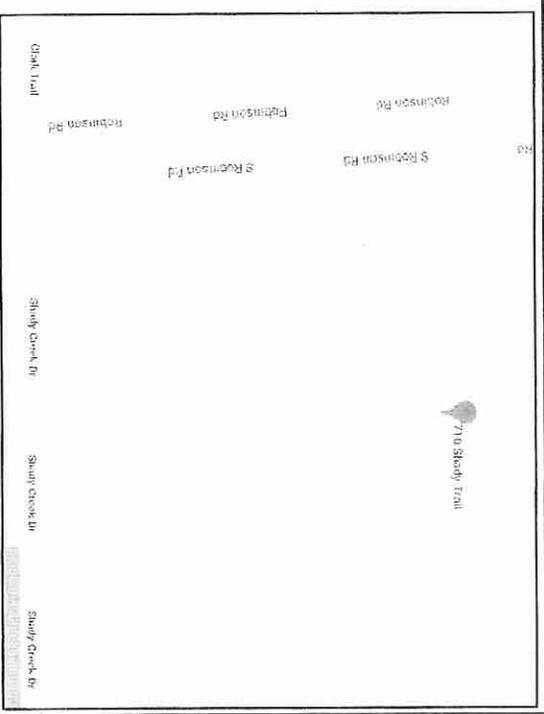
**EXISTING SITE PLAN**  
SCALE: 1 TO 20

SQUARE FOOTAGE	
EXISTING LIVING AREA	748.8 S.F.
EXISTING DECK	192.6 S.F.
ONE STORY FRAME WOOD FLOOR	589.1 S.F.
SHED DIRT FLOOR	52.3 S.F.
ONE STORY FRAME DIRT FLOOR	399.9 S.F.
SHED WOOD FLOOR	200 S.F.
COVERED DECK DIRT FLOOR	391.4 S.F.
TOTAL COVERAGE	2,564.1 S.F.
LOT SIZE	10,000 S.F.
% OF LOT	25.6 %

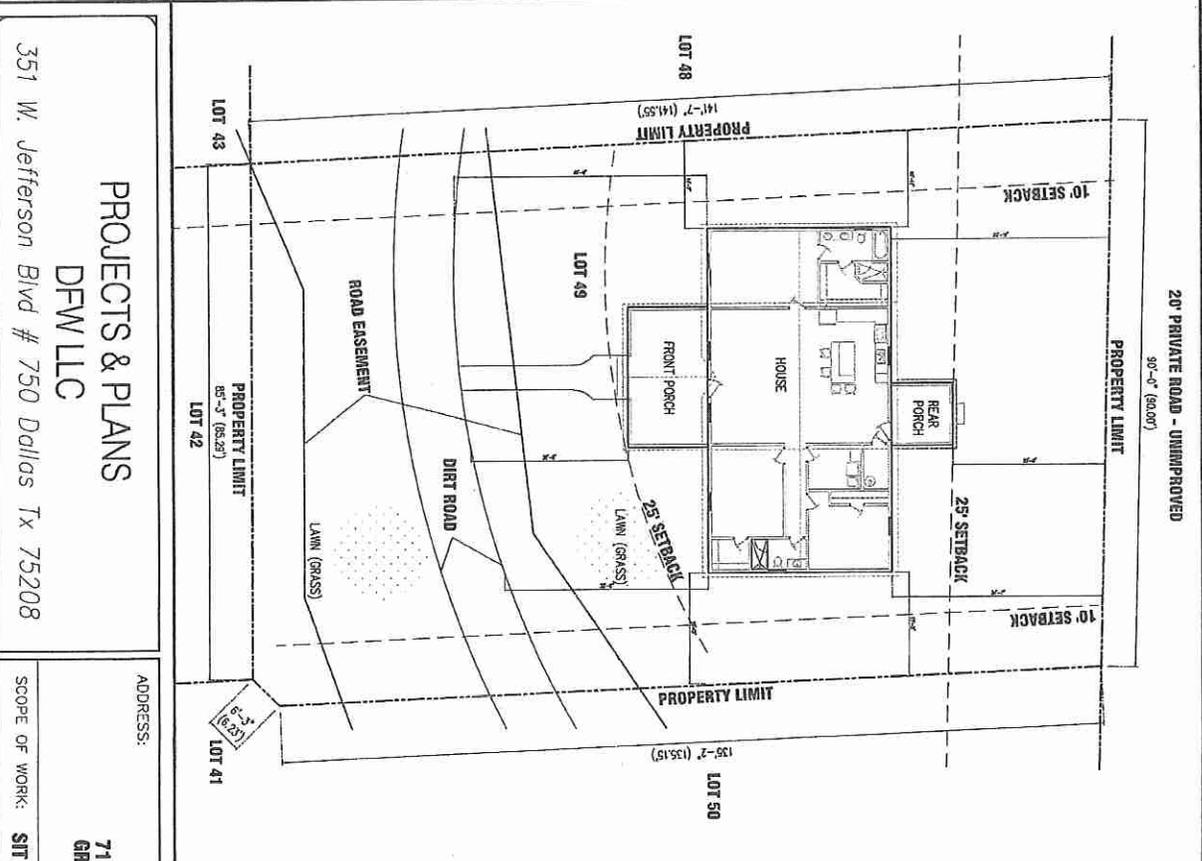
**LEGAL DESCRIPTION**

LOT 49 SHADY CREEK MOBILE ESTATES ADDITION

**VICINITY MAP**

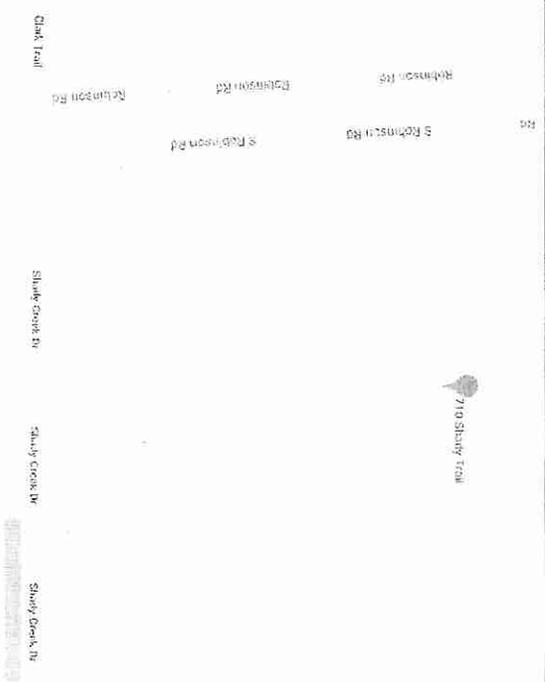






**NORTH**

**VICINITY MAP**



SQUARE FOOTAGE	
EXISTING LIVING AREA	748.8 S.F.
ADDITION LIVING AREA	964.7 S.F.
TOTAL LIVING AREA	1,713.5 S.F.
FRONT PORCH	302.3 S.F.
REAR PORCH	102.5 S.F.
TOTAL COVERAGE	3851.8 S.F.
LOT SIZE	10,000 S.F.
% OF LOT	38.5%

