



City Hall: 317 College St, Grand Prairie, Texas

MEETING AGENDA
Zoning Board of Adjustments and Appeals
February 17, 2020

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 BA200202 (Council District 6).** Requesting a 200 square foot variance from the required 450 square foot accessory structure limitation, to allow for a 650 square foot accessory structure, located at 1011 Royal Lytham Court, legally described as Lot 2361, Block H, Lake Ridge Sec 18-A PH 3 Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-258, Planned Development District.
2. **CASE NUMBER BA200203 (Council District 2).** Requesting:
 1. A 206 square foot variance from the limitation of accessory structures not to exceed 50% of the primary structure, to allow for accessory structures equal in size to 60% of the primary structure.
 2. A 21-foot rear yard setback variance from the required 30-foot rear yard setback, to allow for a metal accessory structure 9 feet from the rear property line.
Located at 3702 Magnolia Drive, legally described as Lot 4, Block F, Glen Oaks Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-2, Single-Family Two Residential District.

CITIZENS COMMENT:

BYLAWS:

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 14th day of February 2020 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



BA200202

1011 Royal Lytham Court
Variance –
Accessory Structure Size

Zoning Board of Adjustments & Appeals:

February 17, 2020

Case Manager:

Nylih Acosta

Owner/Applicant:

John & Tammy Hozdulick

SUMMARY

Consideration of a 200 square foot variance from the required 450 square foot accessory structure limitation, to allow for a 650 square foot accessory structure, located at 1011 Royal Lytham Court, legally described as Lot 2361, Block H, Lake Ridge Sec 18-A PH 3 Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-258, Planned Development District.

DISCUSSION

The applicant is requesting approval of a 200 square foot (25x26x18 tall) variance. A single-family dwelling currently sits on the property, and the property owner is seeking approval of the variance to rebuild a previously existing cabana that was damaged as a result of foundation problems. The owner wishes to expand their outdoor living space to include an outdoor kitchen, fireplace, and TV nook within the cabana. The new structure will be dressed with flagstone, cedar, and Oklahoma stone. The subject property is 2.046 acres and can have up to 8,914 square feet in accessory structure space.

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 February 7th and February 16th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on February 7th, 2019.

17 notices were sent, 0 were returned in favor, 0 opposed, and no response from the Property Owners Association of Lakeridge.

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-258" Planned Development 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 an oversized accessory structure. The large lot size can accommodate the proposed 650 square foot cabana 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. The accessory structure will be approximately 230 feet back from the front property line, and is not in direct line of sight from any home. In addition, on March 8, 2019, the Board approved a variance to allow a 791 square foot detached garage located at 2920 Muirfield Avenue, approximately 500 feet from the subject property.*

- 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 an accessory structure 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 unique circumstance is that the size of the lot allows a 10% increase in accessory structure square footage on the lot) per the UDC.*

