



City Hall : 317 College St Grand Prairie, TX

MEETING AGENDA

Zoning Board of Adjustments and Appeals

DATE

December 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 _____,

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

Anthony Langston, Sr. X , Timothy Ibidapo X ,

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

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.

Any Maldonado- The expressway limits visibility, so the height is needed. They have already purchased the sign. There is also thick foliage. They are only asking for the same as before.

Timothy Ibidapo- Can height request be fulfilled with conforming height?

Anthony Maldonado- We are further from the expressway due to the curve of the frontage road. All the other sign are 75' plus

Barry Sandacz- Is the cost of monument versus the cost of the pole an issue?

Andy Maldonado- No, they want the height.

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.

Motion was approved/denied 8 yays to 1 Nays

Members that objected: **Clayton Hutchins**

3. **CASE NUMBER BA191205 (Council District 1).** Requesting:

1. A 400 square foot variance from the required 1,400 square foot living area requirement, to allow for a 1,000 square foot residential dwelling.
2. An exception from the garage requirement, to allow for a house with no garage.
3. A 45 foot variance from the required 100 foot lot depth requirement, to allow for a 55 foot deep lot.
4. A 5 foot front yard setback variance from the required 25 feet, to allow for a residential dwelling 20 feet from the front setback.

Located at 2021 Eva Street, legally described as Lot 13, 14 & 15, Block 138 N, Dalworth Park Addition, City of Grand Prairie, Dallas, zoned MF-1 Multi-Family One Residential District.

Applicant / Spokesperson: Jose Sarinana

Address: 2635 Racquet Club Dr
Grand Prairie, TX

Any comments from Spokesman:

The applicant said he wants to do three homes on each lot.

Any questions from Board:

Timothy Ibidapo- Could we approve two, or one house instead of three?

Nyliah Acosta- Yes, but they would still need a depth variance, and a variance for the garage.

Timothy Ibidapo- Can you do two lots?

Jose Sarinana- There is space for 3 houses on one lot each, so that's what I want to do.

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 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.

Motion to close to the public hearing by Tracy Owens
2nd the Motion by Clayton Hutchins

Motion to Approve Case as is by Tracy Owens
2nd the Motion Clayton Hutchins

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

Members that objected: **Tracy Owens, Clayton Hutchins, Timothy Ibidapo, David Baker**

CITIZENS COMMENTS:

BYLAWS UPDATE: David Jones talked about the Bylaws and taking them to CCDC

ADJOURNMENT : 7:46 PM

**THE ZONING BOARD OF ADJUSTMENT
OF THE CITY OF GRAND PRAIRIE, TEXAS**

by: 
Printed Name: Barry Sandage
Title: Chairperson