



City Hall: 300 West Main, Grand Prairie, Texas

MEETING AGENDA
Zoning Board of Adjustments and Appeals
June 15, 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 BA200402 (Council District 5)** – Construction of a detached garage at 941 SW 4th St, legally described as Lot 5, Block G, Turner Heights Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four District.
 - a. Variance: Construction of a detached garage in the side yard setback. Required Setback: 6 feet. Requested Setback: 3 feet.

2. **CASE NUMBER BA200503 (Council District 3)** - Construction of a carport at 1922 Avenue A, legally described as Lot 10, Block G, Lake Crest No. 3, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four District.
 - a. Special Exception: Construction of a carport.
 - b. Variance: Construction of a carport in the side yard setback. Required Setback: 3 feet. Requested Setback: 2 inches.
 - c. Variance: Construction of a carport in the front yard setback. Required Setback: 5 feet. Requested Setback: 3.5 feet.
 - d. Special Exception: Construction of a carport using prohibited materials. Requested Material: Galvanized metal.

3. **CASE NUMBER BA200504 (Council District 3)** - Conversion of the garage into a living space at 1505 Acosta St, legally described as Lot 1-R, Block E, Kings Place Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two District.
 - a. Special Exception: Conversion of garage into living space. Required: Two garage parking spaces. Requested: No garage parking spaces.

4. **CASE NUMBER BA200505 (Council District 1)** - Creation of two lots that do not meet the minimum width at 401 SW 14th St, legally described as Lot 1, Part Lot 2 and Abandoned Right of Way, Block 108, Dalworth Park, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four District.
 - a. Variance: Creation of two lots that do not meet the minimum required width. Minimum Required Lot Width: 60 feet. Requested Lot Width: 52.5 feet.

5. **CASE NUMBER BA200608 (Council District 4)** – Construction of an accessory structure at 2707 Webb Lynn Rd, legally described as Lot 2, Block 1, Friendship Meadows, City of Grand Prairie, Tarrant County, Texas, zoned Single Family-One District.
 - a. Variance: Construction of an accessory structure that exceeds maximum area. Required Maximum Area: 450 square feet. Requested Area: 1,200 square feet.
 - b. Special Exception: Construction of an accessory structure that does not meet required materials. Required Materials: 100% Masonry. Requested Materials: Metal.

6. **CASE NUMBER BA200609 (Council District 6)** – Construction of a detached garage at 1114 Nadine Ln, legally described as Lot 118R2, Florence Hill No. 2, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-84 District.
 - a. Variance: Construction of a detached garage that exceeds the maximum area. Required Maximum Area: 750 square feet. Requested Area: 1,200 square feet.
 - b. Variance: Construction of a detached garage that exceeds the maximum height. Required Maximum Height: 14 feet. Requested Height: 22 feet, 2 inches.
 - c. Special Exception: Construction of a detached garage that does not meet required materials. Required: 100% Masonry. Requested: Metal.

7. **CASE NUMBER BA200610 (Council District 1)** – Construction of a single family detached house at 1837 San Antonio St, legally described as Lot 10, Block 112, Dalworth Park, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four District.
 - a. ~~Variance: Construction of a house that does not meet the minimum living area requirement. Required Minimum Area: 1,800 square feet. Requested Area: 1,685 square feet.~~
 - b. Variance: Construction of a house in the side yard setback. Required Setback: 6 feet. Requested Setback: 5 feet.
 - c. Variance: Construction of a house in the side yard setback adjacent to a street. Required Setback: 15 feet. Requested Setback: 10 feet.

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 10th day of June 2020 at 5:00 p.m.

Posted By: *Jonathan Tooley*

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 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs



BA200402

941 SW 4th St
Variance – Side Setback

Zoning Board of Adjustments & Appeals:	June 15, 2020
Case Manager:	Jonathan Tooley
Owner/Applicant:	Miguel Franco
City Council District:	5 (Cole Humphreys)
Zoning:	SF-4

SUMMARY

Construction of a detached garage at 941 SW 4th St, legally described as Lot 5, Block G, Turner Heights Addition, City of Grand Prairie, Dallas County, Texas

1. Variance: Construction of a detached garage in the side yard setback.
Required Setback: 6 feet.
Requested Setback: 3 feet.

DISCUSSION

The applicant is seeking approval to expand an existing detached garage currently 3 feet from the side property line. The garage is 288 square feet, 12 feet tall, and the applicant is proposing to expand the garage to be a total of 432 square feet. The garage expansion triggers the required 6-foot side setback. The structure may potentially be nonconforming; however, staff could not find a permit for the garage.

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 June 5th and June 14th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on June 3rd, 2020.

50 notices were sent, 0 were returned in favor, 0 opposed, and there is no homeowner's 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 variance will not authorize the operation of a use other than those already allowed in the Single Family-Four 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 does not detract from the spirit 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: *The variance will not alter the character of the neighborhood. The detached garage is existing, and the expansion will not be visible from the street.*

- 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 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.*

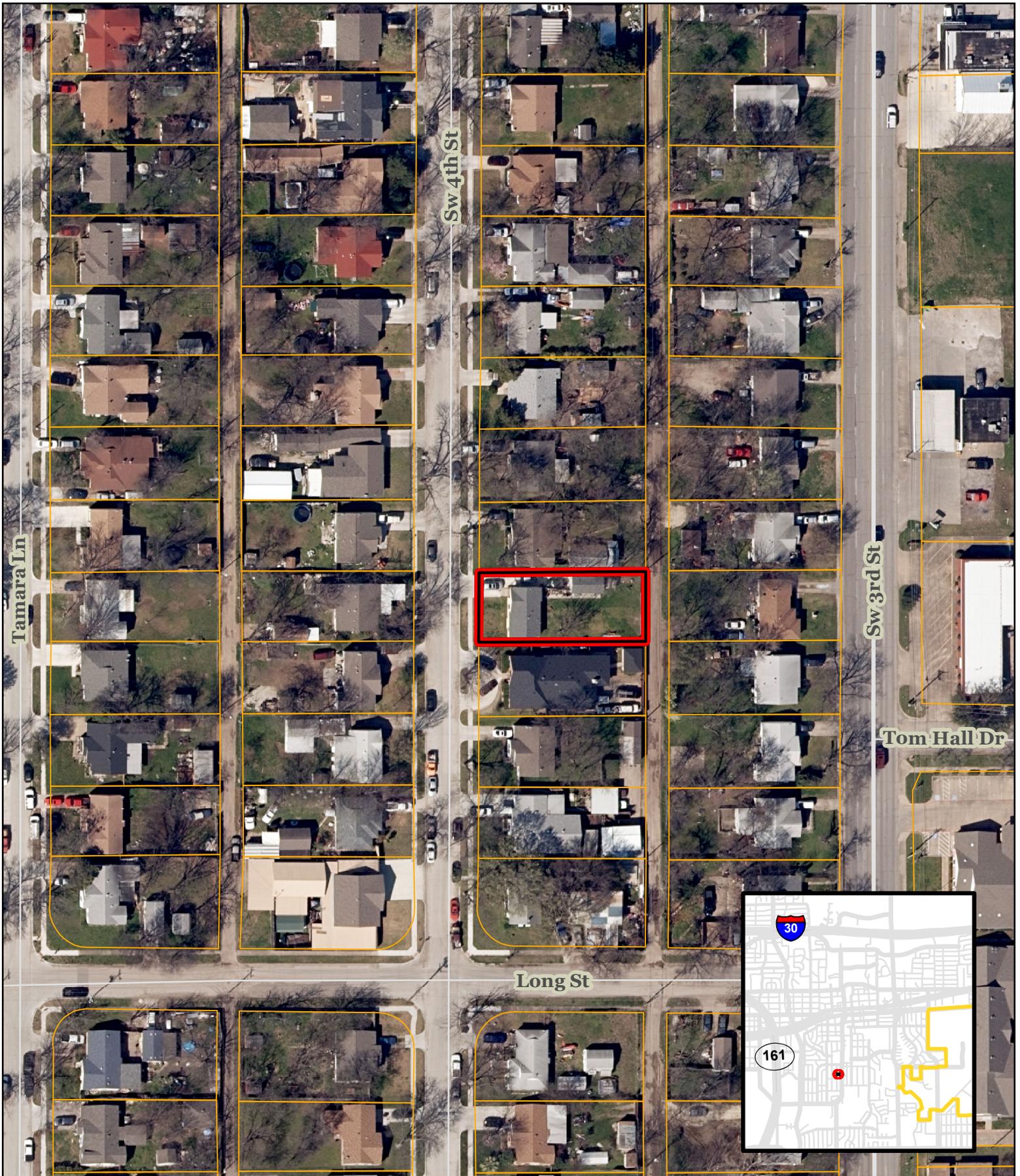
RECOMMENDATION

Staff recommends **Approval of the requested variance in BA200402** based on the following findings of fact:

1. The variance does not negatively impact 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 Residential 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.



CASE LOCATION MAP

Case Number BA200402

941 SW 4th St



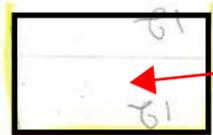
**City of Grand Prairie
Development Services**

(972) 237-8255

www.gptx.org



A
3'

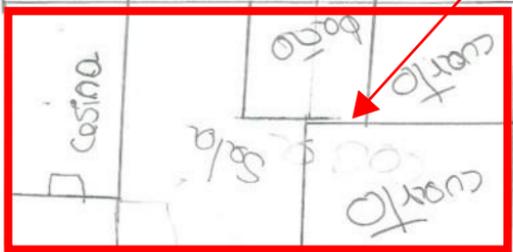


Proposed Addition



10' Tall

Existing Garage



House



BA200503

1922 Avenue A
Special Exemption - Carport

Zoning Board of Adjustments & Appeals:	June 15, 2020
Case Manager:	Jonathan Tooley
Applicant:	Jerry Daniel
Owner:	Daniel Saenz
City Council District:	3 (Mike Del Bosque)
Zoning:	SF-4

SUMMARY

Construction of a carport at 1922 Avenue A, legally described as Lot 10, Block G, Lake Crest No. 3, City of Grand Prairie, Dallas County, Texas.

- A. Special Exception: Construction of a carport.
- B. Variance: Construction of a carport in the side yard setback. Required Setback: 3 feet. Requested Setback: 2 inches.
- C. Variance: Construction of a carport in the front yard setback. Required Setback: 5 feet. Requested Setback: 3.5 feet.
- D. Special Exception: Construction of a carport using prohibited materials. Requested Material: Galvanized metal.

DISCUSSION

The applicant is requesting approval to construct a metal carport. A single-family dwelling currently sits on the property and the owner is proposing to build a 20.5x21x8' tall (430.5 square foot) carport. The carport will be attached to the house and constructed with metal materials. The block range of 1800 – 1950 Avenue A does not have many carports, but Avenue B has over 5 that are within 800 feet of the subject property.

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 June 5th and June 14th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on June 3rd, 2020.

37 notices were sent, 0 were returned in favor, 0 opposed, and there is no homeowner's 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: *Such variance may potentially 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 may adversely affect the health, safety or general welfare of the public. A carport allowed within inches of the property line may provide the opportunity for additional uses that would not be allowed in a residentially zoned district*

- 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 variance will not authorize the operation of a use other than those already allowed in the Single Family-Four Residential District.*

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

Staff Evaluation: *This variance may detract from the spirit 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: *The variance will not alter the character of the neighborhood. In relation to this property, between the blocks of 1800-1930 Avenue B, there are over 5 carports constructed all within 800 feet.*

- 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 might substantially weaken the general purpose of*

the underlying zoning district. The purpose of the setback and material requirements are to create uniformity, promote compatibility of uses, and overall safety and welfare of the public.

- 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 **Denial BA200503 as requested** based on the following findings of fact:

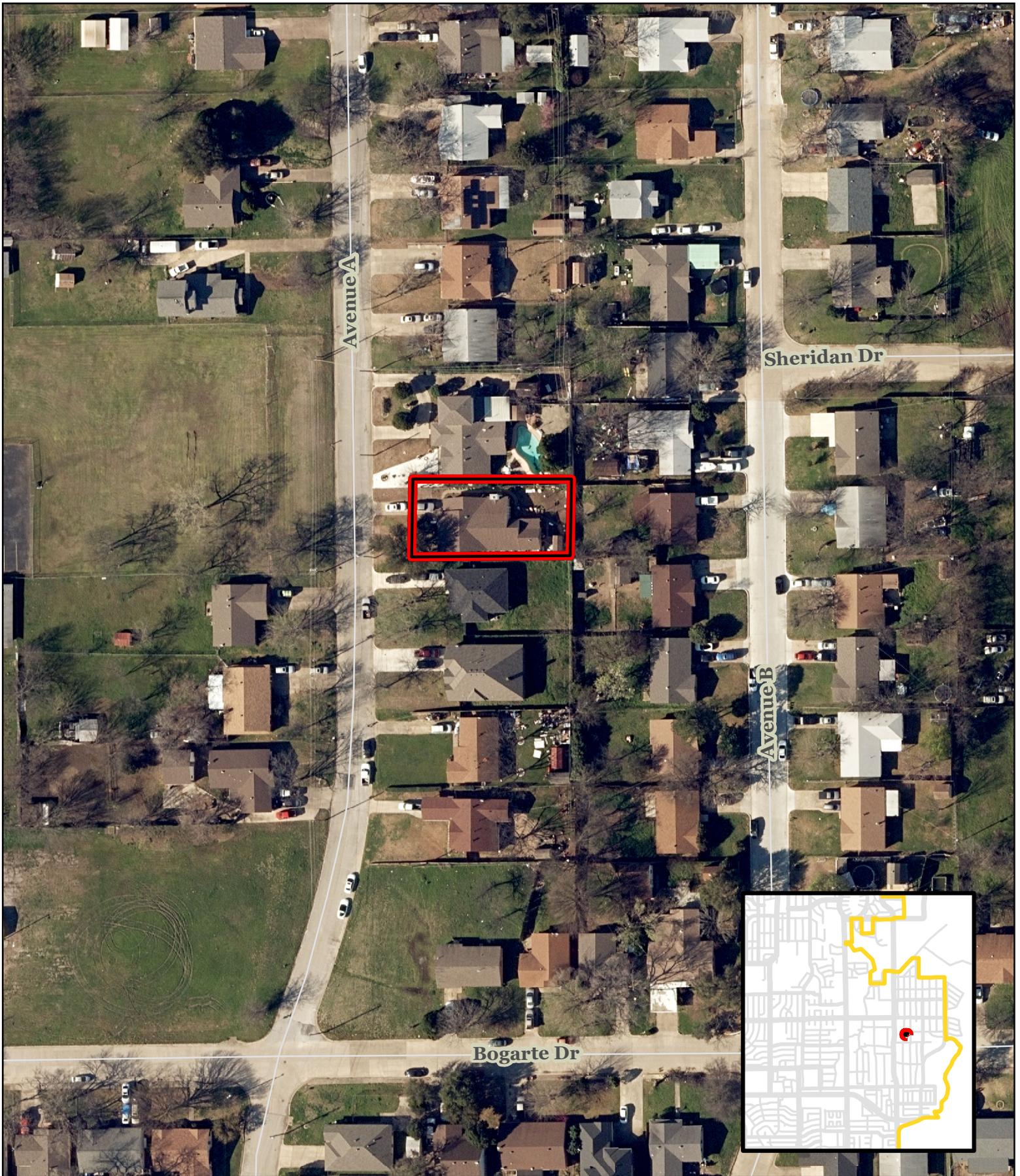
1. The variance may adversely affect the health, safety or general welfare of the public.
2. A side yard setback of 2 inches might potentially cause problems for the neighbor adjacent to the carport.

