



Virtual Public Hearing

MEETING AGENDA
Zoning Board of Adjustments and Appeals
July 20, 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.

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: Jul 20, 2020 06:30 PM Central Time (US and Canada)

Topic: City of Grand Prairie - ZBA Meeting

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/93014212571?pwd=MmdFVUlibEhjYkI0cGw5K29kNEprZz09>

Password: 936708

Or iPhone one-tap :

US: +13462487799,,93014212571#,,,0#,,936708# or
+14086380968,,93014212571#,,,0#,,936708#

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: 930 1421 2571

Password: 936708

International numbers available: <https://gptx.zoom.us/j/93014212571?pwd=MmdFVUlibEhjYkI0cGw5K29kNEprZz09>

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 and jtooley@gptx.org in PDF format no later than 3:00 o'clock p.m. on Monday, July 20th

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. **BA200701 (Council District 1)** – Construction of three single family residences 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: Construction of three single-family residences in the front-yard setback. Required Setback: 25 feet. Requested Setback: 20 feet.
 - b. Variance: Creation of three lots that do not meet the minimum required depth. Required Depth: 100 feet. Requested Depth: 55 feet.
 - c. Variance: Creation of three lots that do not meet the minimum required lot size. Required Area: 5,000 square feet. Requested Area: 2,756 square feet.
2. **BA200704 (Council District 5)** – Construction of an accessory structure at 1646 Walnut Street, legally described as Tract 18, Richard Wilson Survey, Abstract No. 1548, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One Residential District.
 - a. Variance: Construction of an accessory structure that exceeds maximum area. Required Maximum Area: 450 square feet. Requested Area: 4,000 square feet.
 - b. Variance: Construction of an accessory structure that exceeds the maximum height. Required Maximum Height: 14 feet. Requested Height: 16 feet.
 - c. Variance: Maximum allowed number of accessory structures. Maximum allowed: 3 Requested: Allowance to build 7th accessory structure on the property.
3. **BA200706 (Council District 5)** – Construction of a carport at 914 SW 4th Street, legally described as Lot 12, Block D, Turner Heights Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.
 - a. Special Exception: Construction of a carport
 - b. Variance: A 7% variance from the limitation of accessory structures not to exceed

50% of the primary structure footprint on a ½ acre lot or less, to allow for 57% accessory structure coverage of the primary structure footprint on a lot.

4. **BA200707 (Council District 3)** – Construction of a carport at 638 E Springdale Lane, legally described as Lot 8, Block 4, Lake Park Village No. 1, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District.
 - a. Special Exception: Construction of a carport
5. **BA200708 (Council District 2)** – Rear yard setback at 3116 Smokewind Lane, legally described as Lot 13, Block 2, Kirby Creek Village Section 1, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-127 District.
 - a. Variance: Construction of an addition to a single-family house that encroaches the rear yard setback. Required Setback: 10 feet. Requested Setback: 7.5 feet.
6. **BA200709 (Council District 5)** – Construction of a carport at 1106 Huddleston Drive, legally described as Lot 32, Block 10, Rogway Terrance, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.
 - a. Special Exception: Construction of a carport.
 - b. Variance: Construction of a carport in the side yard setback. Required Setback: 3 feet. Requested Setback: 2 feet.
7. **BA200710 (Council District 3)** – Conversion of the garage into a living space at 1630 Camara Court, legally described as Lot 28, Block 8, Phillips Park, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District.
 - a. Special Exception: Conversion of garage into living space. Required: Two garage parking spaces. Requested: No garage parking spaces.
8. **BA200711 (Council District 3)** – Conversion of the garage into a living space at 334 E Grenoble Drive, legally described as Lot 28, Block 12, Lake Park Village No. 3, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District.
 - a. Special Exception: Conversion of garage into living space. Required: Two garage parking spaces. Requested: No garage parking spaces.
9. **BA200715 (Council District 4)** – Construction of a carport at 4357 Ashley Lane, legally described as Lot 1, Block 11, Sheffield Village Ph. 1, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development – 140 District.
 - a. Special Exception: Construction of a carport.

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 15th day of July 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



BA200701

2021 Eva Street
Variance – Lot Size, Lot Depth &
Front Setback

Zoning Board of Adjustments & Appeals:	July 20, 2020
Case Manager:	Jonathan Tooley
Owner/Applicant:	Jose Sarinana
City Council District:	1 (Jorja Clemson)
Zoning:	MF-1

SUMMARY

Construction of three single family residences 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: Construction of three single-family residences in the front-yard setback.
Required Setback: 25 feet. Requested Setback: 20 feet.
- b. Variance: Creation of three lots that do not meet the minimum required depth.
Required Depth: 100 feet. Requested Depth: 55 feet.
- c. Variance: Creation of three lots that do not meet the minimum required lot size.
Required Area: 5,000 square feet. Requested Area: 2,756 square feet.

DISCUSSION

The applicant is requesting approval to build three single-family home on the north part of Lots 13, 14, and 15. These lots were illegally subdivided which created non-conforming lots. The remaining northern portions remain vacant. The applicant is requesting to reduce the lot size area by 2,244 square feet, reduce the lot depth requirement by 45 feet, and reduce the front yard setback by 5 feet.

The development of Eva Street is unlike the rest of Dalworth Park Addition. Eva St was originally platted as an alley/easement but was converted into a street. The result of this is lots that have less depth than those elsewhere in the neighborhood. Along the way, multiple lots were illegally subdivided, thus creating uniquely shaped lots.

Subject to approval of this application, an approved building permit will be required prior to the commencement of the construction. As part of the building permit review process, Building Inspections will ensure that the materials and construction complies with all regulations.

PUBLIC NOTIFICATION

Legal notice of this item was published in the Fort Worth Star Telegram July 10th and July 19th 2020.

Notices to property owners were placed in the City of Grand Prairie outgoing mail on July 8th, 2020.

54 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: *The proposed variances, if approved, will not authorize the operation of a use other than those already allowed in the MF-1, Multi-Family One Residential District. Such variances will allow the applicant to construct a single-family dwelling, which is consistent in the surrounding area. Eva Street has unique shaped lots, and approving the listed variances will allow for development of the lots with structures with similar footprints.*

- 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 MF-1, Multi-Family One Residential District.*

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

Staff Evaluation: *The granting of this variance will allow the homeowner to provide needed infill housing in the Dalworth Park neighborhood, and promotes a mix of housing options by allowing a mix of densities to create housing variety that strengthens the housing market to help ensure there is housing for different income levels, ages and lifestyles.*

- 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. Eva Street is a unique situation, and the proposed variances are in line with what is currently there.*

- 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: *The surrounding single-family dwellings will not be injured by granting the variance, because reducing the lot size and setbacks will not create incompatible development, nor will it detract from the character of the community. The character of the surrounding neighborhood will not be altered and the proposed development will be cohesive with the existing pattern of what exists. The smaller lots are already prevalent in the neighborhood and can be seen on the block to the north of the subject property.*

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

Staff Evaluation: *Staff finds that the property owner has a hardship that is a unique circumstance of the property, because the lots are not developable unless a variance is granted, and the lots were not legally subdivided.*

- 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 BA200701 as requested** based on the following findings of fact:

1. The request does not negatively impact surrounding property owners
2. The request is consistent with other lot and structure sizes within the neighborhood.

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

1. The lots must be replatted prior to the release of permits.

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.



CASE LOCATION MAP

Case Number BA200701

2021 Eva Street



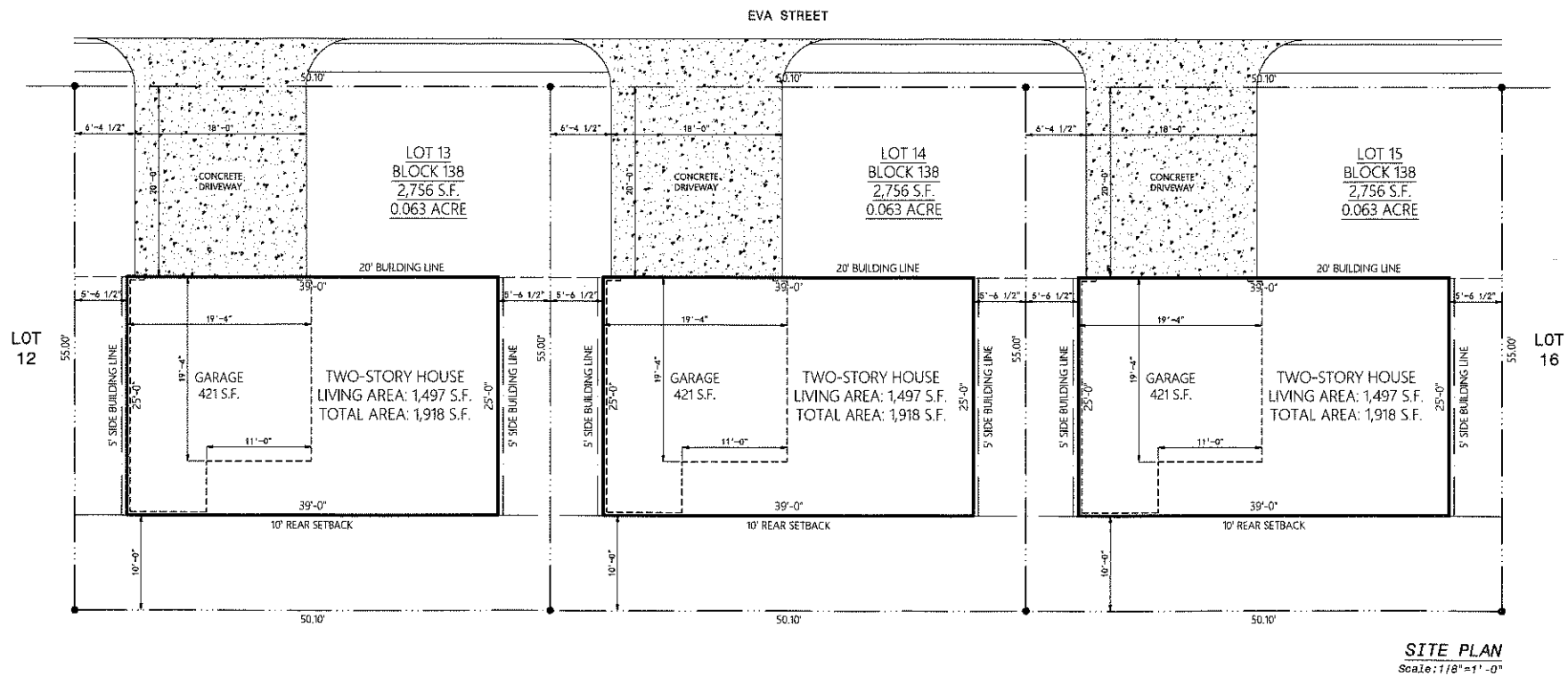
City of Grand Prairie
Development Services