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

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

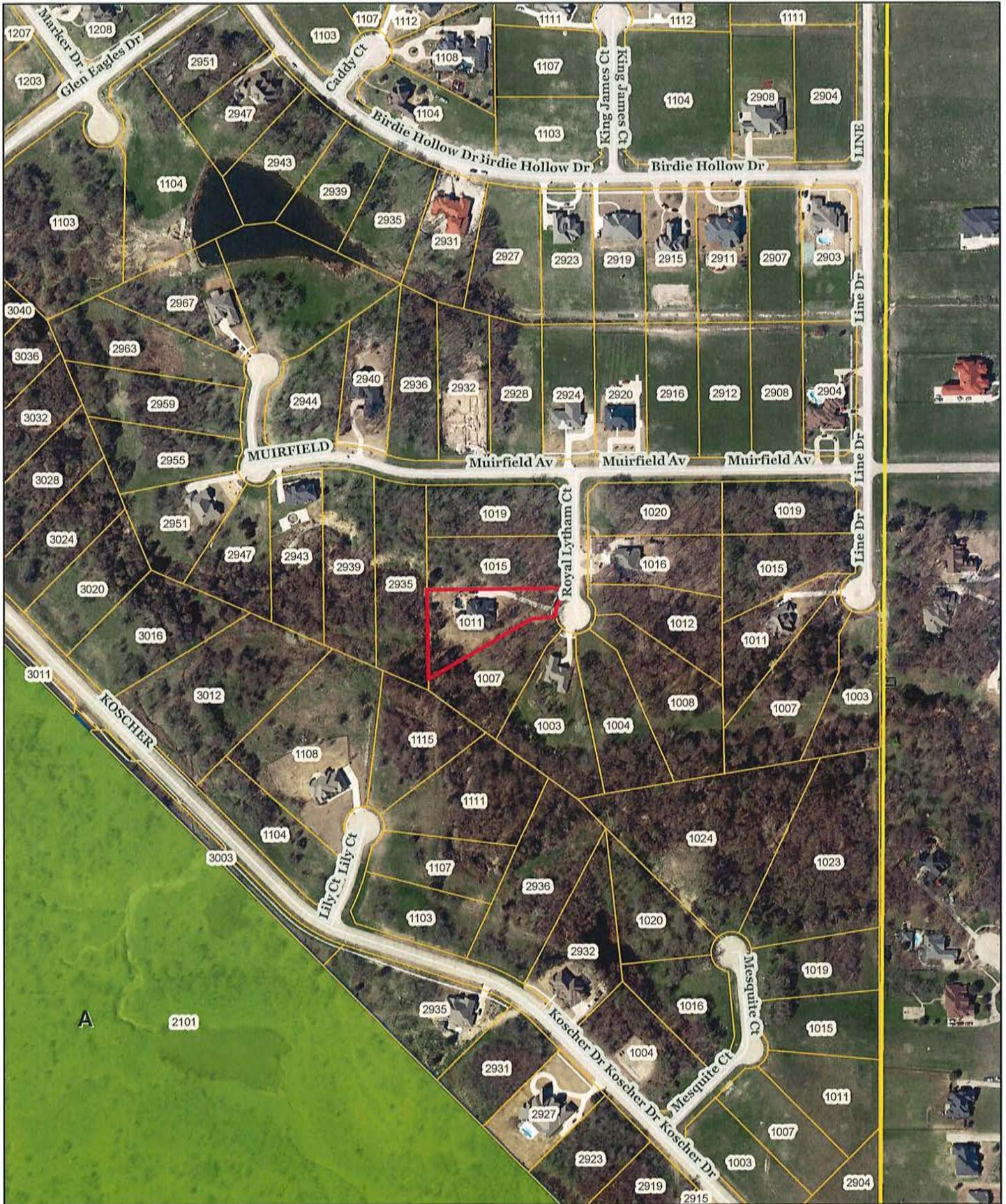
RECOMMENDATION

Staff recommends **Approval of the requested variance in BA200202** based on the following findings of fact:

1. Per section 6.6.3 (c) of the (UDC), the square footage of an accessory structure can be built up to 10% of the square footage of the total area of the residential lot. The subject property is 2.046 acres and can have up to 8,914 square feet in accessory structure space, however individual building size limitations still apply; and
2. The accessory structure will function as outdoor living space; designed as an extension of the house and operates as part of the house.

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 Residential 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 have 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.