**LEGAL DESCRIPTION**

LOT 49 SHADY CREEK MOBILE ESTATES ADDITION

**PROPOSED SITE PLAN**

SCALE: 1 TO 20

**PROJECTS & PLANS**  
**DFW LLC**  
 351 W. Jefferson Blvd # 750 Dallas Tx 75208

ADDRESS: **710 SHADY TRAIL**  
**GRAND PRAIRIE, TX 75052**

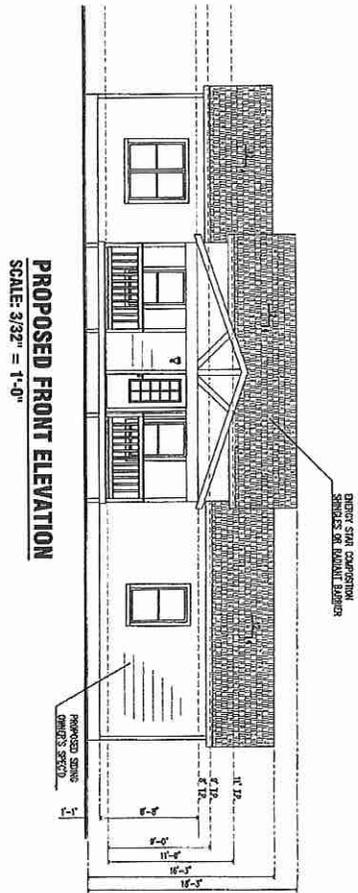
SCOPE OF WORK: **SITE PLAN**

PROJECT TITLE: **PROPOSED SITE PLAN**

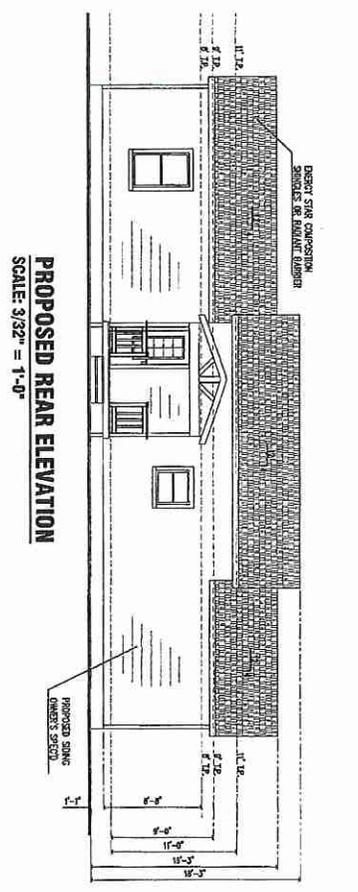
SCALE: **1:20**

DATE: **09/12/2019**

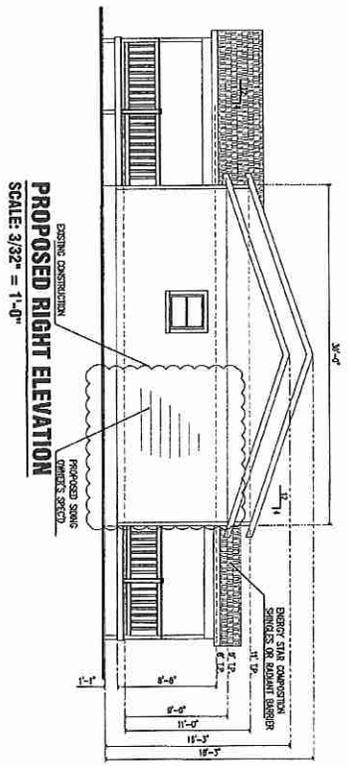
PAGE: **1A**



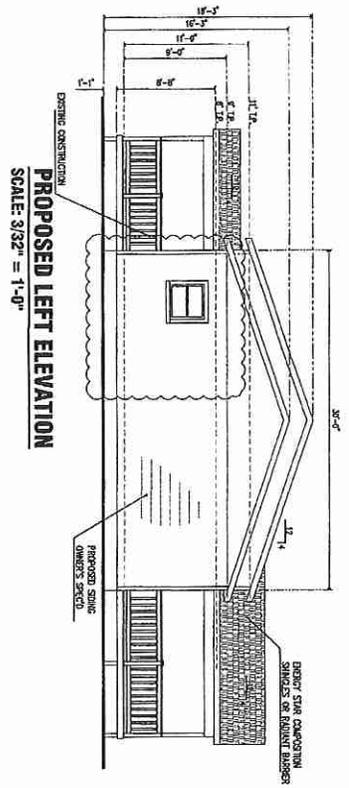
**PROPOSED FRONT ELEVATION**  
SCALE: 3/32" = 1'-0"



**PROPOSED REAR ELEVATION**  
SCALE: 3/32" = 1'-0"



**PROPOSED RIGHT ELEVATION**  
SCALE: 3/32" = 1'-0"



**PROPOSED LEFT ELEVATION**  
SCALE: 3/32" = 1'-0"

**PROJECTS & PLANS**  
**DFW LLC**  
351 W. Jefferson Blvd # 750 Dallas Tx 75208

ADDRESS: **710 SHADY TRAIL**  
**GRAND PRAIRIE, TX 75092**

SCOPE OF WORK: **PROPOSED ELEVATIONS**

PROJECT TITLE: **PROPOSED ELEVATIONS**

SCALE: **3/32" = 1'-0"**

DATE: **09/12/2019**

PAGE: **3**



# BA191006

6951 Navigation Drive  
Variance – Rear Yard Setback

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Zoning Board of Adjustments & Appeals:

October 21, 2019

Case Manager:

Nyliah Acosta

Owner/Applicant:

Tina Hill

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## SUMMARY

(Council District 4) Requesting an 11 foot rear yard setback variance from the required 20 feet, to allow for an attached patio cover 9 feet from the rear property line, located at 6951 Navigation Drive, legally described as Lot 7, Block F, The Coast at Grand Peninsula, City of Grand Prairie, Tarrant County, Texas, zoned "PD-249" Planned Development 249 District.

## DISCUSSION

The applicant is requesting approval of an 11 foot rear yard setback variance. A single-family home currently sits on the property. The property owner is seeking a variance that would allow them to construct a 15x20 (300 sq ft) attached covered patio.

Subject to approval of this application, an approved building permit will be required prior to the final inspection of the structure. As part of the building permit review process, Building Inspections will ensure that the addition complies with all regulations.

## PUBLIC NOTIFICATION

Legal notice of this item was published in the Fort Worth Star Telegram October 11<sup>th</sup> and October 20<sup>th</sup>.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on October 11, 2019.

53 notices were sent, 0 were returned in favor, 0 opposed, and the Grand Peninsula Owners Association has approved the request.

## FINDINGS

As authorized in Section 1.11.7.4 of the UDC, the ZBA may grant variances and exceptions provided the following findings are met:

- A. Such variance or exception will not substantially or permanently injure the appropriate use of

adjacent property in the same district.

**Staff Evaluation:** *Staff believes that such variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.*

- B. Such variance or exception will not adversely affect the health, safety or general welfare of the public.

**Staff Evaluation:** *Staff suggests that the variance will not adversely affect the health, safety or general welfare of the public.*

- C. Such variance or exception will not be contrary to the public interest; and such variance or exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

**Staff Evaluation:** *The proposed variance, if approved, will not authorize the operation of a use other than those already allowed in "PD-249" Planned Development 249 District.*

- D. Such variance or exception will be in harmony with the spirit and purpose of this ordinance.

**Staff Evaluation:** *The granting of this variance will allow the homeowner to construct a covered patio. Patios are allowed by right and staff believes granting the variance does not disrupt the spirit of the ordinance.*

- E. Such variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought.

**Staff Evaluation:** *Staff does not believe that such variance will alter the essential character of the district as the structure will be located in the back yard and there are several other homes with structures within the setback.*

- F. Such variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located.

**Staff Evaluation:** *Staff believes that such variance for a patio will not substantially weaken the general purpose of the underlying zoning district*

- G. The plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including but not limited to the area, shape or slope, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

**Staff Evaluation:** *The owner has a unique circumstance that the PD requires a 20 foot rear yard setback; however, there is only approximately 29 feet from the property line to the back of the house.*

H. The variance or exception is not a self-created hardship.

*Staff Evaluation: Staff finds that the hardship is not self-created.*

#### **RECOMMENDATION**

Staff recommends **Approval of the requested variance in BA191006** based on the following findings of fact:

1. The patio does not negatively impact the neighborhood, and the HOA supports the patio.
2. There are similar structures in the surrounding area.