☎ (972) 237-8255

🌐 www.gptx.org

PROJECT DATA	
PROJECT NAME:	NEW HOUSE
ADDRESS:	2021 EVA STREET GRAND PRAIRIE 75051
OWNER/CUSTOMER:	JOSE SARINANA
LEGAL DESCRIPTION:	DALWORTH PARK ADDITION BLOCK 138, LOTS 13, 14 & 15

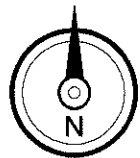
AREAS CALCULATIONS TABLE	
1ST. FLOOR:	554.0 SQ. FT.
2ND. FLOOR:	943.0 SQ. FT.
TOTAL LIVING AREA:	1,497.0 SQ. FT.
2-CAR GARAGE:	421.0 SQ. FT.
TOTAL UNDER ROOF:	1,918.0 SQ. FT.
TOTAL CONCRETE SLAB:	975.0 SQ. FT.
TOTAL LOT AREA:	2,756.0 SQ. FT.
LOT COVERAGE PERCENTAGE:	35.38 %
TOTAL ACRES AREA:	0.063 ACRE



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



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



Customer(s)/Owner(s):

Jose Sarinana

Legal Description:

Dalworth Park Addition
Block 138
Lots 13, 14 & 15

Project Address:

2021 Eva Street
Grand Prairie TX, 75051

Project Name:

New House

Plan Name:

SITE PLAN

Project #:
SA#20-1000

Drawn By:
PSA

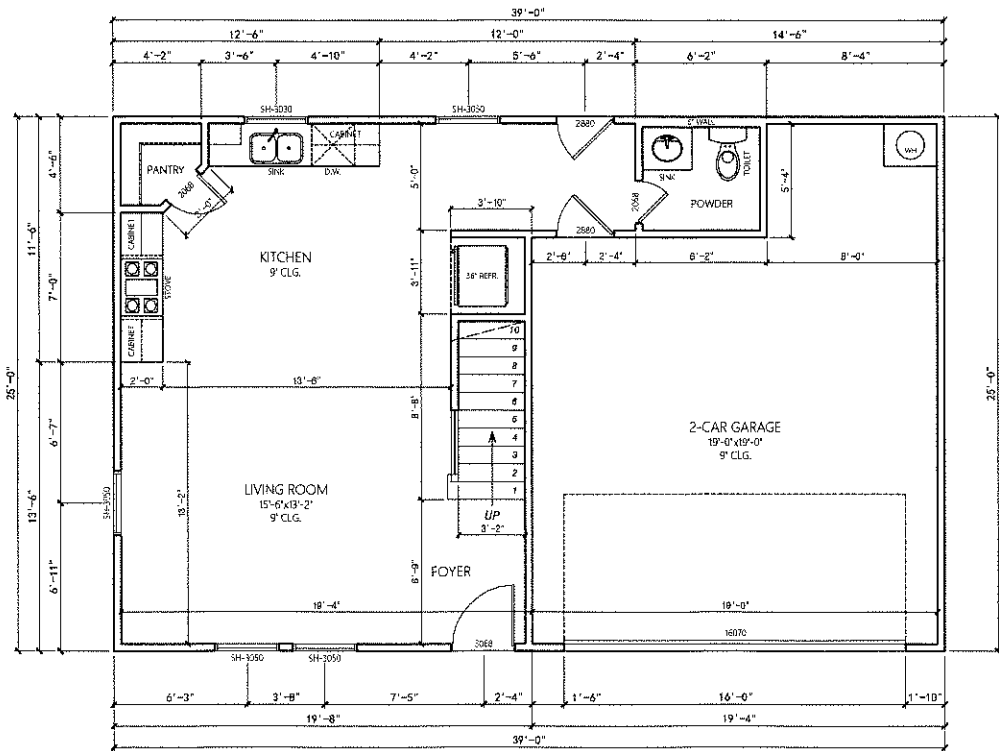
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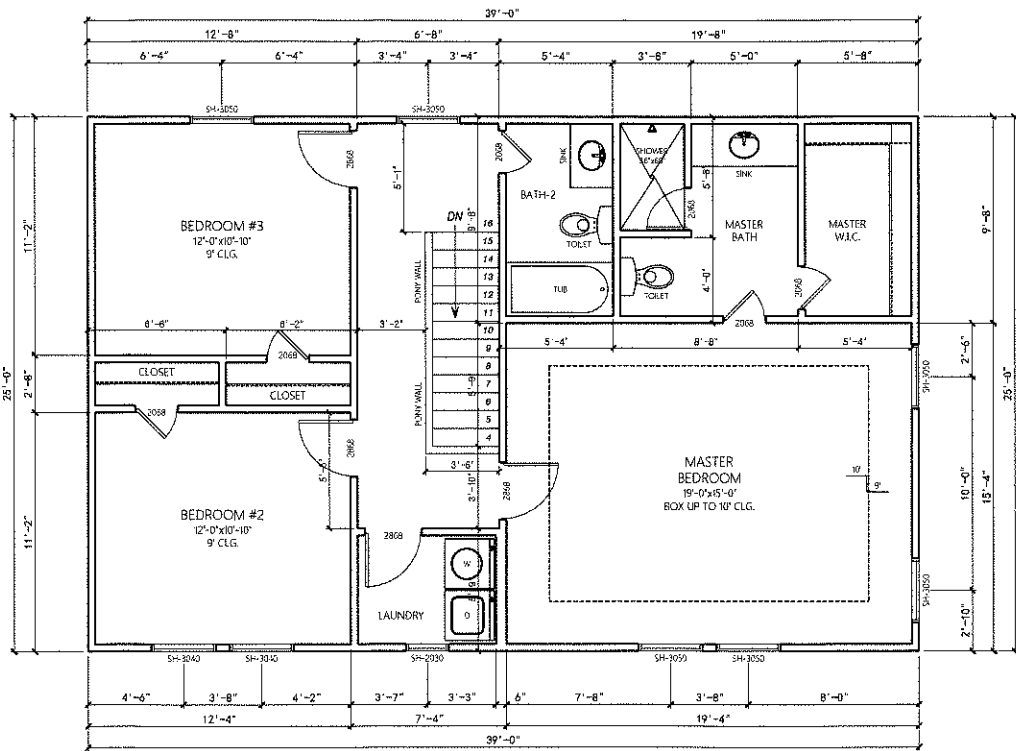
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LOT COVERAGE PERCENTAGE:	35.38 %
TOTAL ACRES AREA:	0.063 ACRE



1ST. FLOOR PLAN
Scale: 1/4"=1'-0"



2ND. FLOOR PLAN
Scale: 1/4"=1'-0"

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Customer(s)/Owner(s):

Jose Sarinana

Legal Description:

Dalworth Park Addition
Block 138
Lots 13, 14 & 15

Project Address:

2021 Eva Street
Grand Prairie TX 75051

Project Name:

New House

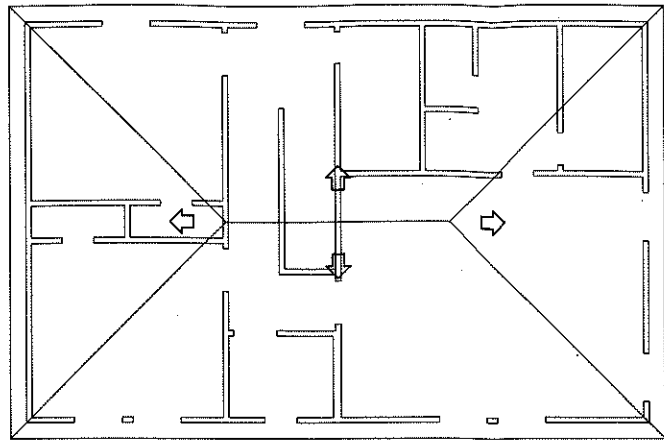
Plan Name:

