



In Person and Virtual Public Hearing

City Hall - 300 W. Main St.

**MEETING AGENDA**

**Zoning Board of Adjustments and Appeals**

September 21, 2020

**The Zoning Board of Adjustments and Appeals will hold a public hearing to consider the applications on September 21, 2020 at 7:00 PM, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. Due to the ongoing COVID-19 pandemic, this meeting of the Zoning Board of Adjustments and Appeals shall also be held via videoconference at the indicated date and time. Members of the Board and the public may elect to participate by attending the meeting in-person, or remotely via videoconference. Please refer to the online agendas of the Zoning Board of Adjustments and Appeals for the referenced meeting dates for instructions on how these meetings will be held, and how to participate in a virtual meeting via webinar or telephone. For further information contact the City of Grand Prairie Planning Department (972) 237-8255.**

Members of the public may participate in the meeting remotely via broadcast by webinar or telephone through the following URL location:

You are invited to a Zoom webinar.

When: Sep 21, 2020 06:30 PM Central Time (US and Canada)

Topic: City of Grand Prairie - Zoning Board of Adjustments and Appeals Meeting

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/92352022502?pwd=RFBYazE0SWxUcXlvOW9uMGpTUIE4QT09>

Passcode: 255173

Or iPhone one-tap :

US: +13462487799,,92352022502#,,,,,0#,,255173# or  
+14086380968,,92352022502#,,,,,0#,,255173#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592

Webinar ID: 923 5202 2502

Passcode: 255173

International numbers available: <https://gptx.zoom.us/j/92352022502?pwd=RFBYazE0SWxUcXlvOW9uMGpTUIE4QT09>

All meeting participants will be automatically muted until it is their turn to speak. To be recognized to speak, use the “raise hand” feature in the Zoom meeting platform. Those joining the meeting by phone may press \*9 to raise your hand. After speaking, please remute your phone by pressing \*6.

Any speaker wishing to visually display documents in connection with a presentation must submit

them to [sware@gptx.org](mailto:sware@gptx.org) and [jtooley@gptx.org](mailto:jtooley@gptx.org) in PDF format no later than 3:00 o'clock p.m. on Monday, September 21, 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. **BA200901 (Council District 6)** – Construction of a detached garage at 1220 Masters Lane legally described as Lot 2298, Block B, Lake Ridge Section 18-A Phase 1, City of Grand Prairie, Dallas County, Texas, zoned Planned Development District – 258.
  - a. Variance: Construction of a detached garage that exceeds the maximum area. Required Maximum Area: 750 square feet. Requested Area: 1,308 square feet.
  - b. Variance: Construction of a detached garage that exceeds the maximum height. Required Maximum Height: 14 feet. Requested Height: 19.5 feet.
2. **BA200903 (Council District 5)** – Creation of a lot that does not meet the minimum width at 506 NE 27<sup>th</sup> Street, legally described as Tract 13, Page 160, Abstract 506, Joseph Graham Survey, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.
  - a. Variance: Creation of a lot that does not meet the minimum required width. Minimum Required Lot Width: 60 feet. Requested Lot Width: 52 feet
3. **BA200905 (Council District 3)** – Construction of a carport at 1830 Proctor Drive, legally described as Lot 22, Block 14, Inglewood Park Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District.
  - a. Special Exception: Construction of a carport.
4. **BA200906 (Council District 5)** – Side yard setback variance at 405 NE 29<sup>th</sup> Street, legally

described as Lot 128, Burbank Gardens, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District

- a. Variance: Construction of an addition to the primary structure in the side yard setback. Required Setback: 6 feet. Requested Setback: 3 feet.
5. **BA200907 (Council District 3)** - Creation of a lot that does not meet the minimum width at 1609 Hardy Road, legally described as Lot 6-R, Block 5, Lakecrest Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.
    - a. Variance: Creation of a lot that does not meet the minimum required width. Minimum Required Lot Width: 60 feet. Requested Lot Width: 51 feet
  6. **BA200908 (Council District 2)** – Front yard setback variance at 1813 Santa Rosa Court, legally described as Lot 4, Block P, Monterey Gardens, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two Residential District.
    - a. Variance: Non-conforming structure due to encroachment of front yard setback. Required Setback: 30 feet. Requested Setback: 23.75 feet.
  7. **BA200909 (Council District 3)** - Consider a special exception request to reduce the minimum number of required garage parking spaces thus allowing for the conversion of the garage parking spaces into living space at 1753 Hardy Road, legally described as Lot 1, Block 10, Lakecrest Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.
    - a. Special Exception: Conversion of garage into living space. Required: Two garage parking spaces. Requested: No garage parking spaces.

#### **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 16th day of September 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



# BA200901

## 1220 Masters Lane Variance – Detached Garage

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Zoning Board of Adjustments & Appeals:	September 21, 2020
Case Manager:	Jonathan Tooley
Owner/Applicant:	Luis A Solis
City Council District:	6 (Jeff Woodridge)
Zoning:	PD-258

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### **SUMMARY**

Construction of a detached garage at 1220 Masters Lane legally described as Lot 2298, Block B, Lake Ridge Section 18-A Phase 1, City of Grand Prairie, Dallas County, Texas, zoned Planned Development District – 258.

- a. Variance: Construction of a detached garage that exceeds the maximum area. Required Maximum Area: 750 square feet. Requested Area: 1,308 square feet.
- b. Variance: Construction of a detached garage that exceeds the maximum height. Required Maximum Height: 14 feet. Requested Height: 19.5 feet.

### **DISCUSSION**

The applicant is requesting a variance to the maximum allowable square footage of an accessory structure stated in Article 6 of the Unified Development Code to construct a 1,308 square foot detached garage. Additionally, the applicant wants to exceed the maximum height allowed for detached garages. Building plans show that the proposed height for the detached garage is planned for a height of 19 feet, 5 inches. Mr. Solis has stated that the reason for the increased height is for the detached garage roof pitch to match the primary structure. The applicant plans to have three bays to store vehicles and/or a boat.

The subdivision, Lake Ridge Section 18-a Phase 1 was designed and platted with larger lots, most typically in excess of one acre. This lot is approximately 1.1 acres. When visiting the neighborhood, many of the lots are vacant and awaiting to be developed. Staff was only able to find one other detached garage in the area (approximately 950 feet away from this site), and it was approved by Building Inspections without needing a variance through ZBA.

This area of Lake Ridge is known of taller, two story homes that have a steep roof pitch (typically 6:12 ratio). Upon reviewing the plans, talking with the applicant, and visiting the neighborhood, staff believes that the proposed garage is harmonious with the neighborhood and surrounding homes. The applicant intends to entirely brick the structure to match the primary residence.

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

### **PUBLIC NOTIFICATION**

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

Notices to property owners were placed in the City of Grand Prairie out-going-mail on September 9<sup>th</sup>, 2020.

16 notices were sent, 0 were returned in favor, 0 opposed and there is a homeowner's association, Property Owners Association of Lake Ridge.

### **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 adjacent property owners. The applicant is meeting and exceeding all setback requirements stated in Article 6 of the Unified Development Code.*

- 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. This structure is in the rear yard, behind the applicant's masonry façade screening, wrought iron fence, and landscaping that is parallel to the fence.*

- 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 258 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 be in harmony with the spirit and purpose of this ordinance. The lot that the applicant is building on is over one acre in size, and they height matches the surrounding homes in the area. There is only one other detached garage in the area, so this will be the second one within this subdivision, if approved.*

- 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 a variance will not alter the essential character of the district. As stated before, the detached garage is harmonious with the primary structure and will match the pitch and masonry materials of the house.*

- 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.*

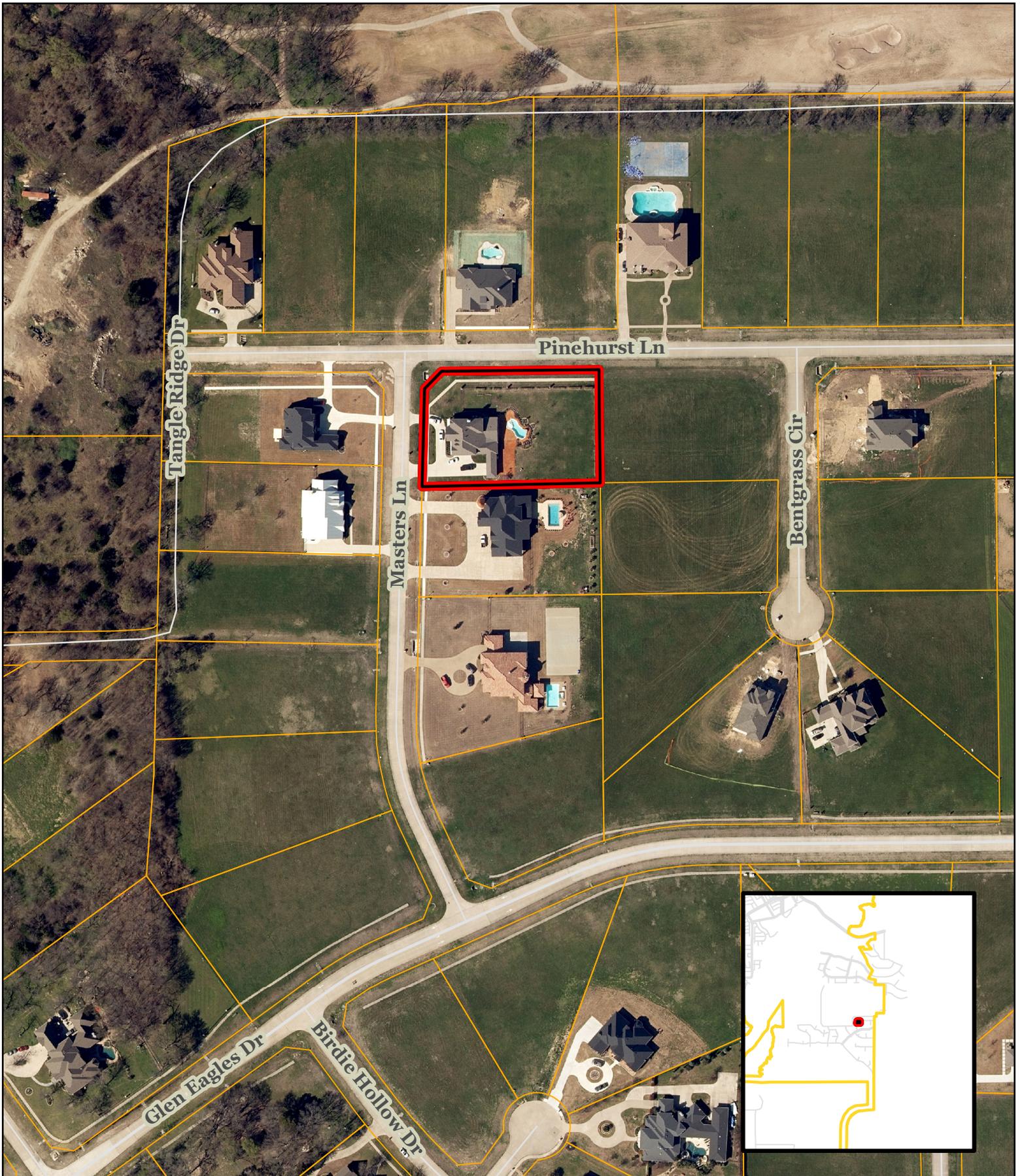
#### **RECOMMENDATION**

Staff **does not object to BA200901 as requested** based on the following findings of fact:

1. The proposed detached garage is harmonious with the primary structure.
2. Single family residences in this area are generally two-story taller homes.

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**

**BA200901**

**1220 Masters Lane**



**City of Grand Prairie  
Development Services**

**(972) 237-8255**

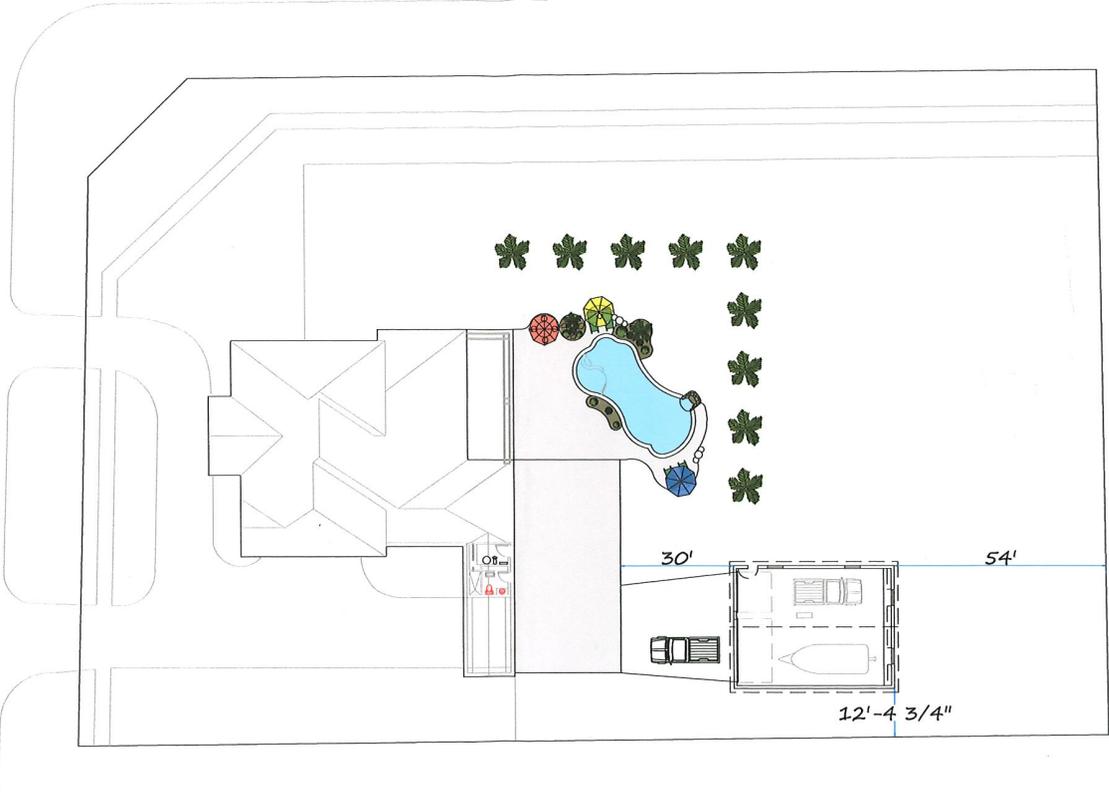
**www.gptx.org**

# Solis's Garage

Pinehurst Ln.

1220 Masters Ln.

Masters Ln.