Staff recommends an alternative proposal of approving the following items:

- A. Special Exemption: Construction of a carport
- B. Variance: Construction of a carport in the front yard setback.
Required Setback: 5 feet.
Requested Setback: 3.5 feet.

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 Residential 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.

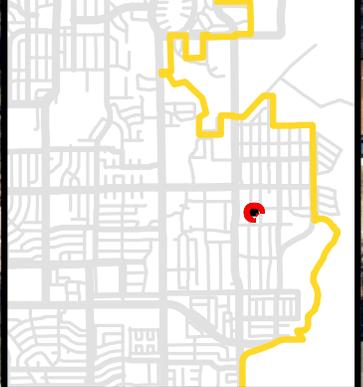


Avenue A

Sheridan Dr

Avenue B

Bogarte Dr



CASE LOCATION MAP
Case Number BA200503
1922 Avenue A - Carport

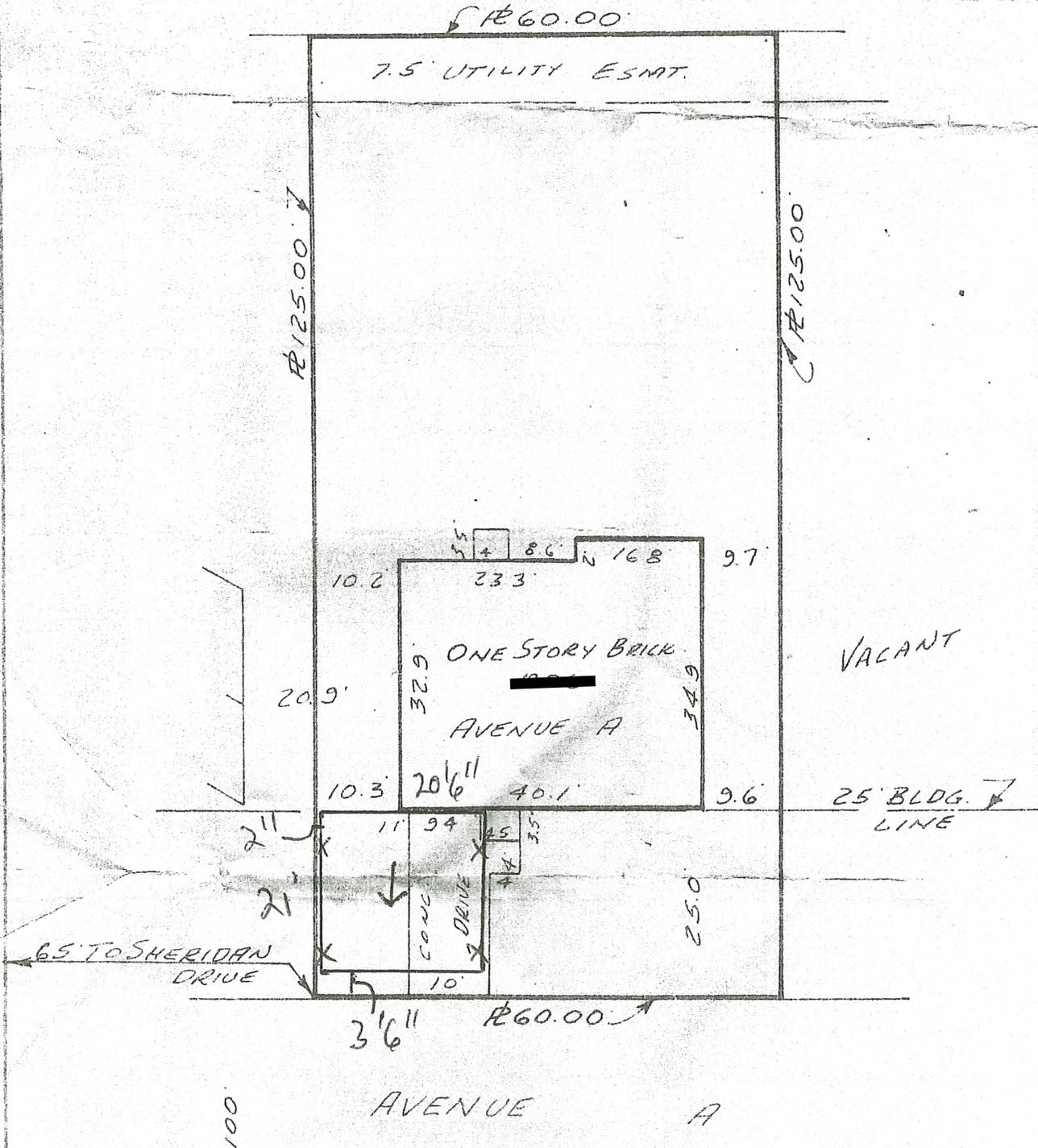


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The plat herein is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat, the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street or road is as shown on said plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS

Scale 1" = 20'

Date 12-15-69

Job No: 3773 Title No:

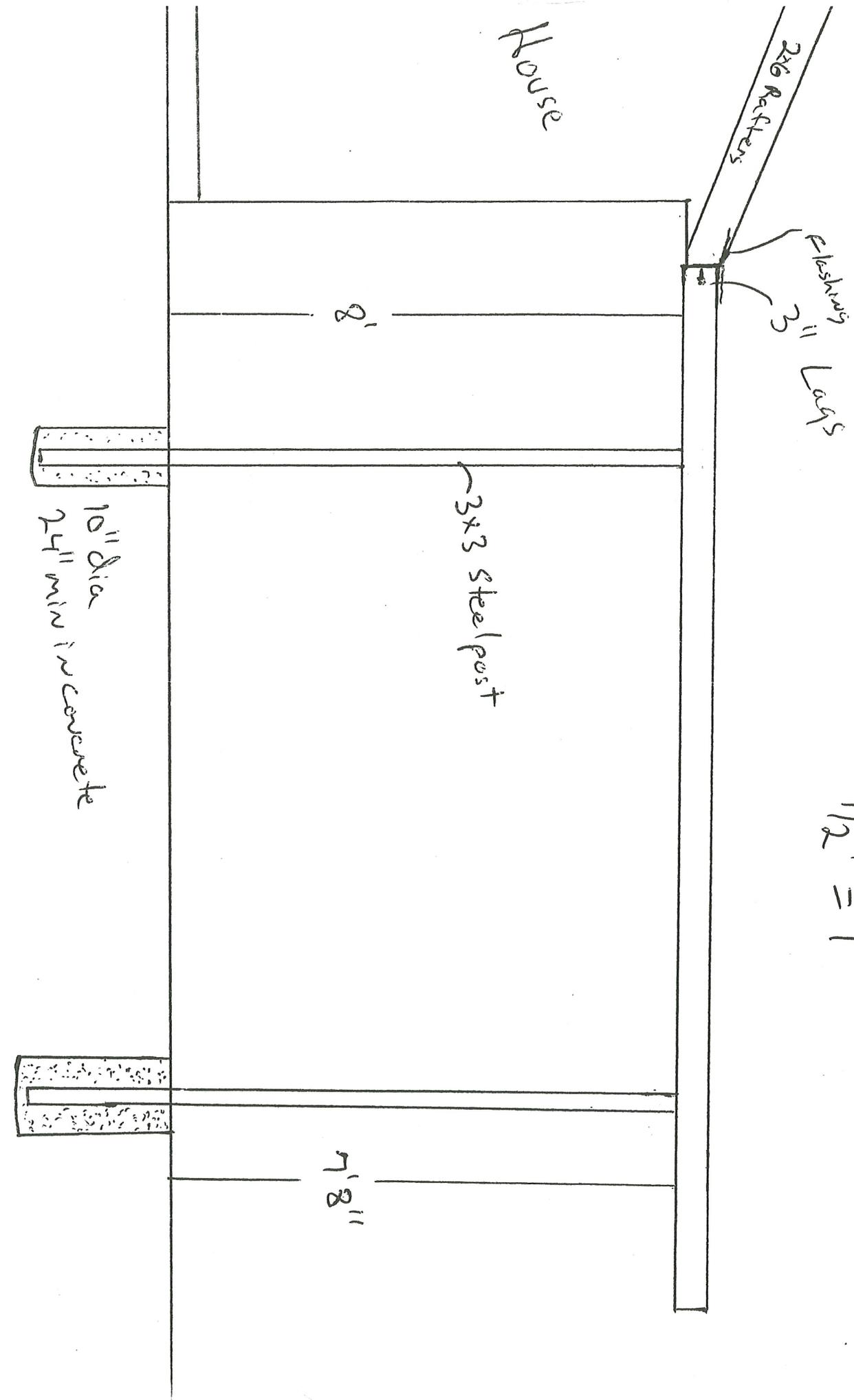


James W. Bell
 Registered Public Surveyor # 416
 1109 W. SEVENTH ST.
 Telephone 948-7594

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Side elevation of pier detail

1/2" = 1'



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1/2" = 1'

Whi
Alu
Fascia trim
9"

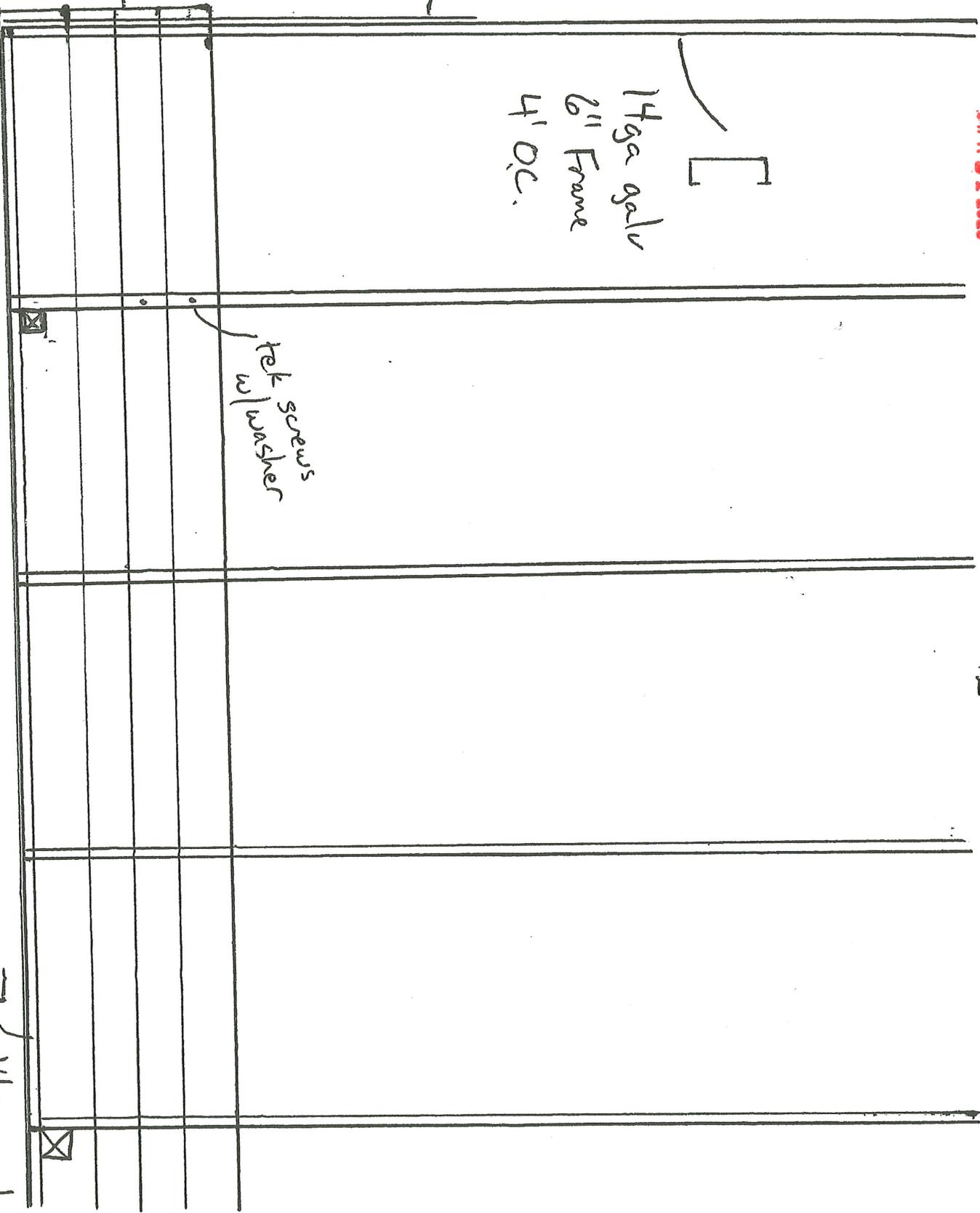


14ga galv
6" Frame
4' O.C.

tek screws
w/ washers

36" wide
2 lga white steel shts

14ga galv
6" nee Beam



SIMPLE SPAN LOAD TABLES FOR CEE SECTIONS (GALVANIZED)

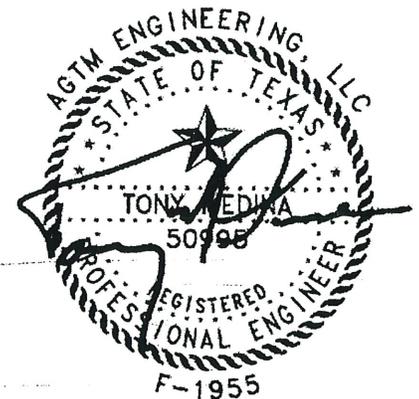
SECTION 4 x 2 C	SPAN ft	LOAD lb/ft	DEFL in	REACT kips	SECTION 6 x 2 C	SPAN ft	LOAD lb/ft	DEFL in	REACT kips
14 GA.	8	241	0.487	0.96	14 GA.	8	416	0.325	1.67
	9	190	0.617	0.86		9	329	0.411	1.48
	10	154	0.761	0.77		10	266	0.507	1.33
	11	127	0.921	0.70		11	220	0.614	1.21
	12	107	1.096	0.64		12	185	0.731	1.11
	13	91	1.286	0.59		13	158	0.858	1.02
	14	79	1.492	0.55		14	136	0.995	0.95
	15	69	1.713	0.51		15	118	1.142	0.89
	16	60	1.949	0.48		16	104	1.299	0.83
	18	48	2.466	0.43		18	82	1.644	0.74
	20	39	3.045	0.39		20	67	2.030	0.67
	22	32	3.684	0.35		22	55	2.456	0.61
	24	27	4.384	0.32		24	46	2.923	0.56

Notes:

1. Load is allowable total load that can be supported by the section. The weight of the section has not been subtracted from these values.
2. Allowable loads have been calculated in accordance with with North American Specification for the Design of Cold-Formed Steel Structural Members (2007 Edition). These values are valid only if the compression flange is adequately supported laterally. For special conditions such as members with laterally unsupported sections and non-uniform spans, contact VicWest to obtain allowable loads.
3. Allowable loads assume the use of the plates or clips at supports which will effectively transfer support loads directly to the web of the member. If sections are to bear directly on the supports, the sections must be checked for web crippling strength.
4. Deflections values are the amount of deflection that occurs when the full allowable load is applied. For applications with special deflections requirements it may be necessary to modify the allowable loads.