FLOOR PLANS

Project #:	Drawn By:
SA#20-1000	PSA
Date:	Scale:
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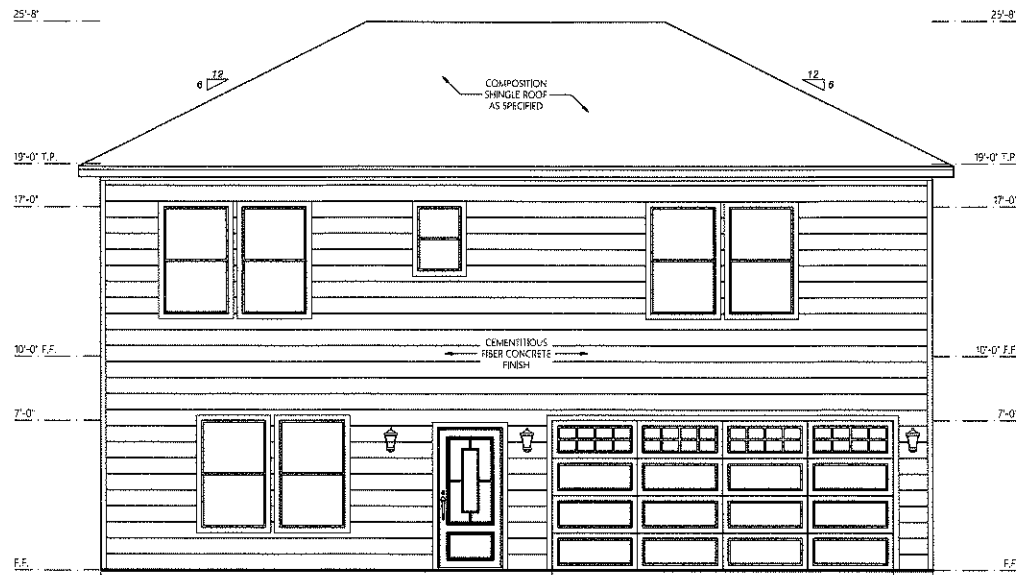
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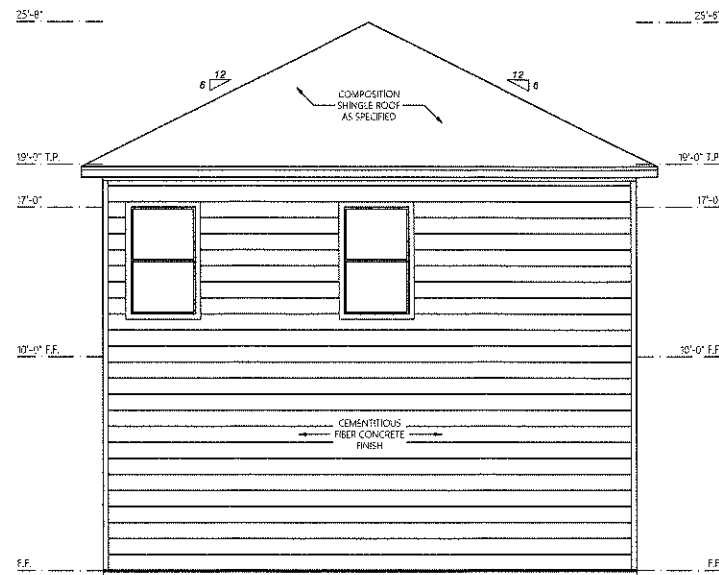


ROOF PLAN
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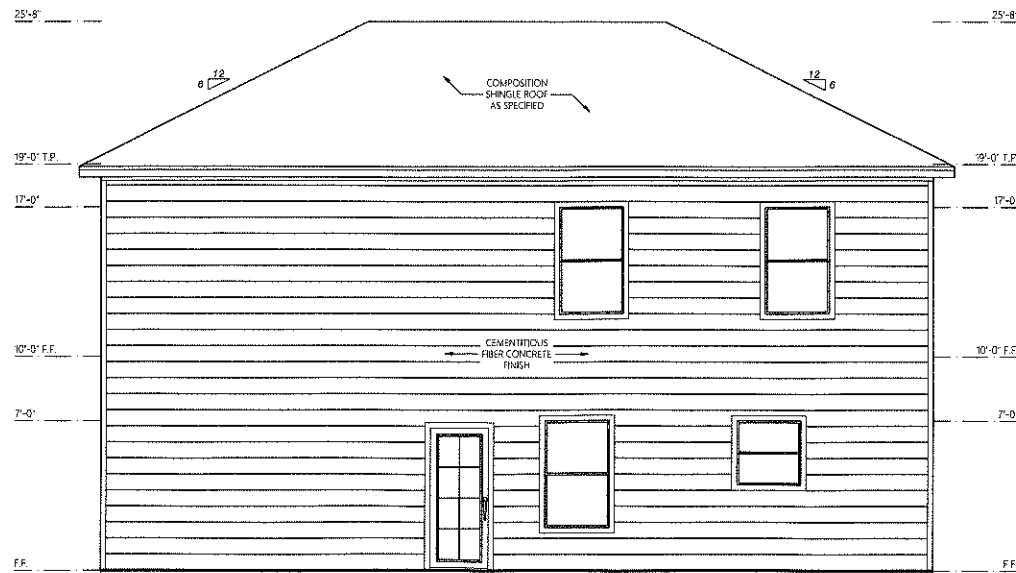
NOTE:
6/12 ALL ROOF PITCHES



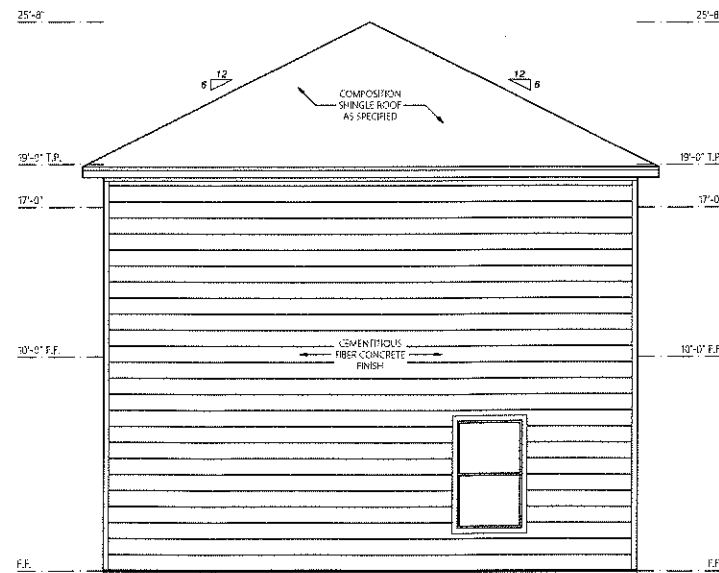
FRONT ELEVATION
Scale: 1/4"=1'-0"



RIGHT ELEVATION
Scale: 1/4"=1'-0"



REAR ELEVATION
Scale: 1/4"=1'-0"



LEFT ELEVATION
Scale: 1/4"=1'-0"

GENERAL NOTES:

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AD

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



Customer(s)/Owner(s):

Jose Sarinana

Legal Description:

Dalworth Park Addition
Block 138
Lots 13, 14 & 15

Project Address:

2021 Eva Street
Grand Prairie TX 75051

Project Name:

New House

Plan Name:

ELEVATIONS

Project #:	Drawn By:
SA#20-1000	PSA
Date:	Scale:
05-05-2020	AS NOTED

Page:

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BA200704

1646 Walnut Street
Variance – Accessory Structure

Zoning Board of Adjustments & Appeals:	July 20, 2020
Case Manager:	Jonathan Tooley
Owner/Applicant:	Charlie Newsom
City Council District:	5 (Cole Humphreys)
Zoning:	SF-1

SUMMARY

Construction of an accessory structure at 1646 Walnut Street, legally described as Tract 18, Richard Wilson Survey, Abstract No. 1548, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One Residential District.

- a. Variance: Construction of an accessory structure that exceeds maximum area. Required Maximum Area: 450 square feet. Requested Area: 4,000 square feet.
- b. Variance: Construction of an accessory structure that exceeds the maximum height. Required Maximum Height: 14 feet. Requested Height: 16 feet.
- c. Variance: Maximum allowed number of accessory structures. Maximum allowed: 3 Requested: Allowance to build 7th accessory structure on the property.

DISCUSSION

The applicant is requesting a variance from the maximum allowed square footage of accessory structures required in Article 6 of the Unified Development Code, to allow for the construction of a 4,000 square foot accessory structure for storage purposes. This uniquely shaped property is located off Walnut Street, and is not visible from the street. As the map shows, this property has multiple existing accessory structures, but due to the large size of the lot, does not pose any problems. Mr. Newsom is requesting a variance from the limitation of three accessory structures, to allow for the construction of this large storage building. The applicant is proposing to place the structure on the southwest side of their property, and meets all the required setbacks set forth in the UDC. The applicant is requesting a 2-foot variance in the height requirements, but due to the large trees that border all boundaries of the parcel, the structure should not be easily visible during the Spring/Summer/Fall months from Walnut Street.

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 accessory structure complies with all regulations.

PUBLIC NOTIFICATION

Legal notice of this item was published in the Fort Worth Star Telegram July 10th and July 19th 2020.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on July 8th, 2020.

49 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. The property to the West is a large 16 plus acre tract that is currently undeveloped. This tract would be the most affected by the structure, and staff believes currently would not pose any problems.*

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

Staff Evaluation: *Staff suggests that the variance will not adversely affect the health, safety or general welfare of the public.*

- C. Such variance or exception will not be contrary to the public interest; and such variance or exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

Staff Evaluation: *The variance will not authorize the operation of a use other than those already allowed in Single Family One Residential District.*

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

Staff Evaluation: *Staff suggests that the exception will not harm the spirit and purpose of this ordinance. This property is much larger than most lots or tracts in the City. Due to the size of the parcel (4.2 acres), staff believes that granting the variances will not disrupt the harmony or spirit of the ordinance.*

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

Staff Evaluation: *Staff does not believe that such variance will alter the essential character of the*

district. Because the property is located over 100 feet off the street, and is screened by large trees, staff believes that the building should not pose a threat to alter the district it is located in. Otherwise, 4,000 square foot buildings are not common in this residential area.