If the board chooses to grant the applicants request, he/she must abide to the following below:

**Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2015 International Building Code, the Grand Prairie Municipal Code of Ordinances, city adopted fire codes and with other applicable regulatory requirements administered and/or enforced by the state and federal government. If a building permit has not been applied for or issued within a ninety (90) day period or as the Board may specifically grant, the variance shall be deemed waived; and all rights there under terminated.**



**BA191006/ 6951 Navigation Dr**

Date: 10/10/2019 Time: 2:06:38 PM

This data has been compiled by the City of Grand Prairie, IT/CIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

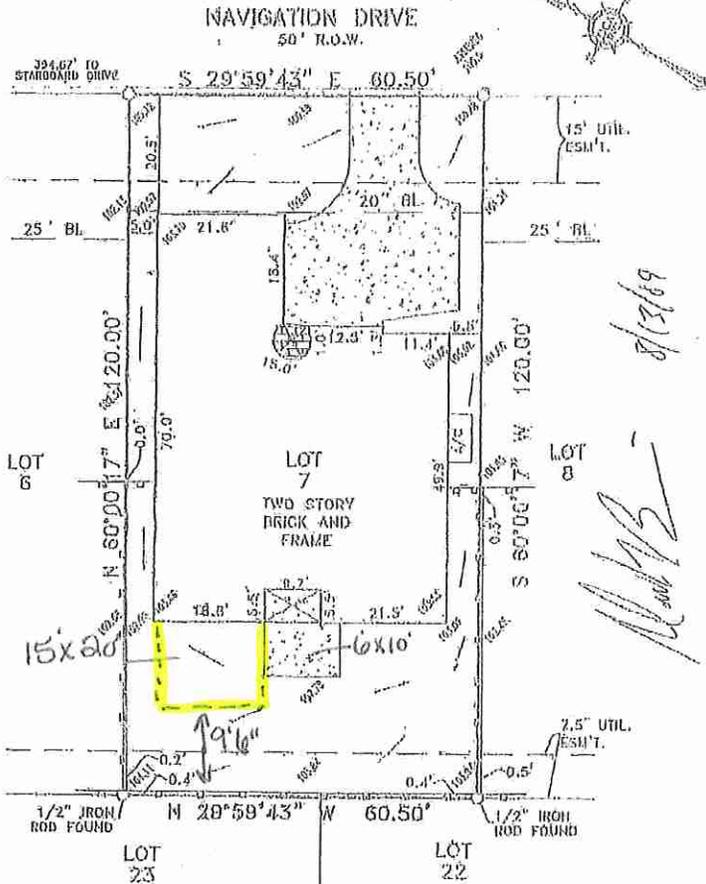


**Grand Prairie**  
TEXAS

# SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 6051 NAVIGATION DRIVE in the city of GRAND PRAIRIE, Texas, Lot No. 7 Block No. F of THE COAST AT GRAND PENINSULA on addition to the City of GRAND PRAIRIE, TARRANT COUNTY, Texas, according to the PLAT THEREOF recorded in CABINET A at SLIDE 0395 of the PLAT Records of TARRANT County, Texas.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOLUME: 15722, PAGE 4



Patio cover

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
 NOTE: According to the F.R.M. No. 40438008411, this property does lie in Zone 2 and DOES NOT lie within the 100 year flood zone.  
 This survey is made in conjunction with the information provided by CAPITAL Title Company in connection with the transaction described in DFW-DN-051274-WN. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat herein is a correct and accurate representation of the property lines and dimensions as shown; location and type of buildings are as shown; and FACE LINES SHOWN, there are no visible and apparent encroachments or protrusions on the grounds.

ACCEPTED BY: [Signature] 8/29/19 [Signature]

Drawn By: LP  
 Scale: 1" = 20'  
 Date: 02-25-08  
 Borrower: DIGGERS  
 Job No. 0702075-3

LEGEND	
—	EDGE OF GRAVEL
—	EDGE OF ASPHALT
—	CHAIN LINK
—	WOOD FENCE
—	6.0" WIRE TYPICAL
—	BARBED WIRE
—	IRON FENCE
—	OVERHEAD POWER
—	OVERHEAD ELEC. SERVICE
—	COVERED AREA
—	CONCRETE

**DOUG CONNALLY & ASSOC., INC.**  
 11645 Pagemill Rd., Suite #200  
 DALLAS, TEXAS 75243  
 PHONE: (214) 349-9485  
 FAX: (214) 349-2216  
 WWW.DCCONALLY.COM

[Signature]  
 JOSEPH AVAYA  
 R.P.L.S., III, S.U.S.



# BA191010

4126 S Carrier Parkway  
Variance – Sign Height

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Zoning Board of Adjustments & Appeals:

October 21, 2019

Case Manager:

Nyliah Acosta

Owner/Applicant:

Shops at Westchester

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## SUMMARY

(District 6) Requesting a 15 foot height variance from the 25 foot height limitation, to allow for a 40 foot multi-tenant monument sign, located at 4126 S Carrier Parkway, legally described as Lot 2, Block 5, Westchester Commercial Addition, City of Grand Prairie, Dallas County, Texas, zoned "PD-173" Planned Development 173 District.

## DISCUSSION

The applicant is requesting approval for a variance to allow for a 40 foot tall multi-tenant monument sign. Per Article 9 Sign Standards of the Unified Development Code (UDC), Monument Signs are limited to 25 feet in height. The proposed sign will be a 20'x40' with a 16'x12' anchor sign, and six 4'x6' tenant signs. The surrounding area impacted by the sign is largely retail, commercial, and restaurant uses. Directly across Carrier from the proposed location of the requested sign at 4125 S Carrier Parkway is a 60 foot three sided pylon sign that was approved in 2017. The sign was also granted a variance to exceed the allowable square footage for a multi-tenant sign. The purpose of the request is to increase visibility from IH-20 and Carrier Pkwy. The sign location will not take away any parking spaces and will have landscaping along the base, and the base will be dressed in 2 shades of brick to match the shopping center. Additionally, the shopping center has a Reciprocal Easement Agreement (REA), with restrictions to development including signage. With the REA, the amount of signs that could potentially be on the property is consolidated with this proposed multi-tenant monument sign.

Subject to approval of this application, an approved building permit will be required prior to the final inspection of the structure. As part of the building permit review process, Building Inspections will ensure that the addition complies with all regulations.

## PUBLIC NOTIFICATION

Legal notice of this item was published in the Fort Worth Star Telegram October 11<sup>th</sup> and October 20<sup>th</sup>.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on October 11, 2019.

15 notices were sent, 0 were returned in favor, 0 opposed and there is no homeowners association.