401 S Clay, Ennis, TX 75119
972.878.3647
AGTM Job Code: EP0515012
5/7/15



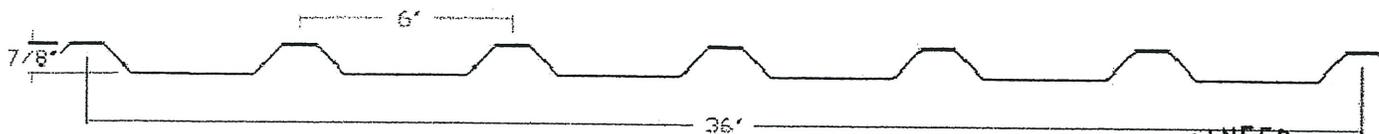
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SECTION PROPERTIES:				36" WIDE, VICWEST STEEL U-PANEL					
Gauge	Thickness in.	Weight psf	Yield Stress ksi	Top in Compression (Positive Bending)			Bottom in Compression (Negative Bending)		
				I_{xx}	S_{xx}	M_a	I_{xx}	S_{xx}	M_a
				in ⁴ /ft	in ³ /ft	in.kips/ft	in ⁴ /ft	in ³ /ft	in.kips/ft
29	0.015	0.708	80.0	0.019	0.032	1.147	0.013	0.035	0.984
26	0.019	0.896	80.0	0.026	0.045	1.626	0.017	0.039	1.388
24	0.024	1.131	50.0	0.035	0.063	1.894	0.024	0.057	1.720

Notes on Section Properties and Load Table:

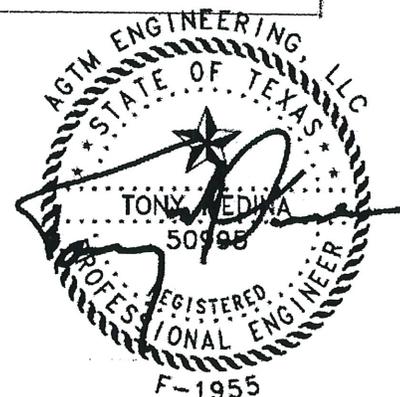
- * Properties and allowables are computed in accordance with North American Specification for the Design of Cold-Formed Steel Structural Members (2007 Edition).
- * I +/- is for deflection determination.
- * S +/- is for bending determination.
- * M_a is allowable bending moment.
- * All values are for one foot of panel width.
- * These loads are for panel strength. Frames, purlins, fasteners and all supports must be designed to resist all loads imposed on the panel.
- * Allowable outward loads based on stress have not been increased by 33.33 % for wind uplift.
- * Allowable loads for deflection are based on deflection limitation of span/180.
- * For roof panels, self weight of the panel has to be deducted from the allowable inward load to arrive at the actual 'live load' carrying capacity of the panel.
- * Minimum bearing length must be checked.
- * Minimum deliverable bare steel thickness should not be less than 0.95 of design thickness.



Engineering, LLC
 401 S Clay, Ennis, TX 75119
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 AGTM Job Code: EP0515012
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SECTION PROPERTIES
CEE SECTION (GALVANIZED)

SECTION				AXIS X-X			AXIS Y-Y			L in
	D x B	GA	Wt (lb/ft)	AREA in ²	I _x in ⁴	S _e in ³	R _x in	I _y in ⁴	S _y in ³	
4 x 2 C	14	2.084	0.613	1.545	0.772	1.587	0.352	0.274	0.758	0.710
6 x 2 C	14	2.556	0.753	4.005	1.335	2.307	0.404	0.286	0.733	0.706
8 x 2.5 C	14	3.317	0.976	8.853	2.158	3.072	0.800	0.443	0.906	0.800

Notes:

1. Properties and allowables are computed in accordance with North American Specification for the Design of Cold-Formed Steel Structural Members (2007 Edition)
2. I_x is for deflection determination.
3. S_e is for bending.
4. S_y and I_y are for full section.
5. F_y = 50 ksi

SECTION ALLOWABLES
CEE SECTION (GALVANIZED)

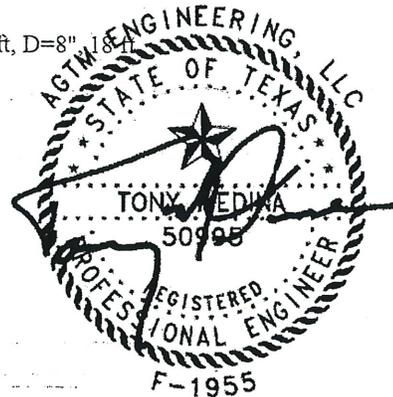
SECTION					BEARING (kips)		
	D x B	GA	M _a (kip-ft)	A _e in ²	V _a kips	End	Interior
						Support	Support
4 x 2 C	14	1.927	0.613	4.574	1.007	1.956	
6 x 2 C	14	3.331	0.678	5.157	0.965	1.918	
8 x 2.5 C	14	5.383	0.774	4.078	0.930	1.887	

Notes:

1. Properties and allowables are computed in accordance with North American Specification for the Design of Cold-Formed Steel Structural Members (2007 Edition)
2. M_a is the allowable moments for sections that are supported laterally for their full length.
3. A_e is the reduced area for axial load.
4. Safety factor for axial load is 1.8.
5. A_e is based on KL_y = KL_t = 1.0 and KL_x as follows: D= 4", 12 ft; D=6", 16 ft, D=8", 18 ft
6. Minimum bearing length is 2"



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THEORETICAL ALLOWABLE LIVE AND WIND LOADS

36" WIDE, VICWEST STEEL U-PANEL									
SPAN (ft)	SINGLE SPAN CONDITION								
	29 Gauge & 80 ksi			26 Gauge & 80 ksi			24 Gauge & 50 ksi		
	LL (S) (psf)	LL (D) (psf)	WL (psf)	LL (S) (psf)	LL (D) (psf)	WL (psf)	LL (S) (psf)	LL (D) (psf)	WL (psf)
3	84.9	60.4	72.9	120.4	83.1	102.8	140.3	114.4	127.4
4	47.8	25.5	41.0	67.7	35.1	57.8	78.9	48.3	71.7
5	30.6	13.1	26.2	43.4	17.9	37.0	50.5	24.7	45.9
6	21.2	7.6	18.2	30.1	10.4	25.7	35.1	14.3	31.9
7	15.6	4.8	13.4	22.1	6.5	18.9	25.8	9.0	23.4
8	11.9	3.2	10.3	16.9	4.4	14.5	19.7	6.0	17.9
9	9.4	2.2	8.1	13.4	3.1	11.4	15.6	4.2	14.2
10	7.6	1.6	6.6	10.8	2.2	9.3	12.6	3.1	11.5

SPAN (ft)	TWO SPAN CONDITION								
	29 Gauge & 80 ksi			26 Gauge & 80 ksi			24 Gauge & 50 ksi		
	LL (S) (psf)	LL (D) (psf)	WL (psf)	LL (S) (psf)	LL (D) (psf)	WL (psf)	LL (S) (psf)	LL (D) (psf)	WL (psf)
3	72.9	72.9	84.9	102.8	102.8	120.4	127.4	127.4	140.3
4	41.0	33.2	47.8	57.8	45.6	67.7	71.7	62.8	78.9
5	26.2	17.0	30.6	37.0	23.4	43.4	45.9	32.2	50.5
6	18.2	9.8	21.2	25.7	13.5	30.1	31.9	18.6	35.1
7	13.4	6.2	15.6	18.9	8.5	22.1	23.4	11.7	25.8
8	10.3	4.1	11.9	14.5	5.7	16.9	17.9	7.9	19.7
9	8.1	2.9	9.4	11.4	4.0	13.4	14.2	5.5	15.6
10	6.6	2.1	7.6	9.3	2.9	10.8	11.5	4.0	12.6

SPAN (ft)	THREE OR MORE SPAN CONDITION								
	29 Gauge & 80 ksi			26 Gauge & 80 ksi			24 Gauge & 50 ksi		
	LL (S) (psf)	LL (D) (psf)	WL (psf)	LL (S) (psf)	LL (D) (psf)	WL (psf)	LL (S) (psf)	LL (D) (psf)	WL (psf)
3	85.2	85.2	99.2	120.1	120.1	140.7	148.8	148.8	163.9
4	47.9	47.9	55.8	67.6	66.1	79.1	83.7	83.7	92.2
5	30.7	24.6	35.7	43.2	33.9	50.6	53.6	46.6	59.0
6	21.3	14.3	24.8	30.0	19.6	35.2	37.2	27.0	41.0
7	15.6	9.0	18.2	22.1	12.3	25.8	27.3	17.0	30.1
8	12.0	6.0	14.0	16.9	8.3	19.8	20.9	11.4	23.1
9	9.5	4.2	11.0	13.3	5.8	15.6	16.5	8.0	18.2
10	7.7	3.1	8.9	10.8	4.2	12.7	13.4	5.8	14.8

Notes:

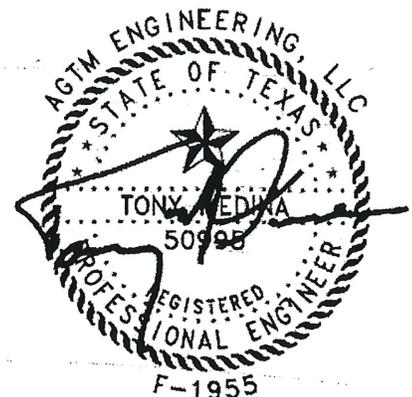
- * Theoretical allowable loads are based on uniform span lengths.
- * LL (S) is allowable live load based on stress limitation
- * LL (D) is allowable live load based on deflection limitation of L/180
- * WL is allowable wind load and has not been increased by 33-1/3%.



Engineering, LLC -
 401 S Clay, Ennis, TX 75119
 972.878.3647
 AGTM Job Code: EP0515012
 5/7/15

RECEIVED

APR 21 2020





BA200504

1505 Acosta St.
Variance – Garage Conversion

Zoning Board of Adjustments & Appeals:	June 15, 2020
Case Manager:	Jonathan Tooley
Owner/Applicant:	Lonique Coots
City Council District:	3 (Mike Del Bosque)
Zoning:	SF-2

SUMMARY

Conversion of the garage into a living space at 1505 Acosta St, legally described as Lot 1-R, Block E, Kings Place Addition, City of Grand Prairie, Dallas County, Texas.

- A. Special Exception: Conversion of garage into living space.
Required: Two garage parking spaces.
Requested: No garage parking spaces.

DISCUSSION

The applicant is requesting approval of a garage conversion to an existing single-family dwelling. This requires a special exception to the minimum garage parking spaces that are required per Section 10.7.2.A of the Unified Development Code. It should be noted that if a special exception is granted, the applicant will still maintain a minimum of 2 off street parking spaces, and although there are no other garage enclosures within 300 feet or the immediate area, the enclosed area is in the rear yard behind a fence, and is not visible from the street. The applicant has already started work on enclosing the garage.

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

PUBLIC NOTIFICATION

Legal notice of this item was published in the Fort Worth Star Telegram June 5th and June 14th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on June 3rd, 2020.