210 0 210 FT

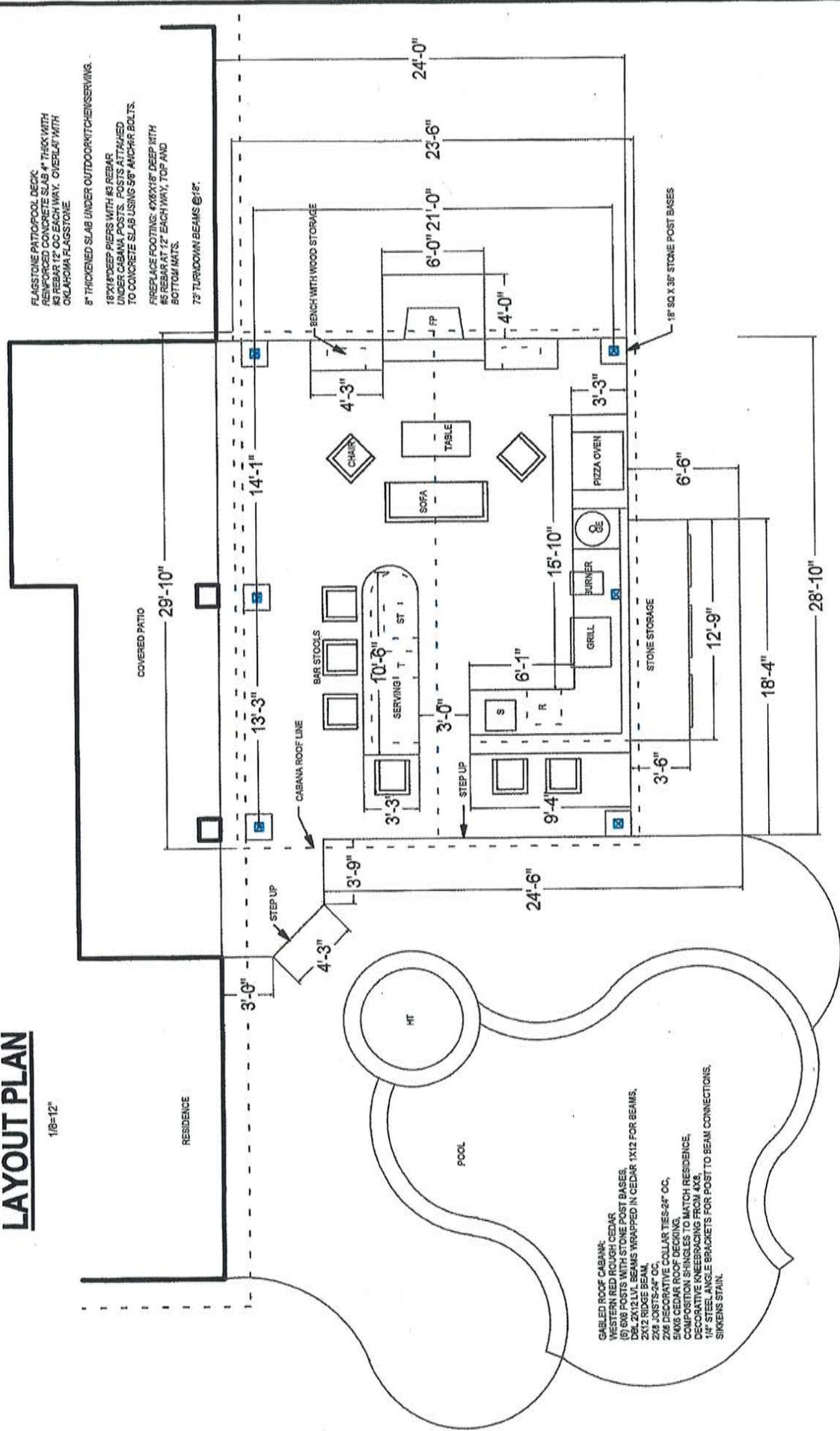
City of Grand Prairie

BA200202 1011 Royal Lytham Court
Accessory Structure



LAYOUT PLAN

1/8"=12"



FLAGSTONE PATIO/POOL DECK
REINFORCED CONCRETE SLAB 4" THICK WITH
#3 REBAR 12" OC EACH WAY. OVERLAY WITH
OKLAHOMA FLAGSTONE

8" THICKENED SLAB UNDER OUTDOOR KITCHEN SERVING BAR.

18"x18" DEEP PIERS WITH #4 REBAR
UNDER CABANA POSTS. POSTS ATTACHED
TO CONCRETE SLAB USING 5/8" ANCHOR BOLTS.

FIREPLACE FOOTING: #6x18" DEEP WITH
#5 REBAR AT 12" EACH WAY, TOP AND
BOTTOM MATS.

7/8" TURNDOWN BEAMS @ 16"

GABLED ROOF CABANA:
18" SIPS ON 2" DEEP ROUGH CEDAR
18" SIPS POSTS WITH STONE POST BASES
2x8 2x12 LVL BEAMS WRAPPED IN CEDAR 1x12 FOR BEAMS.
2x12 RIDGE BEAM
2x8 JOISTS-24" OC.
2x8 DECORATIVE COLLAR TIES-24" OC,
5/8x8 CEDAR ROOF DECKING,
COMPOSITION SHINGLES TO MATCH RESIDENCE.
DECORATIVE ANNEALING FOR 4x4s.
1/4" STEEL ANGLE BRACKETS FOR POST TO BEAM CONNECTIONS.
SINGERS STAIN.

PRO DECK
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DATE: 10-15-2019
DESIGNER: WCY

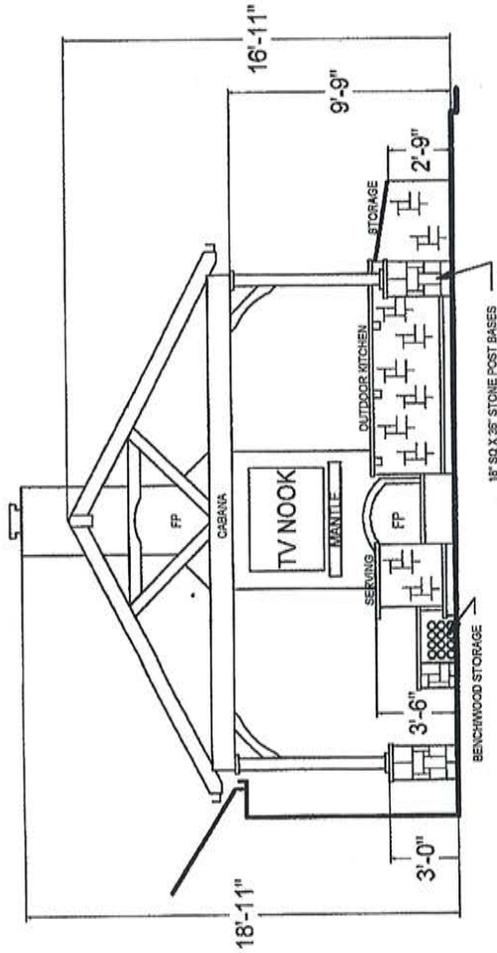
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WILL RESULT IN A DESIGN FEE TO BE
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*CHOPPED OKLAHOMA (RANDOM RECT ANGLE)
FOR COLUMNS, FIREPLACE, BENCHES, STORAGE AND OUTDOOR KITCHEN SERVING BAR.
WITH LEADERS FLAGSTONE CAPS FOR HEARTHY BENCHES, WALLS,
GRANITE COUNTERTOPS.

THE HOZDULICK RESIDENCE
1011 ROYAL LYTHAM CT.
GRAND PRAIRIE, TEXAS
214-415-8428

CABANA FRONT ELEVATION

1/8"=12"



FLAGSTONE PATIOPOOL DECK
 REINFORCED CONCRETE SLAB 4" THICK WITH
 #3 REBAR 12" OC EACH WAY. OVERLAY WITH
 OKLAHOMA FLAGSTONE.