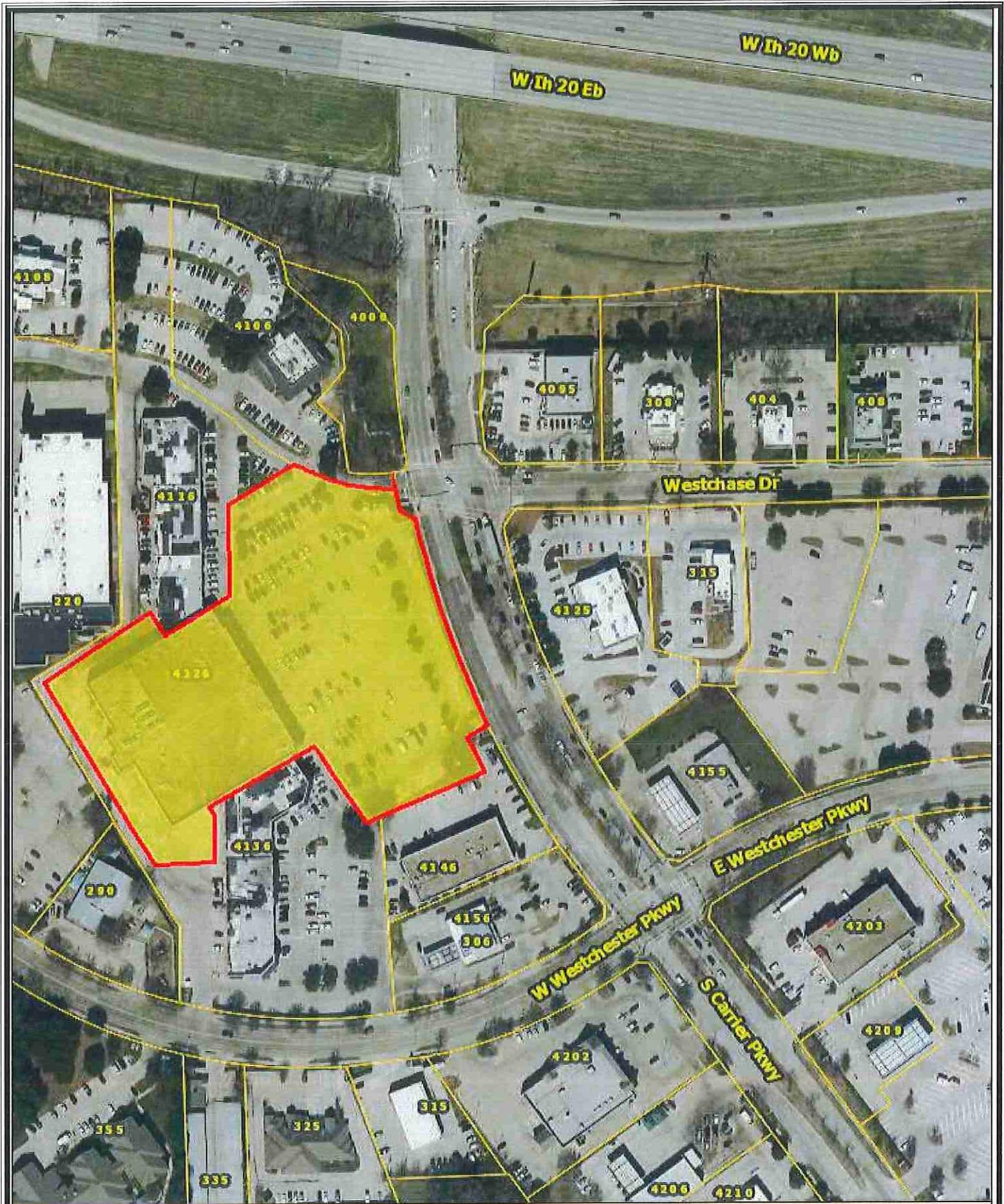
### **RECOMMENDATION**

Staff recommends **Approval of the requested variance in BA191010** based on the following findings of fact:

1. The proposed 40 foot monument sign is efficiently being used to advertise the other tenants within the shopping center, while keeping the intent of the code to have the sign match the appearance of the primary structure
2. The proposal will consolidate signs that would otherwise be installed into a single sign, and the height and design fit within the character of the area.

If the board chooses to grant the applicants request, he/she must abide to the following below:

1. **Any construction or building allowed by this special exception and variance must conform to the requirements set forth by the Unified Development Code, the 2015 International Building Code, the Grand Prairie Municipal Code of Ordinances, city adopted fire codes and with other applicable regulatory requirements administered and/or enforced by the state and federal government. If a building permit has not been applied for or issued within a ninety (90) day period or as the Board may specifically grant, the special exception and variance shall be deemed waived; and all rights there under terminated.**



**BA191010/ 4126 S Carrier Pkwy**

Date: 9/6/2019 Time: 11:17:42 AM



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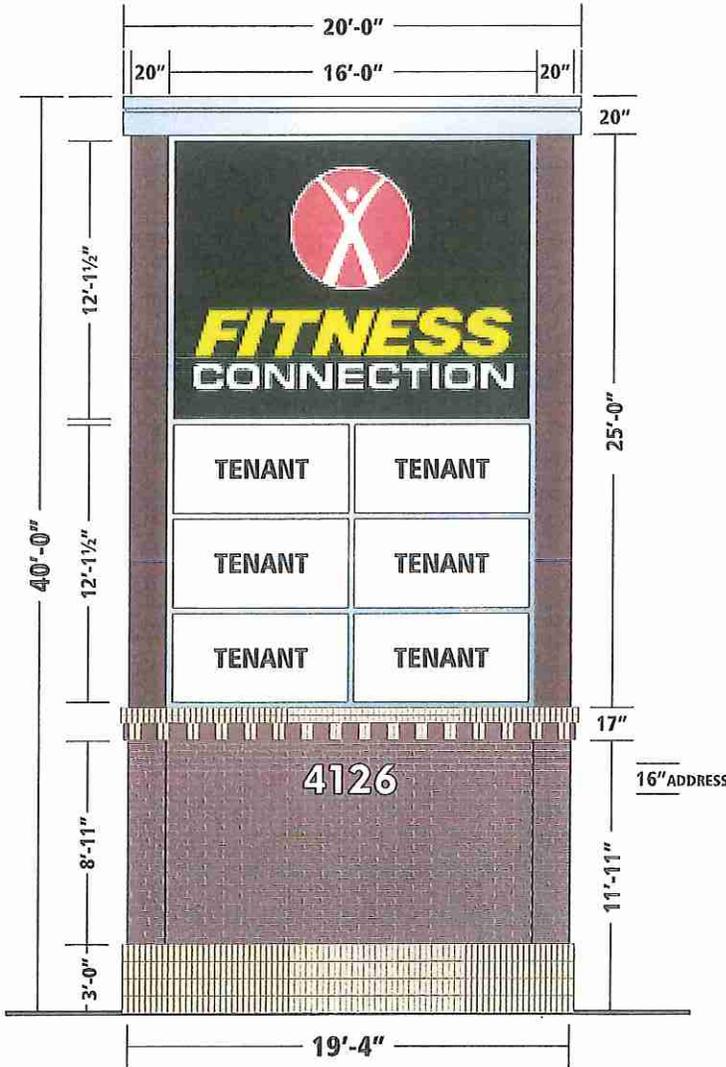


Parcels

D/F TENANT SIGN:  
400 SQ.FT.

SCALE: 1/8" = 1'-0"

OPTION 1-A



MANUFACTURE & INSTALL (1) NEW D/F SHOPS AT WESTCHESTER TENANT SIGN AS SHOWN.

- TENANT CABINETS, TRIM & DIVIDERS CONSTRUCTED OF ALUMINUM AND PAINTED TO MATCH BRUSHED ALUMINUM. INTERNALLY ILLUMINATED WITH WHITE LED LIGHTING.
- TENANT FACES TO BE WHITE ACRYLIC w/ VARIOUS TENANT VINYL GRAPHICS APPLIED TO SURFACE.
- POLE COVERS TO BE CONSTRUCTED OF ALUMINUM w/ CONCRETE STUCCO FINISH AND PAINTED BROWN TO MATCH BRICK USED ON SHOPPING CENTER.
- DECORATIVE CAP CONSTRUCTED OF ALUMINUM AND PAINTED TO MATCH BRUSHED ALUMINUM.
- BASE TO BE CONSTRUCTED OF 2 SHADES OF BRICK TO MATCH SHOPPING CENTER.
- ADDRESS NUMBERS TO BE ROUTED FROM 1/8" DURABOND ALUMINUM AND PAINTED WHITE.



LISTED

**ELECTRICAL REQUIREMENTS**  
(1) 120 VOLT /20 AMP CIRCUIT  
SIGN LOAD: 10 AMPS

THIS DRAWING IS CONCEPTUAL ONLY AND FOR THE CONVENIENCE OF REFERENCE. IT SHOULD NOT BE RELIED UPON AS AN EXACT REPRESENTATION OF SIZES, MATERIALS OR COLORS USED FOR SIGNAGE.