39 notices were sent, 0 were returned in favor, 0 opposed and there is no homeowner's 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 expand the amount of useable living space, providing an extra room. 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. The garage is located in the rear yard, behind a fence that hides the view from the street. In addition, the applicant will still have two parking spaces in the driveway. There is a garage conversion at 1621 Acosta, but staff was unable to locate the permit and is located over 300 ft. from the applicant's 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 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.*

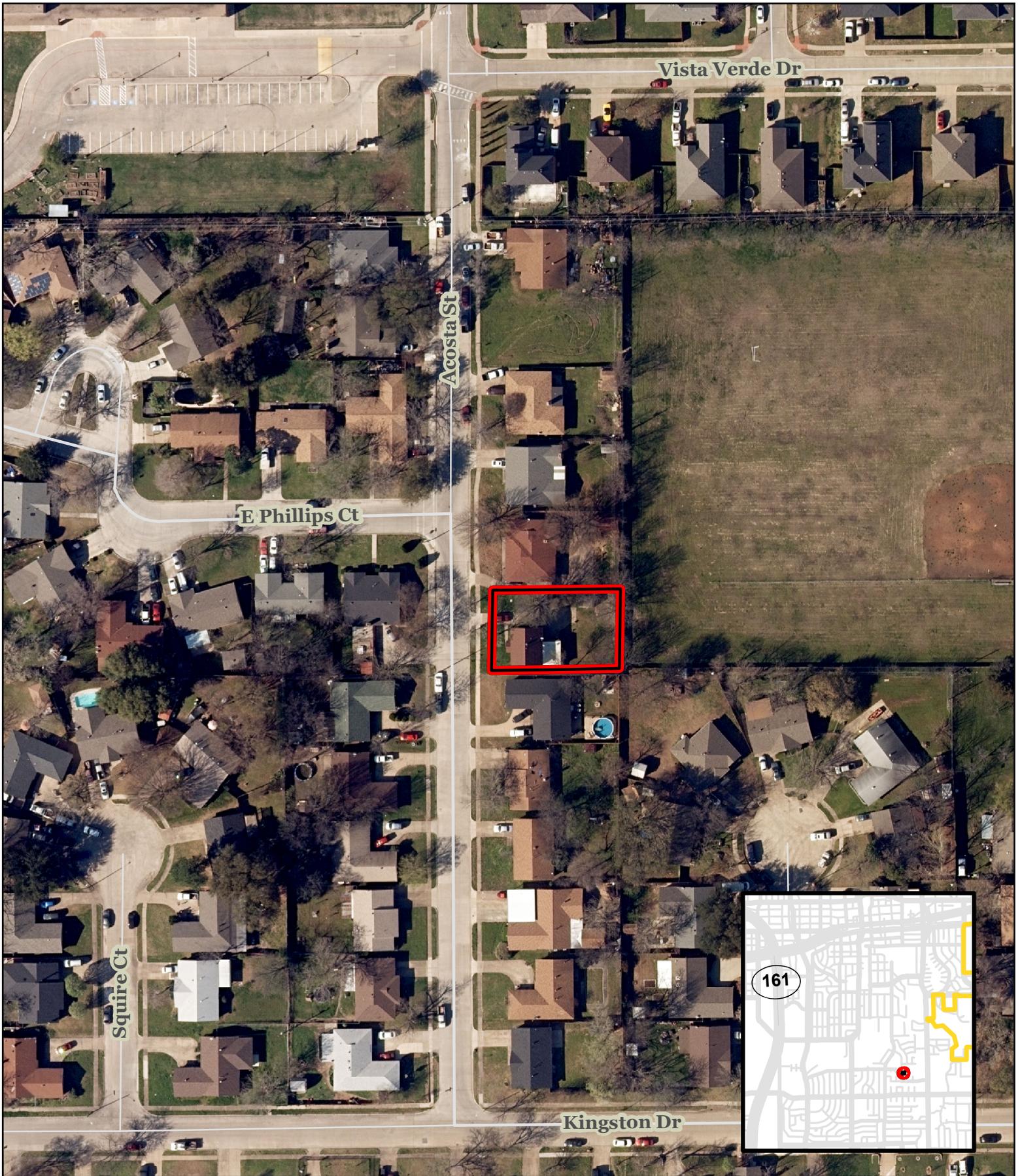
RECOMMENDATION

Staff recommends **Approval of the requested variance in BA200504** based on the following findings of fact:

1. The garage conversion does not negatively impact the surrounding 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 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.**



CASE LOCATION MAP

Case Number BA200504

1505 Acosta St. - Garage Conversion



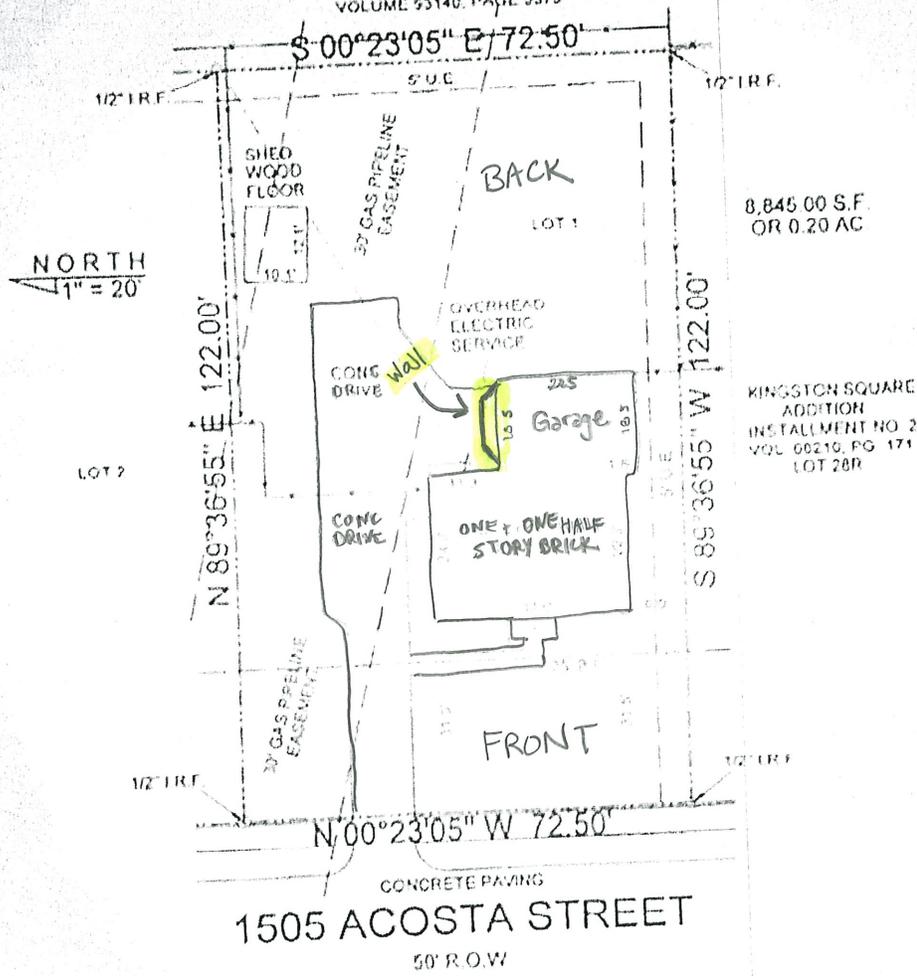
**City of Grand Prairie
Development Services**

(972) 237-8255

www.gptx.org

BEING LOT ONE (1), BLOCK E, OF KINGS PLACE ADDITION NO. 2, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 68154, PAGE 1660, PLAT RECORDS, DALLAS COUNTY, TEXAS.

FIRST CHURCH OF NAZARENE
VOLUME 53140, PAGE 3375



8,845.00 S.F.
OR 0.20 AC

KINGSTON SQUARE
ADDITION
INSTALLMENT NO. 2
VOL. 00210, PG. 171
LOT 28R

1505 ACOSTA STREET
50' R.O.W

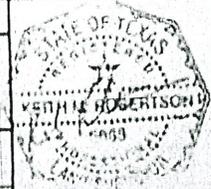
BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED
ALL RIGHTS OF WAY, BUILDING LINES AND EASEMENTS ARE PER PLAT VOLUME 68154 PAGE 1660 OR CARNET SLIDE UNLESS OTHERWISE NOTED

CHECK WITH UTILITY CO. FOR BURIED LINES

ACCEPTED BY: _____ TITLE COMPANY ALLEGIANCE TITLE COMPANY
DATE _____

THIS PROPERTY LIES IN ZONE X WHICH IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER F.E.M.A. COMMUNITY PANEL #485472 0455 L

ANY REFERENCE TO "FLOOD PLAIN" ON THIS SURVEY IS AN ESTIMATE, BASED ON DATA AVAILABLE AND IS NOT TO BE CONSIDERED AS A DETERMINATION OF THE FLOODING POTENTIAL OF THIS PROPERTY
THE UNDERSIGNED DOES HEREBY CERTIFY THAT (A) THAT THE FOREGOING SURVEY WAS MADE AND STAKED ON THE GROUND AND CORNERS ARE MARKED WITH PERMANENT MONUMENTS; (B) THE SURVEY SHOWS THE LOCATION OF ALL BUILDINGS, HIGHWAYS, STREETS, ROADS, RAILROADS, RIVERS, CREEKS, OR OTHER WATERWAYS, FENCES, EASEMENTS AND RIGHTS OF WAY ON OR CONTIGUOUS TO THE PROPERTY WITH ALL EASEMENTS AND RIGHTS OF WAY REFERENCED TO THE RECORDING INFORMATION; (C) THERE ARE NO DISCREPANCIES OR CONFLICTS IN BOUNDARIES OR NEIGHBORING ENCROACHMENTS, EXCEPT AS SHOWN ON THE SURVEY; (D) THE SURVEY SET FORTH THE DIMENSIONS AND TOTAL AREA OF THE PROPERTY



THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR A ONE-TIME CLOSING WITH OF NUMBER AND TITLE COMPANY AS SHOWN HEREON, AND THE UNDERSIGNED SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT FOR WHICH SAID SURVEY WAS ORIGINALLY PREPARED. SURVEY VALID ONLY WITH ORIGINAL SIGNATURE BEING REFUSED.

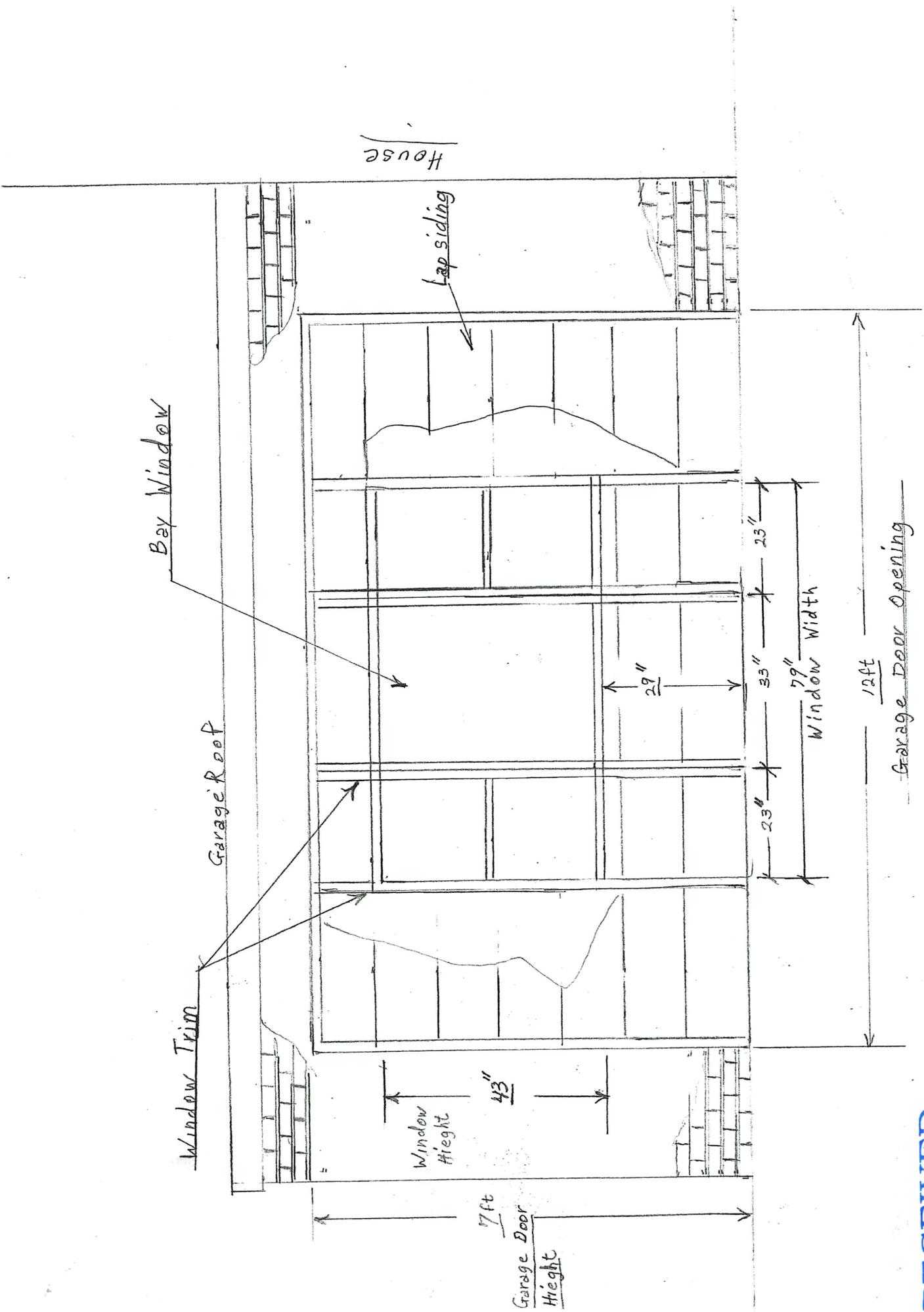
GF# 1557110-02TS SCALE 1" = 20' DATE 1-12-2010 FILE NO. 10-005
KMR LAND SURVEYING - FIRM NO. 101005-00 3029 PECAN CIRCLE, BEDFORD, TEXAS 76021
KEITH A. ROBERTSON - RPLS #248 (214)-563-4353 KMR.LAND.SURVEYING@GMAIL.COM

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KMR LAND SURVEYING
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RECEIVED

[Handwritten Signature] 2/6/19

APR 27 2020



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APR 27 2020



BA200505

401 SW 14th
Variance – Zoning

Zoning Board of Adjustments & Appeals:	June 15, 2020
Case Manager:	Jonathan Tooley
Applicant:	Luke Keeton
Owner:	Juan and Alejandra Granados
City Council District:	1 (Jorja Clemson)
Zoning:	SF-4

SUMMARY

Creation of two lots that do not meet the minimum width at 401 SW 14th St, legally described as Lot 1, Part Lot 2 and Abandoned Right of Way, Block 108, Dalworth Park, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four District.

- A. Variance: Creation of two lots that do not meet the minimum required width.
Minimum Required Lot Width: 60 feet.
Requested Lot Width: 52.5 feet.

DISCUSSION

The applicant is requesting a variance from the minimum lot width required for SF-4 zoning. Single Family-Four Residential District requires that new lots have a minimum of 60 foot lot width. The applicant is also trying to replat (case number RP200601) the property from a single lot into two lots. The new lots would have the width of 52.5 feet. Within this neighborhood, there are multiple lots less than 60 feet in width with many being 50 feet. After reviewing the original platting from the 1940's, we cannot verify the actual distance that the surrounding area was platted to. Using GIS tools and appraisal district data, we feel confident it was 50 feet. Of the lots in the same block as the subject property, 9 of them have a width of 50 feet.