**American Home Designs, Corp.**

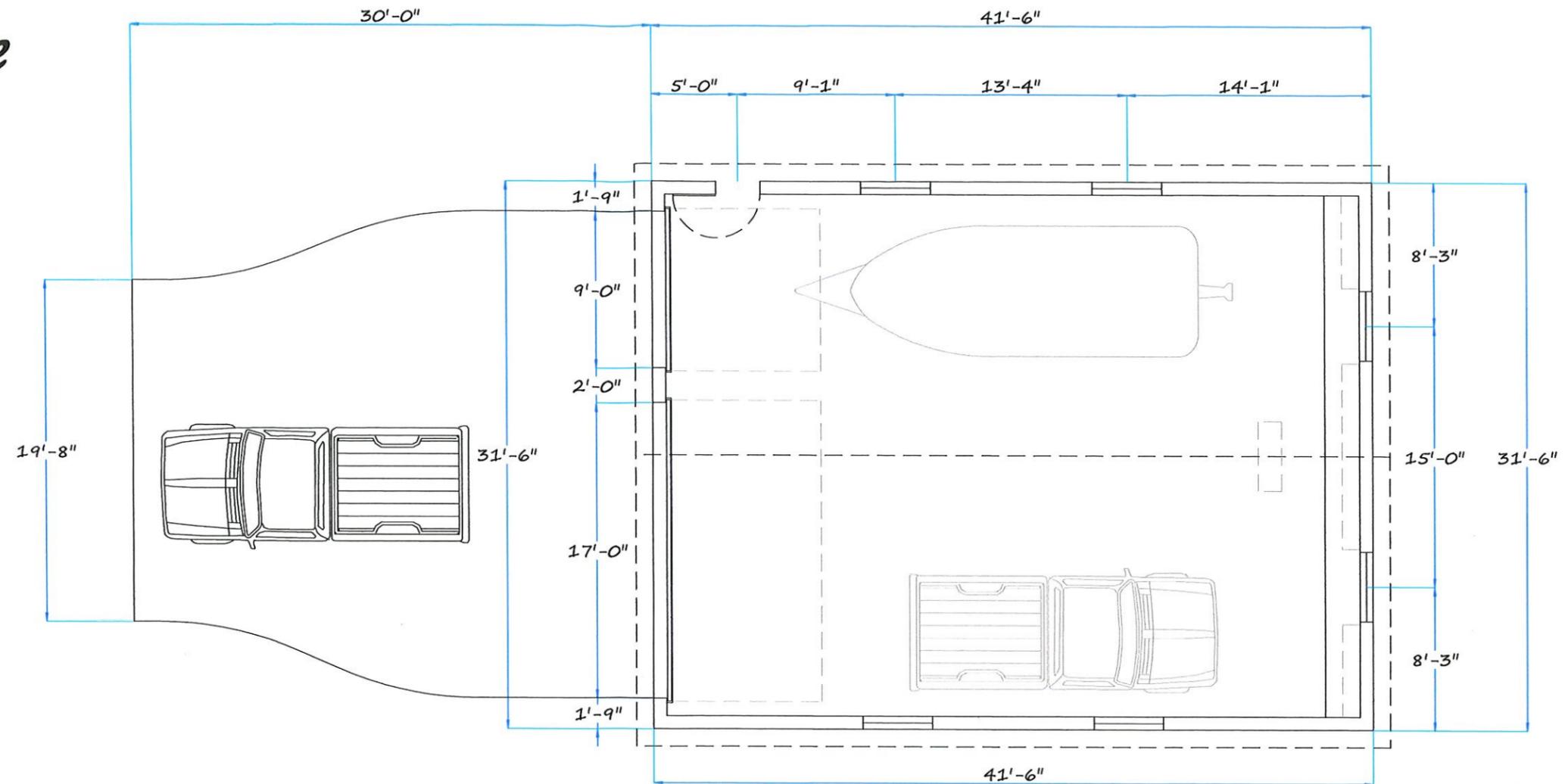
2853 S. Lakeview Dr. Cedar Hill, TX 75104  
Phone 214 755 5480 - carlospacheco@tx.rr.com

Drawing by: Carlos E. Pacheco  
Scale 1/32" = 1'

*Solis'*

# 3 Cars Garage

1220 Masters Ln.



**American Home Designs, Corp.**

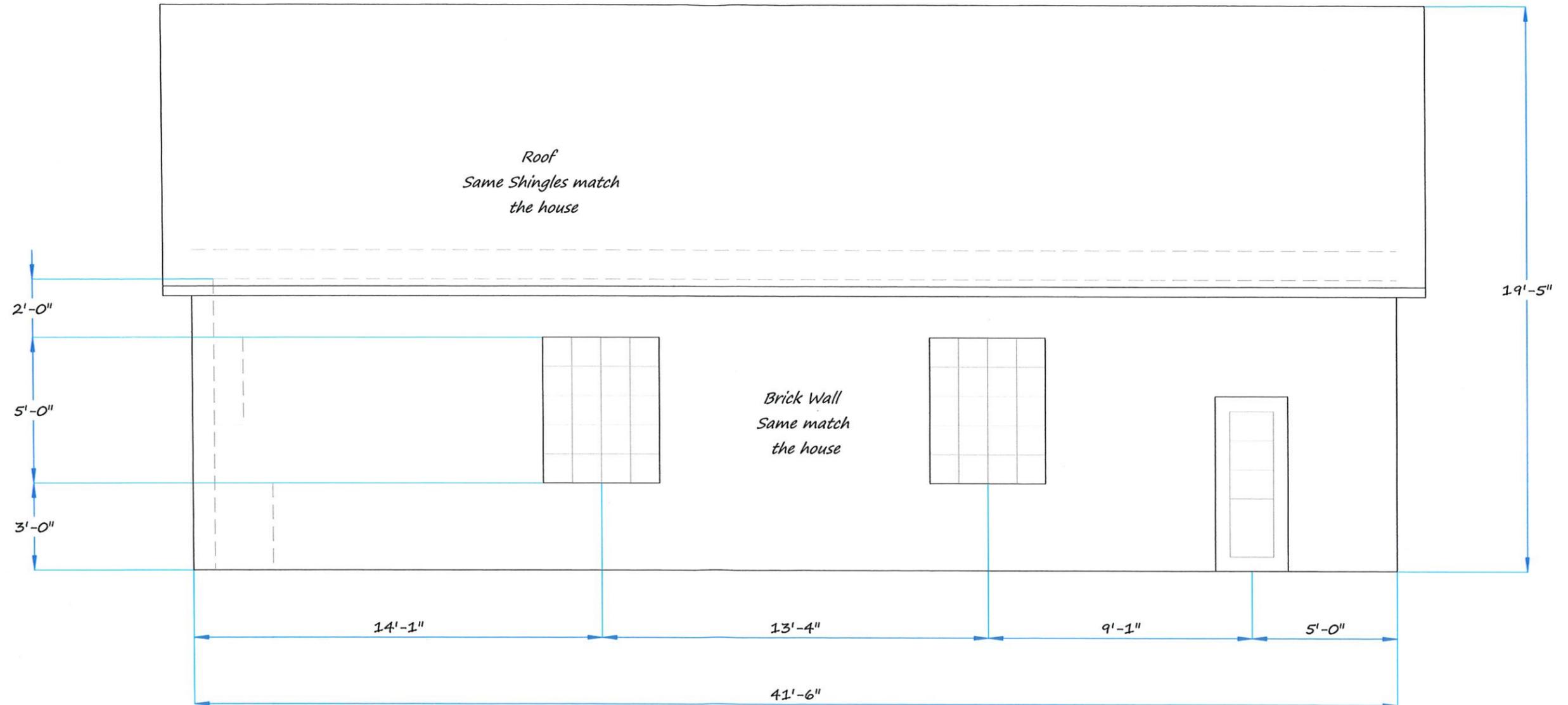
2853 S. Lakeview Dr. Cedar Hill, TX 75104  
Phone 214 755 5480 - cepa1958@yahoo.com

Drawing by: Carlos E. Pacheco

Scale 1/8" = 1'

# Solis' Garage

1220 Masters Ln.



North Elevation

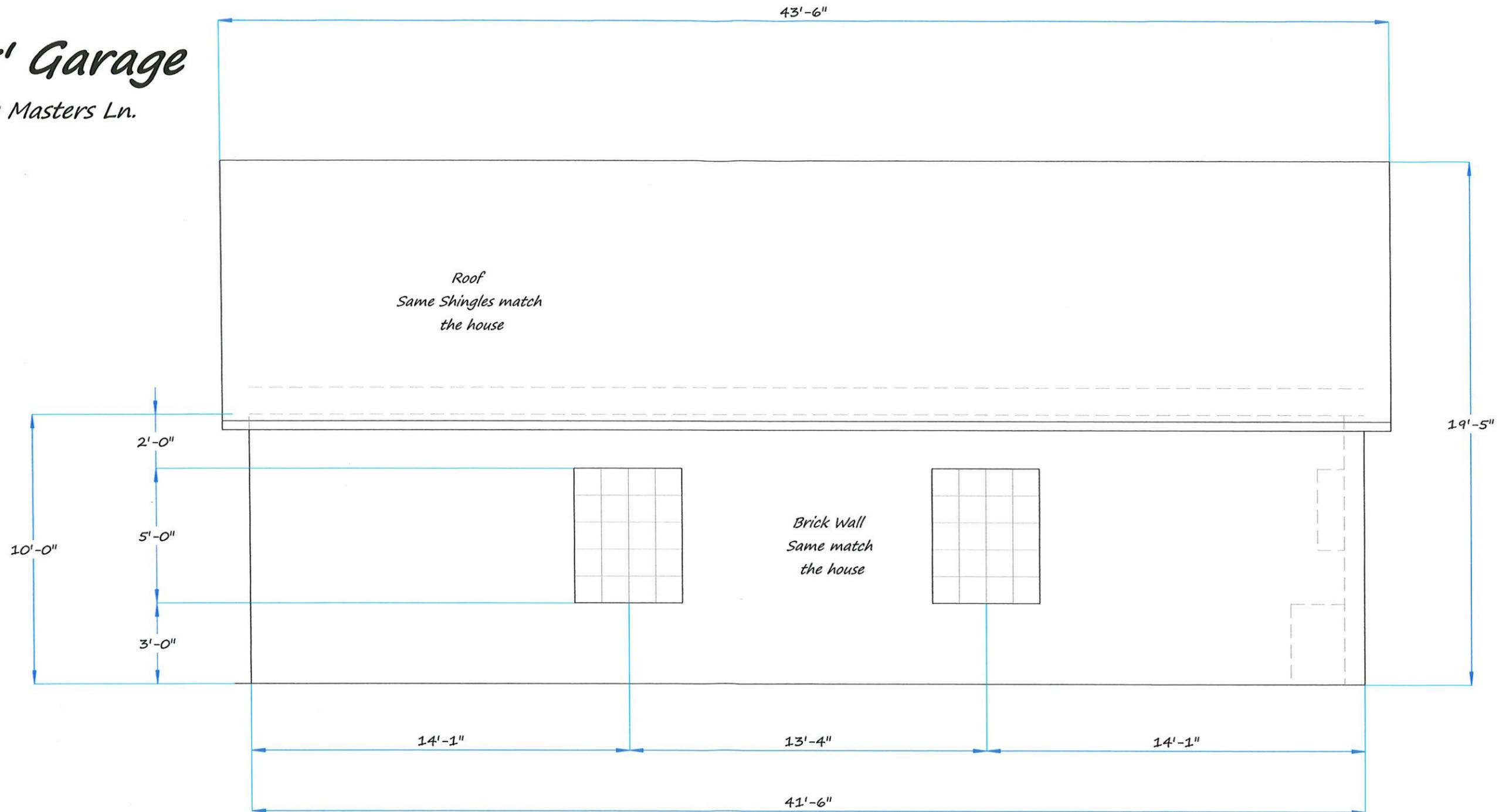
**American Home Designs, Corp.**

2853 S. Lakeview Dr. Cedar Hill, TX 75104  
Phone 214 755 5480 - cepa1958@yahoo.com

Drawing by: Carlos E. Pacheco  
Scale 1/4" = 1'

# Solis' Garage

1220 Masters Ln.



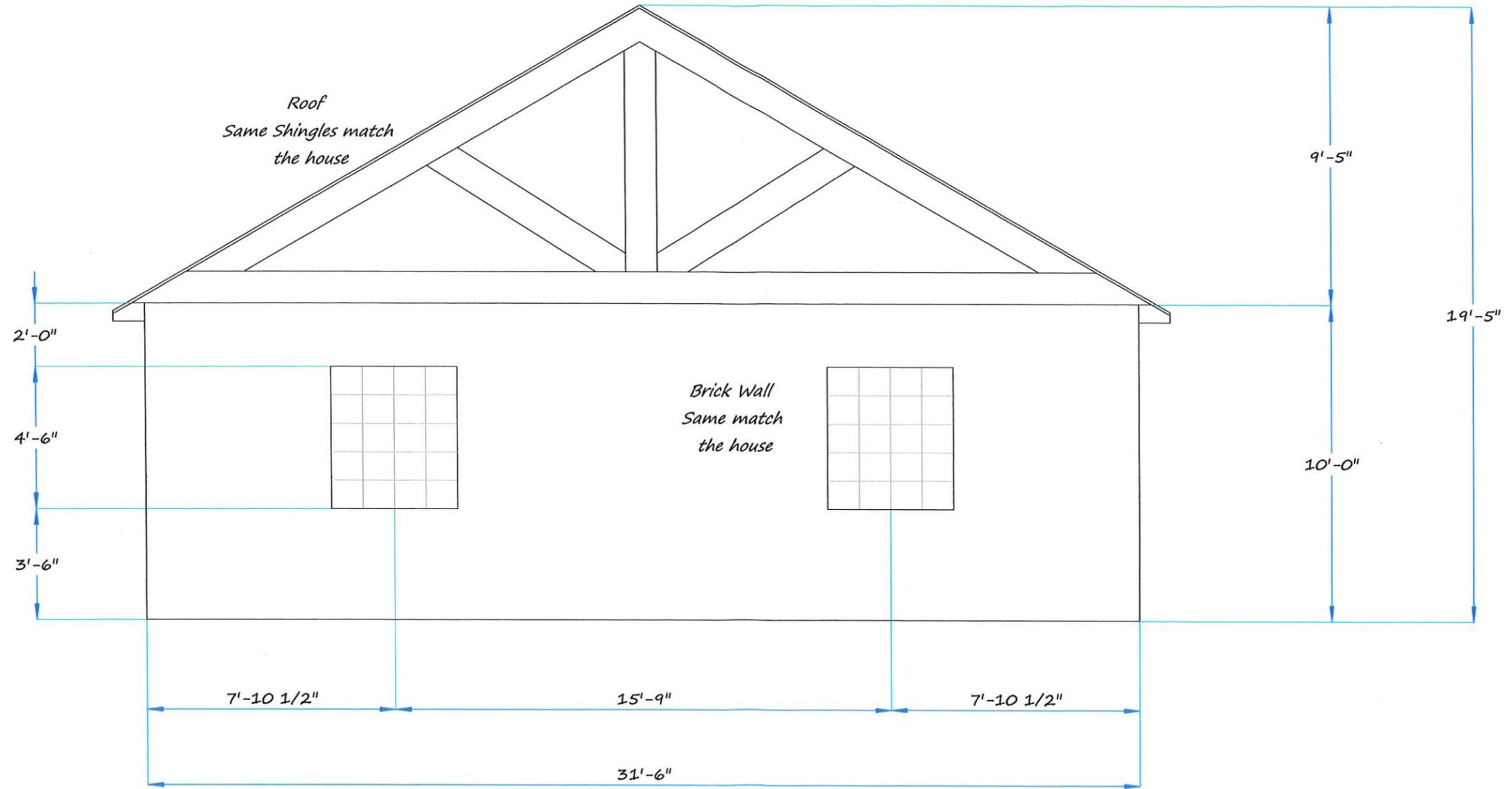
South Elevation

American Home Designs, Corp.

2853 S. Lakeview Dr. Cedar Hill, TX 75104  
Phone 214 755 5480 - cepa1958@yahoo.com

# Solis' Garage

1220 Masters Ln.



East Elevation

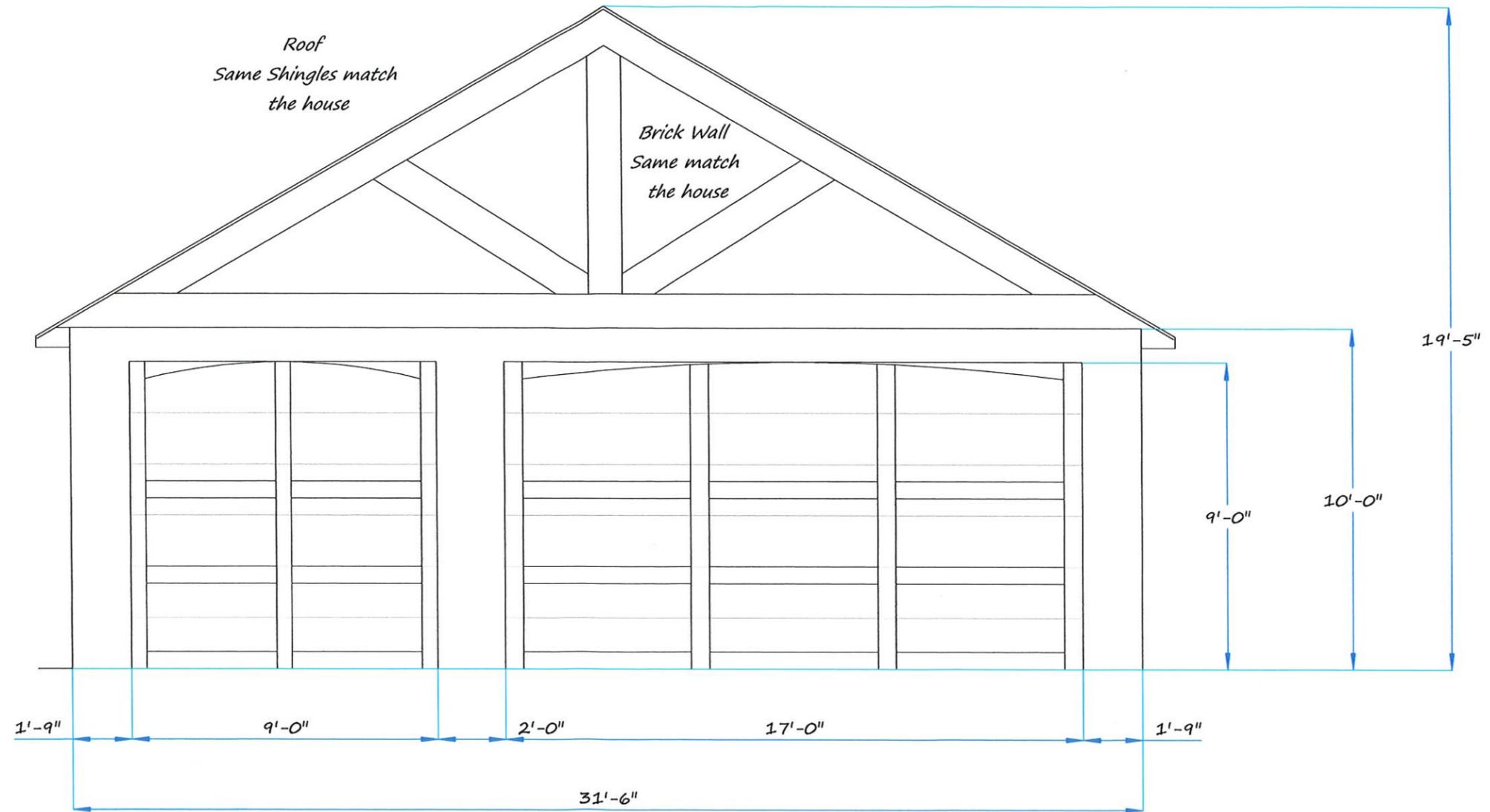
**American Home Designs, Corp.**

2853 S. Lakeview Dr. Cedar Hill, TX 75104  
Phone 214 755 5480 - cepa1958@yahoo.com

Drawing by: Carlos E. Pacheco  
Scale 1/4" = 1'