**GLOBAL SIGNS INCORPORATED**  
5105 E. CALIFORNIA PRKY, FT. WORTH TX, 76119 (817) 834-1123 FAX: (817) 595-3885

LET US HELP BUILD YOUR IMAGE

Design #: 8903A1-19	Date: 9-30-19	Company: SHOPS AT WESTCHESTER	Rev: 7
Art: TIM DAVIS	Sales: RICK ROBERTSON	Address: 4126 S. CARRIER PARKWAY	
File Name: SHOPS AT WESTCHESTER	City: GRAND PRAIRIE	State: TEXAS	Zip: 75052
Customer Signature:	THIS DRAWING IS THE PROPERTY OF GLOBAL SIGN COMPANY AND HAS BEEN FURNISHED IN CONFIDENCE FOR BID PURPOSES. NO PART HEREOF SHALL BE COPIED, DUPLICATED, DISTRIBUTED, MADE AVAILABLE TO OTHERS, OR USED TO ANY EXTENT, WITHOUT WRITTEN PERMISSION BY GLOBAL SIGNS INC. ANY PERSON, FIRM, OR CORPORATION RECEIVING THIS DOCUMENT, HOWEVER OBTAINED, WILL HAVE AGREED TO THESE RESTRICTIONS.		



# BA191011

1614 SE 4<sup>th</sup> St  
Special Exception – Carport

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Zoning Board of Adjustments & Appeals:

October 21, 2019

Case Manager:

Nyliah Acosta

Owner/Applicant:

Julio Centeno

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## SUMMARY

(Council District 3) Requesting a special exception for a carport, located at 1614 SE 4<sup>th</sup> St, legally described as Lot 5, Block E, Kingston Square 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned "SF-2" Single-Family Two Residential District.

## DISCUSSION

The applicant is requesting approval of a carport. A single-family dwelling currently sits on the property and the owner is proposing to build a 20x16x13' tall (320 square foot) carport. The carport will be attached to the house and dressed in similar materials (brick). The carport will tie into the existing front porch and essentially be a porte cochère, a covered entrance large enough for vehicles to pass through.

Subject to approval of this application, an approved building permit will be required prior to the final inspection of the structure. As part of the building permit review process, Building Inspections will ensure that the addition complies with all regulations.

## PUBLIC NOTIFICATION

Legal notice of this item was published in the Fort Worth Star Telegram October 11<sup>th</sup> and October 20<sup>th</sup>.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on October 11<sup>th</sup>, 2019.

50 notices were sent, 0 were returned in favor, 0 opposed, and there is no homeowners association.

## FINDINGS

As authorized in Section 1.11.7.4 of the UDC, the ZBA may grant variances and exceptions provided the following findings are met:

- A. Such variance or exception will not substantially or permanently injure the appropriate use of adjacent property in the same district.

**Staff Evaluation:** Approving such variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.

- B. Such variance or exception will not adversely affect the health, safety or general welfare of the public.

**Staff Evaluation:** Staff suggests that the variance will not adversely affect the health, safety or general welfare of the public.

- C. Such variance or exception will not be contrary to the public interest; and such variance or exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

**Staff Evaluation:** The proposed variance, if approved, will not authorize the operation of a use other than those already allowed in "SF-2" Single-Family Two Residential District.

- D. Such variance or exception will be in harmony with the spirit and purpose of this ordinance.

**Staff Evaluation:** The granting of this exception will allow the homeowner to protect their vehicle from inclement weather, and serves as a covered walkway. Staff suggests that the exception will not harm the spirit and purpose of this ordinance.

- E. Such variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought.

**Staff Evaluation:** Approving the exception will not alter the essential character of the district in which the subject property is located. 1001, 1022, and 2038 SE 4<sup>th</sup> St all have permitted carports, but are ½ a mile away in each direction. However, there is a metal carport directly in front of the subject property at 1613 SE 4<sup>th</sup> St, built without permits.

- F. Such variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located.

**Staff Evaluation:** Staff believes that such exception will not substantially weaken the general purpose of the underlying zoning district

- G. The plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including but not limited to the area, shape or slope, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

**Staff Evaluation:** Staff cannot find that the property owner has a hardship that is a unique circumstance of the property.

- H. The variance or exception is not a self-created hardship.

***Staff Evaluation:*** Staff finds that the hardship is self-created.

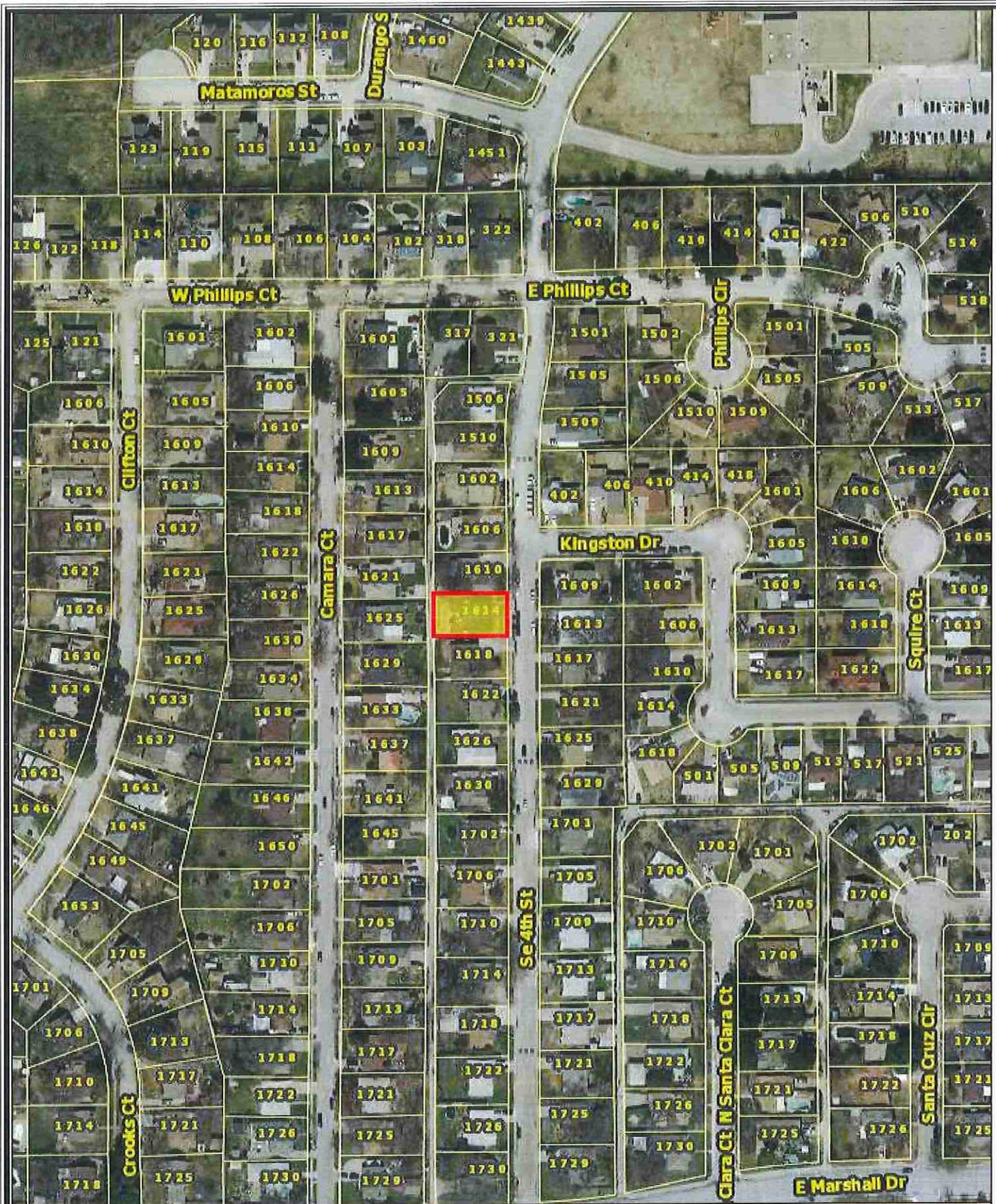
**RECOMMENDATION**

Staff recommends **Approval of the special exception variance in BA191011** based on the following findings of fact:

1. The carport will enhance the area due to the upgraded materials and design and;
2. Carports are consistent in the area.