PUBLIC NOTIFICATION

Legal notice of this item was published in the Fort Worth Star Telegram June 5th and June 14th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on June 3rd, 2020.

34 notices were sent, 0 were returned in favor, 0 opposed and there is no homeowner's 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 variance will not authorize the operation of a use other than those already allowed in Single Family-Four 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 owner to split the lots equally, offering more development possibilities. Staff suggests that the exception will not harm the spirit and purpose of this ordinance. The lot width is consistent with the established pattern of the neighborhood.*

- 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. Many of the lots in the same block, 108, are already less than the required 60 foot width stipulated by Single Family-Four Residential District.*

- 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 finds 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 not self-created.*

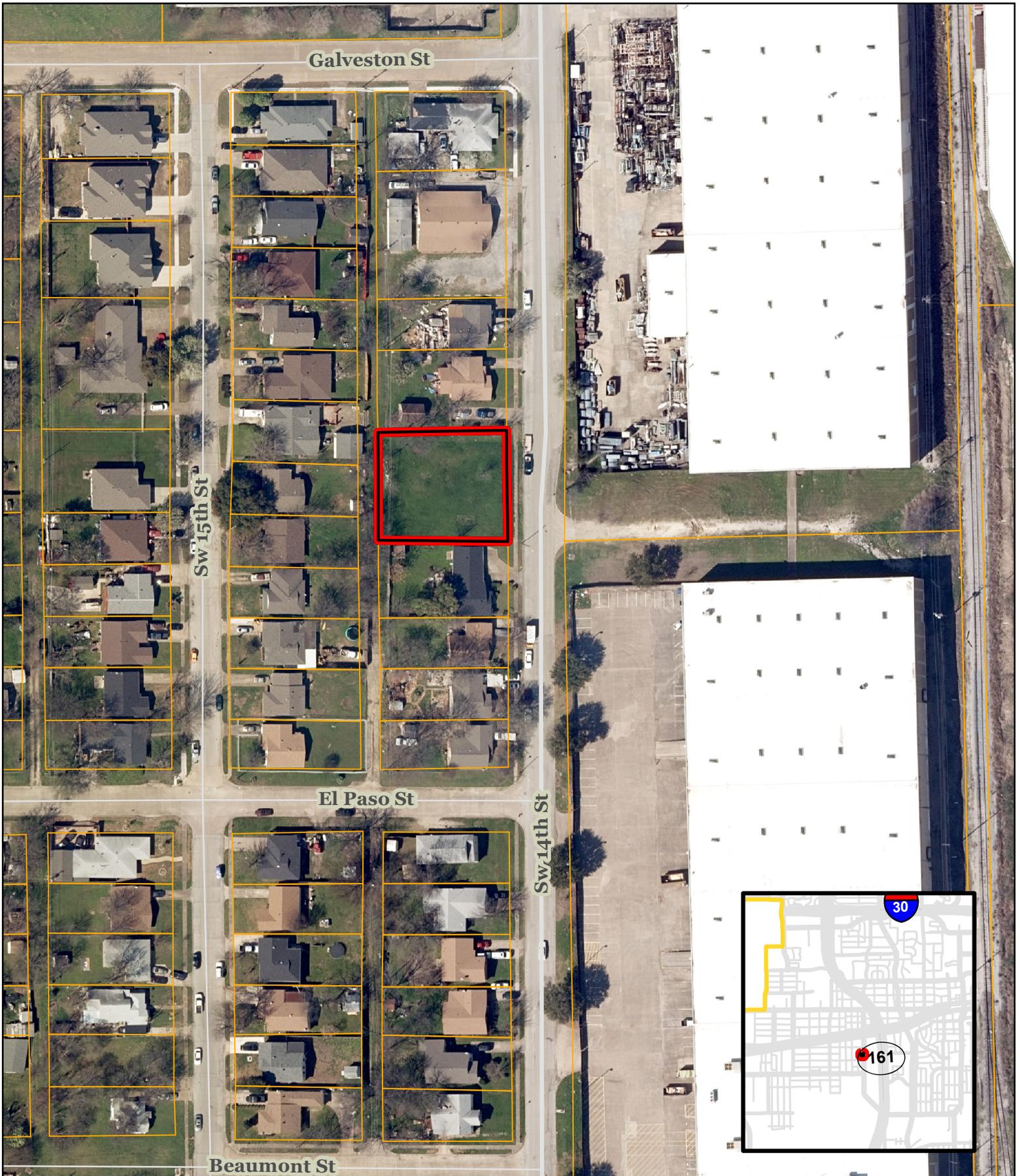
RECOMMENDATION

Staff recommends **Approval of the requested variance in BA200505** based on the following findings of fact:

1. The zoning variance does not negatively impact the surrounding area.
2. The lot width is consistent with other properties the neighborhood.

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 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.**



Galveston St

Sw 15th St

El Paso St

Sw 14th St

Beaumont St



CASE LOCATION MAP

Case Number BA200505

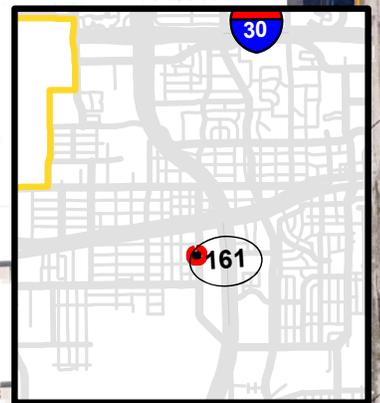
Variance - Zoning

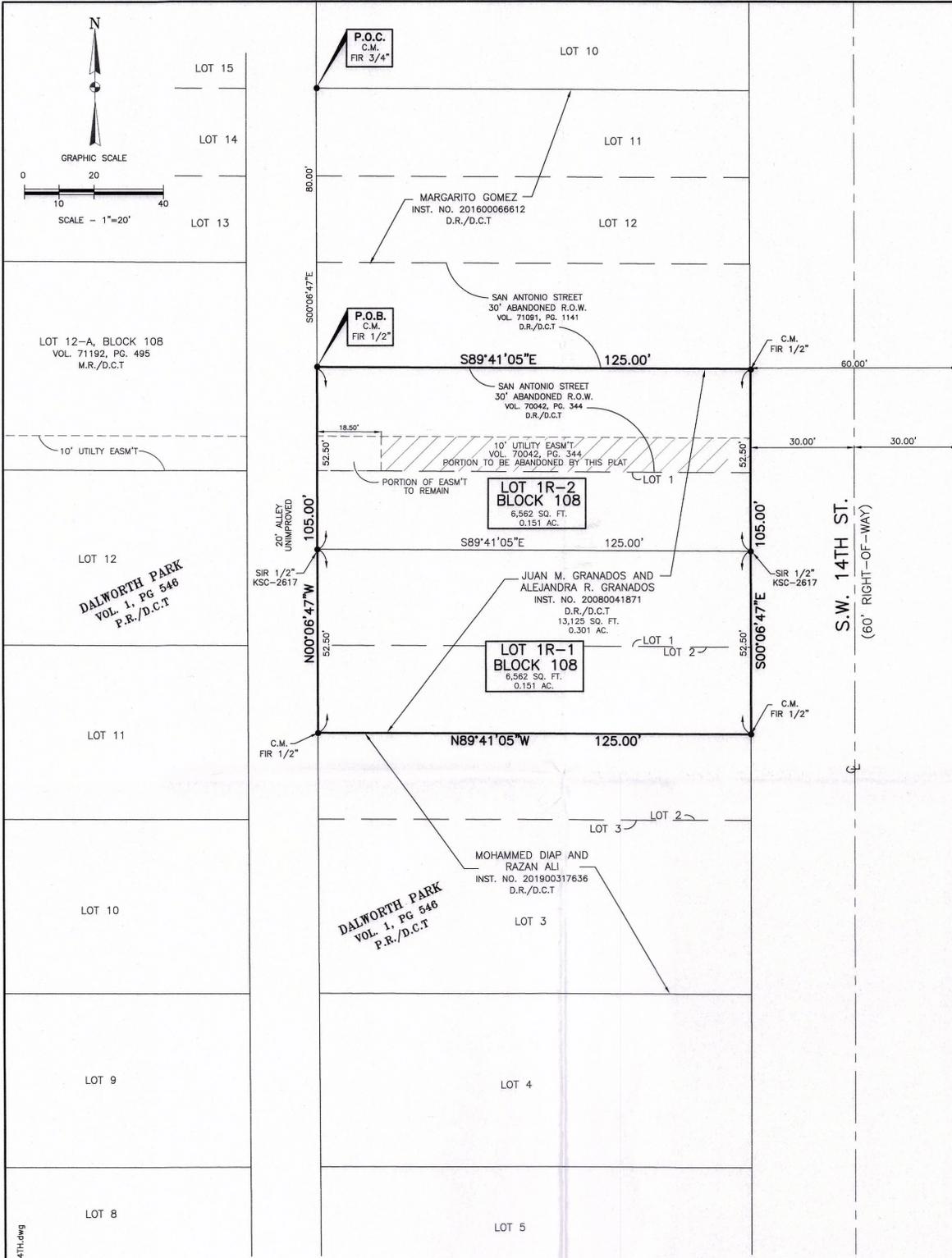


City of Grand Prairie
Development Services

(972) 237-8255

www.gptx.org





SURVEYORS CERTIFICATE:

Know All Men By These Presents:
 I, **M. L. Mitchell**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the rules and regulations of the City Plan Commission of the City of Grand Prairie, Texas.

PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSE

M. L. Mitchell
 Registered Professional Land Surveyor
 Registration No. 2617
 State of Texas

ACKNOWLEDGMENTS:

State of Texas
 County of Dallas:
 Before me the undersigned authority, a Notary Public, on this day personally appeared **M. L. Mitchell**, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ Day of _____, 2020.

Notary Public
 My Commission Expires:

DEDICATION:

State of Texas:
 County of Dallas:
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **JUAN M. GRANADOS AND ALEJANDRA R. GRANADOS**, does hereby adopt this plat designating the hereon above described property as **LOT 1R-1 AND 1R-2, BLOCK 108 DALWORTH PARK ADDITION**, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Witness my hand at _____ County Texas this ____ day of _____, 2020.

JUAN M. GRANADOS Owner
ALEJANDRA R. GRANADOS Owner

ACKNOWLEDGMENT:

State of Texas
 County of Dallas:
 Before me the undersigned authority, a Notary Public, on this day personally appeared **JUAN M. GRANADOS**, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ Day of _____, 2020.

ACKNOWLEDGMENT:

State of Texas
 County of Dallas:
 Before me the undersigned authority, a Notary Public, on this day personally appeared **ALEJANDRA R. GRANADOS**, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ Day of _____, 2020.

OWNER/DEVELOPER:

JUAN M GRANADOS
 802 TAPLEY ST
 GRAND PRAIRIE, TEXAS 75051
 PHONE: (972) 415-4896

PREPARED BY:

KEETON SURVEYING COMPANY
 H.B. KEETON M.S. KEETON
 2037 DALWORTH, GRAND PRAIRIE, TEXAS 75050
 REGISTERED PROFESSIONAL LAND SURVEYORS
 PHONE: (972) 641-0843 FAX: (972) 647-0154
 E-MAIL: ksc4019@sbcbjbbi.net

OWNERS CERTIFICATE:

State of Texas:
 County of Dallas:
 WHEREAS, **JUAN M. GRANADOS AND ALEJANDRA R. GRANADOS**, are the sole owners of a 0.301 acre tract of land situated in the Heirs of Tapley Holland Survey, Abstract No. 644, County of Dallas, City of Grand Prairie, according to the deed recorded in Inst. No. 20080041871, of the Deed Records of Dallas County, Texas, said tract of land being known as all of Lot 1 and the north half of Lot 2, Block 108 Dalworth Park Addition, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 1, Page 546, of the Plat Records of Dallas County, Texas and the south 30 feet of abandoned San Antonio Street, according to the deed thereof recorded in Volume 70042, Page 344, of the deed Records of Dallas County, Texas, said 0.301 acre tract being more particularly described as follows:

COMMENCING at a 3/4 inch iron rod found at the northwest corner of Lot 11, Block 108 of said Dalworth Park Addition;
THENCE S. 00°06'47" E with the west line of Lots 11, 12, and the north part of Abandoned San Antonio St. recorded in Volume 71091, Page 1141, deed Records of Dallas County, Texas, a distance of 80.00 feet to a 1/2 inch iron rod found for the Point of Beginning;

THENCE S. 89°41'05" E., with the center line of said abandoned San Antonio St. (60' Right-Of-Way) a distance of 125.00 feet to a 1/2 inch iron rod found in the west line of S.W. 14TH Street (60' Right-Of-Way);

THENCE S. 00°06'47" E., with the west line of said S.W. 14TH St. and the east line of said abandoned San Antonio St., Lot 1, and Lot 2 a distance of 105.00 feet to a 1/2 inch iron rod found in the east line of said Lot 2 and being the northeast corner of a tract described in deed to Mohammed Diap and Razan Ali, according to the deed thereof recorded in Inst. No. 201900317636, of the deed Records of Dallas County;

THENCE N. 89°41'05" W., over and across said Lot 2 and with the north line of said Mohammed tract a distance of 125.00 feet to a 1/2 inch iron rod found in the west line of said Lot 2 and being the northwest corner of said Mohammed tract, and in the east line of a 20 foot alley;

THENCE N. 00°06'47", W with the east line of said alley and the west line of Lots 1 and 2, and said Abandoned San Antonio St. a distance of 105.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 13,125 square feet or 0.301 acres of land, more or less.

REPLAT
LOTS 1R-1 & 1R-2
BLOCK 108
DALWORTH PARK ADDITION

CONTAINING 13,125 SQ. FT. OR 0.301 ACRES
AN ADDITION TO THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
 BEING A REPLAT OF LOT 1, THE NORTH HALF OF LOT 2, DALWORTH PARK ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE DALLAS COUNTY, TEXAS AND THE SOUTH HALF OF SAN ANTONIO STREET

CASE NO. _____
 DATE: APRIL 27, 2020



- NOTE:**
- The basis of bearing for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network. All distances shown hereon are surface distances.
 - C.M. ~ Denotes Controlling Monuments
 - I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48113C0435, Suffix M, Map Effective Date: 3-21-19, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.
 - The purpose of this plat is to create two lots out of one lot, a part of another lot, and the south half of San Antonio St. as shown.
 - Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat.
 - Prior to any building permit being issued, an approved grading and drainage plan is required by the City of Grand Prairie.
 - Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
 - The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications, or other title matters affecting the subject property.