- F. Such variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located.

Staff Evaluation: *Staff believes that such variance for an accessory structure will not substantially weaken the general purpose of the underlying zoning district.*

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

Staff Evaluation: *Staff cannot find that the property owner has a hardship that is a unique circumstance of the property.*

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

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

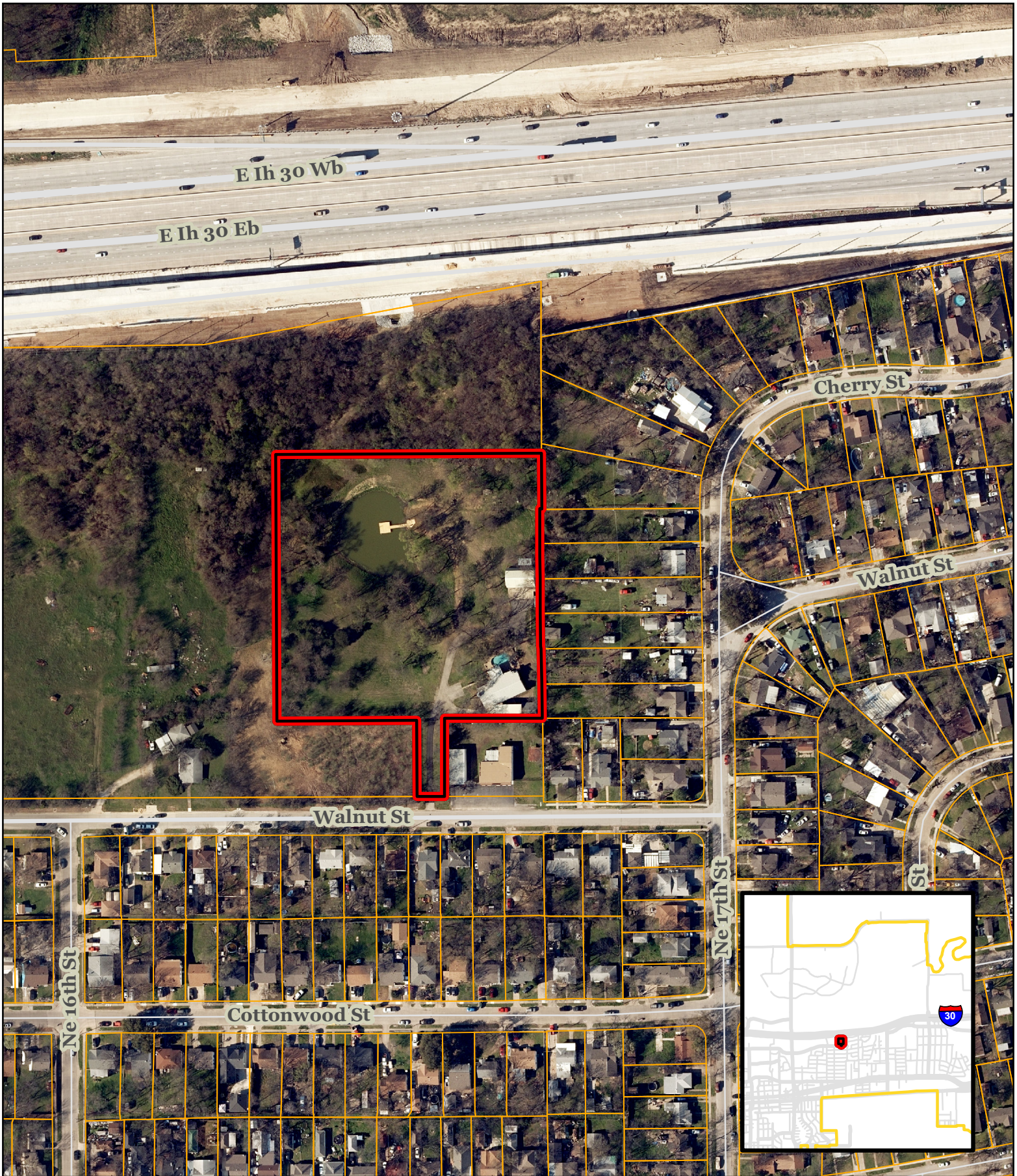
RECOMMENDATION

Staff **does not object to BA200704 as requested** based on the following findings of fact:

1. The accessory structure does not negatively influence the surrounding area.
2. The accessory structure is located behind trees, and not easily visible from Walnut Street.

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

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



CASE LOCATION MAP

Case Number BA200704

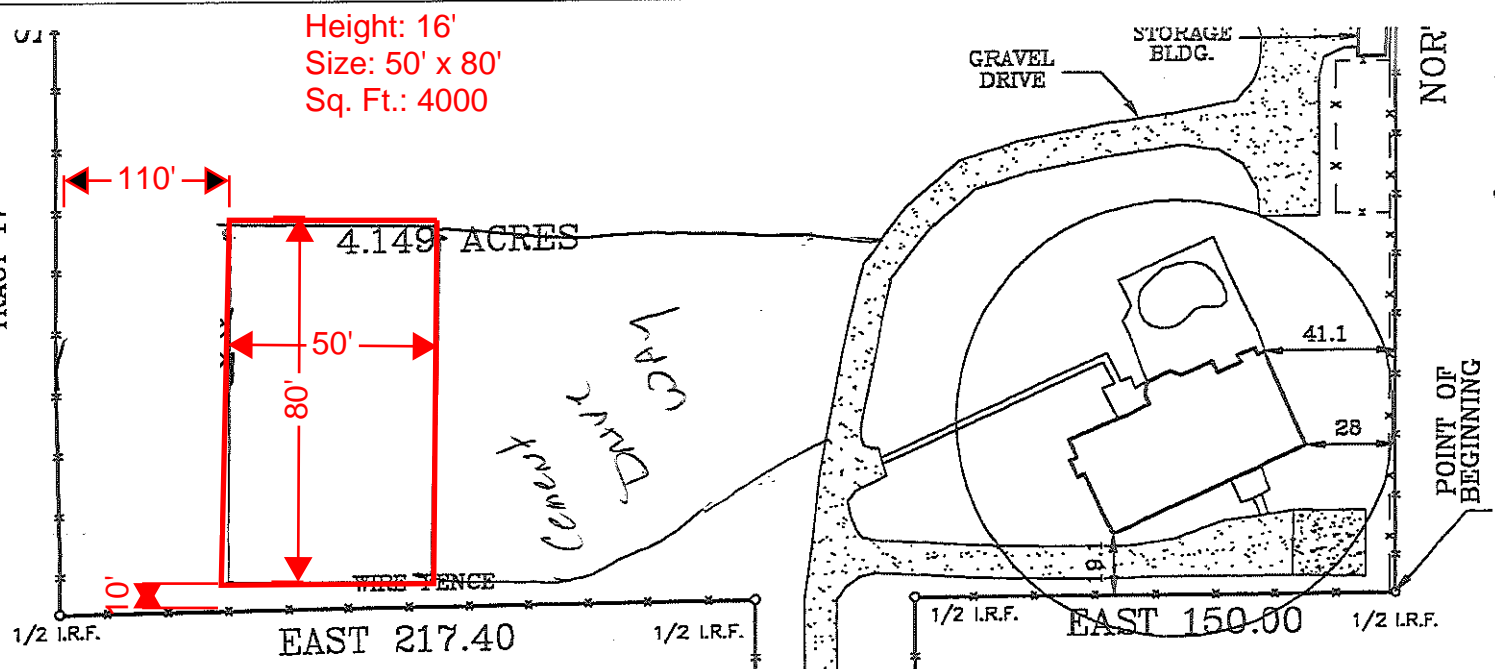
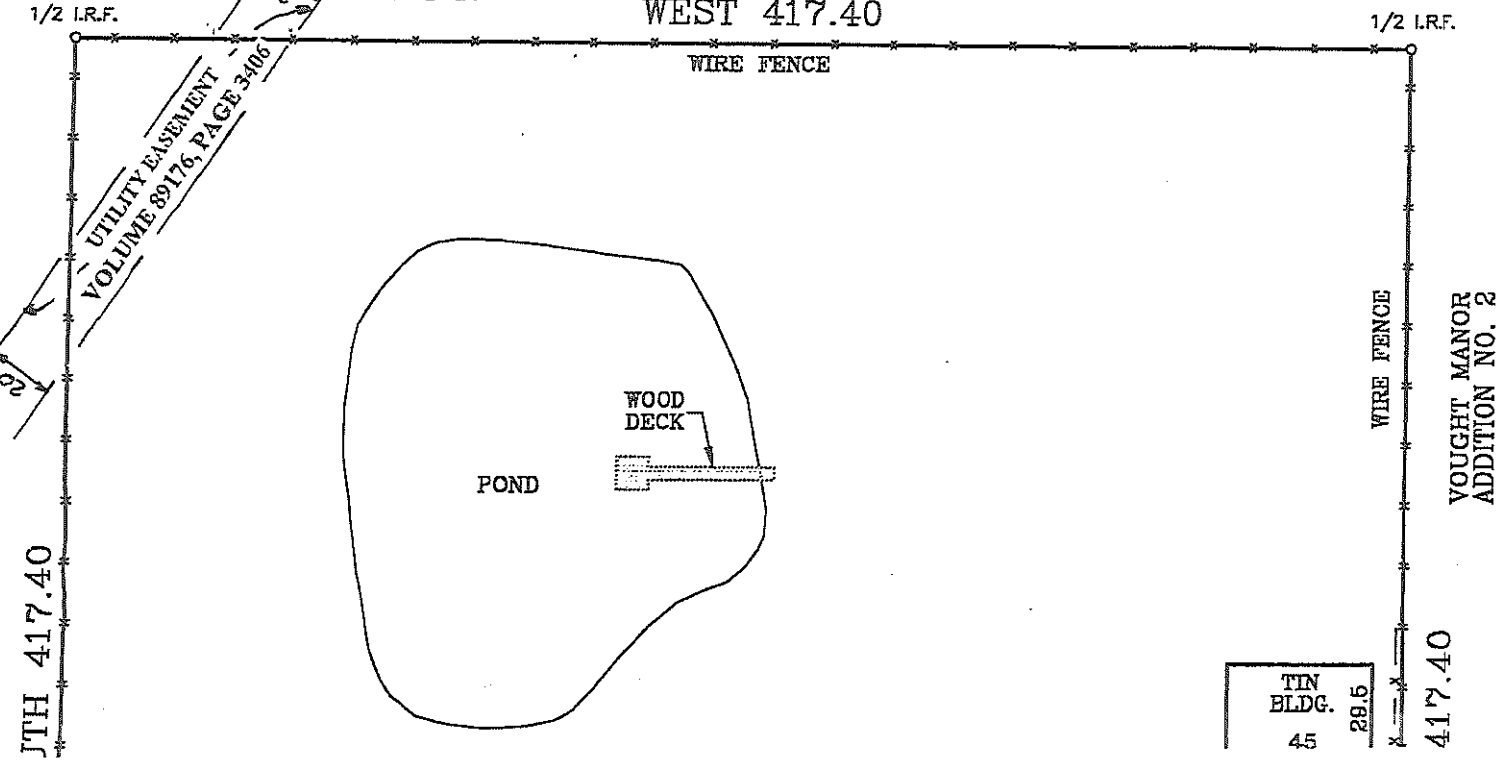
1646 Walnut Street



