



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:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Any additional findings:

Motion to close to the public hearing by Tracy Owens  
2<sup>nd</sup> the Motion by David Baker

Motion to Approve Case Tracy Owens  
2<sup>nd</sup> 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: *[Signature]*  
Printed Name: BARRY SANDACZ  
Title: CHAIRMAN ZBA