K:\1-2020-PROJECTS\DALWORTH PARK BLK 108 \dwg\401 SW 14TH.dwg



BA200608

2707 Webb Lynn Road
Variance – Accessory Structure

Zoning Board of Adjustments & Appeals:	June 15, 2020
Case Manager:	Jonathan Tooley
Owner/Applicant:	Kenneth Fay
City Council District:	4 (John Lopez)
Zoning:	SF-1

SUMMARY

Construction of an accessory structure at 2707 Webb Lynn Rd, legally described as Lot 2, Block 1, Friendship Meadows, City of Grand Prairie, Tarrant County, Texas.

1. Variance: Construction of an accessory structure that exceeds maximum area. Required Maximum Area: 450 square feet. Requested Area: 1,200 square feet.
2. Special Exception: Construction of an accessory structure that does not meet required materials. Required Materials: 100% Masonry. Requested Materials: Metal.

DISCUSSION

The applicant is requesting a variance from the maximum allowed square footage of accessory structures required in Article 6 of the Unified Development Code, to allow for the construction of a 1,200 square foot accessory structure for storage purposes. This property is located and is the last residence on the dead end of Webb Lynn Road (TRA sewer lift station is located at the actual end of the road). As the map shows, this property has three homeowner associations that surround it, but is not a member of any HOA. There is one other residential property on the dead end segment, 2715 Webb Lynn, and they also have accessory structures (boat carport, storage buildings). The applicant is asking to place the structure on the north side of their property, and meets all the required setbacks set forth in the UDC. Typically, accessory structures of this size require masonry work, but the applicant is wanting to use metal with an enamel finish.

PUBLIC NOTIFICATION

Legal notice of this item was published in the Fort Worth Star Telegram June 5th and June 14th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on June 3rd, 2020.

25 notices were sent, 0 were returned in favor, 0 opposed and there is no homeowner's 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 variance will not authorize the operation of a use other than those already allowed in Single Family One Residential District.*

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

Staff Evaluation: *Staff suggests that the exception will not harm the spirit and purpose of this ordinance. This property is located outside of the three-homeowner associations in the area, Ivy Glen, Heather Glen, and West Shore at Joe Pool Lake.*

- 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 property to the north, 2715 Webb Lynn Road, has accessory structures constructed in the rear yard. The subject property is located on the dead end of Webb Lynn Road, away from most traffic that is turning onto Ivy Glen Drive.*

- 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 cannot find that the property owner has a hardship that is a unique circumstance of the property.*

H. The variance or exception is a self-created hardship.

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

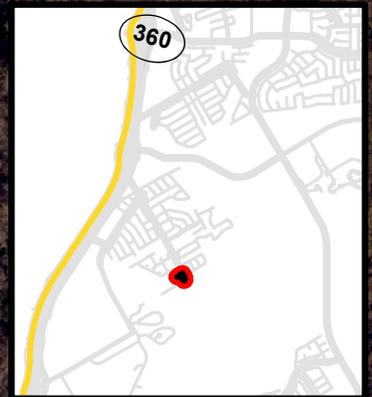
RECOMMENDATION

Staff **does not object to the requested variance in BA200608** based on the following findings of fact:

1. The accessory structure does not negatively impact the surrounding area.
2. The accessory structure is consistent with the property adjacent property, 2715 Webb Lynn Road.

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 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.**



CASE LOCATION MAP

Case Number BA200608

2707 Webb Lynn Rd



**City of Grand Prairie
Development Services**

(972) 237-8255

www.gptx.org

HOMEOWNERS ASSOCIATION OF HEATHER GLEN

HOMEOWNERS ASSOCIATION OF IVY GLEN

WEST SHORE AT JOE POOL LAKE HOA



60 0 60 Ft

Grand Prairie Maps

Date: 6/11/2020 Time: 10:11:26 AM

This data has been compiled by the City of Grand Prairie IT/QIS 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.



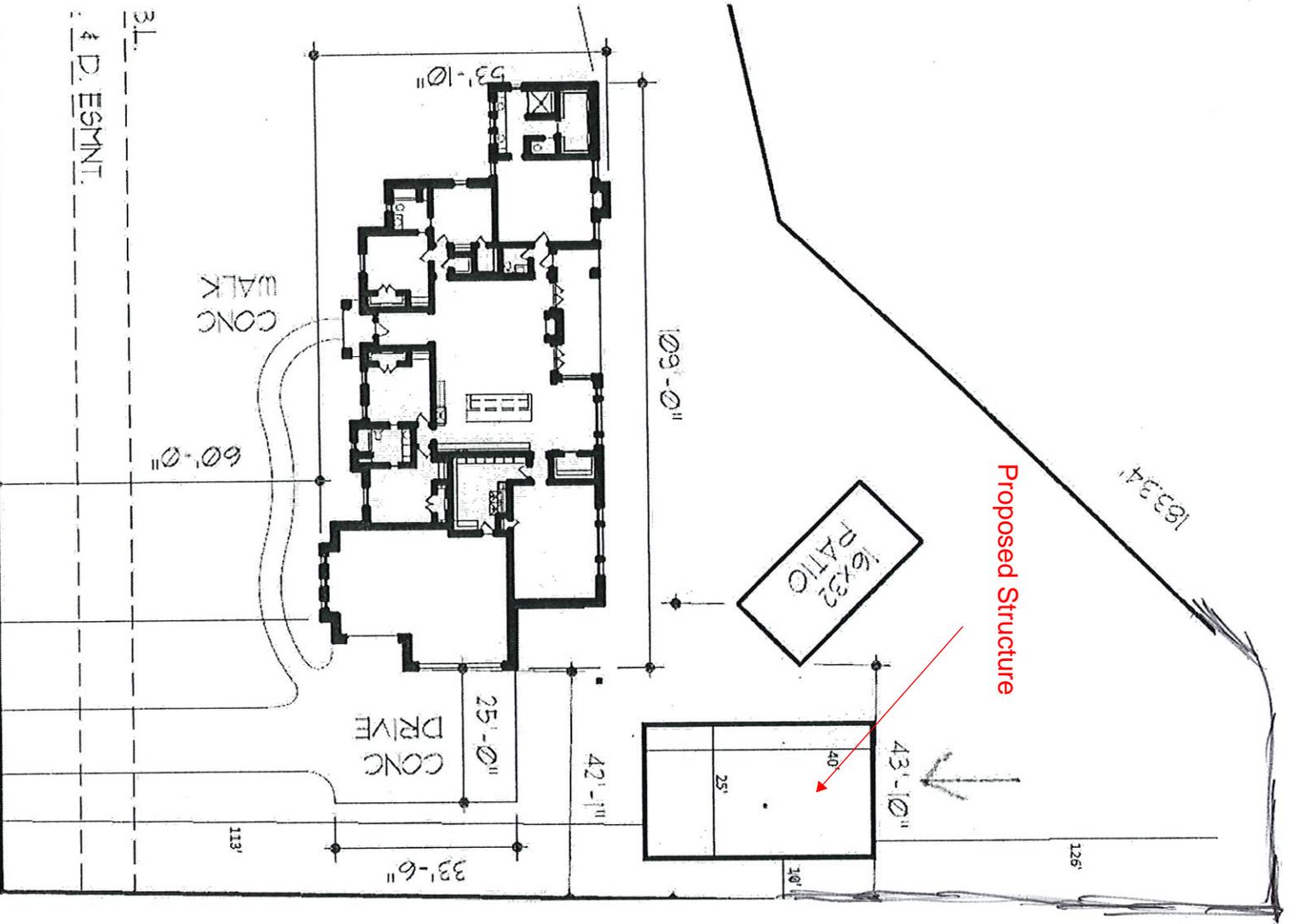
Home Owner Association

MAY 22 2020

2707 Webb Lynn

Height: 12'

Zoning: SF-1





BA200609

1114 Nadine Lane
Variance – Detached Garage

Zoning Board of Adjustments & Appeals:	June 15, 2020
Case Manager:	Jonathan Tooley
Owner:	Ralph and Jeanene Dumas
Applicant:	Rodney J. Rogers, Joshua Homes
City Council District:	6 (Jeff Woodridge)
Zoning:	PD-84

SUMMARY

Construction of a detached garage at 1114 Nadine Ln, legally described as Lot 118R2, Florence Hill No. 2, City of Grand Prairie, Dallas County, Texas.

- A. Variance: Construction of a detached garage that exceeds the maximum area. Required Maximum Area: 750 square feet. Requested Area: 1,200 square feet.
- B. Variance: Construction of a detached garage that exceeds the maximum height. Required Maximum Height: 14 feet. Requested Height: 22 feet, 2 inches.
- C. Special Exception: Construction of a detached garage that does not meet required materials. Required: 100% Masonry. Requested: Metal.

DISCUSSION

The applicant is requesting a variance to the maximum allowable square footage of an accessory structure to construct a 1,200 square foot detached garage. Additionally, the applicant wants to exceed the maximum height allowed for detached garages. They are also constructing a new single-family residence on the property as well. Building plans show that the proposed height for the new home is 24 feet, 3.5 inches, whereas the proposed detached garage is planned for a height of 22 feet, 2 inches. The applicant is proposing to use metal siding, along with a metal roof for the detached garage. The area of the proposed site has numerous metal buildings, many being in the rear yard of residences.

PUBLIC NOTIFICATION

Legal notice of this item was published in the Fort Worth Star Telegram June 5th and June 14th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on June 3rd, 2020.

33 notices were sent, 0 were returned in favor, 0 opposed and there is no homeowner's 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 might injure the appropriate use of adjacent property in the same district. The proposed structure is taller than most other accessory structures in the area. The next-door neighbor, 1118 Nadine Lane, does have a 14 foot tall RV Carport.*

- 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 the Planned Development 84 District.*

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

Staff Evaluation: *Staff suggests that the exception might harm the spirit and purpose of this ordinance. The height of the proposed detached garage is less than the primary structure, but is 8 feet, 2 inches over the maximum height allowed per Article 6 of the Unified Development Code.*

- 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 believes that such variance may have the potential to alter the essential character of the district. There are numerous metal buildings located in the neighborhood, but most do not appear to be constructed to the height as requested as 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:** 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 **does not object to the requested variance in BA200609** based on the following findings of fact:

1. There are numerous metal buildings in the surrounding 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 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.**



CASE LOCATION MAP
Case Number BA200609
1114 Nadine Lane



City of Grand Prairie
Development Services

📞 (972) 237-8255
🌐 www.gptx.org

MAY 26 2020

4/13/2020

- NOTE:
1. SITE PREPARATION MUST COMPLY WITH PROJECT GEOTECHNICAL REPORT SPECIFICATIONS.
 2. REMOVE AND DISCARD ALL VEGETATION WHERE GRADING IS PROPOSED
 3. SITE DRAINAGE MUST BE WELL DEVELOPED AND DIRECTED AWAY FROM THE FOUNDATION. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. FLOWLINE SLOPES OF SWALES AND SIDE YARDS SHALL NOT BE LESS THAN 1.25%. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE.
 4. BACKFILL AROUND THE FOUNDATION SHALL BE WITH COHESIVE SOIL.
 5. ROOF DOWNSPOUTS AND DRAINS SHALL BE EXTENDED AND DRAIN AWAY FROM FOUNDATION.
 6. PAVING AND STRUCTURAL DESIGN BY OTHERS.

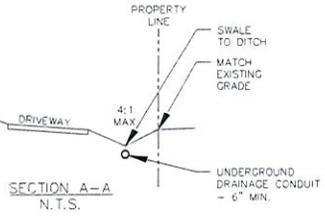
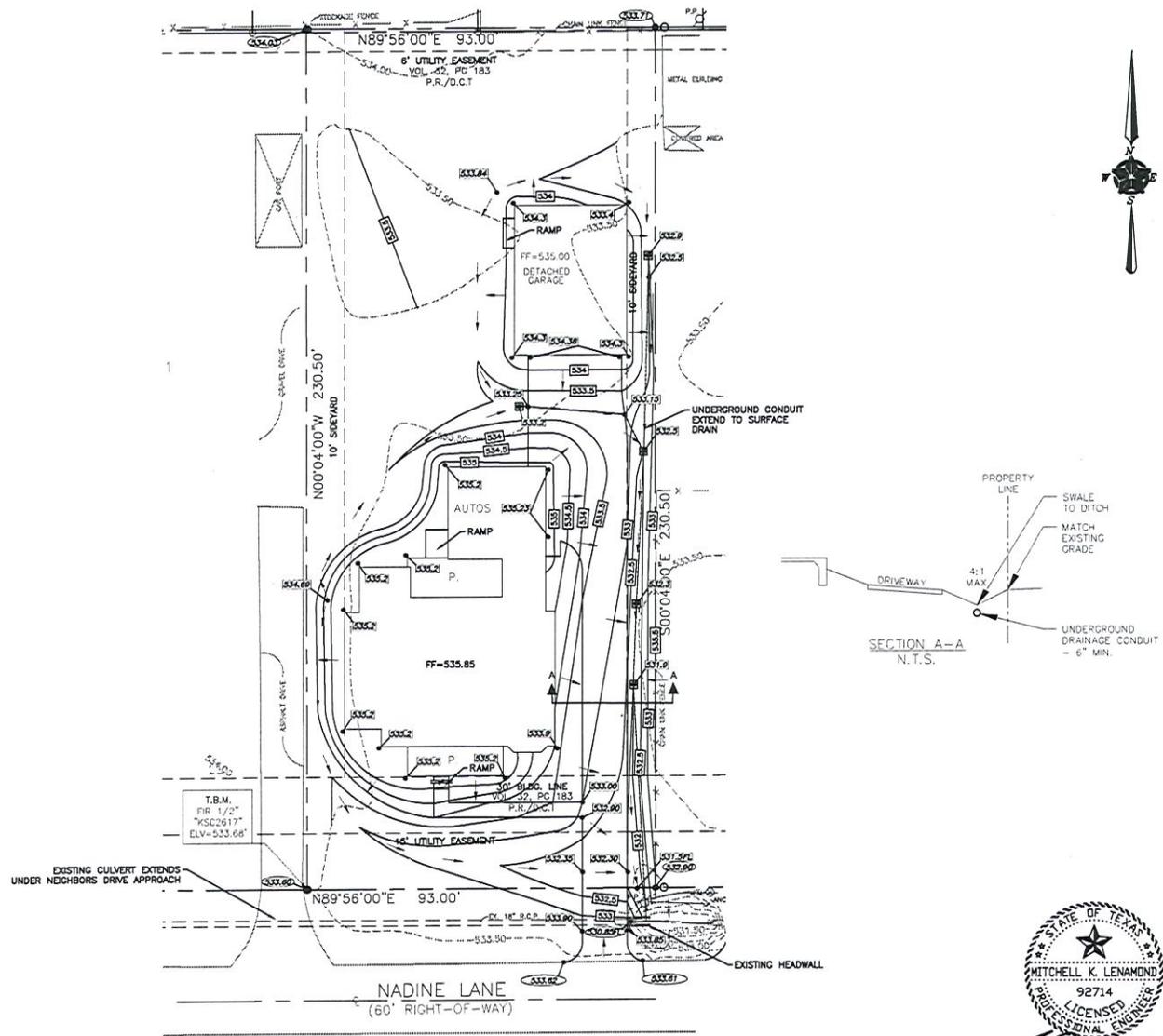
ALL ELEVATIONS ARE BASED ON SURVEY DATA PROVIDED BY THE OWNER AND/OR SURVEYOR. DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR DISCREPANCIES RESULTING FROM SURVEY DATA.