City of Grand Prairie
Development Services

(972) 237-8255

www.gptx.org







BA200706

914 SW 4th
Special Exception - Carport

Zoning Board of Adjustments & Appeals:	July 20, 2020
Case Manager:	Jonathan Tooley
Applicant:	Mariana Garcia
Owner:	Gonzalo Salas
City Council District:	5 (Cole Humphreys)
Zoning:	SF-4

SUMMARY

Construction of a carport at 914 SW 4th Street, legally described as Lot 12, Block D, Turner Heights Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.

- A. Special Exception: Construction of a carport
- B. Variance: A 7% variance from the limitation of accessory structures not to exceed 50% of the primary structure footprint on a ½ acre lot or less, to allow for 57% accessory structure coverage of the primary structure footprint on a lot.

DISCUSSION

The applicant is requesting approval for a special exception to construct a front yard carport. A single-family dwelling currently sits on the property, along with a detached garage in the rear yard. The applicant is proposing to build a carport that is 20' x 20' x 11'tall (400 square feet). Due to the detached garage in the rear yard, the applicant is requesting a variance from the limitation requirement that no accessory structure shall encompass more than 50% of the primary structure footprint. The applicant is meeting all other requirements (setbacks, size, height) stated in Article 6 of the UDC, along with constructing the structure from wood and shingles. There are approximately 12 other carports constructed in the Turner Heights subdivision, which contains five streets.

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 carport complies with all regulations.

PUBLIC NOTIFICATION

Legal notice of this item was published in the Fort Worth Star Telegram July 10th and July 19th 2020.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on July 8th, 2020.

46 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 does not believe that the carport will cause substantial or permanent injury to the surrounding properties. The owner is meeting all the setbacks required by the UDC, and is constructing the carport with materials that are harmonious with the primary structure.*

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

Staff Evaluation: *Staff suggests that the variance will not adversely affect the health, safety or general welfare of the public.*

- C. Such variance or exception will not be contrary to the public interest; and such variance or exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

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

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

Staff Evaluation: *The granting of this variance will allow the homeowner to construct a carport and exceed the 50 percent square footage requirement of the UDC. Although the owner is exceeding the limits, the staff does not believe that granting the variance does not disrupt the spirit of the ordinance.*

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

Staff Evaluation: *Staff does not believe that by granting this special exception that it will change the "essential character" of the neighborhood. Carports are found within the Turner Heights subdivision, with at least 8 carports between the blocks of 900-1050 SW 4th. Tamara Lane, one street over, also has a couple of carports.*

- 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 does not believe that such variance will substantially weaken the general purpose of the underlying zoning district. The applicant is meeting the size, setback, and height requirements specified for carports in the UDC.*

- 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 BA200706 as requested** based on the following findings of fact:

1. The variance will not adversely affect the health, safety or general welfare of the public.
2. The applicant is meeting the setback, size, and height requirements of the UDC.
3. There are carports within the Turner Heights subdivision.

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

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



CASE LOCATION MAP

Case Number BA200706

914 SW 4th Street

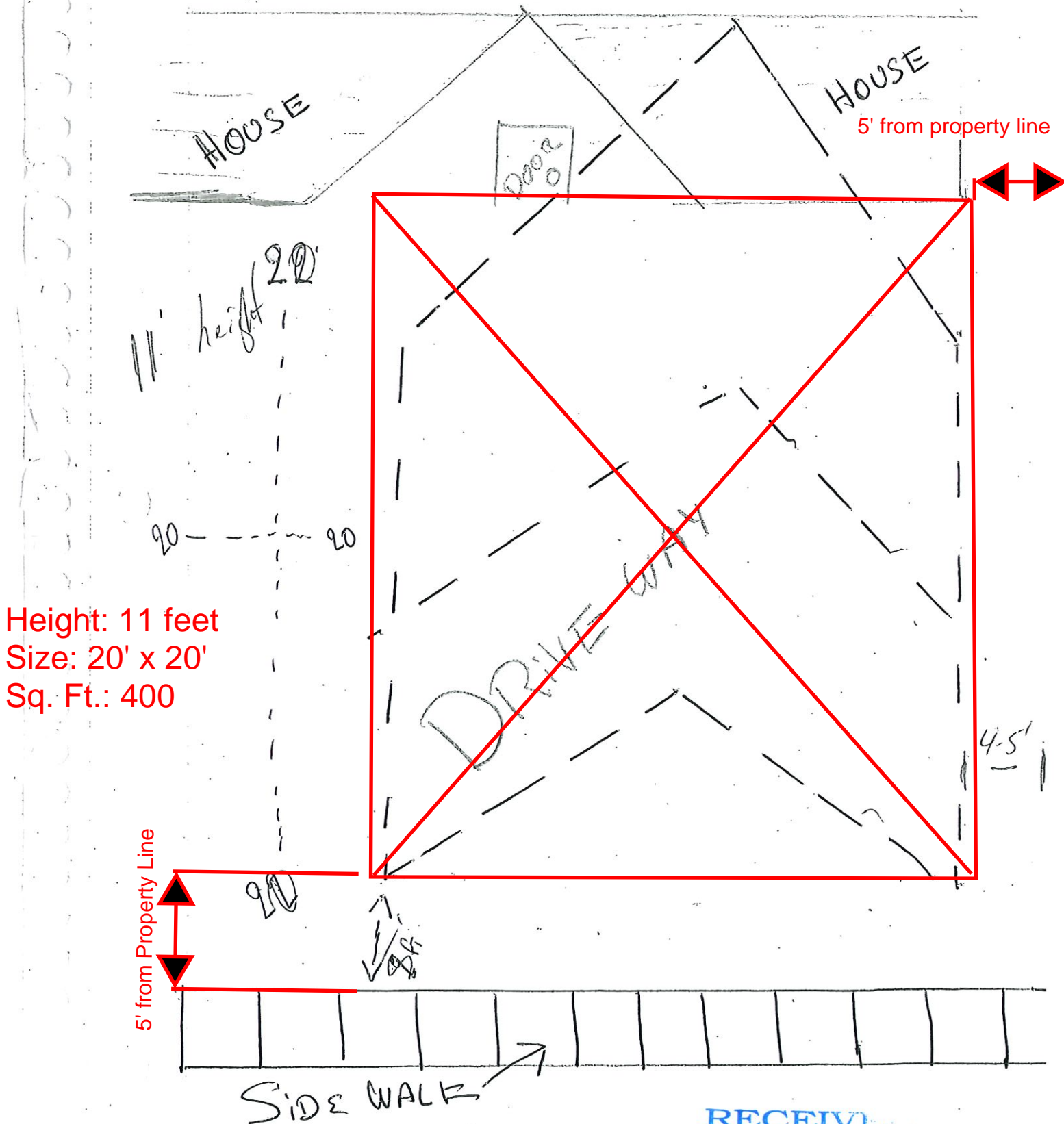


**City of Grand Prairie
Development Services**

☎ (972) 237-8255

🌐 www.gptx.org

914 SW 4TH ST GRAND PRAIRIE TX 75051
Gonzalo Salas - 972-3105325



Height: 11 feet
Size: 20' x 20'
Sq. Ft.: 400

RECEIVED

JUN 09 2020





BA200707

638 E Springdale Lane
Special Exception - Carport

Zoning Board of Adjustments & Appeals:	July 20, 2020
Case Manager:	Jonathan Tooley
Owner/Applicant:	Anita Estrada
City Council District:	3 (Mike Del Bosque)
Zoning:	SF-3

SUMMARY

Construction of a carport at 638 E Springdale Lane, legally described as Lot 8, Block 4, Lake Park Village No. 1, 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 for a special exception to construct a front yard carport. The applicant is proposing to build a carport that is 20' x 20' x 10'tall (400 square feet). The proposed carport meets all the setback, size, and height requirements stated in Article 6 of the UDC. The property is located adjacent to Barbara Bush elementary school and within the Lake Park Village subdivision.