# Solis' Garage

1220 Masters Ln.



West Elevation

**American Home Designs, Corp.**

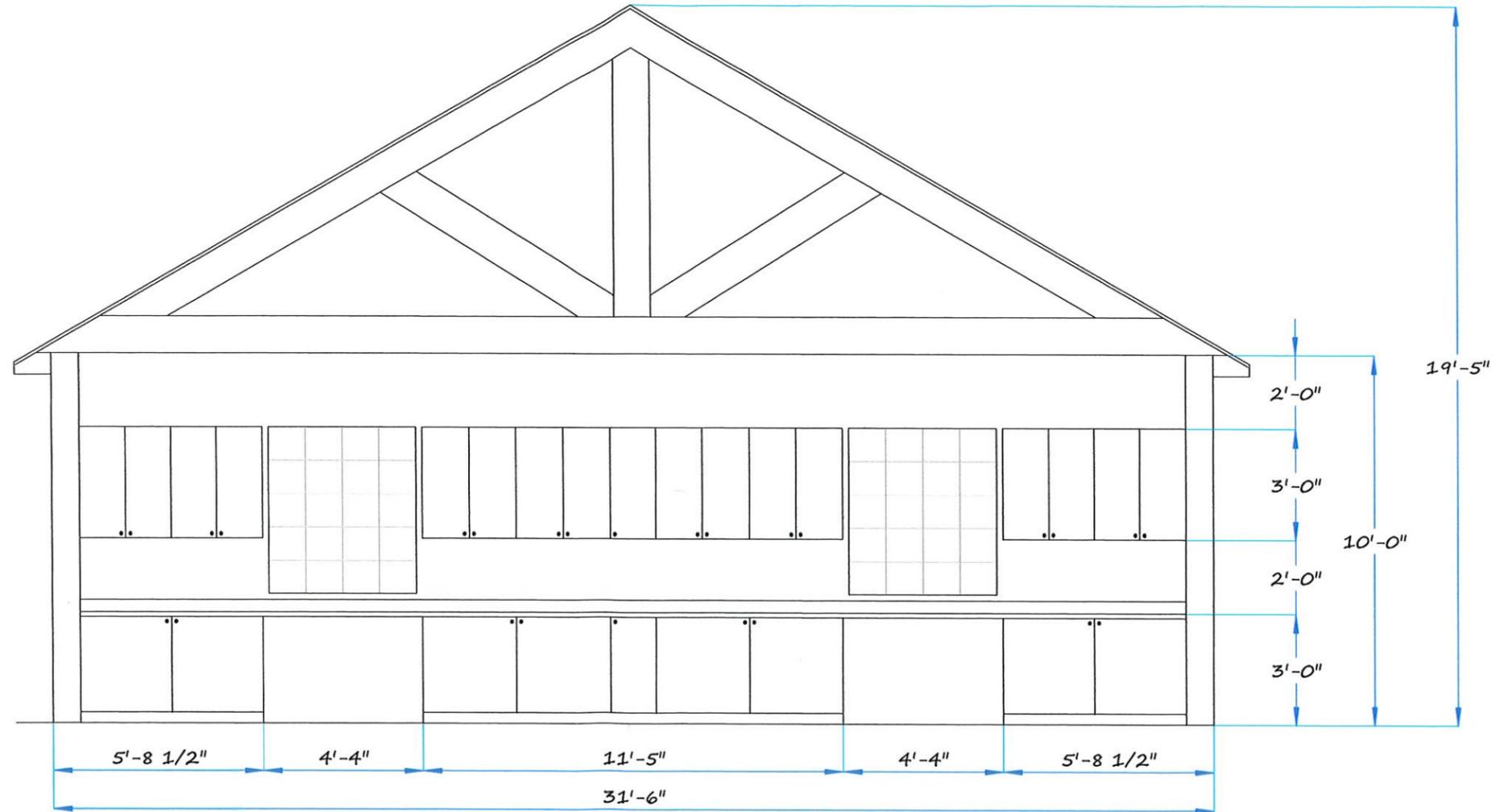
2853 S. Lakeview Dr. Cedar Hill, TX 75104  
Phone 214 755 5480 - cepa1958@yahoo.com

Drawing by: Carlos E. Pacheco

Scale 1/4" = 1'

# Solis' Garage

1220 Masters Ln.



Inside Elevation

**American Home Designs, Corp.**

2853 S. Lakeview Dr. Cedar Hill, TX 75104  
Phone 214 755 5480 - cepa1958@yahoo.com

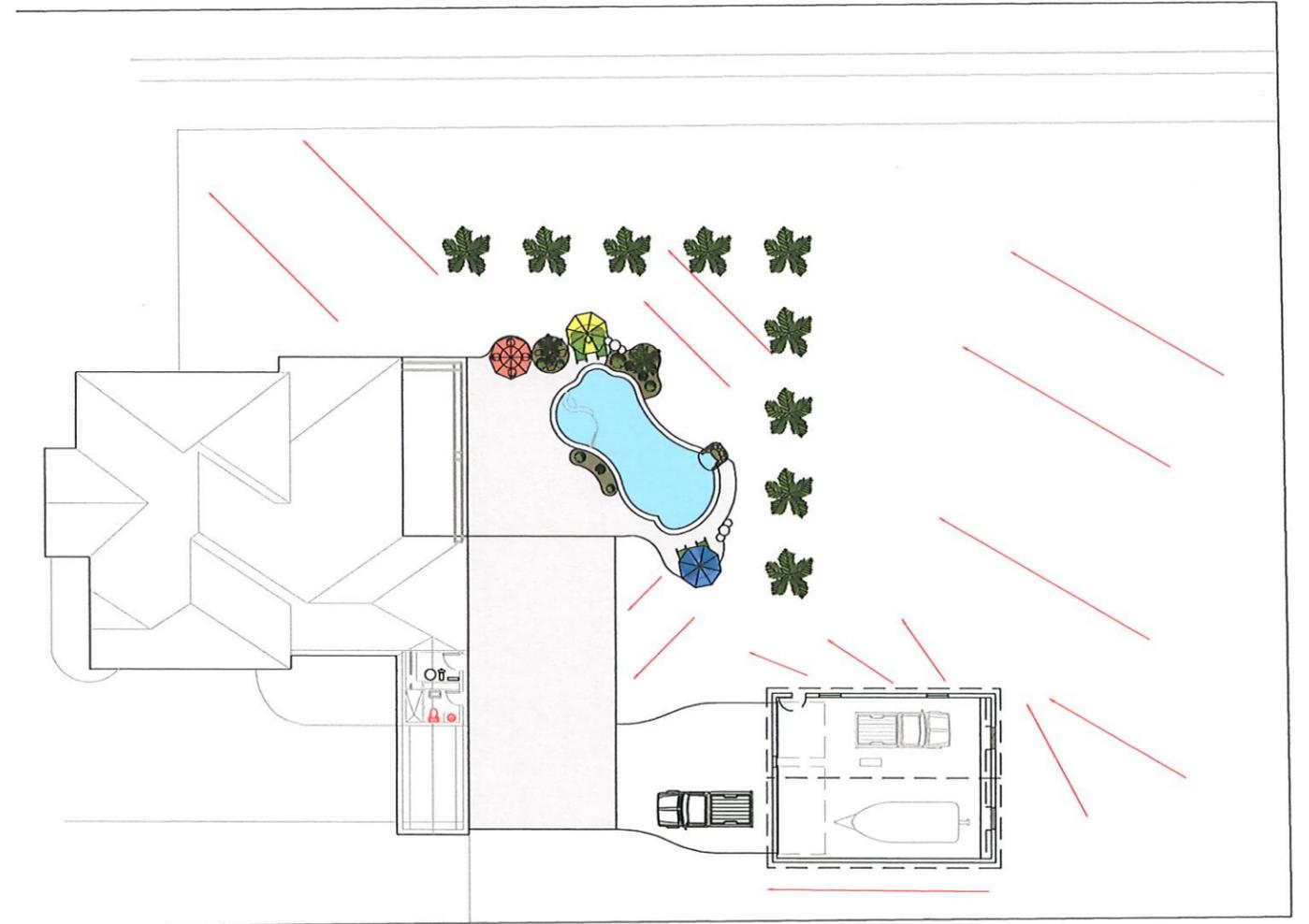
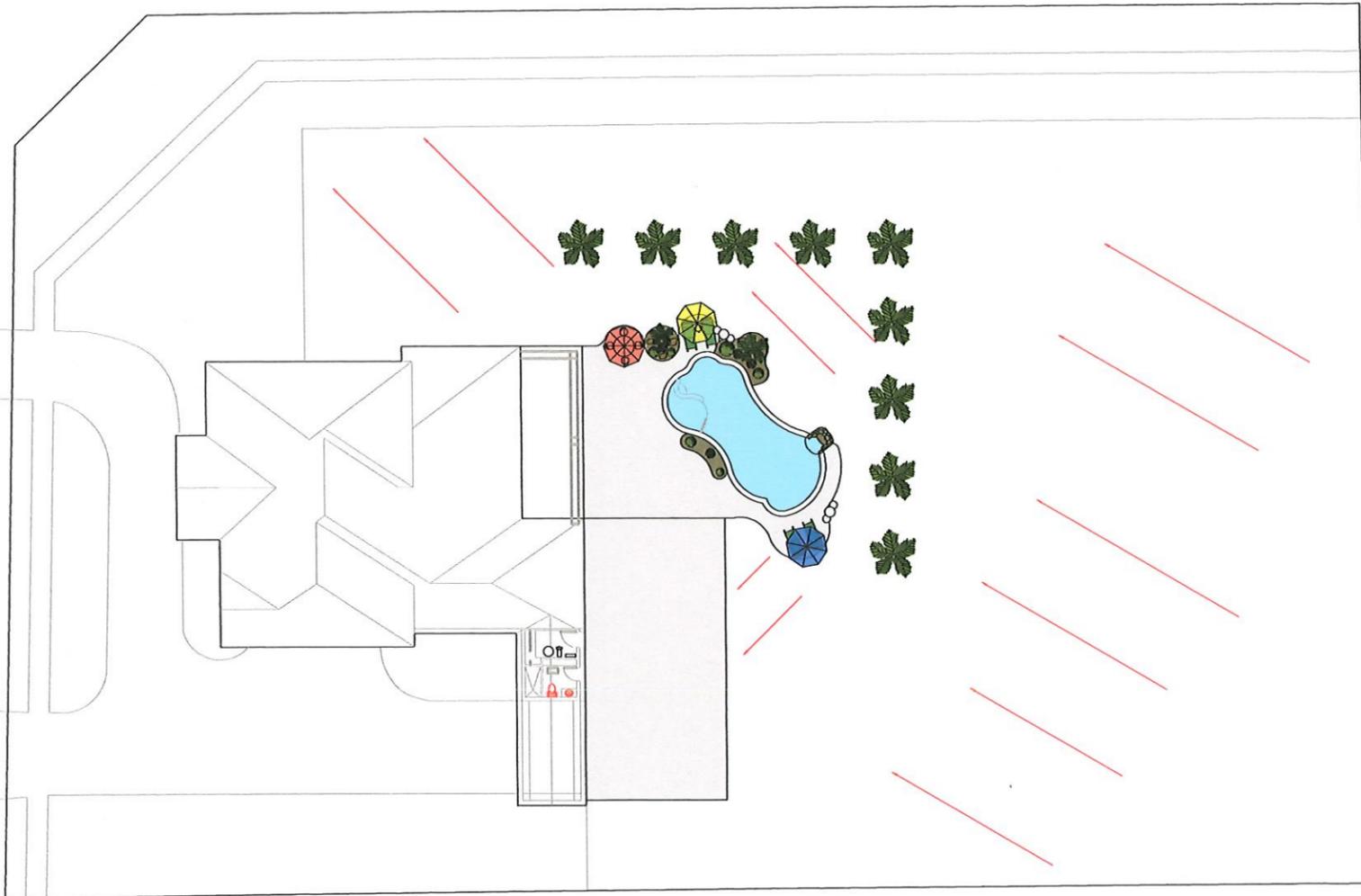
Drawing by: Carlos E. Pacheco  
Scale 1/4" = 1'

# Solis's Garage Grading

1220 Masters Ln.

Pinehurst Ln.

Pinehurst Ln.



**American Home Designs, Corp.**

2853 S. Lakeview Dr. Cedar Hill, TX 75104  
Phone 214 755 5480 - carlospacheco@tx.rr.com

Drawing by: Carlos E. Pacheco

Scale 1/32" = 1'

*Property Owners Association of Lake Ridge*  
*100 Lake Ridge Parkway*  
*Cedar Hill, TX 75104*

June 10, 2020

Luis A. Solis  
Martha E. Granados  
1220 Masters Lane  
Cedar Hill, TX 75104

**Re: Approval Letter; Architectural Submission - Detached Garage**  
Account No. 13018112298; Property Address 1220 Masters Lane

Dear Luis A. Solis & Martha E. Granados:

Thank you for your submittal to the Property Owners Association of Lake Ridge Architectural Committee. Your application for the *detached garage* has been approved as submitted.

If you have any questions, please feel free to call (972) 299-5270.

Thank you,

Architectural Committee  
Property Owners Association of Lake Ridge





# BA200903

506 NE 27<sup>th</sup> Street  
Variance – Lot Width

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Zoning Board of Adjustments & Appeals:	September 21, 2020
Case Manager:	Jonathan Tooley
Owner:	Lone Stallion Homes
Applicant:	Billy Duckworth
City Council District:	5 (Cole Humphreys)
Zoning:	SF-4

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## SUMMARY

Creation of a lot that does not meet the minimum width at 506 NE 27<sup>th</sup> Street, legally described as Tract 13, Page 160, Abstract 506, Joseph Graham Survey, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.

- a. Variance: Creation of a lot that does not meet the minimum required width.  
Minimum Required Lot Width: 60 feet.  
Requested Lot Width: 52 feet

## DISCUSSION

The applicant is requesting a variance from the minimum lot width required for SF-4 zoning stated in Article 6 of the Unified Development Code. Single Family-Four Residential District requires that new lots have a minimum of 60-foot lot width. The applicant's reasoning and intent of the variance is to be able to replat the property from one into two lots. The southern lot would have the width of 52 feet. Within this neighborhood, specifically across the street along Fairfax and Laurel, there are multiple lots less than 60 feet in width with several being 50 feet.

There is currently an accessory building on the proposed lot 2 that the applicant will be required to move if the Final Plat is approved. The future plans for the proposed vacant lot are to develop a single-family home to Single Family-Four standards.

The applicant is running a Final Plat application concurrently (case number P190605), and should this variance be approved, the Final Plat application will move forward to the Planning and Zoning Commission for approval.

## PUBLIC NOTIFICATION

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

Notices to property owners were placed in the City of Grand Prairie out-going-mail on September 9<sup>th</sup>, 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:** *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 southern portion of the current lot, 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 other lots that are adjacent to the applicant's property.*

- 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. There are lots that have been platted on Fairfax and Laurel Streets that 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 a lot width reduction 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 BA200903 as requested** based on the following findings of fact:

1. The zoning variance does not negatively impact the surrounding area.
2. There are other parcels in the immediate area that have been platted to the 50 ft width.