CAUTION!!!
CALL TEXAS ONE CALL
1-800-245-4545
48 HRS PRIOR TO CONSTRUCTION

III. CAUTION III
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. AND DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE.

LEGEND

---	EASEMENT
XXX	EXISTING SPOT ELEVATION
XXX	PROPOSED SPOT ELEVATION
---	PROPERTY LINE
XXX	PROPOSED CONTOURS
XXX	EXISTING CONTOURS
→	PROPOSED FLOW DIRECTION
■	12" x 12" AREA DRAIN
FL	FLOWLINE



STATE OF TEXAS
 MITCHELL K. LENAMOND
 92714
 LICENSED PROFESSIONAL ENGINEER

Mitchell K. Lenamond

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MITCHELL K. LENAMOND, P.E. 92714 ON 4/13/2020



ERIC L. DAVIS ENGINEERING, INC.
 P-3981
 1720 EAST MAIN STREET
 972/564-0592 Fax 972/564-6523
 E-Mail eric.davis@eolengineering.com

GRADING PLAN
 ENGINEERED FOR
PLAN FACTORY

PLAN GRADING	ELD JOB NO: DF20-0366
BUILDER: PLAN FACTORY	DRAWN BY: AW
ADDRESS: FLORENCE HILL	CHECKED BY: ML
ADDRESS: 1114 MADRID LANE	BLOCK: N/A
LOT: 118B2	CITY: GRAND PRAIRIE

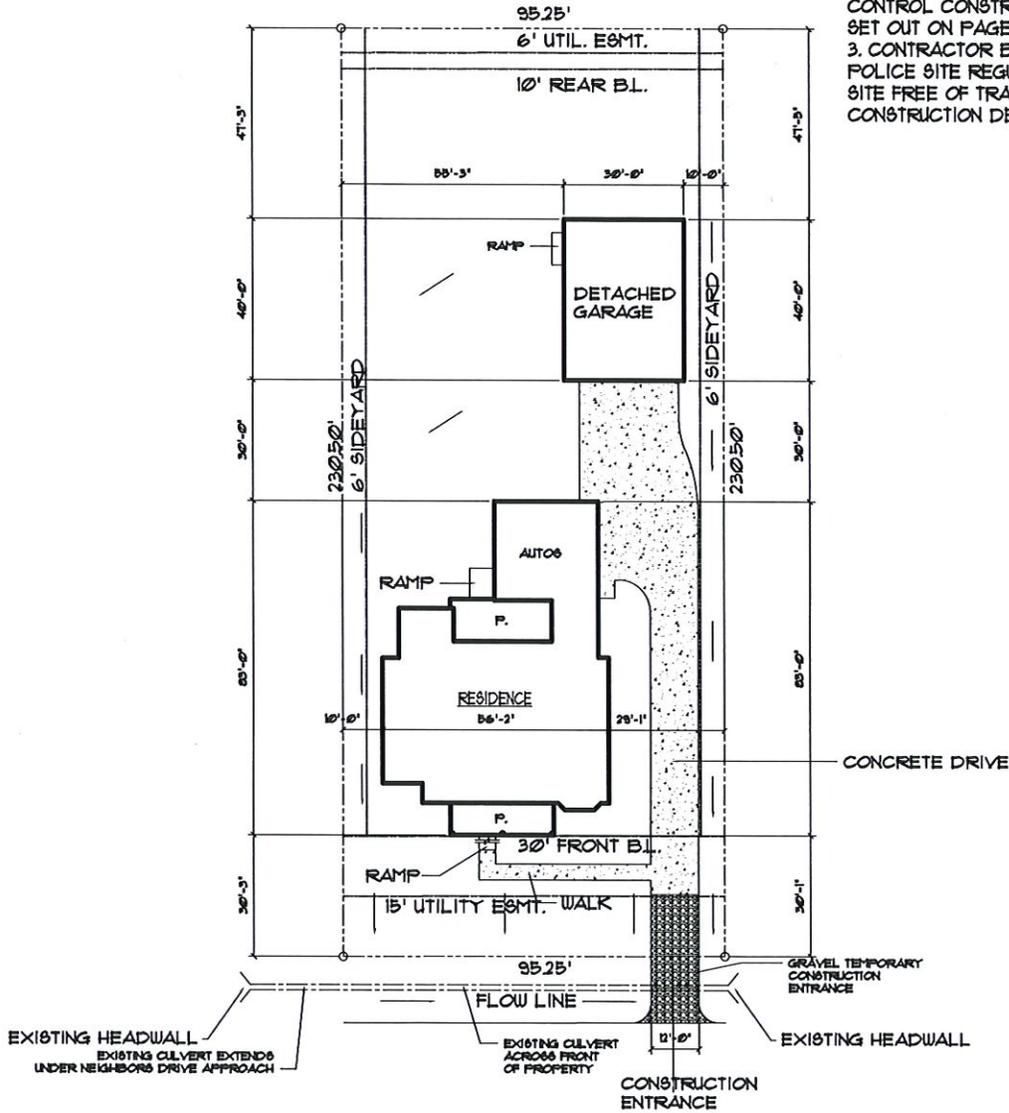
SCALE: 1" = 30'

SHEET 01

RECEIVED

MAY 26 2020

- NOTES:
1. ANY DISPLACED OR DISTURBED SOIL WILL BE REPLACED AND COVERED WITH MOTIVE BERMUDA 80D AND WATERED REGULARLY
 2. ALL EROSION CONTROL DEVICES SHALL BE CONSTRUCTED WITH CITY STANDARD EROSION CONTROL CONSTRUCTION DETAILS AS SET OUT ON PAGES 1 AND 2
 3. CONTRACTOR BUILDER SHALL POLICE SITE REGULARLY AND KEEP SITE FREE OF TRASH AND CONSTRUCTION DEBRIS.



PLOT PLAN
 SCALE: 1" = 30'-0"
 1114 NADINE LANE
 LOT 118R2
 FLORENCE HILL ADDITION
 CITY OF GRAND PRAIRIE
 DALLAS COUNTY
 PLAN: 8093
 DATE: 11/23/19 (11/23/19)

THE PLAN FACTORY

IT SHALL BE THE FULL RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND ADJUST IF REQUIRED

These Plans are the property of THE PLAN FACTORY and are not to be reproduced, copied, or altered without the written permission of THE PLAN FACTORY. It shall be the responsibility of the builder/owner to verify all Deed Restrictions, Building Codes & Dimensions prior to any construction.



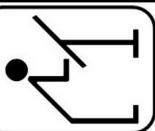
FRONT ELEVATION
1/4" = 1'-0"
100% MASONRY



1114 NADINE LANE
LOT 118R2
FLORENCE HILL ADDITION
CITY OF GRAND PRAIRIE
DALLAS COUNTY

NOTE: IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND TO ENSURE THAT THIS PLAN MEETS ALL GOVERNING CODES & REQUIREMENTS.

THE PLAN FACTORY
4307 SOUTH BOWEN RD. - SUITE 133 - ARLINGTON, TX 76016
METRO (817) 654-9012



DESCRIPTION

SQUARE FOOTAGE:	
LOWER:	2431
UPPER:	0
TOTAL A/C:	2431
GARAGE: 638	
PORCH: 204	
PATIO: 253	
TTL AUR: 3526	

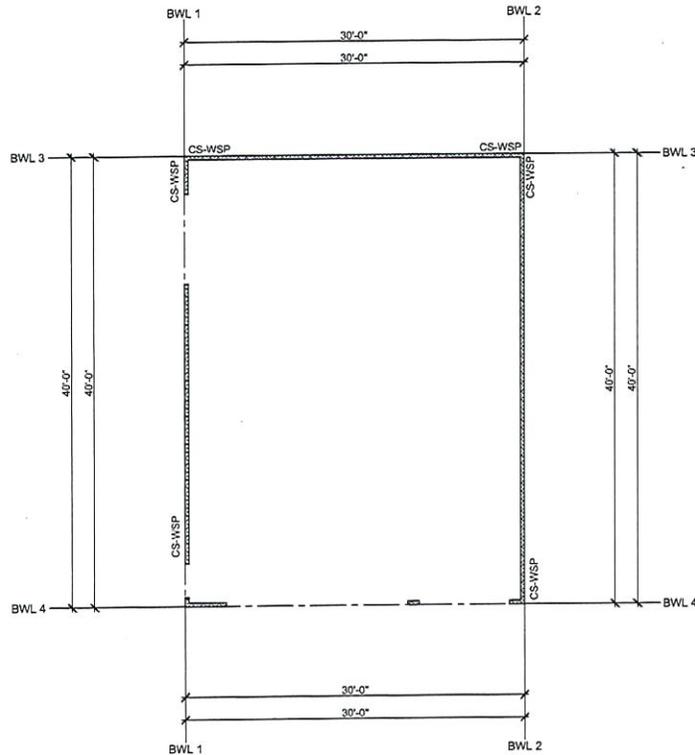
Drawn RKJ
Job 8093
Date FEB 2020

PLAN NO.

SS02202431

RECEIVED

MAY 26 2020



GARAGE FLOOR PLAN

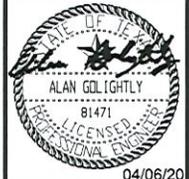
NOTES:

1. WIND LOADS PER 2015 INTERNATIONAL RESIDENTIAL CODE:
ULTIMATE WIND SPEED: 115 MPH (3 SEC. GUST)
EXPOSURE: B
BUILDING CATEGORY II
I = 1.0
2. SHEATHING TO BE 7/16" STRUCTURAL PLYWOOD OR OSB. ATTACH WITH FASTENERS 4" O.C. @ EDGES AND 12" O.C. INTERMEDIATE STUDS. PER 2015 IRC, TABLE R602.3 (1), 2X STUDS AT 16" O.C., FASTEN STUDS PER LATEST IRC.
3. IN LIEU OF NAILS, PANELS MAY BE ATTACHED TO STUDS W/ 16GA X 3/4" CROWN X 1 1/2" LEG STAPLES @ 3" ON CENTER AT PANEL EDGES AND @ 12" O.C. AT INTERMEDIATE STUDS. THE CROWNS OF THE STAPLES SHALL BE PARALLEL WITH THE LONG DIMENSION OF THE FRAMING MEMBER
4. FASTENERS BETWEEN PANEL ENDS SHALL BE PER LATEST IRC.
5. USE DETAIL 1 & 2 (TYP. DETAIL SHEET) FOR 1X4 LET-IN BRACED WALL
6. MAXIMUM BRACED WALL LINE (BWL) SPACING: 60FT
7. FLOOR DECK SHALL BE 3/4" (MIN.) PLYWOOD OR OSB FASTENED WITH 8D COMMON NAILS @ 6" O.C. (EDGES) AND 12" O.C. (INTERMEDIATE)
8. ROOF DECK SHALL BE 7/8" (MIN.) PLYWOOD OR OSB FASTENED WITH 8D COMMON NAILS @ 6" O.C. (EDGES) AND 12" O.C. (INTERMEDIATE)
9. ALL GYPSUM SHEATHING SHALL BE 1/2" THICK, AND FASTENED WITH 1 1/2" GALVANIZED ROOFING NAIL, 1 1/2" SCREW, TYPE W OR S. (REF. TABLE R602.10.4) NAILS/SCREWS @ 7" O.C.

LEGEND		
SYMBOL	DESCRIPTION	BRACING METHOD
	7/16" PLYWOOD / OSB SHEATHING	WSP: WOOD STRUCTURAL PANEL (2)
	7/8" PORTAL FRAME (PLYWOOD/OSB)	PFH (3) / PFG (4), REFER PLAN
	STRUCTURAL GRADE T-PLY (THERMO PLY)	CS-SFB: STRUCTURAL FIBER BOARD
	NOT USED	NOT USED
	NOT USED	NOT USED
	NOT USED	NOT USED
	HOLD DOWN LOCATION	PFH (3) / PFG (4), (REF. DETAIL 3 ON DETAIL SHEET)

BRACING METHOD	THICKNESS (TABLE R602.10.4)	FASTENERS (TABLE R602.10.4)
CS-WSP	7/16"	1 1/2" LONG #8-12" DIA. (FOR 3/4" THICK SHEATHING) 1 1/2" LONG #8-12" DIA. (FOR 7/8" THICK SHEATHING) GALVANIZED ROOFING NAILS OR 8d COMMON (2 1/2" LONG X0.131" DIA.) NAILS.
LIB	1x4 (45" - 60")	2 - 8d COMMON NAILS
GB	1/2"	[REF. TABLE R602.3(1)]
PF	PORTAL FRAME 7/16"	[REF. TABLE R602.3(1)]

(1) IRC 2015: R602.10.4 / R602.10.4.1
 (2) EITHER SIDE OF WALL ON INTERIOR WALLS
 (3) PORTAL FRAME (INTERMITTENT) WITH HOLD DOWNS.
 (4) PORTAL FRAME AT GARAGE.