8" THICKENED SLAB UNDER OUTDOOR KITCHEN/SERVING.
 18"X18" DEEP BEERS WITH #3 REBAR
 UNDER MAIN POSTS. 1" POSTS ATTACHED
 TO CONCRETE SLAB USING 5/8" ANCHOR BOLTS.

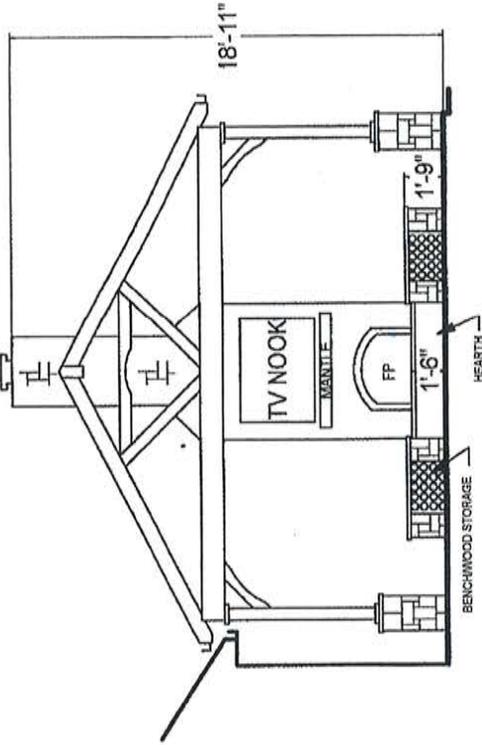
FIREPLACE FOOTINGS: 4'X6'X18" DEEP WITH
 #5 REBAR AT 12" EACH WAY, TOP AND
 BOTTOM MATS.

7' TURNDOWN BEAMS @ 18"

GABLED ROOF CABANA:
 2X12 RAFTERS
 18" SQ POSTS WITH STONE POST BASES.
 DBL 2X12 LVL BEAMS WRAPPED IN CEDAR 1X12 FOR BEAMS.
 2X12 RIDGE BEAM.
 2X8 JOISTS-24" OC.
 2X8 DECORATIVE COLLAR TIES-24" OC.
 5/8X6 CEDAR ROOF DECKING.
 DECORATIVE SHINGLES TO MATCH RESIDENCE.
 1/4" STEEL ANGLE BRACKETING FROM MAX.
 SIKENS STAIN.

FIREPLACE ELEVATION

1/8"=12"



*CHOPPED OKLAHOMA (RANDOM RECTANGLE)
 FOR COLUMNS, FIREPLACE, BENCHES, STORAGE, AND OUTDOOR KITCHEN/SERVING BAR.
 WITH LEIDERS FLAGSTONE CAPS FOR HEARTH, BENCHES, WALLS,
 GRANITE COUNTERTOPS.

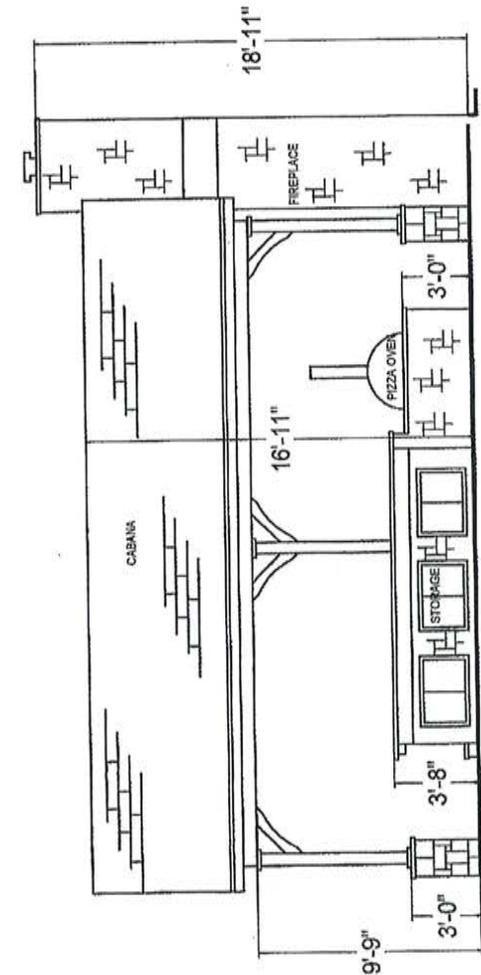
THE HOZDULICK RESIDENCE
 1011 ROYAL LYTHAM CT.
 GRAND PRAIRIE, TEXAS
 214-415-8428

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 DATE 10-15-2019
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RIGHT SIDE ELEVATION

1/8"=12"



FLAGSTONE PATIO/POOL DECK
 REINFORCED CONCRETE SLAB 4" THICK WITH
 #6 REBAR 12" OC EACH WAY. OVERLAY WITH
 OKLAHOMA FLAGSTONE.

8" THICKENED SLAB UNDER OUTDOOR KITCHENSERVING.

18"x18" DEEP PIERS WITH #6 REBAR
 UNDER CABANA PLINT. POSTS ATTACHED
 TO CONCRETE SLAB USING 8"x8" ANCHOR BOLTS.