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

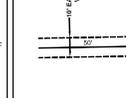
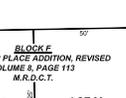
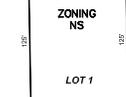
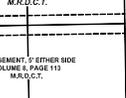
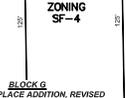
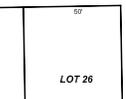
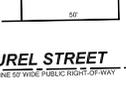
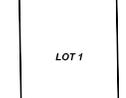
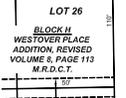
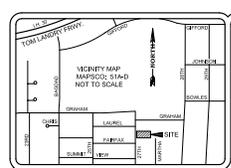
1. **Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2015 International Building Code, the Grand Prairie Municipal Code of Ordinances, city adopted fire codes and with other applicable regulatory requirements administered 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**  
**BA200903**  
**506 NE 27th Steet**



**City of Grand Prairie**  
**Development Services**  
☎ (972) 237-8255  
🌐 [www.gptx.org](http://www.gptx.org)

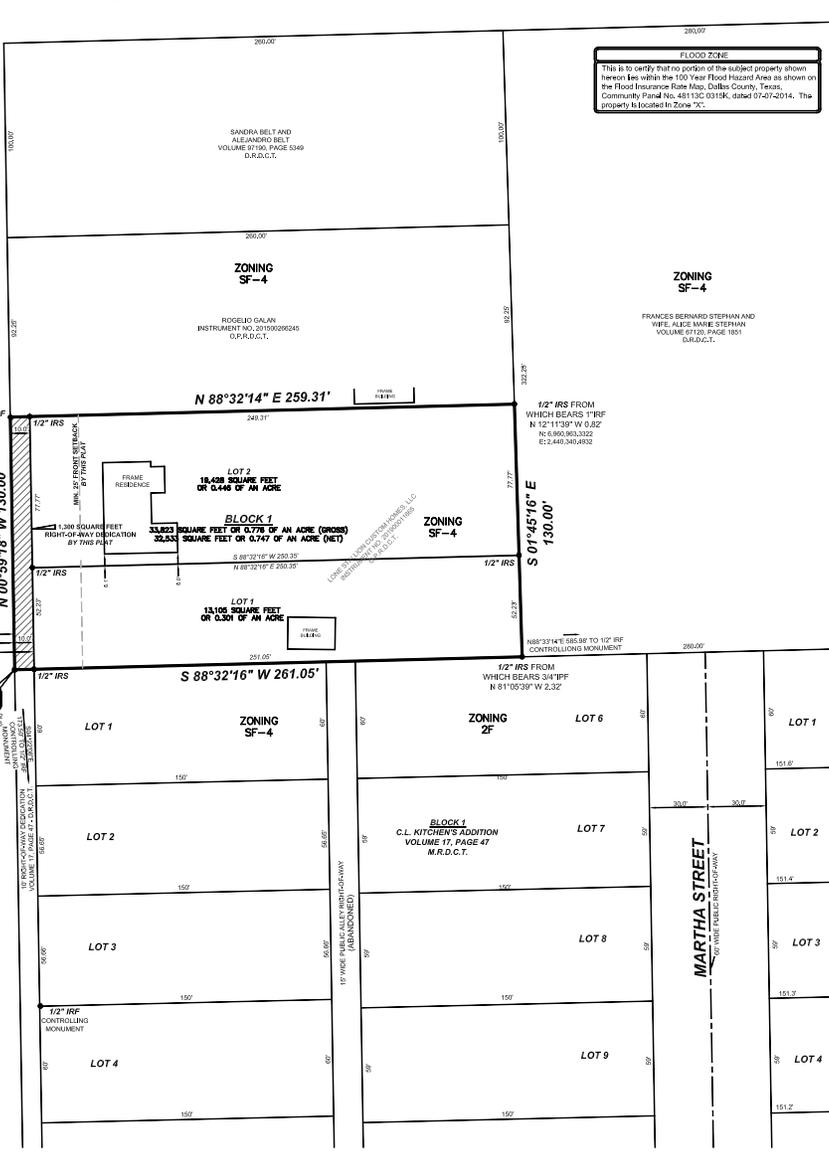


1) Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat. Zoning Classifications indicated on this plat reflecting the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

2) Any assessments that are shown hereon or created by separate recorded instrument shall be governed by the terms, provisions, and conditions of such separate instrument and their locations as depicted hereon are approximate, with their exact locations determined as set forth in such separate instrument.

LEGEND	
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**GRAHAM STREET**  
CENTRALINE 50' WIDE PUBLIC RIGHT-OF-WAY



FLOOD ZONE  
This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Dallas County, Texas, Community Panel No. 49113C 0319K, dated 07-07-2014. This property is located in Zone "X".

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Lone Stallion Custom Homes, LLC is the sole owner of a tract of land located in the JOSEPH GRAHAM SURVEY, Abstract No. 506, Grand Prairie, Dallas County, Texas, and being the same tract of land described in General Warranty Deed to Lone Stallion Custom Homes, LLC, recorded in Instrument No. 201900011665, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the East line of N.E. 27th Street, a 45' wide public right-of-way at this point, at the Northwest corner of C.L. Kitchen's Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 17, Page 47, Map Records, Dallas County, Texas;

Thence North 07°59'18" West, along said East line, a distance of 130.00' to a 1/2" iron rod found at the Southwest corner of a tract of land described in deed to Rogelio Galan, recorded in Instrument No. 2015002626245, Official Public Records, Dallas County, Texas;

Thence North 88°32'14" East, a distance of 259.31' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of a tract of land described in deed to Frances Bernard Stephan and wife, Alice Marie Stephan, recorded in Volume 67120, Page 1851, Deed Records, Dallas County, Texas, at the Southeast corner of said Galan tract;

Thence South 01°45'16" East, a distance of 130.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the North line of Lot 6, Block 1 of said C.L. Kitchen's Addition, at the Southwest corner of said Stephan tract;

Thence South 88°32'16" West, a distance of 261.05' to the PLACE OF BEGINNING and containing 33,823 square feet or 0.776 of an acre of land.

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

I, John S. Turner, do hereby certify that I prepared this plat from an actual survey on the land and that the corner monuments shown thereon were found and properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Grand Prairie, Texas.

Witness my hand at Mesquite, Texas,  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PRELIMINARY, RELEASED 4-1-2019 FOR REVIEW PURPOSES.  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.  
John S. Turner  
Registered Professional Land Surveyor #5310

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, John S. Turner R.P.L.S. 5310, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Lone Stallion Custom Homes, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the hereon above described property as **ROSTRO ADDITION**, in 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 the 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 services required or ordinarily performed by that utility.

This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

WITNESS, my hand at Dallas, Texas, this day of \_\_\_\_\_, 20\_\_\_\_.

Lone Stallion Custom Homes, LLC

XXXXXXXXXXXXXXXXXXXX, Owner

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

**GENERAL NOTES**

1. ALL COORDINATES POSTED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
4. THE PURPOSE OF THIS PLAT IS TO DIVIDE A TRACT OF LAND INTO TWO PLATTED LOTS.
5. 1/2" IRON RODS SET HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310", UNLESS OTHERWISE NOTED.

**Lone Star Framing & Construction, LLC**  
2111 W. Newton Cir., Irving, TX 75062  
PHONE: (972) 256-7700 FAX: (972) 256-7707

**A&W SURVEYORS, INC.**  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870028, MESQUITE, TX 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4964  
WWW.AANDWSURVEY.COM

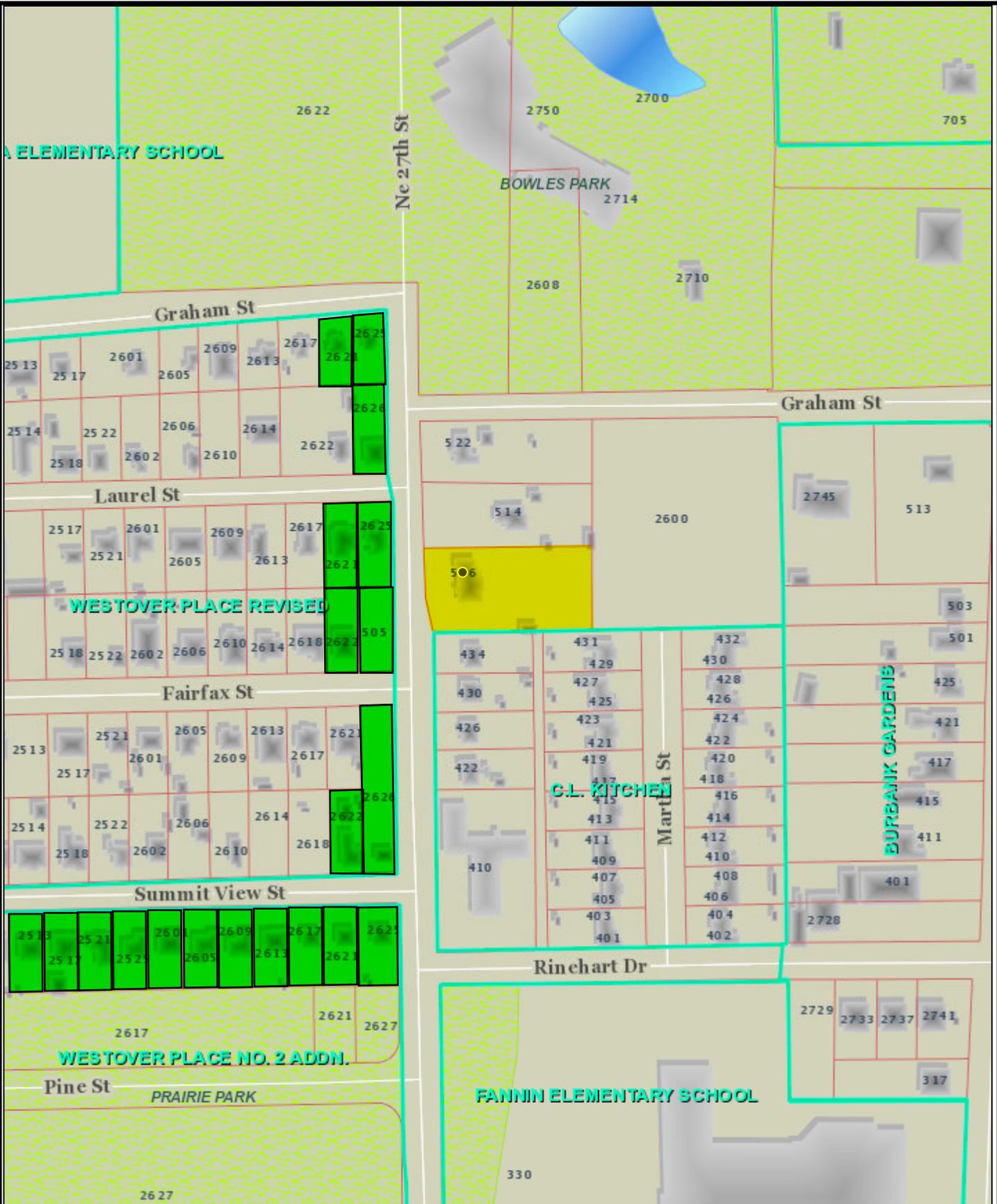
PROPERTY ADDRESS: 506 N.E. 27TH STREET  
Owners: Lone Stallion Custom Homes, LLC  
2311 Newton Circle W, Irving, TX 75062  
972-256-7700

Job No. 194107 Drawn by: S43 Date: 03-14-2019 Rechecked:  
"A professional company operating in your best interest"

**MINOR PLAT**  
**ROSTRO ADDITION**  
**LOTS 1 AND 2, BLOCK 1**

0.776 OF AN ACRE OF LAND  
BEING OUT OF THE  
JOSEPH GRAHAM SURVEY, Abstract No. 506  
GRAND PRAIRIE, DALLAS COUNTY, TEXAS

CASE NO. P190605



**Grand Prairie Maps**

Date: 9/18/2020 Time: 10:08:31 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.



Subdivisions

Subject Property:

Existing 50-52' platted lots:





# BA200905

1830 Proctor Court  
Special Exception - Carport

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Zoning Board of Adjustments & Appeals:	September 21, 2020
Case Manager:	Jonathan Tooley
Owner/Applicant:	Jose and Julia Herrera
City Council District:	3 (Mike Del Bosque)
Zoning:	SF-3

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## **SUMMARY**

Construction of a carport at 1830 Proctor Drive, legally described as Lot 22, Block 14, Inglewood Park Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District.

- a. Special Exception: Construction of a carport.

## **DISCUSSION**

The applicant is requesting approval to construct a front yard carport to protect their personal vehicles. A single-family dwelling currently sits on the property and the owner is proposing to build a 18'x20'x9.5' tall (360 square foot) detached carport. After staff review of the subdivision, Inglewood Park Addition No. 2, there are four carports that have a recorded permit, and one with no permit on record. Staff believes that the proposed carport should be suitable for the neighborhood in which its located.

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 September 11<sup>th</sup> and September 20<sup>th</sup>.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on September 9<sup>th</sup>, 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:** *Staff believes that approving such a variance will not substantially or permanently injure the appropriate use of adjacent property in the same district. The carport is meeting and, in some instances, exceeding the setback requirements stated in Article 6 of the Unified Development Code.*

- 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:** *This variance is in harmony with the spirit and purpose of the ordinance.*

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

**Staff Evaluation:** *The variance will not alter the character of the neighborhood.*

- 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.

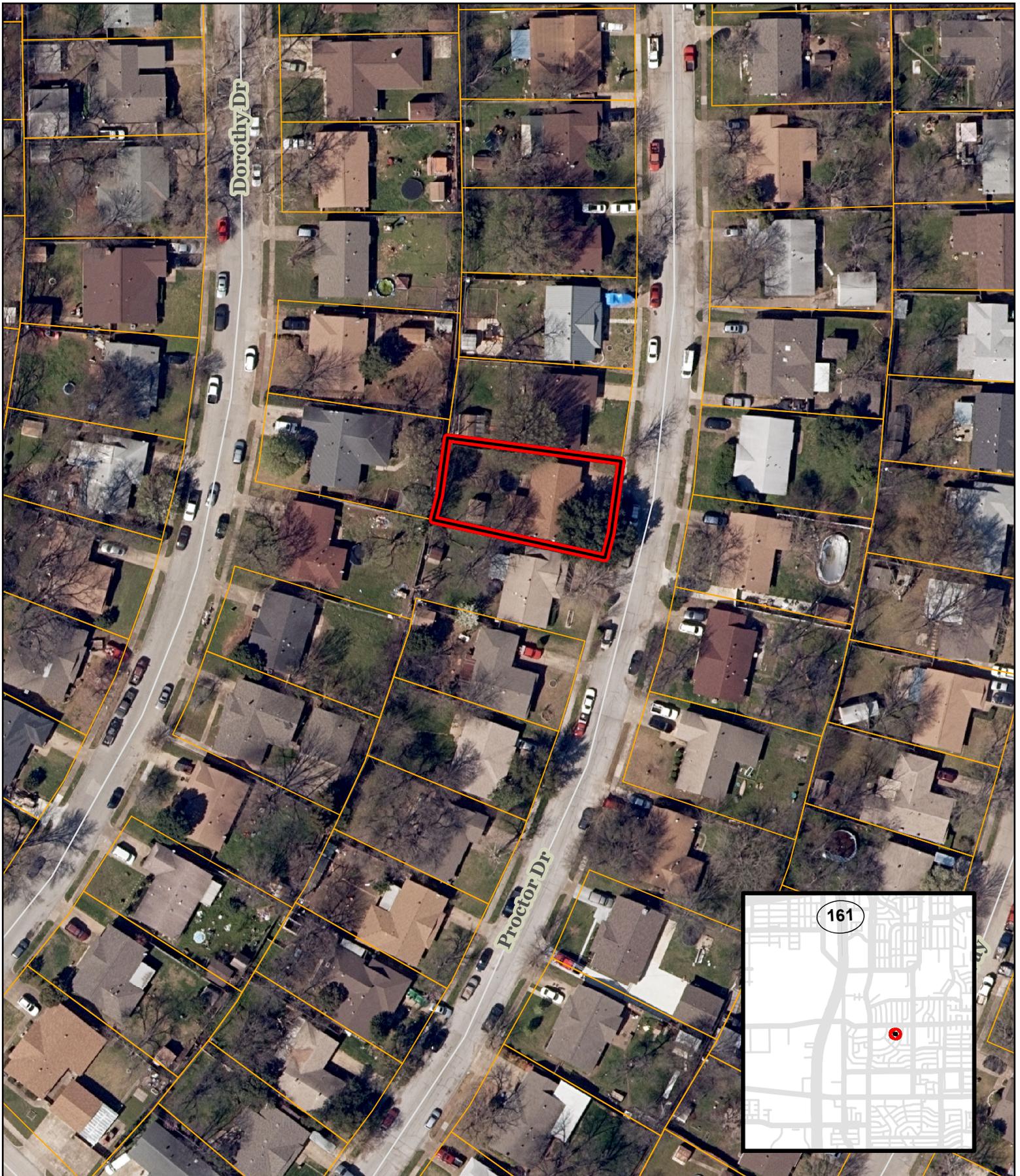
**RECOMMENDATION**

Staff recommends approval of BA200905 as requested based on the following findings of fact:

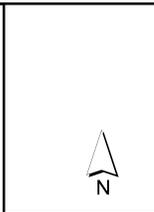
1. The carport is meeting all the requirements of Article 6 of the Unified Development Code.