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 carport complies with all regulations.

PUBLIC NOTIFICATION

Legal notice of this item was published in the Fort Worth Star Telegram July 10th and July 19th 2020.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on July 8th, 2020.

72 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 does not believe that the carport will cause substantial or permanent injury to the surrounding properties. The owner is meeting all the setbacks, size, and height requirements of Article 6 from the UDC.*

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

Staff Evaluation: *Staff suggests that the variance will not adversely affect the health, safety or general welfare of the public.*

- C. Such variance or exception will not be contrary to the public interest; and such variance or exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

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

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

Staff Evaluation: *The granting of this variance will allow the homeowner to construct a carport. The subdivision that the subject property is located in does not have many carports constructed. Within a 1,000 feet, there are three carports that staff was unable to find permits for.*

- 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 potentially granting this special exception might potentially change the "essential character" of the neighborhood. As stated earlier, there are not many carports in the area.*

- 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 does not believe that such variance will substantially weaken the general purpose of the underlying zoning district. The applicant is meeting the size, setback, and height requirements specified for carports in the UDC.*

- 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.*

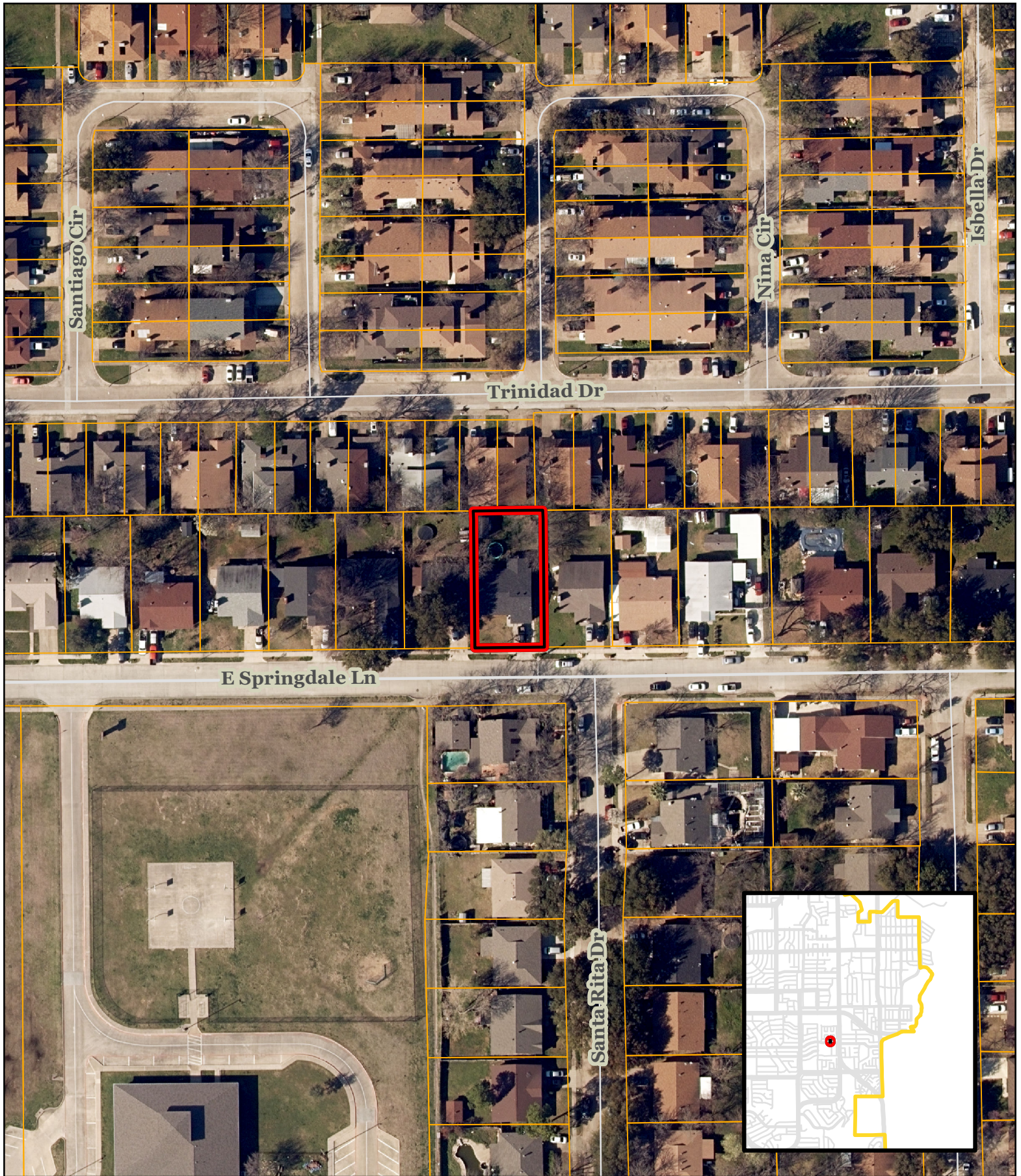
RECOMMENDATION

Staff **does not object to BA200707 as requested** based on the following findings of fact:

1. The special exception will not adversely affect the health, safety or general welfare of the public.
2. The applicant is meeting the setback, size, and height requirements of the UDC.
3. There are only three unpermitted carports within 1,000 feet of the subject location within the subdivision.

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

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



CASE LOCATION MAP

Case Number BA200707

638 E Springdale Lane



City of Grand Prairie Development Services

(972) 237-8255

www.gptx.org

found 5/8" iron rod bears
S 29° 38' 39" W 0.49'

N 89° 46' 00" E 60.00'

found 3/8" iron rod bears
N 86° 56' 24" W 0.37'

5' TEXAS ELECTRIC
SERVICE COMPANY EASEMENT
VOL. 72086, PG. 1625
D.R.D.C.T.

7.5' DRAINAGE &
UTILITY EASEMENT
(per plat)

transformer

adjacent
frame shed

LOT 8
BLOCK 4

LOT 9

LOT 7

ONE STORY
BRICK & FRAME
638 E. SPRINGDALE LANE

Height: 10 feet
Size: 20' x 20'
Sq Ft.: 400 Sq. Ft.

25' BUILDING LINE
(per plat)

500.00' TO
S.E. 8TH STREET
(per plat)

found 1/2" iron rod

found 3/8" iron rod

found 3/8" iron rod

S 89° 46' 00" W 60.00'

(REFERENCE BEARING)

E. SPRINGDALE LANE

(50' R.O.W.)

RECEIVED

JUN 15 2020





BA200708

3116 Smokewind Lane Variance – Rear Yard Setback

Zoning Board of Adjustments & Appeals:	July 20, 2020
Case Manager:	Jonathan Tooley
Owner/Applicant:	Gerald Perrin
City Council District:	2 (Jim Swafford)
Zoning:	PD-127

SUMMARY

Rear yard setback at 3116 Smokewind Lane, legally described as Lot 13, Block 2, Kirby Creek Village Section 1, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-127 District.

- a. Variance: Construction of an addition to a single-family house that encroaches the rear yard setback.
Required Setback: 10 feet. Requested Setback: 7.5 feet.

DISCUSSION

The applicant is requesting a variance to the rear-yard setback requirement stated in Planned Development 127 in order to construct an addition to the residential structure. Current requirements state that the rear setback is to be 10 feet from the property line, while the applicant is requesting a 2.5-foot variance, to allow construction 7.5 feet from the property line. There is a 7.5-foot utility easement that runs along the rear of the property, but the applicant will not encroach the easement. Mr. Perrin intends to use the proposed addition to house for storage/workshop purposes. The owner has also received notarized two letters from his rear yard neighbors, located at 3107 and 3111 Morning Meadow, stating that they do not oppose the addition.

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 July 10th and July 19th 2020.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on July 8th, 2020.

66 notices were sent, 2 were returned in favor, 0 opposed and there is a homeowner's association, Kirby Creek Village.