FIREPLACE FOOTINGS: 4"x8"x18" DEEP WITH
 #6 REBAR AT 12" EACH WAY, TOP AND
 BOTTOM MATS.

73 TURNDOWN BEAMS @18"

CABLED ROOF CABANA:
 WESTERN RED ROUGH CEDAR
 (B) 6"x6 POSTS WITH STONE POST BASES.

DSL 2"x12 LVL BEAMS WRAPPED IN CEDAR 1"x12 FOR BEAMS.

2"x12 RIDGE BEAM,

2"x6 JOISTS-24" OC.

2"x6 DECORATIVE COLLAR TIES-24" OC.

5/8"x5 CEDAR ROOF DECKING.

COMPOSITION SPRINKLES TO MATCH RESIDENCE.

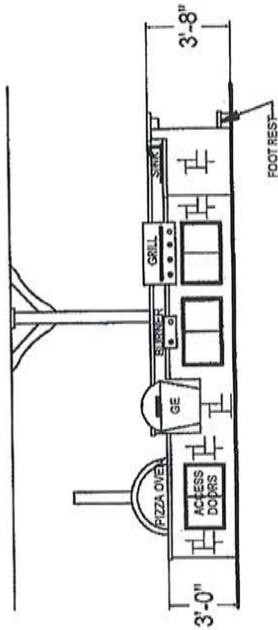
DECORATIVE W/ALUMINUM TRIM FROM AXE

SHAKENS STAIN.

SHAKENS STAIN.

OUTDOOR KITCHEN ELEVATION

1/8"=12"



*CHOPPED OKLAHOMA (RANDOM BEAT ANGLE)
 FOR COLUMNS, FINISH BENCHES, STORAGE AND OUTDOOR KITCHENSERVING BAR.
 WITH 1/2" BEARING STONE CAPS FOR HEARTH, BENCHES, WALLS,
 GRANITE COUNTERTOPS.