If the board chooses to grant the applicants request, he/she must abide to the following below:

1. The roofing materials match the house.
2. Any construction or building allowed by this special exception must conform to the requirements set forth by the Unified Development Code, the 2015 International Building Code, the Grand Prairie Municipal Code of Ordinances, city adopted fire codes and with other applicable regulatory requirements administered and/or enforced by the state and federal government. If a building permit has not been applied for or issued within a ninety (90) day period or as the Board may specifically grant, the special exceptions shall be deemed waived; and all rights there under terminated.



130 0 130 Ft

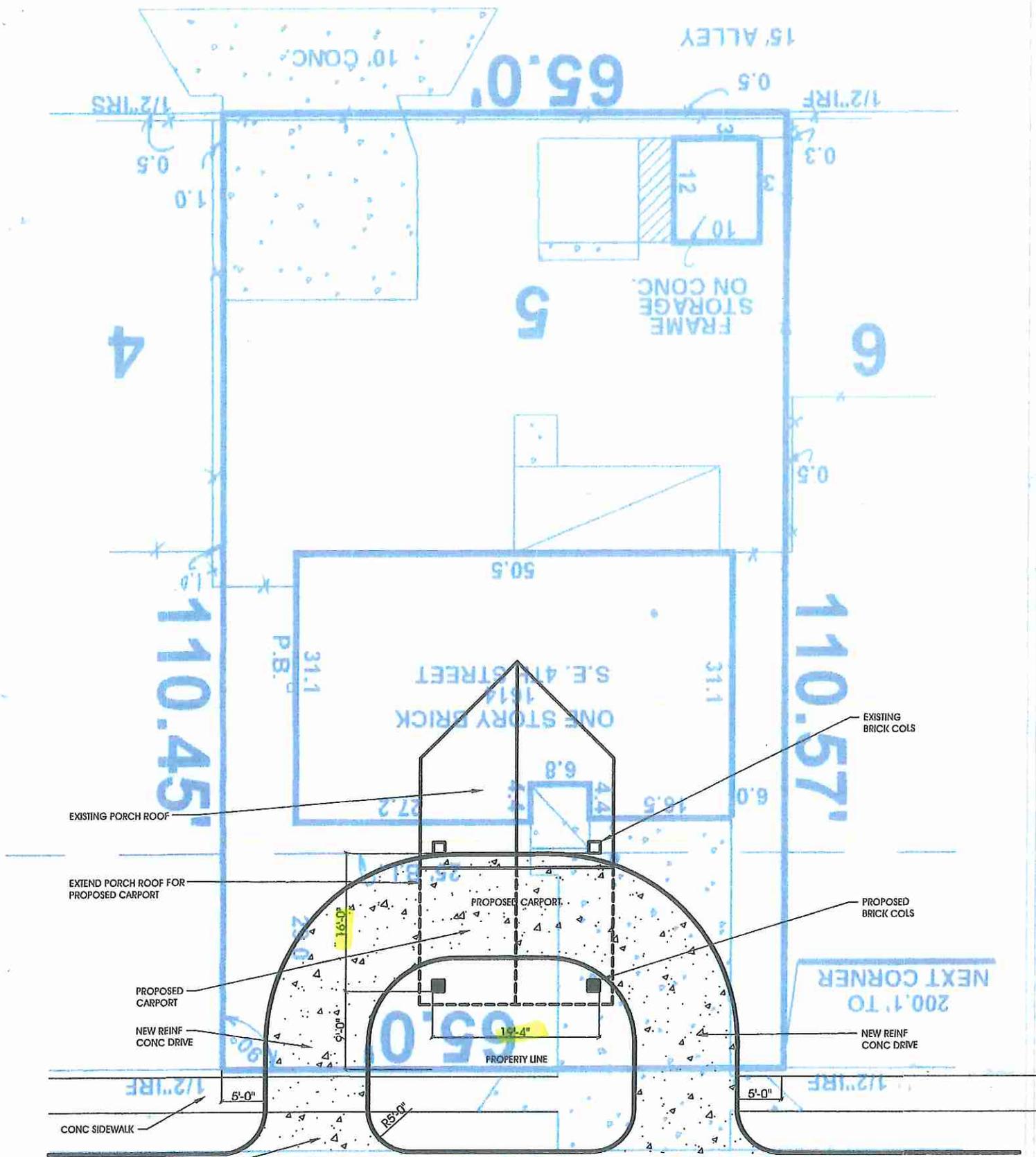
BA191011/ 1614 SE 4th St

Date: 10/10/2019 Time: 2:24:39 PM

This data has been compiled by the City of Grand Prairie, ITGIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



Grand Prairie TEXAS

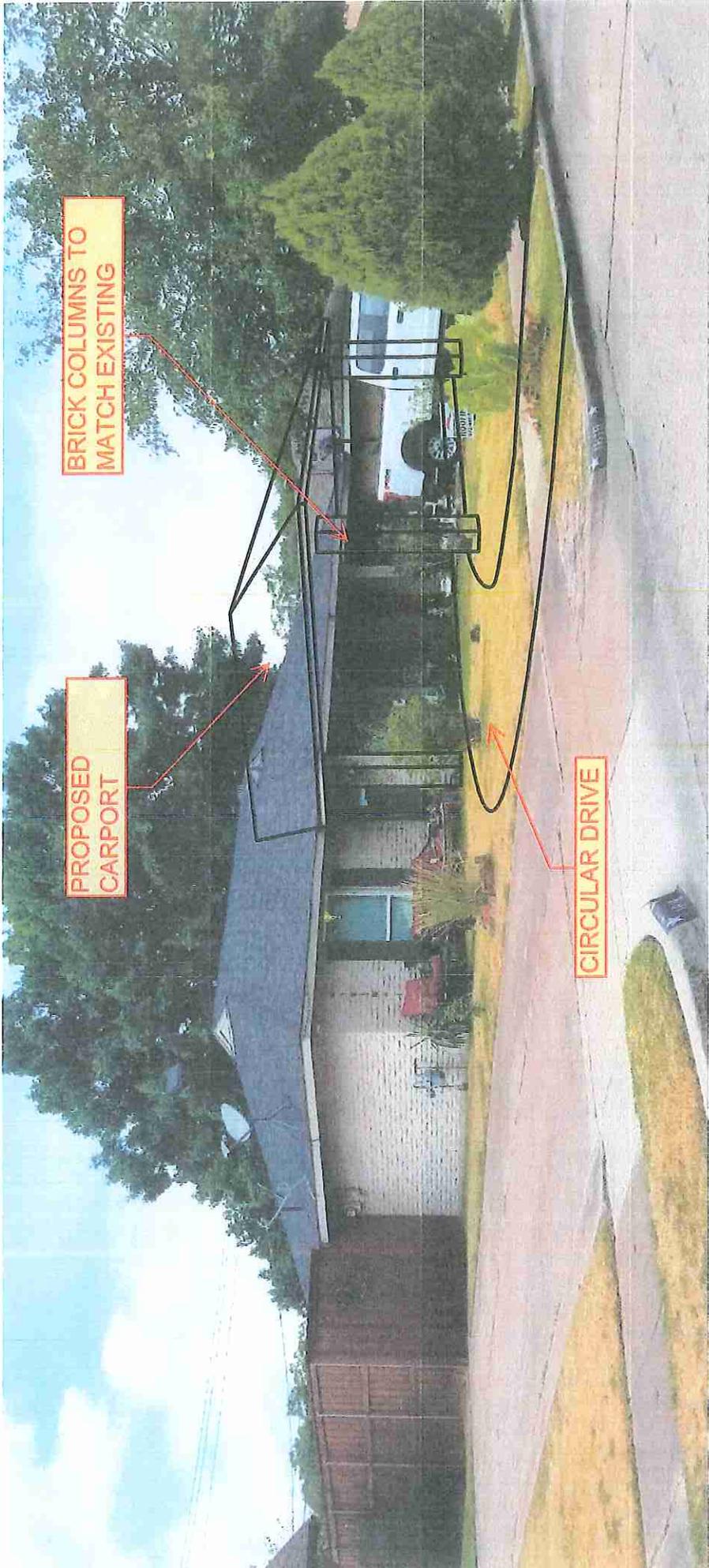


1614 SE 4th  
Grand Prairie, TX. 75051

**CARPORT AREA: 309 SF**



THIS PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR...