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.**

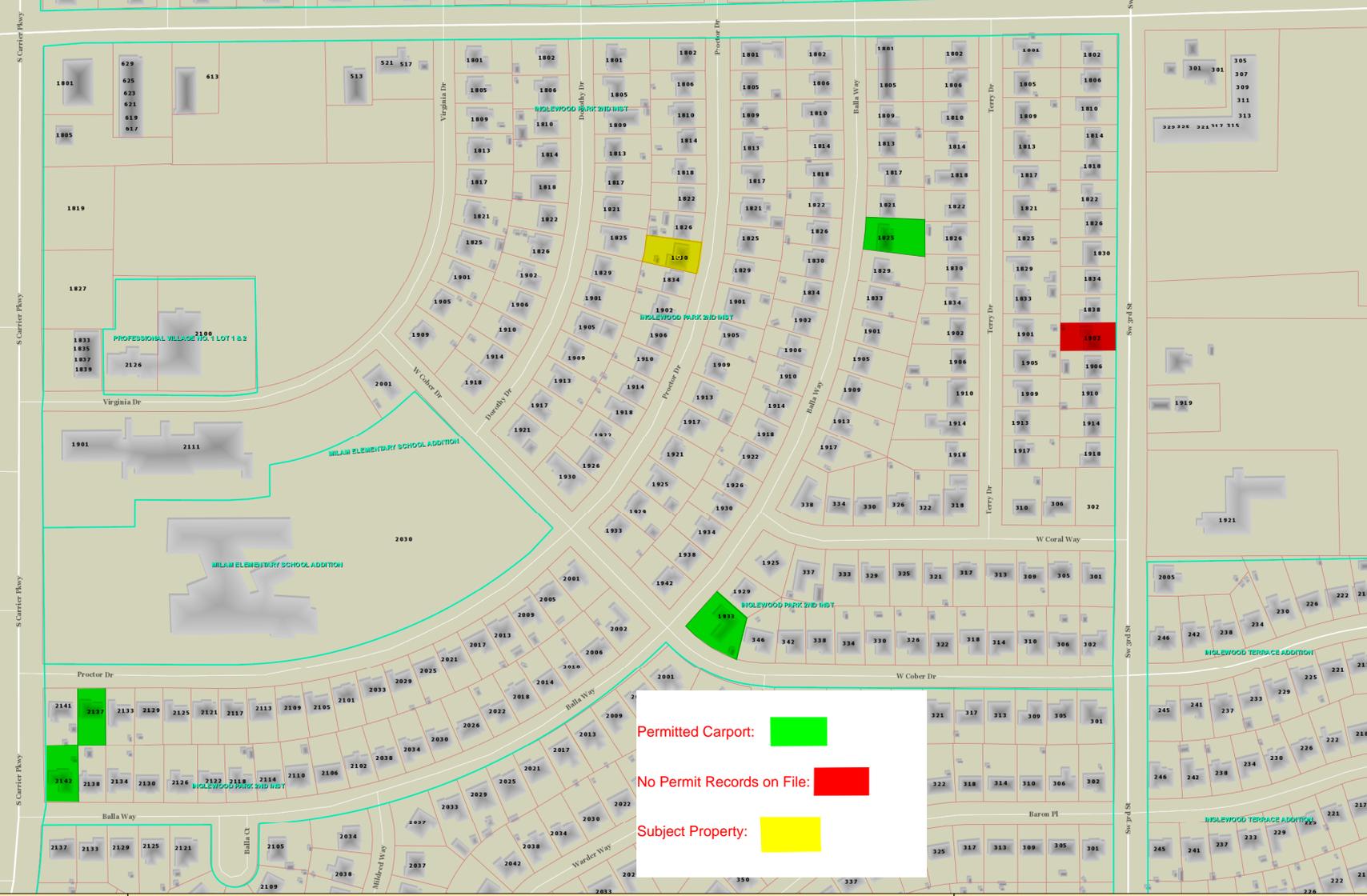


**CASE LOCATION MAP**  
**BA200905**  
**1830 Proctor Drive**



**City of Grand Prairie**  
**Development Services**  
☎ (972) 237-8255  
🌐 [www.gptx.org](http://www.gptx.org)





**Permitted Carport:**

**No Permit Records on File:**

**Subject Property:**

WOLEWOOD PARK 2ND HST

WOLEWOOD PARK 2ND HST

WOLEWOOD PARK 2ND HST

WOLEWOOD TERRACE ADDITION

WOLEWOOD TERRACE ADDITION

PROFESSIONAL VILLAGES TR. 1 LOT 1 & 2

WILAM ELEMENTARY SCHOOL ADDITION

WILAM ELEMENTARY SCHOOL ADDITION





# BA200906

405 NE 29<sup>th</sup> Street  
Variance –Side Yard Setback

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Zoning Board of Adjustments & Appeals:	September 21, 2020
Case Manager:	Jonathan Tooley
Owner:	Juan Castillo
Applicant/Agent:	Laura Castillo
City Council District:	5 (Cole Humphreys)
Zoning:	SF-4

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## SUMMARY

Side yard setback variance at 405 NE 29<sup>th</sup> Street, legally described as Lot 128, Burbank Gardens, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District

- a. Variance: Construction of an addition to the primary structure in the side yard setback.  
Required Setback: 6 feet.  
Requested Setback: 3 feet.

## DISCUSSION

The applicant is requesting a variance to the side yard setback requirement laid out in Article 6 of the Unified Development Code. Mr. Castillo is proposing to add a two-story addition to the single-family residence. The structure size requested is 16.25' x 36.25' x 19' tall. Article 6 of the UDC requires any addition to the primary structure to follow the setbacks established for the primary structure in the corresponding zoning district. In this case the addition is required to be 6 feet from the side yard property line. The applicant is asking for relief from this requirement, allowing the addition to be built 3 feet from the property line. Staff did receive signed support letters from Laura Castillo, the owner's daughter, from the neighbors at 401, 409 and 414 NE 29<sup>th</sup> Street.

Mr. Castillo has started construction on the addition, but due to complaints from neighbors and after a complaint inspection by Building Inspections, he was told to stop construction until structure is in compliance with City standards. Mr. Castillo does have an approved permit on file with Building Inspections for a detached 17' x 26' x 8' tall patio cover.

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.

Summary of Requirements				
	UDC	Approved	Constructed	Requesting
<b>Structure</b>	<b>Attached / Detached</b>	<b>Detached</b>	<b>Detached</b>	<b>Attached</b>
<b>Width</b>	-	<b>17 feet</b>	<b>16.25 feet</b>	<b>16.25 feet</b>
<b>Length</b>	-	<b>26 feet</b>	<b>36.25 feet</b>	<b>36.25 feet</b>
<b>Height</b>	Attached – same as primary structure Detached – 14 feet	<b>8 feet</b>	<b>16 feet</b>	<b>19 feet</b>
<b>Square Footage</b>	Attached – no more than 50% lot coverage Detached – 450	<b>442</b>	<b>589</b>	<b>589</b>
<b>Side Setback</b>	Attached – 6 feet Detached – 3 feet	<b>4 feet</b>	<b>3 feet</b>	<b>3 feet</b>

**PUBLIC NOTIFICATION**

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

Notices to property owners were placed in the City of Grand Prairie out-going-mail on September 9<sup>th</sup>, 2020.

42 notices were sent, 3 were returned in favor, 0 returned 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 has the potential to substantially or permanently injure the appropriate use of adjacent property in the same district. Granting a 3 foot variance to the side setback requirements will allow this proposed structure to be closer than what is normally allowed.*

- 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. The proposed 3-foot setback will allow the two-story addition to be closer to the adjacent property than what is allowed. The applicant is proposing the build the addition 19 feet in height which could pose privacy issues to the adjacent owner.*

- 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:** *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:** *Staff does believe that such variance may potentially 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 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 cannot support the setback variance as requested due to the following findings of fact:**

1. The Unified Development Code requires 6 feet setback for the primary structure
2. City files show that this project has received complaints from neighbors in the area.

**Staff does support the setback variance within the scope of the approved permit of an 8' tall patio cover or addition.**

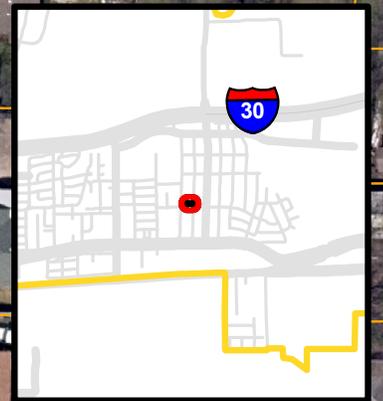
If the board chooses to grant the applicants request, he/she must abide to the following below:

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.**



Ne 29th St

Rinehart Dr



**CASE LOCATION MAP**

**BA200906**

**405 NE 29th Street**



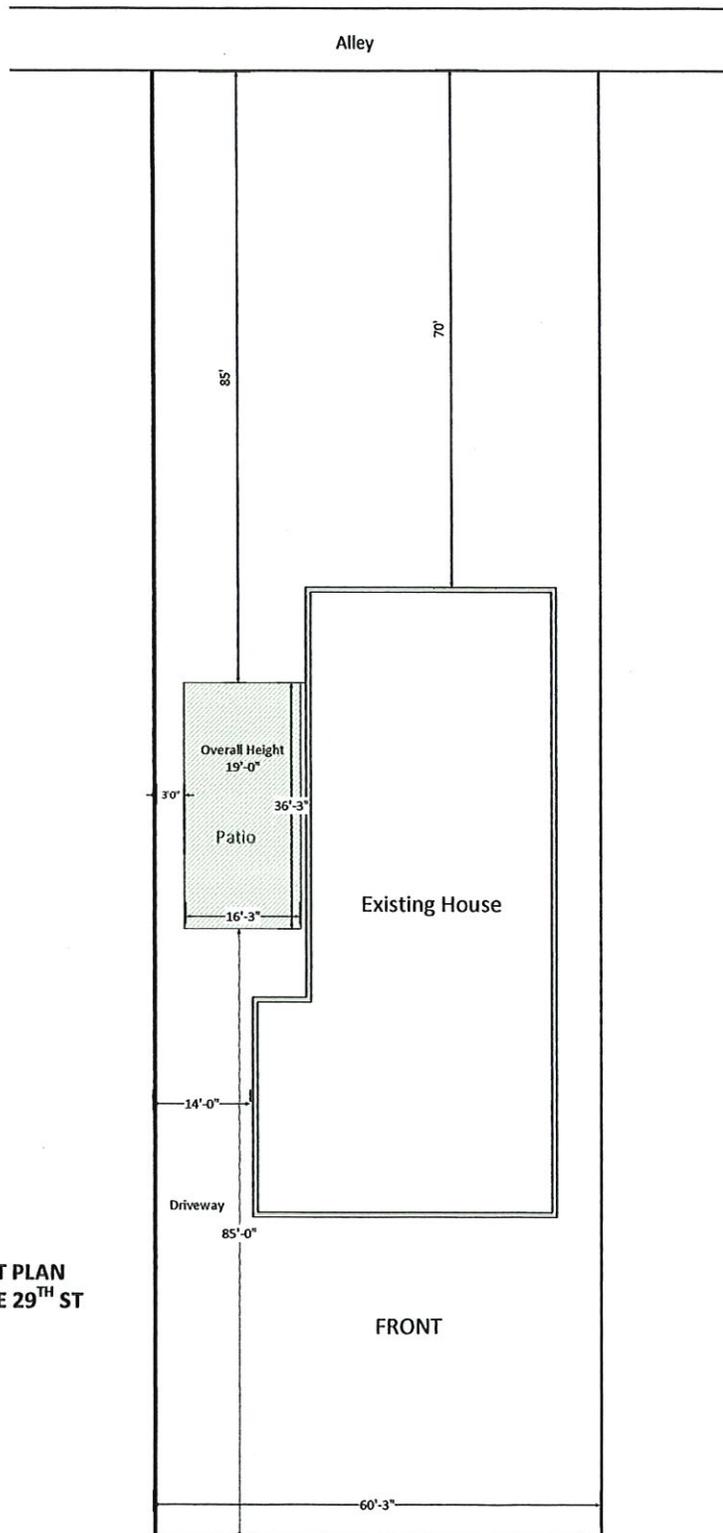
**City of Grand Prairie  
Development Services**

📞 (972) 237-8255

🌐 [www.gptx.org](http://www.gptx.org)