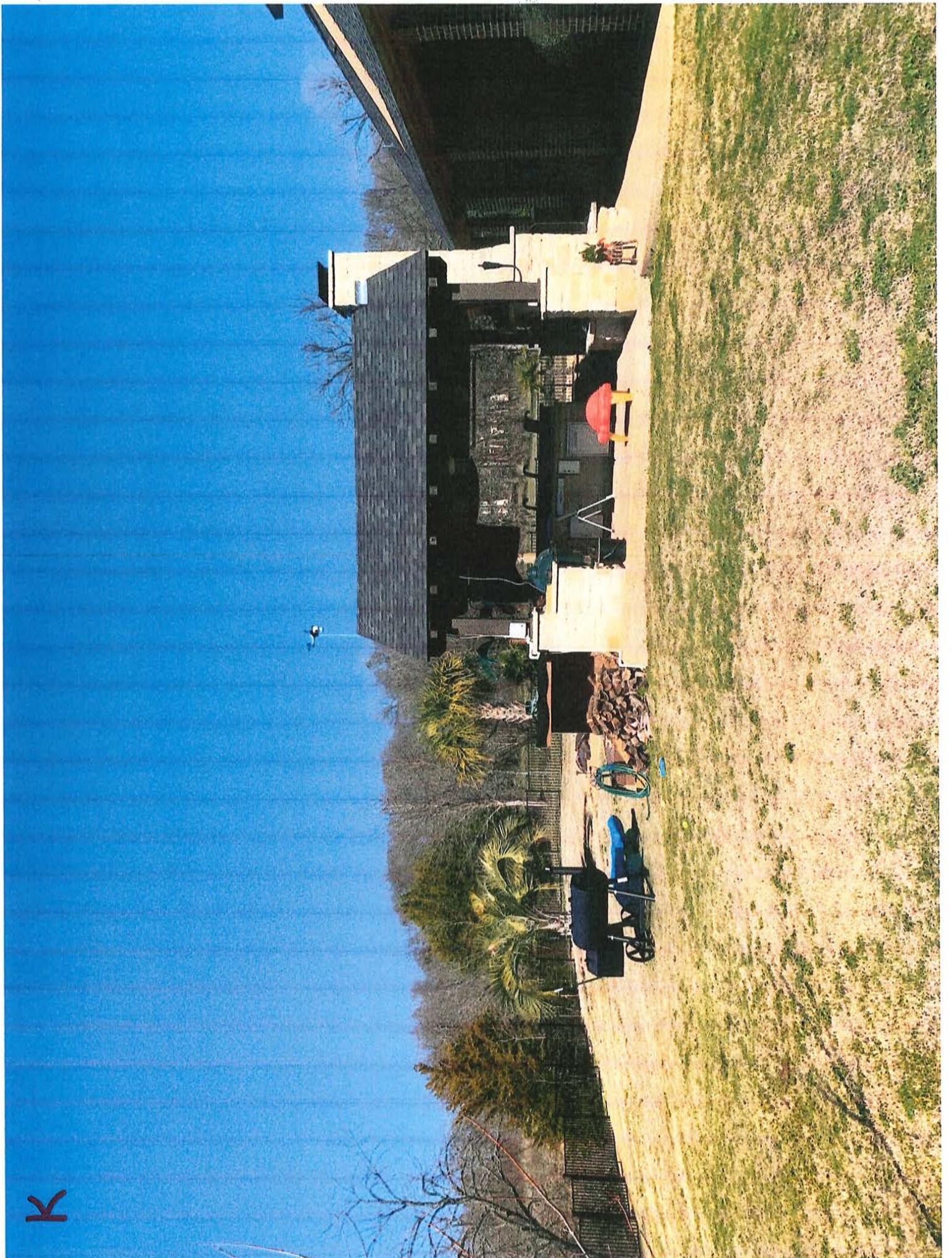
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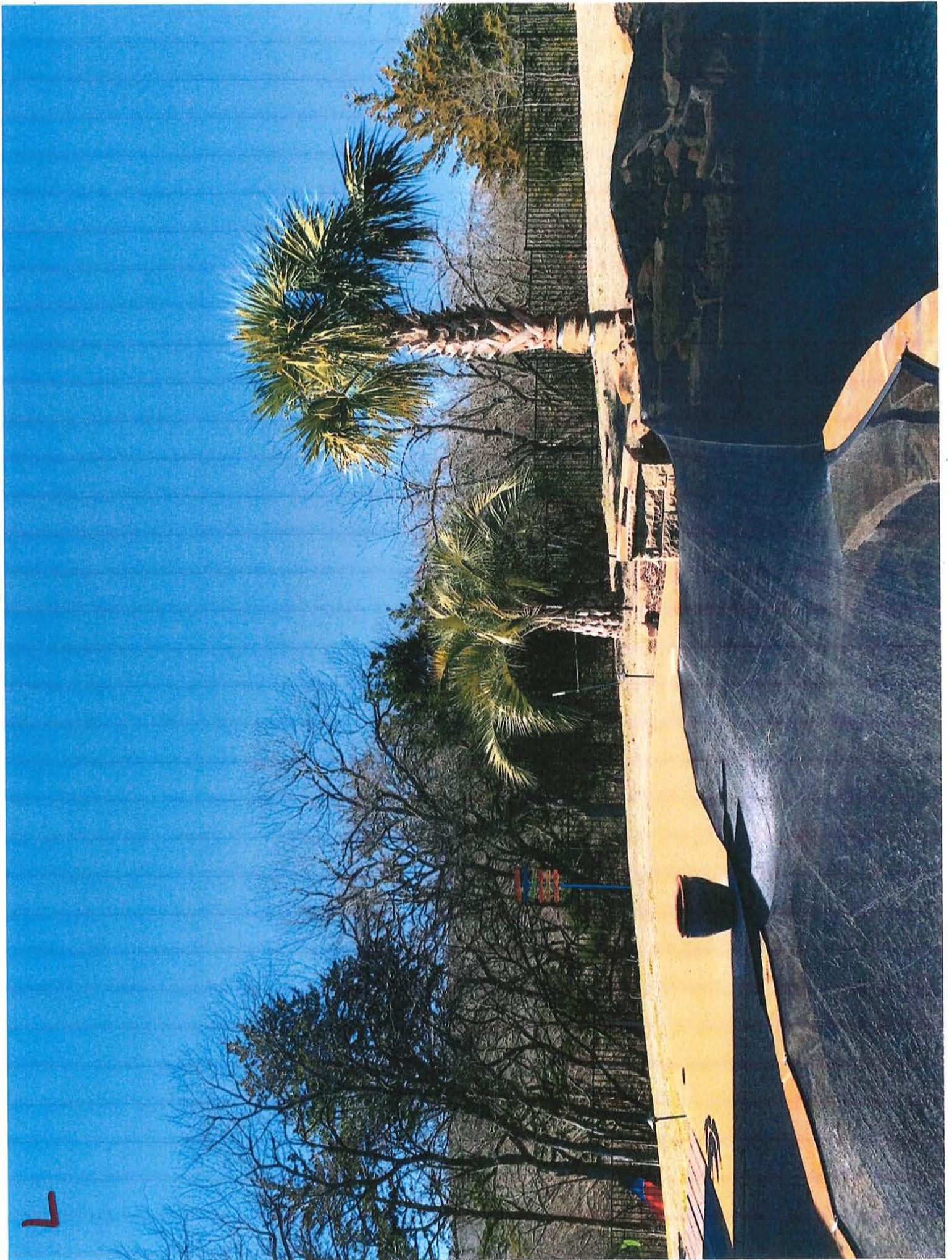