BRICK COLUMNS TO MATCH EXISTING

PROPOSED CARPORT

CIRCULAR DRIVE



City Hall : 317 College St Grand Prairie, TX

**MEETING AGENDA**

Zoning Board of Adjustments and Appeals

DATE

September 16, 2019

**BRIEFING:**

**6:30PM**

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 presentation of the cases. No action will be taking place during the briefing

**CALL TO ORDER**

**7:00 PM**

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 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

**Board Members In Attendance:**

Barry Sandacz  X , Tracy Owens  X , Heather Mazac  X ,

Clayton Hutchins  X , Debbie Hubacek  X , Stacy White  X ,

Anthony Langston, Sr.  X , Timothy Ibidapo  X ,

Martin Caballero   X  , David Baker \* \_\_\_\_\_, Tommy Land\* \_\_\_\_\_

**INVOCATION:**

  Clayton Hutchins   led the invocation

**APPROVAL OF MINUTES:**

  Tracy Owens   motioned to approve last month's minutes

  Timothy Ibidapo   seconded motion

  9   yays   0   nay

**PUBLIC HEARING:**

**1. CASE NUMBER BA190903 (Council District 6)**

1.    Requesting a special exception for a 20 x 20 (440 sq ft) rear yard carport.
2. Requesting a 10 ½ foot rear yard setback variance from the required 18 feet to allow for a carport 7 ½ feet from the property line
3. Requesting a 4 foot side yard setback variance from the required 5 feet, to allow for a carport 1 foot from the side property line

Located at 4418 Laredo Dr legally described as Lot 33, Block 34, Westchester 4 Addition, City of Grand Prairie, Dallas County, Texas, zoned "PD-172" Planned Development 172 District

**Applicant / Spokesperson:**    Sacramento Duran   

**Address:**    4418 Laredo Dr     
   Grand Prairie, TX 75052   

**Any comments from Spokesman:**

The applicant stated that the carport would attached to the house and wanted to construct it correctly with Building Permits

**Any questions from Board:**

The Board did not have any questions for the applicant but did have questions for those that had opposition.

Debbie Hubacek asked Ms. Scott if when the other 2 carports in the area were built, did you not object to those? Ms. Scott stated that she doesn't believe those are on Laredo but on Chaparral and did not see them.

Tracy Owens asked Mr. Alonzo if the carport would be seen from the front of the property? Mr. Alonzo stated that not it would not but believes it still would create the vehicle issue.

Clayton Hutchins asked Mr. Alonzo if it was his fear that if this is built then more would be built in the future? Mr. Alonzo stated yes

**The following persons spoke in favor of the application:**

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**The following persons noted their support for the application:**

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**The following evidence was presented to the Board by those in favor of the case:**

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**The following persons noted their opposition to the application:**

Rosario Banderas of 703 Chippewa noted her opposition of the structure.

Linda Scott of 715 Chippewa also voiced her opposition due to the strict deed restrictions the PD has and does not believe it will be architecturally sound.

Steven Alonzo of 703 Chippewa voiced his opposition as he believes this would lead to more issues with vehicles on the streets. There have already been over 100 violations noted in the area due to a great amount of vehicles in the surrounding neighborhood.

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**The following evidence was presented to the Board by those in opposition to the case:**

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The applicant did *or* **did not** speak in rebuttal.

After consideration of the evidence, the Board discussed the evidence and the documentation on the record.

The Board makes the following findings, indicated by a check or x in the blank next to the finding:

Proper notification was done in accordance with the statutes and ordinances.

The decision of the City building or administrative official to deny the permit or construction was in error, and the permit should be granted.

A variance, if granted, is not contrary to the public interest, and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and the granting of the variance would be in the spirit of the ordinances and substantial justice would be done.

The variance or exception will not substantially or permanently injure the appropriate use of adjacent property in the same district.

The variance or exception will not adversely affect the health, safety, or general welfare of the public.

The variance or exception will not be contrary to public interest.

The variance or exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

The variance or exception will be in harmony with the spirit and purpose of the Unified Development Code and all other ordinances of the City.

The variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought.

The variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located;

The plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including, but not limited to, area, shape or slope, and the unique circumstances were not created by the owner of the property, and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

The variance or exception is not a self-created hardship.

Any additional findings:

Motion to close to the public hearing by Tracy Owens  
2<sup>nd</sup> the Motion by Stacy White

Motion to Approve Case Tracy Owens  
2<sup>nd</sup> the Motion Heather Mazac

Motion was approved/denied 1 yays to 8 Nays

**Members that objected** Barry Sandacz, Heather Mazac, Clayton Hutchins, Debbie Hubacek, Stacy White, Anthony Langston, Sr, Timothy Ibidapo, Martin Caballero

Any conditions:

- 2. CASE NUMBER BA190905 (Council District 3)**– Requesting a 6 foot side yard setback variance from the required 15 feet, to allow for a residential dwelling 9 feet from the side property line, located at 1501 Lakeview De, legally described at Lot 1, Mountain Lakeview 3, City of Grand Prairie, Dallas County, Texas zoned “SF-4” Single Family Four Residential District.

**Applicant / Spokesperson:** Thomas Ibarra (contractor)

**Address:** 1319 Meyers Rd  
Irving, TX

**Any comments from Spokesman:**

Applicant is building other houses on the street and would like to build this for his customer

**Any questions from Board:**

Clayton Hutchins asked if the house was already built. The contractor stated that no it was not.

Tracy Owens asked if there were other vacant lots? The contractor stated that there were more across the street.

**The following persons spoke in favor of the application:**

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**The following persons noted their support for the application:**

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**The following evidence was presented to the Board by those in favor of the case:**

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**The following persons noted their opposition to the application:**

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**The following evidence was presented to the Board by those in opposition to the case:**

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The applicant did *or* **did not** speak in rebuttal.

Motion to close to the public hearing by \_\_Tracy Owens\_\_\_\_\_  
2<sup>nd</sup> the Motion by \_\_Stacy White\_\_\_\_\_

Motion to Approve Case by \_\_Tracy Owens\_\_\_\_\_  
2<sup>nd</sup> the Motion \_\_Clayton Hutchins\_\_\_\_\_

Motion was **approved**/denied \_\_9\_\_ yays to \_\_0\_\_ Nays  
Members that objected \_\_\_\_\_

Any conditions:

The public hearing was closed.

**3. CASE NUMBER BA190906 (Council District 3)** – Requesting a special exception for a 26 x 31 (806 sq ft) carport, located at 1534 Avenue E, legally described as Lot 18R, Block 3, Lake Crest 2 Addition, City of Grand Prairie, Tarrant County, Texas, zoned SF-4” Single Family – Four Residential District.