1114 NADINE LANE
 GRAND PRairie, TEXAS
 THE PLAN FACTORY
 FLORENCE HILL ADDITION
 SECT: N/A PHASE: N/A
 LOT: 1162Z BLOCK: N/A
 (1F) CUSTOM HOME (DFN)

NOTES
 THIS IS AN ENGINEERED DESIGN PER SECTION R301.1.3 OF THE LATEST ADDITION OF THE IRC. THIS DESIGN MEETS OR EXCEEDS THE REQUIREMENTS OF THE EDITION OF THE IRC REFERENCED ON NOTE 1.

REVISION NOTES		

2nd FLR. WIND BRACING PLAN	
DATE 04/06/20	SHEET S3.1
SCALE 3/32" = 1'-0"	
DRAWN BY: ZAK G.	
JOB NUMBER: 20-2953	



BA200610

1837 San Antonio Street
Variance – Setback

Zoning Board of Adjustments & Appeals:	June 15, 2020
Case Manager:	Jonathan Tooley
Owner/Applicant:	Julio Vasquez
City Council District:	1 (Jorja Clemson)
Zoning:	SF-4

SUMMARY

Construction of a single-family detached house at 1837 San Antonio St, legally described as Lot 10, Block 112, Dalworth Park, City of Grand Prairie, Dallas County, Texas.

- A. ~~Variance: Construction of a house that does not meet the minimum living area requirement. Required Minimum Area: 1,800-square feet. Requested Area: 1,685-square feet.~~
- B. Variance: Construction of a house in the side yard setback. Required Setback: 6 feet. Requested Setback: 5 feet.
- C. Variance: Construction of a house in the side yard setback adjacent to a street. Required Setback: 15 feet. Requested Setback: 10 feet.

PROJECT UPDATE: Staff has determined that a variance for minimum living requirements for item 1 is not required. This property satisfies Section 6.3.1.A from Article 6 of the UDC states that

“New single family-detached residential dwellings located on lots which were of official record prior to January 1, 1968, shall be allowed to build a house with a minimum of 960 square feet of living area, only if the following apply:

1. **When more than 50% of the total dwellings on both sides of the block on the same street upon which a new building is to be placed, measured from the block's intersecting streets, do not meet the minimum living area requirements of the zoning district; and,**
2. **When more than 50% of the total lots on both sides of the block on the street upon which a new dwelling is to be placed, measured from the block's intersecting streets, are developed.”**

Staff has verified that on San Antonio Street, between SW 18th and SW 19th, that 55 percent of the lots have been developed, and that 100 percent of the lots do not meet the living area requirements of SF-4.

DISCUSSION

The applicant is requesting a variance from the minimum side yard setbacks, stated in Article 6 of the Unified Development Code, to construct a new residential home. Per Article 6 of the UDC, new construction in SF-4 zoning requires a 6-foot internal side yard setback, the applicant is requesting 5 feet. In addition, new construction in SF-4 zoning requires a 15-foot side yard setback adjacent to streets, the applicant is asking for 10 feet. The property is located on the corner lot at SW 19th and San Antonio St.

PUBLIC NOTIFICATION

Legal notice of this item was published in the Fort Worth Star Telegram June 5th and June 14th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on June 3rd, 2020.

43 notices were sent, 0 were returned in favor, 0 opposed and there is no homeowner's 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 Single Family-Four Residential District.*

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

Staff Evaluation: *Staff suggests that the exception will not harm the spirit and purpose of this ordinance. The request follows the established pattern of the neighborhood.*

- 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.*

- 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 new single-family development 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 finds that the property owner does not have 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.*

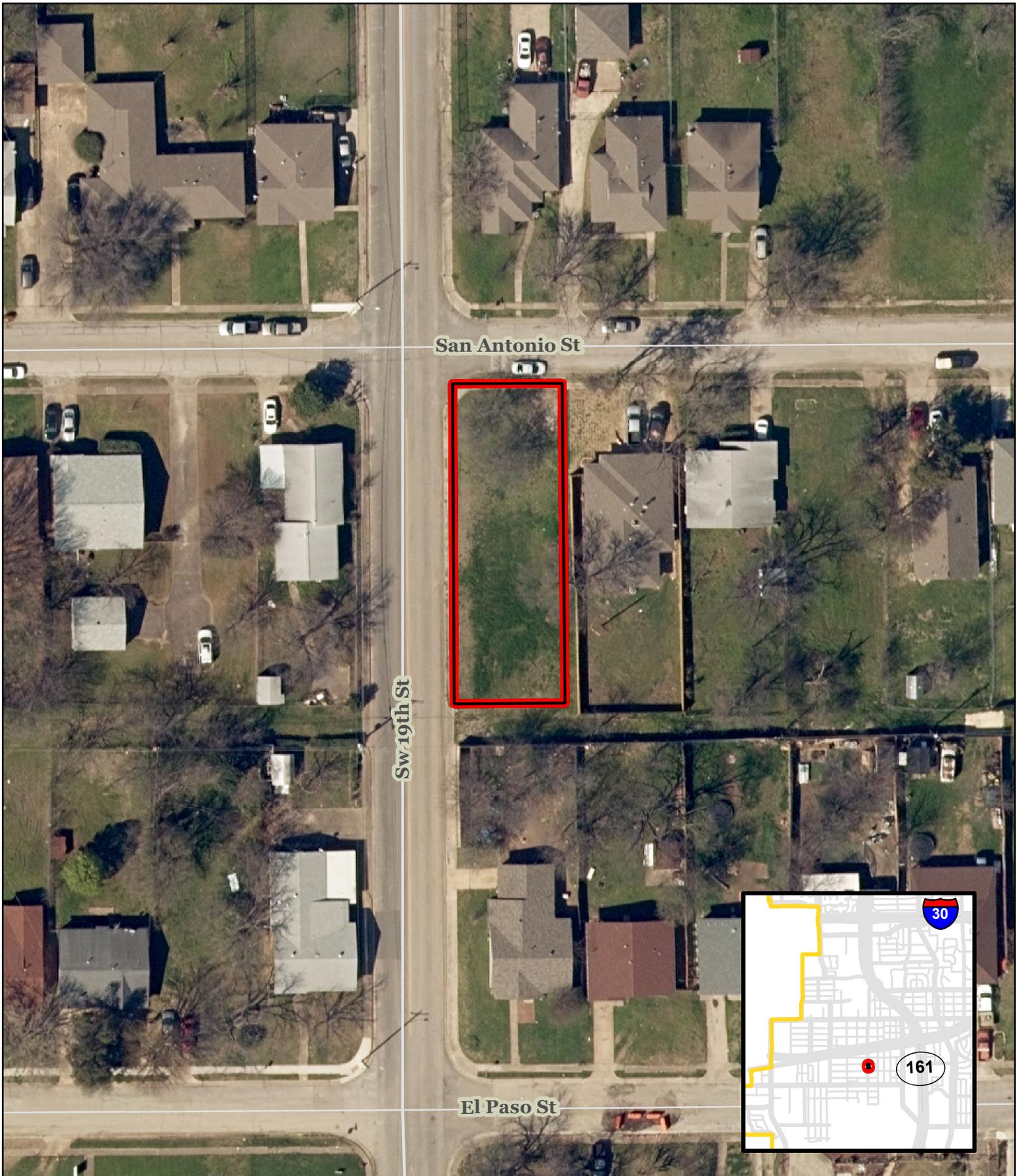
RECOMMENDATION

Staff recommends **Approval of BA200610** based on the following findings of fact:

1. The variance request does not negatively impact the surrounding area.
2. The request is consistent with the established pattern of the surrounding area.

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

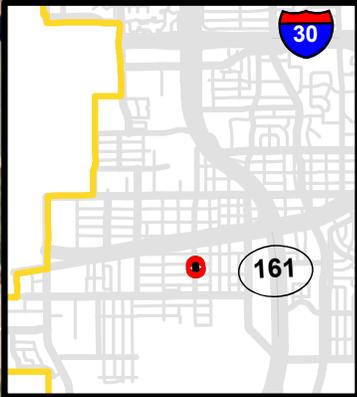
1. **Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2015 International Building Code, the Grand Prairie Municipal Code of Ordinances, city adopted fire codes and with other applicable regulatory requirements administered 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.**



San Antonio St

Sw 19th St

El Paso St



CASE LOCATION MAP

Case Number BA200610

1837 San Antonio



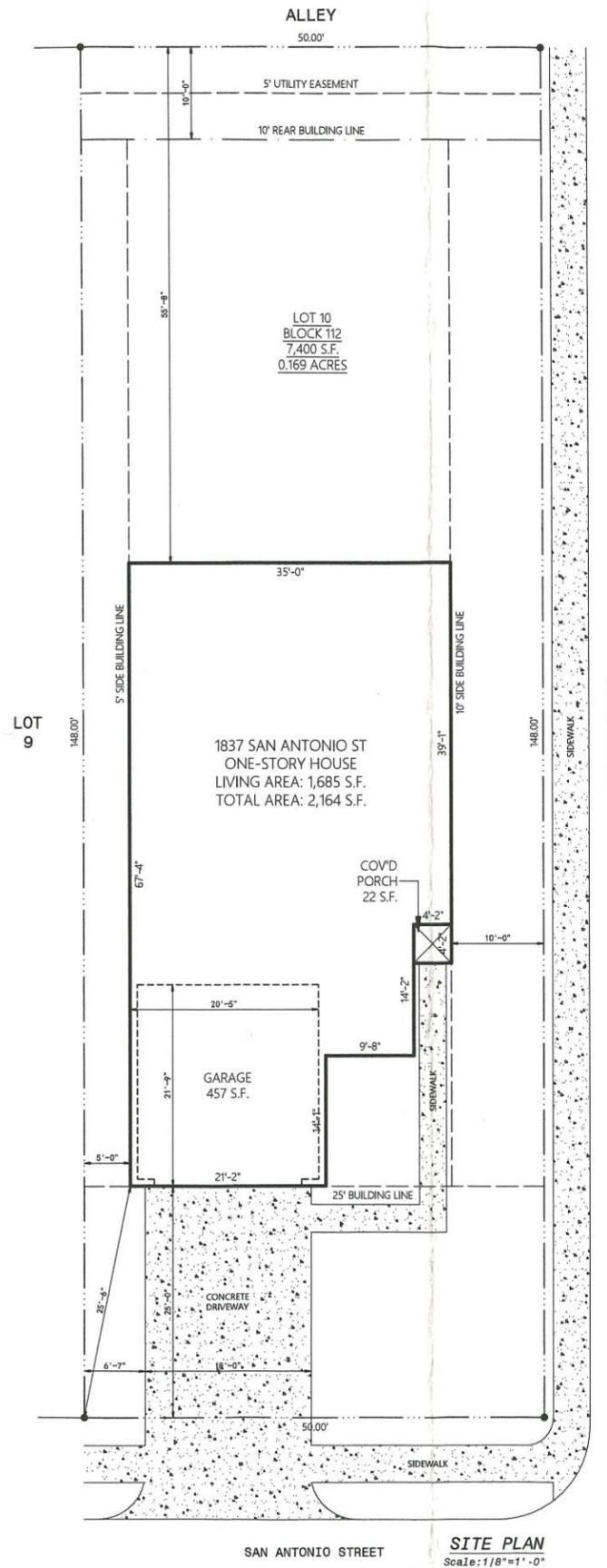
**City of Grand Prairie
Development Services**

(972) 237-8255

www.gptx.org

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MAY 29 2020



PROJECT DATA	
PROJECT NAME:	NEW HOUSE
ADDRESS:	1837 SAN ANTONIO ST GRAND PRAIRIE TX 75051
OWNER/CUSTOMER:	SAUL ZUNIGA
LEGAL DESCRIPTION:	DALWORTH PARK BLOCK 112, LOT 10

AREAS CALCULATIONS TABLE	
TOTAL LIVING AREA:	1,685.0 SQ. FT.
COVERED PORCH:	22.0 SQ. FT.
2-CAR GARAGE:	457.0 SQ. FT.
TOTAL UNDER ROOF:	2,164.0 SQ. FT.
HOUSE CONCRETE SLAB:	2,164.0 SQ. FT.
TOTAL LOT AREA:	7,400.0 SQ. FT.
LOT COVERAGE PERCENTAGE:	29.24 %
TOTAL ACRES AREA:	0.169 ACRE

SITE PLAN
Scale: 1/8" = 1'-0"

- GENERAL NOTES:**
1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
 2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
 3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
 4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.
 5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER.

AD

AMAYA'S DESIGN
Tel: 972.358.1645
ps_ag@hotmail.com



Customer(s)/Owner(s):
Saul Zuniga

Legal Description:
**Dalworth Park
Block 112
Lot 10**

Project Address:
**1837 San Antonio Street
Grand Prairie TX 75051**

Project Name:
New House

Plan Name:
SITE PLAN

Project #: SA#20-2164-L10	Drawn By: PSA
Date: 05-29-2020	Scale: 1/8" = 1'-0"



City Hall: 300 West Main St. Grand Prairie, TX

MEETING MINUTES

Zoning Board of Adjustments and Appeals

DATE March 16, 2020

BRIEFING:

6:30 PM

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. , Timothy Ibidapo , Melinda Rodgers X

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

INVOCATION:

David Baker led the invocation

APPROVAL OF MINUTES:

Tracy Owens motioned to approve last month's minutes

Stacy White seconded motion

8 yays **0** nay

PUBLIC HEARING:

- CASE NUMBER BA200306 (Council District 6)**, Requesting a 2,471 square foot variance from the required 750 square foot detached garage limitation, to allow for a 3,221 square foot detached garage, located at 1112 Lake Vista Court, legally described as Lot 759R, Block 1, Lake Ridge Sec 1 Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-220.

Applicant / Spokesperson: Juan Leal

Address: 1112 Lake Vista Court
Grand Prairie, TX 75052

Any comments from Spokesman:

Any questions from Board:

The following persons spoke in favor of the application:

David Taylor (contractor); R.J. Garcia (neighbor)

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

Cheryl (neighbor)

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 David Baker

Motion to Approve Case Tracy Owens
2nd the Motion David Baker

Motion was approved/**denied** 3 Yays to 5 Nays

Any conditions:

The public hearing was closed.

CITIZENS COMMENTS: None

ADJOURNMENT : Barry Sandacz at 7:40 pm

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

by: _____

Printed Name: _____

Title: _____