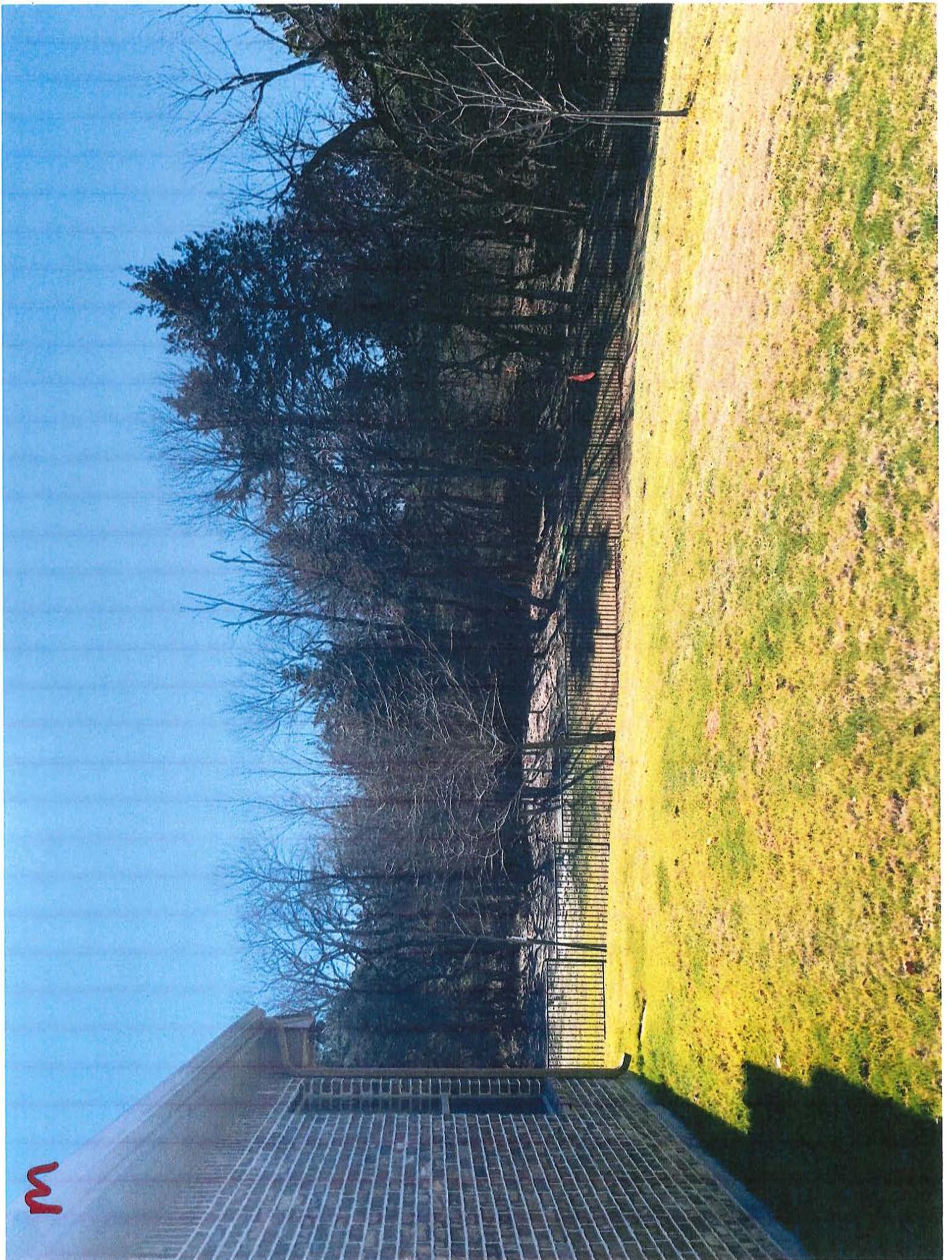
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5.





M





BA200203

3702 Magnolia Drive
Variance –
Lot Coverage & Setback

Zoning Board of Adjustments & Appeals:

February 17, 2020

Case Manager:

Nyliah Acosta

Owner/Applicant:

Cynthia Moss

SUMMARY

Consideration of: 1) A 206 square foot variance from the limitation of accessory structures not to exceed 50% of the primary structure, to allow for accessory structure equal in size to 60% of the primary structure. 2) A 21-foot rear yard setback variance from the required 30-foot rear yard setback, to allow for a metal accessory structure, 9 feet from the rear property line. Located at 3702 Magnolia Drive, legally described as Lot 4, Block F, Glen Oaks Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-2, Single-Family Two Residential District.

DISCUSSION

The applicant is requesting approval of a 206 square foot (12x24x10 tall) variance, and a 21-foot rear yard setback variance. A single-family dwelling currently sits on the property, along with two other accessory structures totaling 984 square feet in size. The owner is proposing a 288 square foot accessory structure to store lawn equipment. The new structure will be a metal shed. Due to the material, a 30-foot setback from all property lines is required, and the owner is proposing 9 feet at the rear property line. Properties over ½ an acre in size can have metal accessory structures, but must meet the 30' setback. The primary structure is 2,133 square feet and can have up to 1,066 square feet in accessory structure space.

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 February 7th and February 16th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on February 7th, 2019.

44 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:** 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 "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 variance will allow the homeowner to construct an accessory structure. The lot is half an acre and can accommodate the proposed 288 square foot shed. 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. The accessory structure will be located at the rear of the property and is only accessible from an alley.*

- 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 an accessory structure 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 does not believe there is a unique circumstance on 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 requested variance in BA200203** based on the following findings of fact:

1. Accessory structures are common within the neighborhood, and the accessory structure does not negatively impact the neighborhood.