RECEIVED

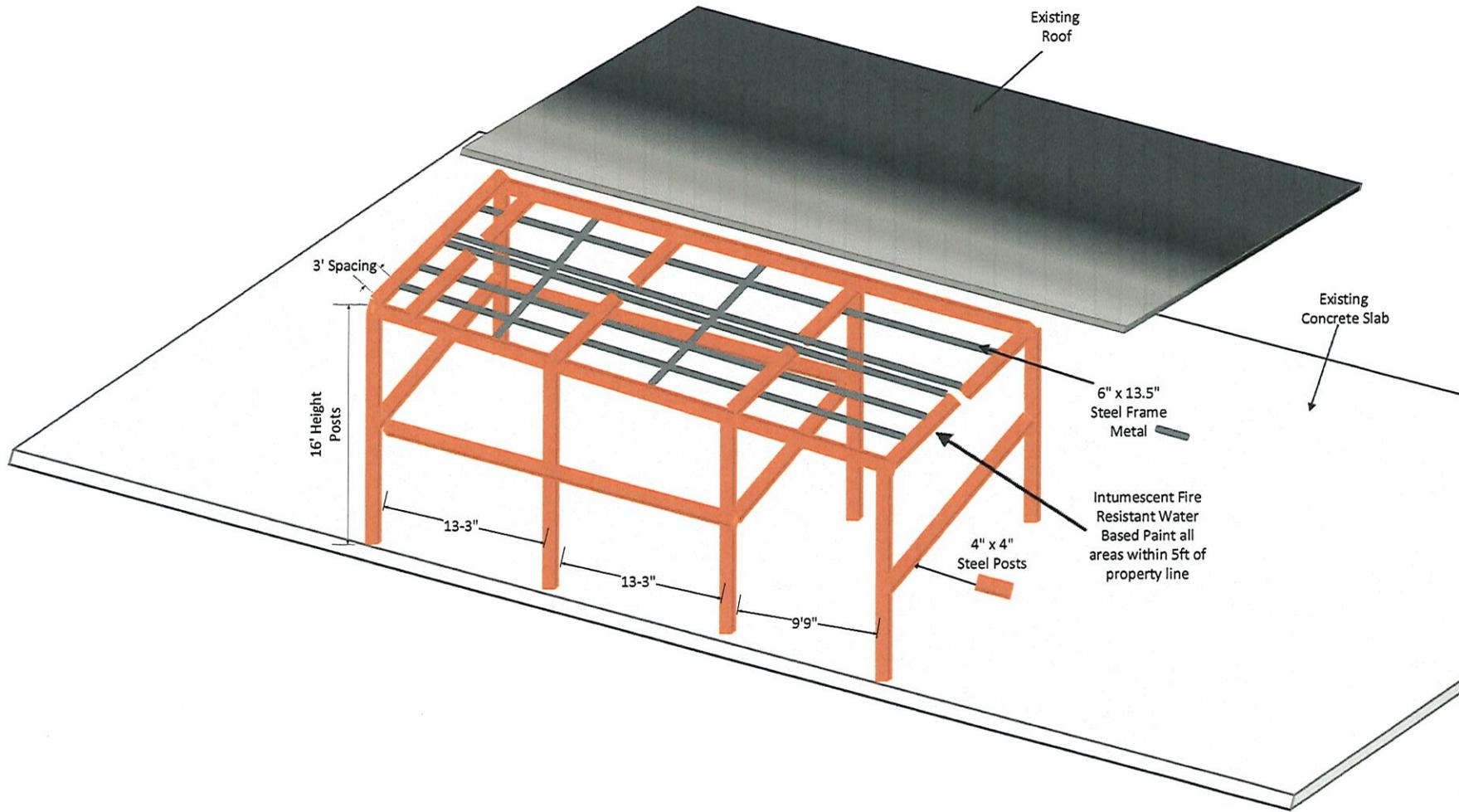
AUG 27 2020



PLOT PLAN  
405 NE 29<sup>TH</sup> ST

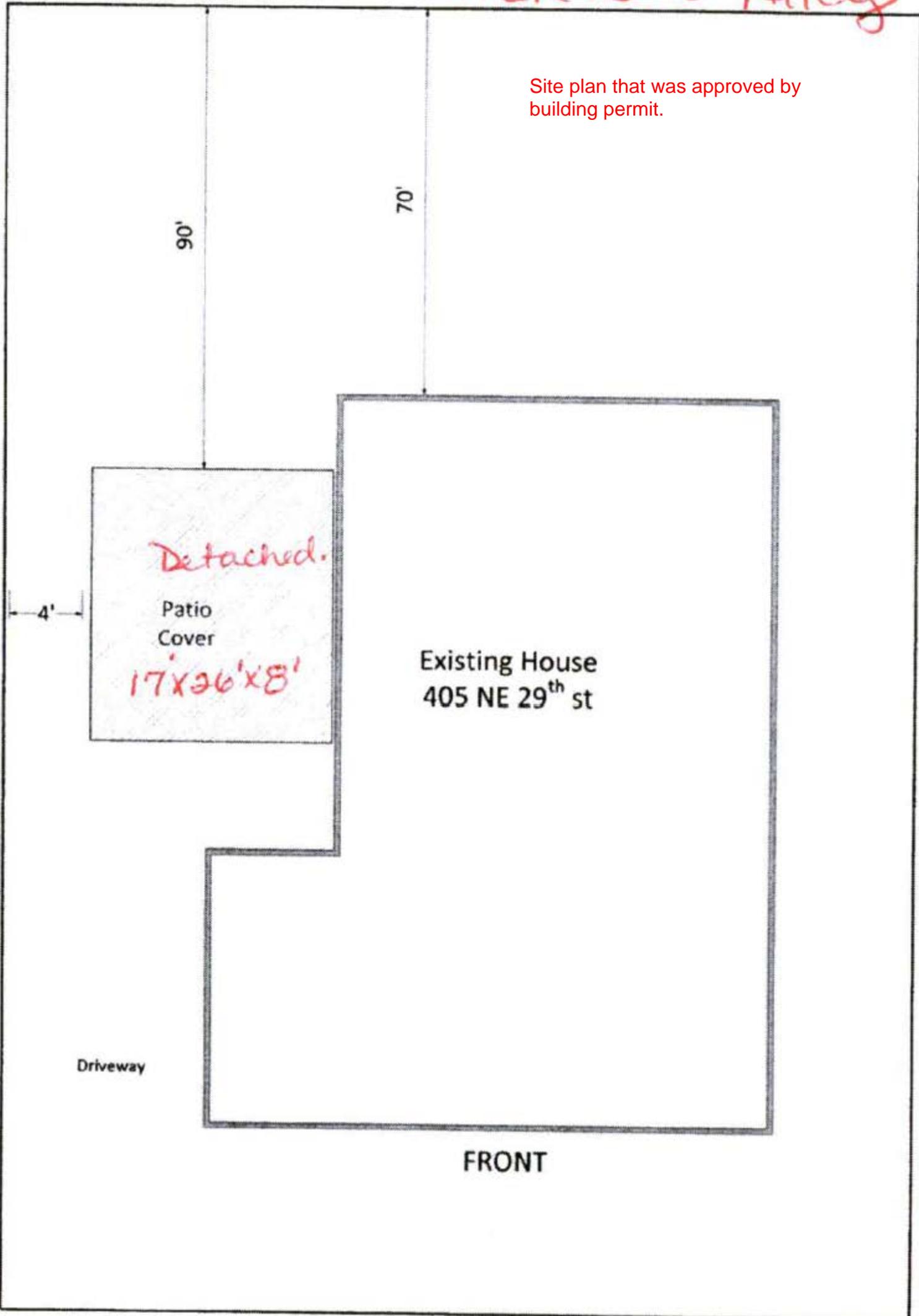
RECEIVED

AUG 27 2020



~~Alley~~ *There is no Alley*

Site plan that was approved by building permit.



PLOT PLAN



9/8/20

**Carta de Apoyo**

RE: 405 NE 29<sup>th</sup> St- Structure Variance

A Quien Corresponda,

Yo, Jose Rodriguez, vecino(a) de Juan Castillo quisiera expresar mi apoyo a la estructura adicional que el Señor Castillo ha hecho en su propiedad. Yo no tengo problema con la estructura.

Gracias.

Sinceramente,

Jose Rodriguez

Resident at 414 29<sup>th</sup> St Grand prairie  
TX 75050

9/8/20

**Carta de Apoyo**

RE: 405 NE 29<sup>th</sup> St- Structure Variance

A Quien Corresponda,

Yo, S. Enrique Torres, vecino(a) de Juan Castillo quisiera expresar mi apoyo a la estructura adicional que el Señor Castillo ha hecho en su propiedad. Yo no tengo problema con la estructura.

Gracias.

Sinceramente,



Resident at 401 NE 2<sup>nd</sup> St Grand prairie,  
TX 75050

Sep-8

**Carta de Apoyo**

RE: 405 NE 29<sup>th</sup> St- Structure Variance

A Quien Corresponda,

Yo, Juan Beltran, vecino(a) de Juan Castillo quisiera expresar mi apoyo a la estructura adicional que el Señor Castillo ha hecho en su propiedad. Yo no tengo problema con la estructura.

Gracias.

Sinceramente,

J. Beltran

Resident at 409 NE 29<sup>th</sup> St Grand Prairie,  
TX 75050



# BA200907

1609 Hardy Road  
Variance – Lot Width

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Zoning Board of Adjustments & Appeals:	September 21, 2020
Case Manager:	Jonathan Tooley
Owner:	Ernesto Rodriguez
Applicant:	Luke Keeton
City Council District:	3 (Mike Del Bosque)
Zoning:	SF-4

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## SUMMARY

Creation of a lot that does not meet the minimum width at 1609 Hardy Road, legally described as Lot 6-R, Block 5, Lakecrest Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.

- a. Variance: Creation of a lot that does not meet the minimum required width.  
Minimum Required Lot Width: 60 feet.  
Requested Lot Width: 51 feet

## DISCUSSION

The applicant is requesting a variance from the minimum lot width required for SF-4 zoning stated in Article 6 of the Unified Development Code. Single Family-Four Residential District requires that new lots have a minimum of 60-foot lot width. The applicant's reasoning and intent of the variance is to be able to replat the property from one into two lots. The southern lot would have the width of 51 feet.

Examining Lakecrest Addition as a whole, the original Final Plat intended for lots to be 60 feet in width. Records show that the property was replatted from two – 60 foot lots into one 120 foot lot. The owner is wanting to split off the southern portion to build a home to sell. In this particular situation, the owner would have to demo the current single-family residence to restore the property to its original two – 60 lot width. Instead a variance is sought to created a smaller 51 foot property.

City Council recently passed a Planned Development No. 402 at 1829-1845 Hardy Road that created 5 lots of

50 feet in width. As stated before, Lakecrest was originally designed for 60 foot lots, but the owner has a unique situation that will require a variance regardless of the configuration proposed. There is currently an accessory building on the proposed lot 2 that the applicant will be required to move if the Replat is approved.

### **PUBLIC NOTIFICATION**

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

Notices to property owners were placed in the City of Grand Prairie out-going-mail on September 9<sup>th</sup>, 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:** *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.*

- 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. City Council has approved a zoning case at the 1800 block of Hardy Road for 50 foot lots.*

- 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 reduction in lot width 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.*

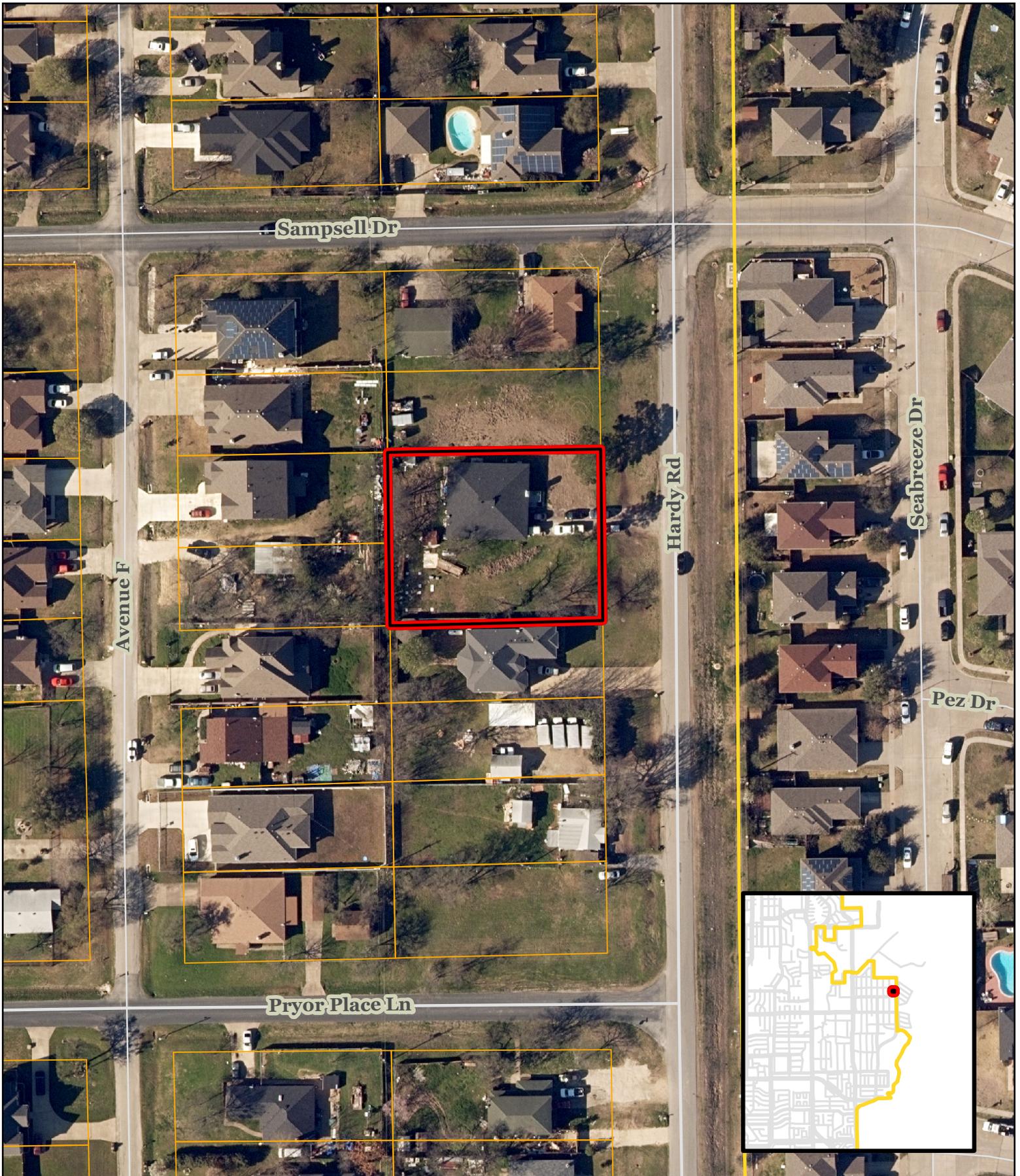
#### **RECOMMENDATION**

Staff recommends **approval BA200907 as requested** based on the following findings of fact:

1. The zoning variance does not negatively impact the surrounding area.
2. The City has approved a similar rezoning case along Hardy Road for 50-foot lots.

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.**



Sampsell Dr

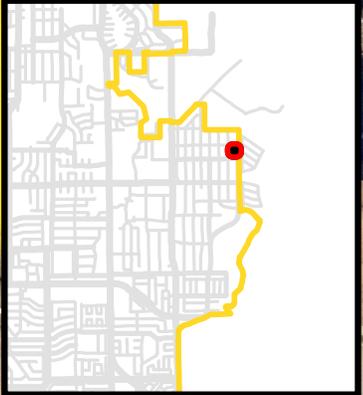
Avenue F

Pryor Place Ln

Hardy Rd

Seabreeze Dr

Pez Dr



**CASE LOCATION MAP**

**BA200907**

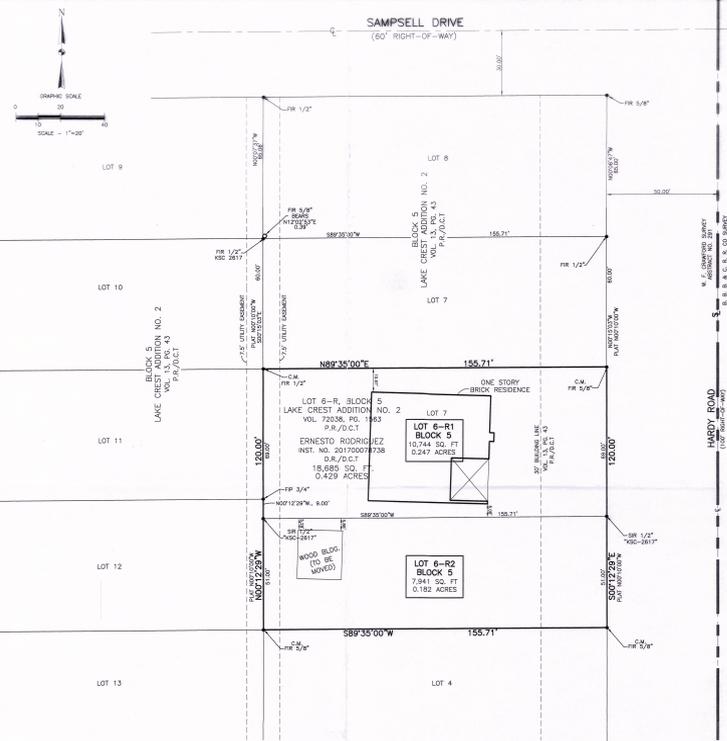
**1609 Hardy Road**



**City of Grand Prairie  
Development Services**

📞 (972) 237-8255

🌐 [www.gptx.org](http://www.gptx.org)



**NOTE:**

- The basis of bearing for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4207, based upon GPS measurements, according to the Leica GPS Reference Network. All distances shown hereon are surface distances.
- C.M. = Counties Controlling Monuments.
- I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48130G45M, 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 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 on approved grading and drainage plan is required by the City of Grand Prairie.



**VICINITY MAP**  
NOT TO SCALE

**DEDICATION:**

State of Texas:  
County of Dallas:  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT **ERNESTO RODRIGUEZ**, does hereby adopt this plat designating the hereon above described property as **LOT 6-R1 AND 6-R2, LAKE CREST ADDITION, NO. 2** addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie the sidewalks, curbs, 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 line easements shall be open to the public and private utilities for such particular use. The maintenance of paving on the utility, access and fire line easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard assessment. 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, controlling, 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 existing ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Witness my hand at \_\_\_\_\_ County Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**ERNESTO RODRIGUEZ**  
Owner

**ACKNOWLEDGMENT:**

State of Texas  
County of Dallas:  
Before me the undersigned authority, a Notary Public, on this day personally appeared **ERNESTO RODRIGUEZ**, 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:

**OWNERS CERTIFICATE:**

State of Texas:  
County of Dallas:  
WHEREAS, **ERNESTO RODRIGUEZ**, acting by and through the undersigned, is duly authorized agent, is the sole owner of a tract of land situated in the W. F. Crawford Survey, Abstract No. 291, County of Dallas, City of Grand Prairie, according to the deed recorded in Plat No. 201700787338, of the Deed Records of Dallas County, Texas, and more particularly described as follows:

**LEGAL DESCRIPTION:**

BEING a 0.429 acre tract of land being known as all of Lot 6-R, Block 5, Lake Crest Addition, No. 2, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 72038, Page 1563, of the Plat Records of Dallas County, Texas.