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. The applicant would be required to maintain a 7.5-foot distance from the rear property line. The applicant also has an 8 foot tall fence in the rear yard, which would partially screen the addition from adjacent neighbors (most fences are typically 6 feet).*

- 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 Planned Development 127.*

- 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 not believe that such variance will alter the essential character of the district. This addition is in the rear yard, and is generally out of sight from most of the neighbors. The applicant plans on using quality siding, and creating visually pleasing addition to the primary structure.*

- 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.*

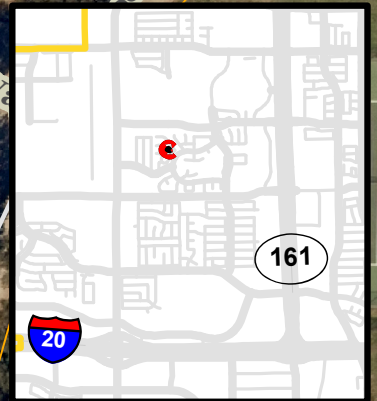
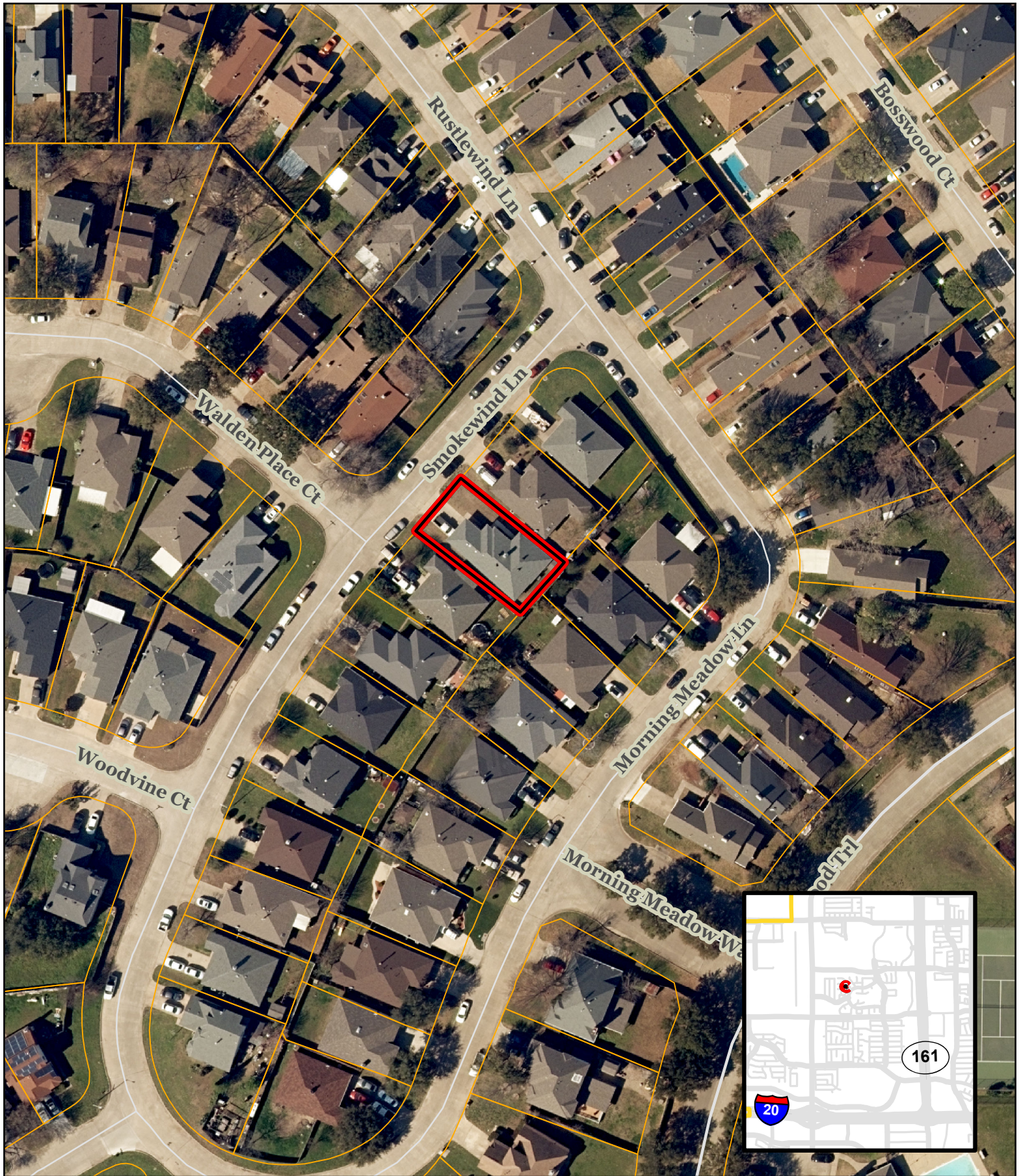
RECOMMENDATION

Staff recommends **approval of BA200708 as requested** based on the following findings of fact:

1. The rear yard setback does not negatively impact the surrounding area.
2. The rear yard setback variance will not cause problems to the adjacent utility easement.