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 Residential 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 have 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.



120 0 120 Ft

City of Grand Prairie

BA200203 3702 Magnolia Dr
 Accessory Structure Lot Coverage & Setback



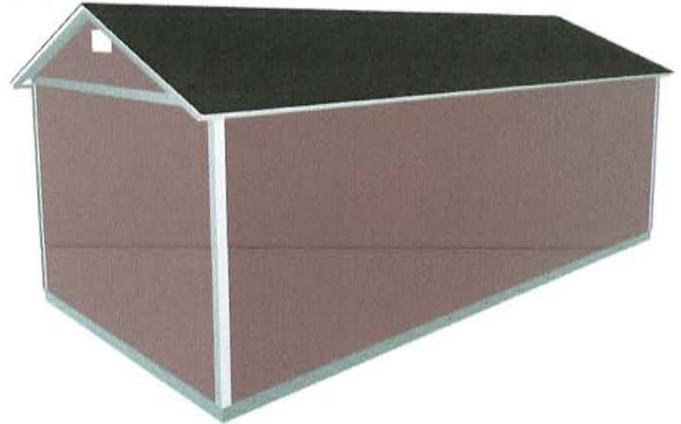
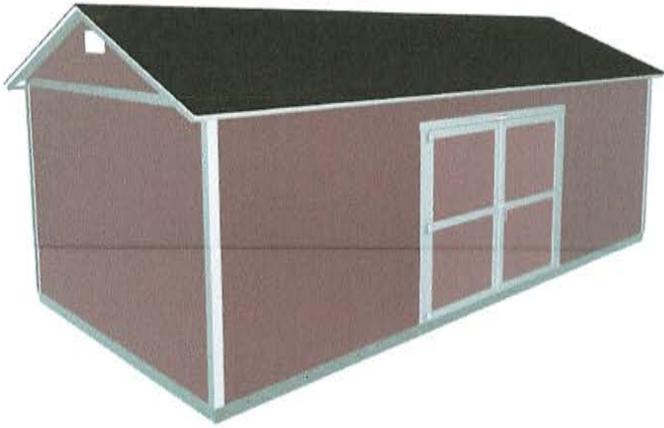


Grand Prairie Maps



-  Site Plans
-  Parcels
-  Subdivisions

This data has been compiled by the City of Grand Prairie from various sources and is provided for informational purposes only. The City of Grand Prairie does not warrant the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



Wall D



Wall B

Base Details

Building Size & Style

Premier Pro Tall Ranch - 12' wide by 24' long

Paint Selection

Base: Cherokee Red, Trim: Delicate White

Roof Selection

TBD Dimensional Premium Shingle

Drip Edge

White

Options Details

Doors

4' x 6'7" Double Shed Door (8')

Vents

2 Ea 16"x8" Wall Vent - White

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

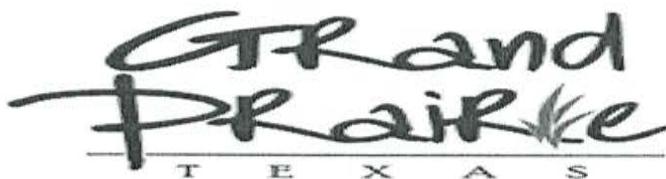
Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Grass

Customer Signature: _____ Date: _____



City Hall: 317 College St Grand Prairie, TX

MEETING AGENDA

Zoning Board of Adjustments and Appeals

DATE January 22, 2020

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 _____,

Anthony Langston, Sr. X , Timothy Ibidapo X ,

Martin Caballero X , David Baker * X , Tommy Land* _____

INVOCATION:

David Baker led the invocation

APPROVAL OF MINUTES:

Tracy Owens motioned to approve last month's minutes

Heather Mazac seconded motion

9 yays 0 nay

PUBLIC HEARING:

- CASE NUMBER BA200105 (Council District 6).** Requesting to replace a nonconforming mobile home on a lot not zoned for mobile homes, located at 609 Homestead, legally described as Lot 9, Travelers End Mobile Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned "A", Agriculture District

Applicant / Spokesperson: Jonathan Fulbright

Address: 609 Homestead
Grand Prairie, TX 75052

Any comments from Spokesman:

The applicant is purchasing the property and is wanting to place a new trailer

Any questions from Board:

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.

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
2nd the Motion by Timothy Ibidapo

Motion to Approve Case Tracy Owens
2nd the Motion Timothy Ibidapo

Motion was approved/denied 9 yays to 0 Nays

Any conditions:

The public hearing was closed.

BYLAWS:

There have been some amendments to the ByLaws. They will be presented and voted on by City Council on February 4th

There are some items that have been redlined. Please let staff know if you have any questions regarding this.

For example, on the first page the language regarding ZBA Membership was not clear in previous ByLaws. This was changed and added to the statement.

Clayton Hutchins commended Mark Dempsey for drafting this version of the ByLaws. Mark thanked Mr. Hutchins and stated that he had help from the Planning Staff as well.

CITIZENS COMMENTS:

ADJOURNMENT : Tracy Owens at 7:10pm