**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. FOR REVIEW ONLY NOT TO BE RECORDED FOR ANY PURPOSES"

**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:

RECEIVED  
SEP 01 2020

*Edwith Shaving Bldg.*

REPLAT and 6-R2  
LOTS 6-R, BLOCK 5  
LAKE CREST ADDITION, NO. 2  
OWNER'S NAME TO BE ON EACH  
AN ADDITION TO THE CITY OF GRAND PRAIRIE,  
DALLAS COUNTY, TEXAS  
BEING A REPLAT OF LOT 6-R, BLOCK 5  
LAKE CREST ADDITION, NO. 2  
AN ADDITION TO THE CITY OF GRAND PRAIRIE  
DALLAS COUNTY, TEXAS

DATE: AUGUST 21, 2020

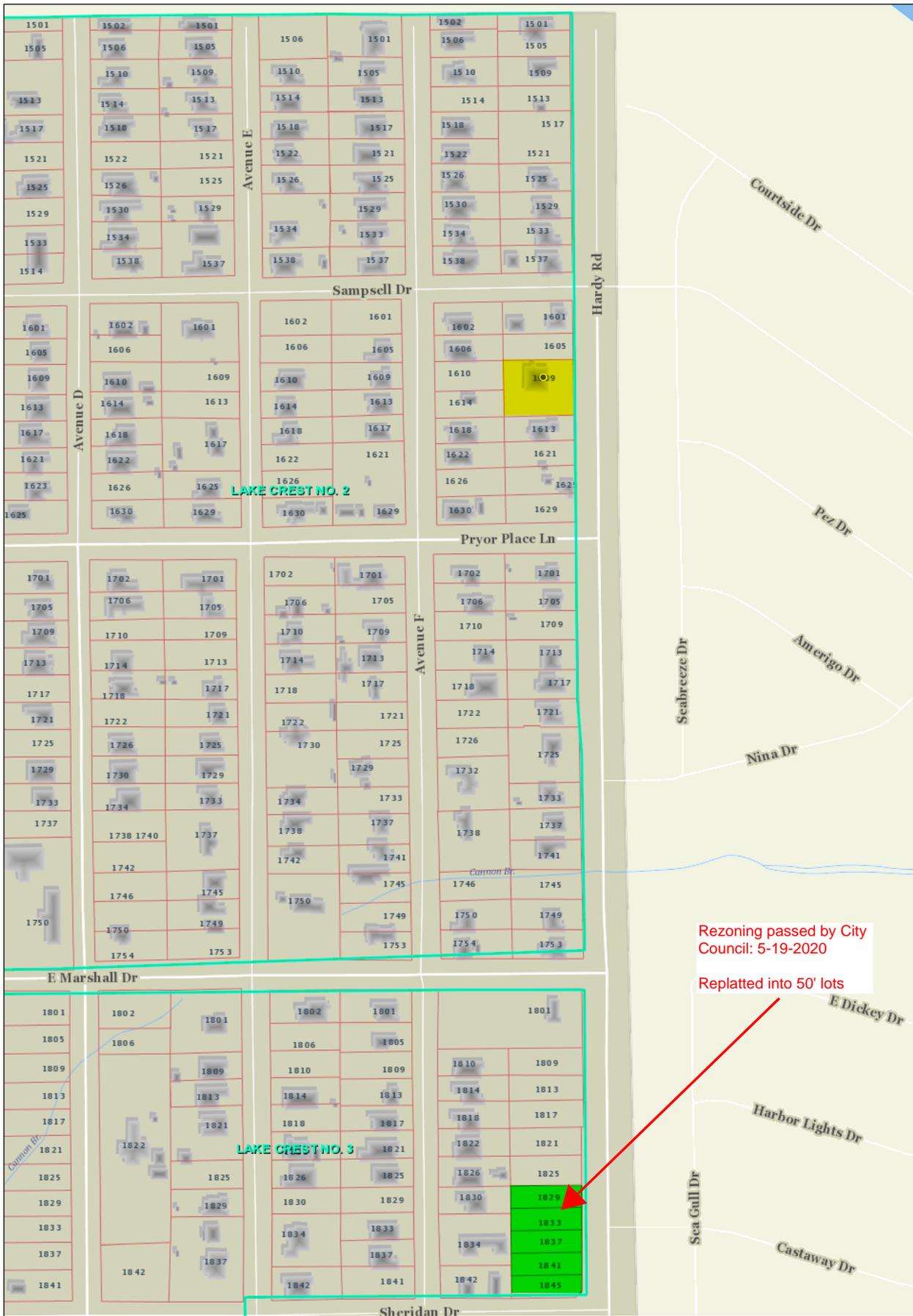
**OWNER/DEVELOPER:**

**ERNESTO RODRIGUEZ**  
809 HARDY ROAD  
GRAND PRAIRIE, TEXAS 75050  
PHONE: (214) 987-9824

**PREPARED BY:**

**KEETON SURVEYING COMPANY**  
H.S. KEETON  
1007 BRANTLEY, GRAND PRAIRIE, TEXAS 75050  
PHONE: (972) 641-9843 FAX: (972) 647-0154  
E-MAIL: keeton@ksurvey.com

CASE NO. \_\_\_\_\_



Rezoning passed by City Council: 5-19-2020

Replatted into 50' lots

200 0 200 Ft  
Date: 9/18/2020 Time: 11:30:10 AM

# Grand Prairie Maps



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

 Subdivisions

Subject Property: 

Existing 50' platted lots: 





# BA200908

## 1813 Santa Rosa Court Variance –Non Conforming Structure

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Zoning Board of Adjustments & Appeals:	September 21, 2020
Case Manager:	Jonathan Tooley
Owner:	3 Key Capital Group LLC
Applicant:	Juan Carlos Ruiz
City Council District:	2 (Jim Swafford)
Zoning:	SF-2

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### SUMMARY

Front yard setback variance at 1813 Santa Rosa Court, legally described as Lot 4, Block P, Monterey Gardens, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two Residential District.

- a. Variance: Non-conforming structure due to encroachment of front yard setback.  
Required Setback: 30 feet.  
Requested Setback: 23.75 feet.

### DISCUSSION

The applicant is requesting approval to allow for a non-conforming single-family home to come into conformance with Article 6 of the Unified Development Code. A prospective home buyer was wanting to acquire the property from 3 Key Capital, but their bank is wanting a variance granted for the encroachment so the title will be free and clear of any restrictions.

Current survey of the property shows the primary structure to be encroaching the front setback over 6 feet. The Single Family-Two requirements of the UDC specifically state that the front yard build line shall be 30 feet. The home sits approximately 23.75 feet from the front property line. This particular parcel is shaped differently as it is the transition of the street into the cul-de-sac, thus creating weird property and build lines. Upon review, staff discovered similar situations exist on multiple streets in neighborhoods like this that date back to the 1960's.

### PUBLIC NOTIFICATION

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

Notices to property owners were placed in the City of Grand Prairie outgoing mail on September 9<sup>th</sup>, 2020.

41 notices were sent to property owner, 0 were returned in favor, and 0 in opposition, and there is no homeowners association.

## **FINDINGS**

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

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

**Staff Evaluation:** *Staff believes that granting this variance will not affect the surrounding neighbors. This property has been in this non-conforming state for several decades, and staff does not see it as an issue to the adjacent neighbors.*

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

**Staff Evaluation:** *Staff suggests that the exception 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 Single Family-Two Residential District.*

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

**Staff Evaluation:** *Staff believes that the variance is in harmony with the spirit and purpose of this ordinance. Even with the encroachment, the home is well spaced from the property line and poses no problems to the subdivision.*

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

**Staff Evaluation:** *The proposed use will not alter the character of the surrounding area. The subdivision, Monterey Gardens, has been in existence in the 1960's and the single-family residence was established in its current form.*

- 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. In fact, it will bring the home into conformance.*

- 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 have a hardship that is a unique circumstance of the property. The home has been non-conforming long before the current property owner took ownership.*

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

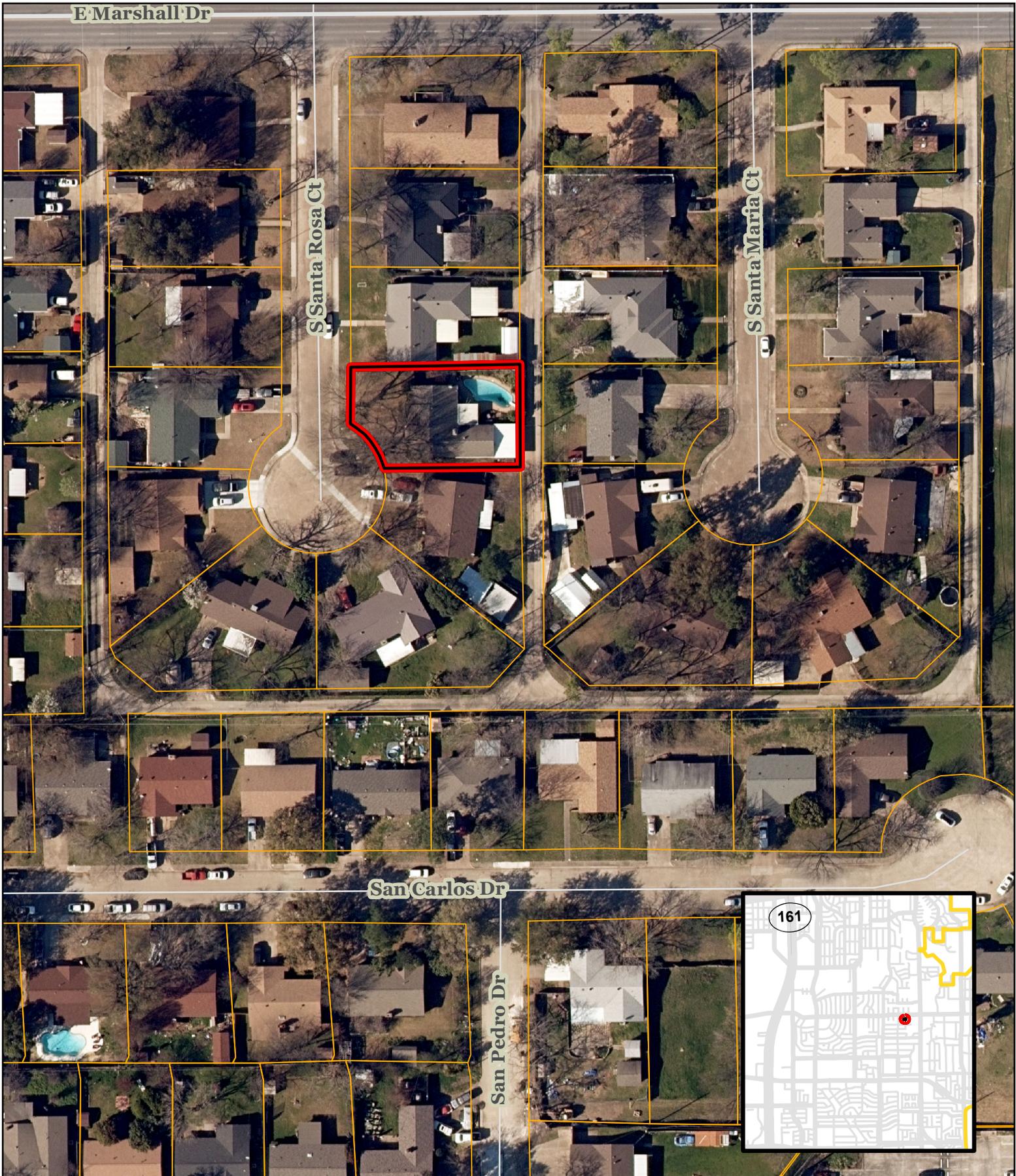
**Staff Evaluation:** *Staff finds that the hardship is not self-created.*

#### **RECOMMENDATION**

Staff recommends **approval of BA200908 as requested** based on the following findings of fact:

1. The request does not negatively impact surrounding property owners
2. The variance will transition the home from non-conforming to conforming.

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



E Marshall Dr

S Santa Rosa Ct

S Santa Maria Ct

San Carlos Dr

San Pedro Dr

161



**CASE LOCATION MAP**  
**BA200908**  
**1813 Santa Rosa Court**



**City of Grand Prairie**  
**Development Services**

☎ (972) 237-8255  
🌐 [www.gptx.org](http://www.gptx.org)

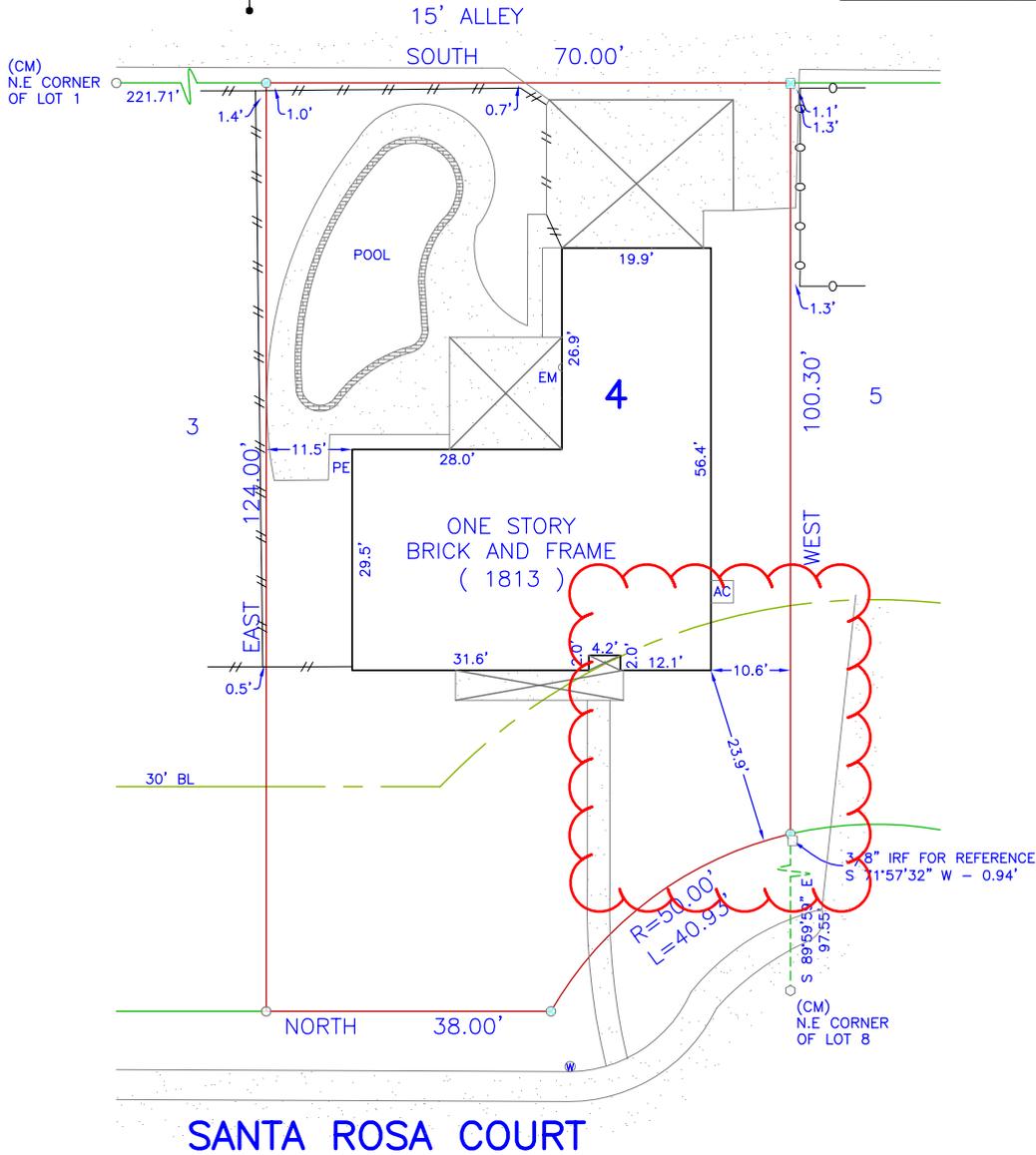
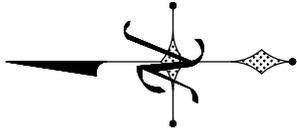
# SURVEY PLAT



FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1813 SANTA ROSA COURT, in the City of GRAND PRAIRIE, Texas. Being Lot 4, Block P, of Monterey Gardens Addition, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 289, Page 1303, of the Plat Records of Dallas County, Texas.



SANTA ROSA COURT

PROPERTY SUBJECT TO  
EASEMENTS & RESTRICTIONS  
Volume 392, Page 896,  
Volume 81065, Page 774

ACCEPTED BY: \_\_\_\_\_

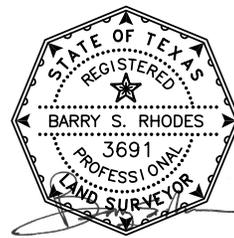


The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY ALAMO TITLE COMPANY

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.  
Scale: 1" = 20'  
Date: 08/04/2020  
G. F. No.: 6000602000361  
Job no.: 202005782  
Drawn by: CMR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.  
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR  
ALAMO TITLE COMPANY

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
RESIDENCE	
CM - CONTROLLING MONUMENT	
MRO - MONUMENTS OF RECORD DIGNITY	
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
SET "X"	
3/8" IRON ROD FOUND	
5/8" IRON ROD FOUND	
PK NAIL FOUND	
CABLE	ELECTRIC
CLEAN OUT	POOL EQUIP
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
( UNLESS OTHERWISE NOTED )	







# BA200909

1753 Hardy Road  
Variance – Garage Conversion

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Zoning Board of Adjustments & Appeals:	September 21, 2020
Case Manager:	Jonathan Tooley
Owner/Applicant:	Alister Certeza
City Council District:	3 (Mike Del Bosque)
Zoning:	SF-4

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## **SUMMARY**

Conversion of the garage into a living space at 1753 Hardy Road, legally described as Lot 1, Block 10, Lakecrest Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.

- 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 add extra living space to the current 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. Staff reviewed the area surrounding the applicant's property and was unable to discover any existing garage conversions. Mr. Certeza has already completed the garage conversion, without a building permit, and is seeking approval for the work already completed. The conversion was completed with masonry brick to match the existing house.

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 September 11<sup>th</sup> and September 20<sup>th</sup>.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on September 9<sup>th</sup>.