**Applicant / Spokesperson:** \_\_Dagoberto Graciano\_\_\_\_\_

**Address:** \_\_1534 Avenue E\_\_\_\_\_  
\_\_Grand Prairie, TX 75051\_\_\_\_\_

**Any comments from Spokesman:**

The applicant would like the structure to protect his vehicles

**Any questions from Board:**

Clayton Hutchins asked the Staff about their denial. The staff stated that if the applicant would like the structure to be 806 sq ft then it would need to be the same material as the house and if it is not the same material then it would need to be 500 sq ft

**The following persons spoke in favor of the application:**

\_\_\_\_\_  
\_\_\_\_\_

**The following persons noted their support for the application:**

\_\_\_\_\_  
\_\_\_\_\_

**The following evidence was presented to the Board by those in favor of the case:**

\_\_\_\_\_  
\_\_\_\_\_

**The following persons noted their opposition to the application:**

\_\_\_\_\_

**The following evidence was presented to the Board by those in opposition to the case:**

\_\_\_\_\_

The applicant did *or* did not speak in rebuttal.

Motion to close to the public hearing by \_\_ Tracy Owens \_\_\_\_\_  
2<sup>nd</sup> the Motion by \_\_ Timothy Ibidapo \_\_\_\_\_

Motion to Approve Case as is by \_\_ Tracy Owens \_\_\_\_\_  
2<sup>nd</sup> the Motion \_\_ Stacy White \_\_\_\_\_

Motion was approved/denied \_\_\_\_ 3 \_\_\_\_ yays to \_\_\_\_ 6 \_\_\_\_ Nays

Members that objected \_\_ Tracy Owens, Heather Mazac, Clayton Hutchins, Stacy White, Anthony Langston, Sr.

Motion to Approve Case with condition that the structure of 807 sq ft be of same material as house \_\_ Tracy Owens \_\_\_\_\_

2<sup>nd</sup> the Motion Heather Mazac

Motion was **approved**/denied 7 yays to 2 Nays

Members that objected Clayton Hutchins, Timothy Ibidapo

Any conditions:

The public hearing was closed.

- 4. CASE NUMBER BA190907 (Council District 6)** – Requesting a special exception for a 4:1 roof pitch from the required 6:12 roof pitch, located at 1235 Preserve Blvd, legally described as Lot 2541, Block P, Lake Ridge, Section 20 Addition, City of Grand Prairie, Tarrant County, Texas, zoned “PD-258” Planned Development-258 District.

**Applicant / Spokesperson:** Bryan BJork - Masterson’s H2O Builders

**Address:** 1235 Preserve Blvd  
Grand Prairie, TX 75050

**Any comments from Spokesman:**

Mr. Bjork stated that the pitch more aesthetically pleasing and a high pitch would impede the view of the surrounding neighbors

**Any questions from Board:**

Timothy Ibidapo asked if solar panels would be considered in the future. The contractor stated that it could be done but not sure as of yet

**The following persons spoke in favor of the application:**

Sam Katheh of 2919 Bandera supports the case and would like for the applicants house to have a more modern look. The changes would also not impede the view of those around them

**The following persons noted their support for the application:**

\_\_\_\_\_  
\_\_\_\_\_

**The following evidence was presented to the Board by those in favor of the case:**

\_\_\_\_\_  
\_\_\_\_\_

**The following persons noted their opposition to the application:**

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The following evidence was presented to the Board by those in opposition to the case:

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The applicant did *or* did not speak in rebuttal.

Motion to close to the public hearing by Tracy Owens  
2<sup>nd</sup> the Motion by Stacy White

Motion to Approve Case by Timothy Ibidapo  
2<sup>nd</sup> the Motion Clayton Hutchins

Motion was **approved**/denied 9 yays to 0 Nays  
Members that objected \_\_\_\_\_

Any conditions:

The public hearing was closed.

**5. CASE NUMBER BA190908 (Council District 5)– WITHDRAWN**

**6. CASE NUMBER BA190910 (Council District 3) –** Requesting a 1 ft building setback from the required 6ft to allow for a detached garage 5 feet from an accessory structure located at 706 E Springdale, legally described as Lot 5, Block 4, Lake Park Village 1 Addition, City of Grand Prairie, Dallas County, Texas, zoned “SF-3” Single Family – Three Residential District.

**Applicant / Spokesperson:** Juan Moreno

**Address:** 706 E Springdale  
Grand Prairie, TX 75051

**Any comments from Spokesman:**

**Any questions from Board**

Staff stated that this case was seen at the previous meeting and has decided to revise the material from Metal to Hardy Board. They will also remove the other storage once the larger structure is built

**The following persons spoke in favor of the application:**

\_\_\_\_\_  
\_\_\_\_\_

**The following persons noted their support for the application:**

\_\_\_\_\_  
\_\_\_\_\_

**The following evidence was presented to the Board by those in favor of the case:**

\_\_\_\_\_  
\_\_\_\_\_

**The following persons noted their opposition to the application:**

\_\_\_\_\_.

**The following evidence was presented to the Board by those in opposition to the case:**

\_\_\_\_\_.

The applicant did *or* did not speak in rebuttal.

Motion to close to the public hearing by \_\_Tracy Owens\_\_\_\_\_  
2<sup>nd</sup> the Motion by \_\_Timothy Ibidapo\_\_\_\_\_

Motion to Approve Case by \_\_Tracy Owens\_\_\_\_\_  
2<sup>nd</sup> the Motion \_\_Timothy Ibidapo\_\_\_\_\_

Motion was **approved**/denied \_\_9\_\_\_\_ yays to \_\_0\_\_\_\_ Nays  
Members that objected \_\_\_\_\_

Any conditions:

The public hearing was closed.

7. CASE NUMBER BA190911 ( Council District 6)– Requesting a 35 ft height variance from the 25 ft height limitation, to allow for a 60 ft multi-tenant pylon sign. Located at 4126 S Carrier Pkwy, legally described as Lot 2, Block 5, Westchester Commercial Addition City of Grand Prairie, Dallas County, Texas, zoned “PD-173” Planned Development-173 District

**Applicant / Spokesperson:**  Rick Robertson

**Address:**  116 Meadow Dr  
 Burleson, TX 76028

**Any comments from Spokesman:**

The applicant stated this pylon sign would be more cost effective and are in need of the height variance due to the large tall trees in the area. His company has constructed a sign similar to this off of Pioneer and Carrier.

**Any questions from Board:**

Stacy White voiced his concern about the placement of the sign at a major intersection and questioned if this would be a traffic hazard. The applicant stated that this would be located 20 ft off of Carrier and it would be up on the hill. This sign would not be in the visibility triangle.

Heather Mazac questioned the square footage of the sign. The staff reminded the Board that this request is only concerning the height

David Jones, staff, stated that the location of the proposed sign is the only place it can be built to provide sufficient parking for a gym. He also stated that sign code was amended about 24 months ago to reduce large signs

**The following persons spoke in favor of the application:**

\_\_\_\_\_  
\_\_\_\_\_

**The following persons noted their support for the application:**

\_\_\_\_\_

**The following evidence was presented to the Board by those in favor of the case:**

\_\_\_\_\_.

**The following persons noted their opposition to the application:**

\_\_\_\_\_.

**The following evidence was presented to the Board by those in opposition to the case:**

\_\_\_\_\_.

The applicant did *or* **did not** speak in rebuttal.

Motion to close to the public hearing by Tracy Owens\_\_\_\_\_

2<sup>nd</sup> the Motion by Heather Mazac\_\_\_\_\_

Motion to Approve Case by Tracy Owens\_\_\_\_\_

2<sup>nd</sup> the Motion Timothy Ibidapo\_\_\_\_\_

Motion was approved/**denied** 5 yays to 4 Nays

Members that objected Heather Mazac, Clayton Hutchins, Tracy Owens, Anthony Langston, Sr.

Any conditions:

The public hearing was closed.

**CITIZENS COMMENTS:**

**ADJOURNMENT : 8:21 PM**