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:** *Approving such a 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-4" 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 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.*

- 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.*

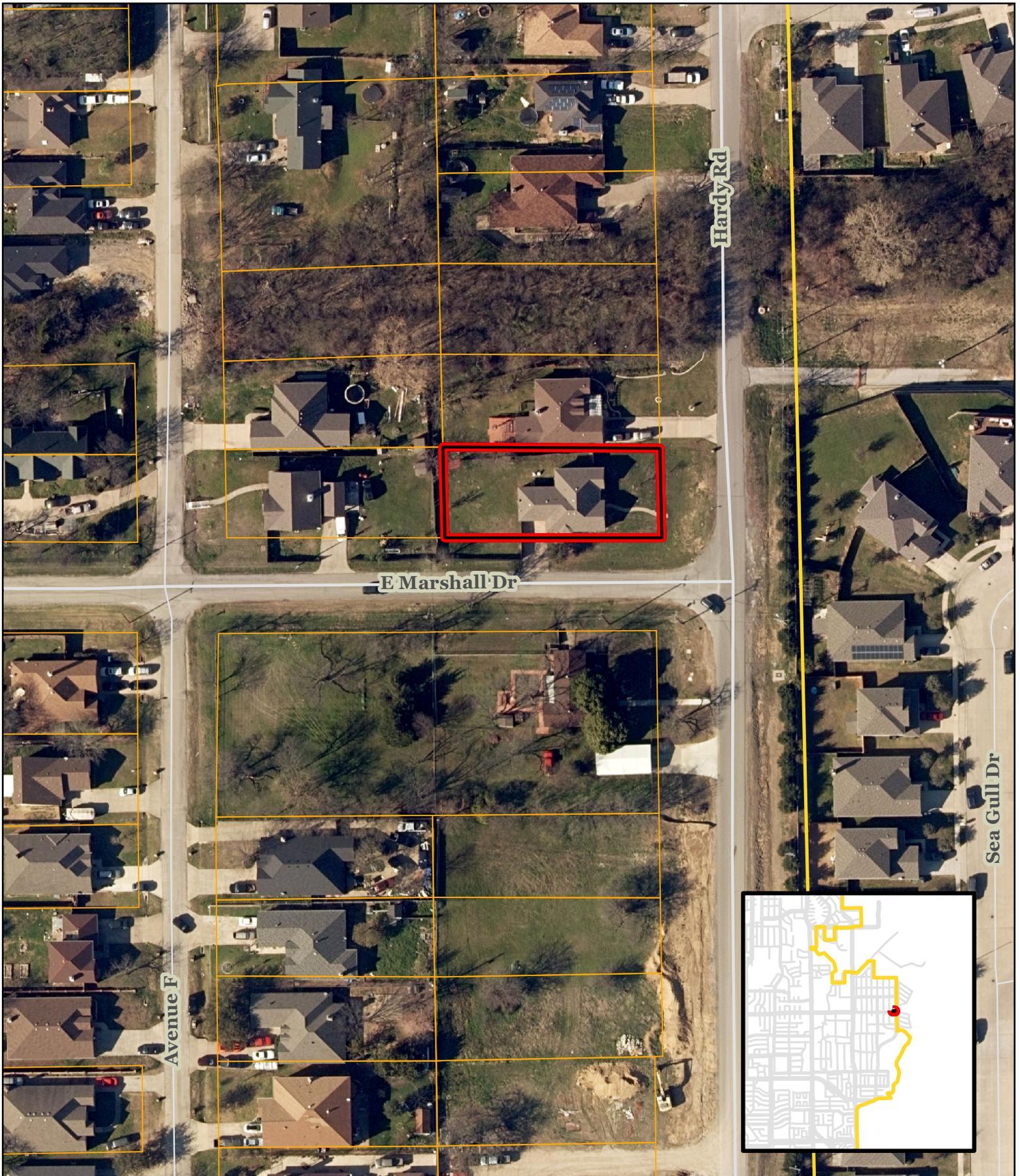
## **RECOMMENDATION**

Staff recommends **approval of BA200909 as requested** based on the following findings of fact:

1. The garage conversion does not negatively influence the surrounding area.
2. The applicant has chosen and used masonry that matches the home.

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

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



**CASE LOCATION MAP**

**BA200909**

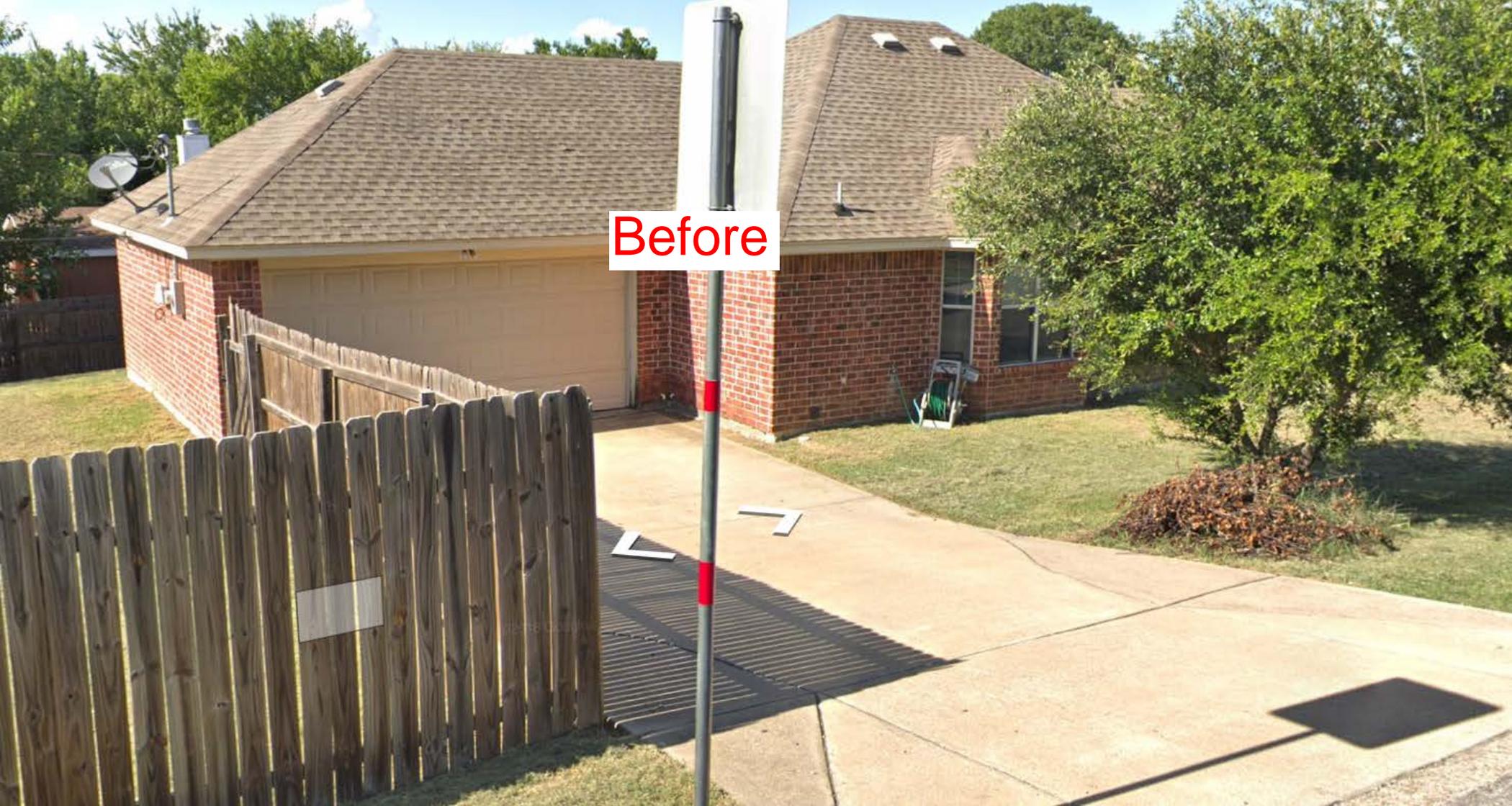
**1753 Hardy Road**



**City of Grand Prairie  
Development Services**

📞 (972) 237-8255

🌐 [www.gptx.org](http://www.gptx.org)



Before

After





City Hall : 317 College St Grand Prairie, TX

**MEETING AGENDA**

Zoning Board of Adjustments and Appeals

DATE August 17th, 2020

**Due to an imminent threat to public health and safety arising from the COVID-19 pandemic, this meeting of the Zoning Board of Adjustments and Appeals shall be held via videoconference. The members of the Board will participate remotely via videoconference. No facility shall be available for the public to attend in person.**

**BRIEFING:**

**6:30PM**

The staff will brief the board and preview the cases on tonight's agenda. Board members will have the opportunity to ask questions that may facilitate the meeting and presentation of the cases. No action will be taking place during the briefing

**CALL TO ORDER**

**\_\_7:00\_\_ PM**

The Zoning Board of Adjustments and Appeals is appointed by the City Council to consider variances, exceptions and appeals as prescribed by the City of Grand Prairie's Unified Development Code. In accordance with Section 211.009 of the Local Government of the State of Texas and Article 1 of the Unified Development Code of the City of Grand Prairie, the concurring vote of seven members of the Board is necessary to decide in favor of an applicant on any matter on which the Board has jurisdiction. Members of the public may address the Board on items listed on the agenda under Public Hearing Items

**Board Members In Attendance:**

Barry Sandacz \_\_X\_\_, Robert Mendoza \_\_\_\_\_, Michelle Madden \_\_X\_\_,

Clayton Hutchins  X , Debbie Hubacek  X , Stacy White \_\_\_\_\_,  
Anthony Langston, Sr.  X  , Timothy Ibidapo  X , Ralph Castro\*  X ,  
Martin Caballero  X , David Baker \*  X , Tommy Land\*  X

**INVOCATION:**

**David Baker led the invocation**

**APPROVAL OF MINUTES:**

**Ralph Castro motioned to approve last month's minutes**

**Anthony Langston Sr seconded motion**

**9 yays 0 nay**

**PUBLIC HEARING:**

**1.BA200803 (Council District 6)** – Front yard setback variance at 4702 Opelousas Trail, legally described as Lot 1, Block H, Trailwood 4, City of Grand Prairie, Dallas County, Texas zoned Planned Development - 81 District.

a. Variance: Construction of a covered porch in the front-yard setback. Required Setback: 25 feet. Requested Setback: 21 feet

**Applicant / Spokesperson:**  Robert Martinez

**Address:**  4702 Opelousas   
 Grand Prairie, TX 75052

**Any comments from Spokesman:**

The applicant was approved for the building permit and the permit was issued. However, during construction it was found the permit was issued in error and the applicant needed a variance for the setback

**Any questions from Board:**

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

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

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

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

---

**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:  
  X   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.

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

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

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

X  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.

X  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.

X  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.

X  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 and Approve the Case by **Ralph Castro**  
2<sup>nd</sup> the Motion by **David Baker**

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

Any conditions:

The public hearing was closed.

2. **BA200809 (Council District 1)** – Construction of a carport at 9 Heritage Court, legally described as Lot 9, Block 1, Heritage Estates No. 2, City of Grand Prairie, Tarrant County, Texas, zoned Single Family-One Residential District.

a. Special Exception: Construction of a carport

b. Variance: Construction of a carport that exceeds maximum area. Required: Maximum

Area: 500 square feet. Requested Area: 576 square feet.

c. Variance: Construction of a carport in the side yard setback. Required Setback: 3 feet. Requested Setback: 6 inches.

d. Variance: Maximum allowed number of accessory structures. Maximum allowed: 3  
2. Requested: Allowance to build 4<sup>th</sup> accessory structure on the property.

**Applicant / Spokesperson:** \_\_\_Max Coleman\_\_\_\_\_

**Address:** \_\_\_9 Heritage Ct\_\_\_\_\_

\_\_\_Grand Prairie, TX 75052\_\_\_\_\_

**Any comments from Spokesman:**

The applicant needs the carport for vehicle protection.

**Any questions from Board:**

**Michelle Madden asked if Mr Coleman had spoken to any of his neighbors. Mr Coleman stated that yes he did**

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

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

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

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

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

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

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

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

  X   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.

  X   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.

  X   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.

  X   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 and Approve the Case by **Ralph Castro**  
2<sup>nd</sup> the Motion by **Timothy Ibidapo**

Motion was approved/denied \_\_\_9\_\_\_yays to \_\_\_0\_\_\_Nays  
Members that objected \_\_\_\_\_

Any conditions:

The public hearing was closed.

**3. BA200810 (Council District 1)** – Manufactured home replacement at 733 La Moda Street, legally described as Lot 182, San Grande Mobile Home Park, Elizabeth Gray Abstract 1680, Page 375, City of Grand Prairie, Dallas County, Texas, zoned Planned Development - 2 District.

a. Variance: Placement of a manufactured home in the Special Flood Hazard Area.

Required: Prohibited. Requested: Placement of a manufactured home in the Special Flood Hazard Area.

**Applicant / Spokesperson:** \_Lola Farmer\_\_\_\_\_

**Address:** \_\_\_733 La Moda\_\_\_\_\_

\_\_\_Grand Prairie, TX 75051\_\_\_\_\_

**Any comments from Spokesman:**

The applicant would like to use this property as her primary residence. She stated that she was not informed of any rules regarding moving a house when she purchased it. She found out about the ruling when she went into the Permitting office and tried to obtain a permit

**Any questions from Board:**

Barry Sandacz asked if this was more a concern of the FEMA rating

Michelle Madden expressed concern if it was ever voiced to this applicant that once they moved the mobile home, they couldn't replace it

Timothy Ibidapo asked if there has been any assessment from FEMA because of this mobile home. He also wanted to know if this structure was voluntarily moved or ordered to move

David Baker asked if a letter was ever sent to the owners in the park regarding moving a mobile home. He also questioned if this case is a ZBA issue or for another Board?

Mark Dempsey answered Mr. Baker stating that this is a case for ZBA due to the placing of the mobile home in the FloodPlain. This is a variance to the ordinance  
Mark Dempsey also reiterated that the City does not change the FEMA lines  
Bill Crolley added that the City receives updated maps regarding the FEMA lines and sends out notices to those affected. However, the City does not receive a lot of feedback  
David Baker asked if it was possible for the City to add in more dirt to raise the property.  
Debbie Hubacek noted that it appeared that there were cars and other items on the property  
Savannah Ware stated that although this is true based in the aerials, the regulations still prohibit a structure to be placed in the Floodplain

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

Ramona Bledsoe 3217 La Sonbra Grand Prairie, TX 75050. She is the President of the San Grande Mobile Home park and believes Ms Farmer should be allowed to replace the trailer. She also states that her nor the office ever received any letters regarding replacing mobile homes there in the community

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

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

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**The following persons asked to speak regarding the application**

Caren Gonzalez of 712 San Grande Grand Prairie, TX 75050 She is not opposed to the case but is interested in the outcome. Her sister was denied for a permit from the City and if this case is approved, they may look at obtaining a variance as well. Ms. Gonzalez wanted to also make sure that no favoritism was being given to Ms. Farmer from the San Grande Board as Ms. Farmer did sit on the board in previous years.

**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:  
  X   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.

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

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

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

  X   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.

  X   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.

  X   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.

  X   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 and Deny the Case by **Timothy Ibidapo**

2<sup>nd</sup> the Motion by **David Baker**

**Ralph Castro** wanted to clarify that the motion would be to deny the case

**David Baker seconded the clarification**

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

Any conditions:

The public hearing was closed.

4. **BA200811 (Council District 2)** – Construction of a carport at 506 San Carlos Drive, legally described as Lot 7, Garden Manor Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District.

a. Special Exception: Construction of a carport.

**Applicant / Spokesperson:** \_Salvador Guevara\_\_\_\_\_

**Address:** \_\_\_506 San Carlos Dr\_\_\_\_\_   
 \_\_\_Grand Prairie, TX 75051\_\_\_\_\_

**Any comments from Spokesman:**

**Any questions from Board:**

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

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

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\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

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

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

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

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

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

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

  X   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.

  X   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.

  X   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.

  X   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 and Approve the Case by **Ralph Castro**  
2<sup>nd</sup> the Motion by **Timothy Ibidapo**

Motion was **approved**/denied \_\_\_ 8 \_\_\_ yays to \_\_\_ 1 \_\_\_ Nays  
Members that objected \_\_\_ David Baker \_\_\_\_\_

Any conditions:

The public hearing was closed.

**5. BA200813 (Council District 1)** – Construction of a single family residence at 2021 Eva Street, legally described as the north part of Lots 13, 14, and 15, Block 138, Dalworth Park, City of Grand Prairie, Dallas County, Texas, zoned Multi-Family One Residential District.

- a. Variance: Creation of a lot that does not meet the minimum required depth. Required Depth: 100 feet. Requested Depth: 55 feet.
- b. Variance: Construction of a single-family residence in the front yard setback. Required Setback: 25 feet. Requested Setback: 20 feet.

**Applicant / Spokesperson:** \_Jose Sarinara\_\_\_\_\_

**Address:** \_\_\_ 3685 Racquet Club \_\_\_\_\_  
\_\_\_ Grand Prairie, TX 75051 \_\_\_\_\_

**Any comments from Spokesman:**

The applicant would like to build a house on the lot. He thought about building 3 houses but there would be too many variances required

**Any questions from Board:**

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

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

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

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

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

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

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.

X   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 and Approve the Case by **David Baker**  
2<sup>nd</sup> the Motion by **Timothy Ibidapo**

Motion was **approved**/denied   8  yays to   1  Nays

Members that objected   Clayton Hutchins  

Any conditions:

The public hearing was closed.

## **NEW BUSINESS:**

Officer Election for vacant Vice Chair

Timothy Ibidapo nominates Debbie Hubacek. Debbie Hubacek withdraws nomination

Michelle Madden nominates Martin Caballero. Martin Caballero is not present

David Baker nominates Clayton Hutchins. Clayton Hutchins defers the nomination

The appointing / acceptance of Vice Chair will be picked up at the next ZBA meeting

## **CITIZENS COMMENTS:**

**ADJOURNMENT : The meeting was adjourned at 8:39 pm**