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

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



CASE LOCATION MAP

Case Number BA200708

3116 Smokewind Lane

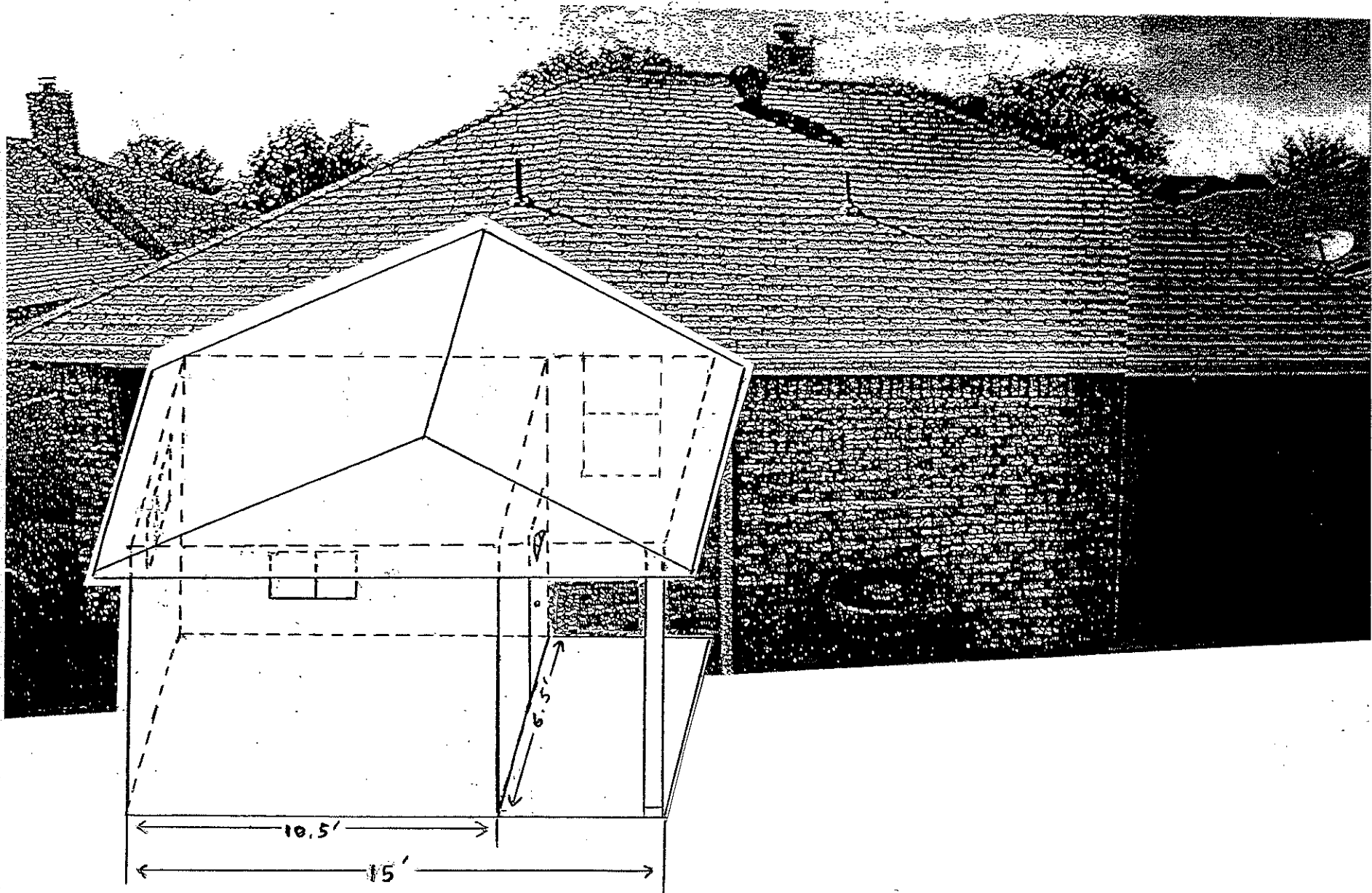


City of Grand Prairie
Development Services

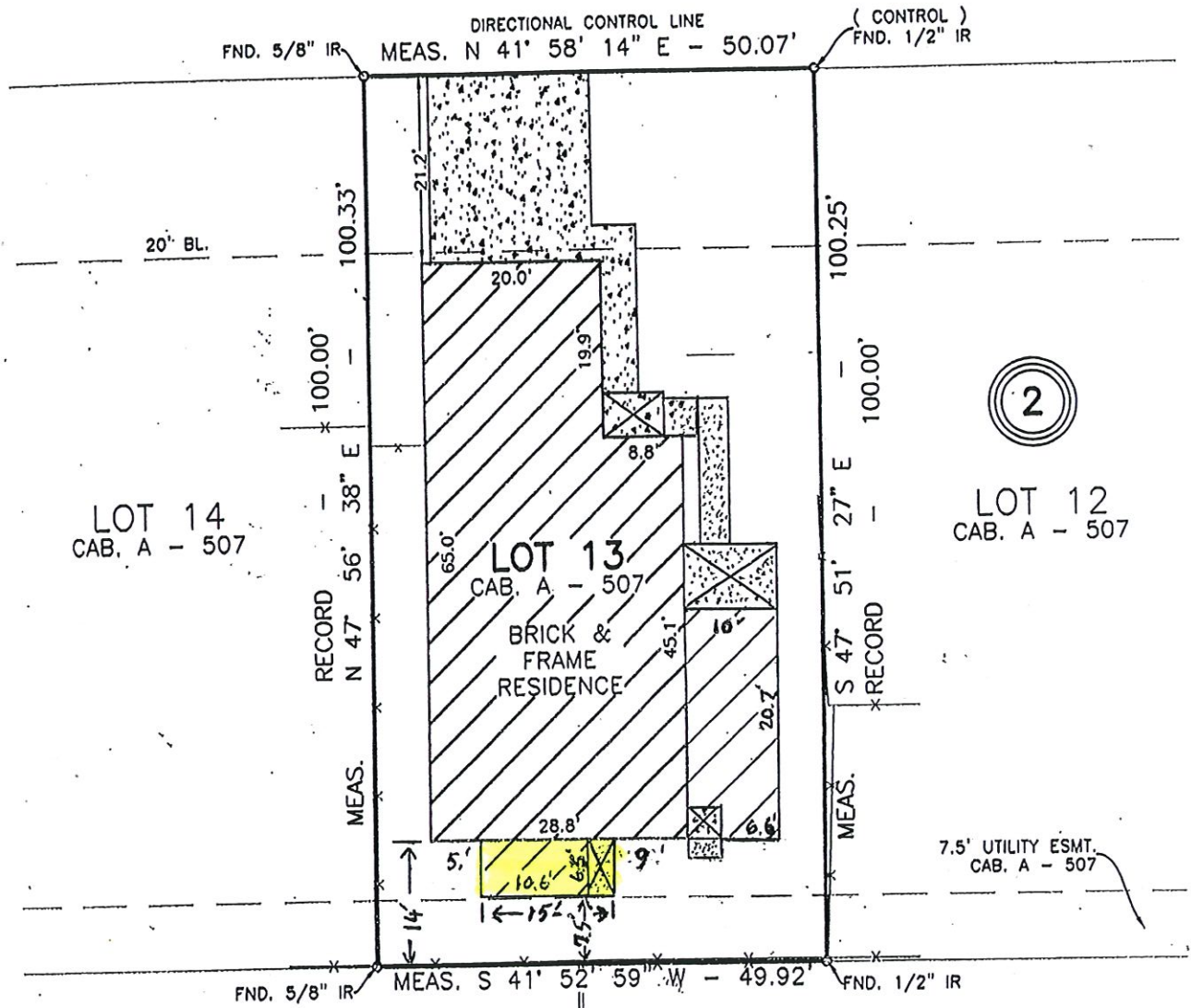
(972) 237-8255

www.gptx.org

NEW ADDITION



3116 SMOKEWIND LANE



NEW PLAN

FOUNDATION PLAN

7.5'

N
S
E
W

15'
10' 6"

6' 5"

HIGH WINDOW

HIGH WINDOW

(Red)
5/8" rebar

DOOR

(Black)
18" X 12"
Spacing
3/8" rebar

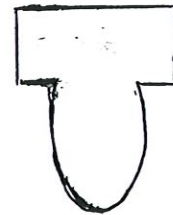
WINDOW

WINDOW

BEDROOM

MASTER
BATH ROOM

7.5' UTILITY ESMT.



Attn: City of Grand Prairie – Zoning Board of Adjustment & Appeals

My name is Wanda McFarland. I am the owner of the single family residential home located at 3111 Morning Meadow Ln. I have resided at this address for several years. Half of my backyard is adjacent to a portion of Mr. Perrin's property line. We share 23 feet of the property line.

My neighbor, Gerald Perrin, has resided at 3116 Smokewind Ln since 2007 on the west side of my home.

Gerald approached me about his interest in building a shed attached to the east side of his home.

He asked if it would be okay for the proposed foundation of the shed.

I have no objection to this proposed addition.

Gerald has my full support in this matter. I respectfully ask your consideration in approving Gerald's request for this variance.

I hereunto set my hand this 6th day of July, 2020.

Wanda McFarland Wanda McFarland
(sign and print name)

STATE OF TEXAS §

COUNTY OF Tarrant §

BEFORE ME, the undersigned, a Notary Public in and for said county and state, on this day personally appeared Wanda McFarland, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6 day of July, 2020.



Shameidre Williams
Notary Public, State of Texas

Attn: City of Grand Prairie – Zoning Board of Adjustment & Appeals

My name is **Rosalio Salas**. I am the owner of the single family residential home located at 3107 Morning Meadow Ln. I have resided at this address for several years. Half of my backyard is adjacent to a portion of Mr. Perrin's property line. We share 27 feet of the property line.

My neighbor, Gerald Perrin, has resided at 3116 Smokewind Ln since 2007 on the west side of my home.

Gerald approached me about his interest in building a shed attached to the east side of his home.

He asked if it would be okay for the proposed foundation of the shed.

I have no objection to this proposed addition.

Gerald has my full support in this matter. I respectfully ask your consideration in approving Gerald's request for this variance.

I hereunto set my hand this 8 day of July, 2020

Rosalio Salas

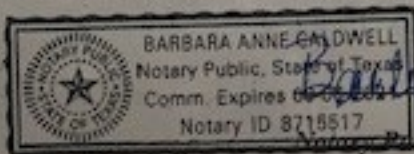
STATE OF TEXAS §

COUNTY OF Dallas §

BEFORE ME, the undersigned, a Notary Public in and for said county and state, on this day personally appeared Rosalio Salas, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8 day of July, 2020.

2020



Barbara Anne Caldwell
Notary Public, State of Texas





BA200709

**1106 Huddleston Drive
Special Exception - Carport**

Zoning Board of Adjustments & Appeals:	July 20, 2020
Case Manager:	Jonathan Tooley
Owner/Applicant:	Fadel Al Abadi
City Council District:	5 (Cole Humphreys)
Zoning:	SF-4

SUMMARY

Construction of a carport at 1106 Huddleston Drive, legally described as Lot 32, Block 10, Rogway Terrance, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.

- A. Special Exception: Construction of a carport.
- B. Variance: Construction of a carport in the side yard setback. Required Setback: 3 feet. Requested Setback: 2 feet.

DISCUSSION

The applicant is requesting approval for a special exception to construct at front yard carport. The proposed carport will be 25' x 16' x 9'tall (400 square feet). The applicant has already started construction on the carport without a permit. After a citizen's complaint, Code Enforcement issued a citation to Mr. Abadi to cease activity until a permit is issued. The current carport is approximately 37' x 16' x 9' tall, and extends to the sidewalk. To meet the front yard setback, the applicant has revised the length to 25 feet. If this special exception is approved, the applicant will be required to demolish the excess length to meet what has been approved. Additionally, the applicant is requesting a variance to the side yard setback requirements established in Article 6 of the UDC.

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 carport complies with all regulations.

PUBLIC NOTIFICATION

Legal notice of this item was published in the Fort Worth Star Telegram July 10th and July 19th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on July 8th, 2020.

48 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 does not believe that the carport will cause substantial or permanent injury to the surrounding properties. The adjacent property, 1102 Huddleston has an unpermitted carport, and there a multiple carports in the immediate area.*

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

Staff Evaluation: *Staff suggests that the variance will not adversely affect the health, safety or general welfare of the public.*

- C. Such variance or exception will not be contrary to the public interest; and such variance or exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

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

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

Staff Evaluation: *The granting of this variance will allow the homeowner to construct a carport 2 feet from the side-yard property line. Although the owner is proposing to build closer than what's permitted in Article 6 of the UDC, staff does not believe that granting the variance does not disrupt the spirit of the ordinance.*

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

Staff Evaluation: *Staff does not believe that by granting this special exception that it will change the "essential character" of the neighborhood. There are carports within the Rogway Terrance subdivision, with at least 12 carports less than 800 feet from the subject property.*

- F. Such variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located.

Staff Evaluation: *Staff does not believe that such variance will 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

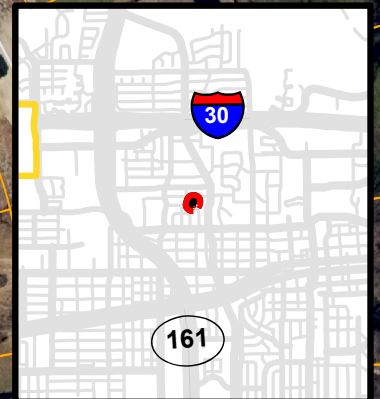
Staff recommends **approval of BA200709 as requested** based on the following findings of fact:

1. The variance will not adversely affect the health, safety or general welfare of the public.
2. There are carports within the Rogway Terrance subdivision.

If approved, the applicant will be required to convert the existing structure to the dimensions passed.

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

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



CASE LOCATION MAP

Case Number BA200709

1106 Huddleston Drive



City of Grand Prairie
Development Services

(972) 237-8255

www.gptx.org

15' ALLEY
20 / 467

DIRECTIONAL CONTROL LINE
RECORD - 55.70'

MEAS. S 89° 32' 00" E - 56.10'

(CONTROL)
FND. 3/8" IR

FND. 1/2" IR

10

LOT 32
20 / 467

3' ESMT.
20 / 467

RECORD

P.P.

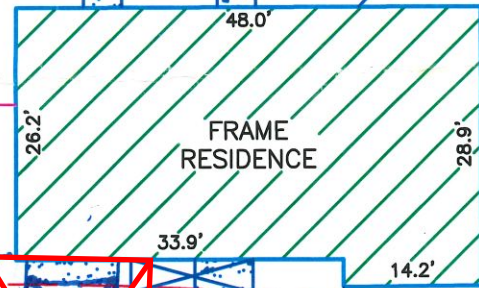
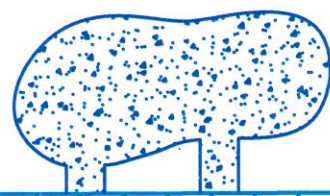
FND. 3/8" IR

LOT 31
20 / 467

LOT 33
20 / 467

NEIGHBORING PLASTIC
BLDG. ON DIRT

RECORD - 145.40'
N 16° 10' 22" E

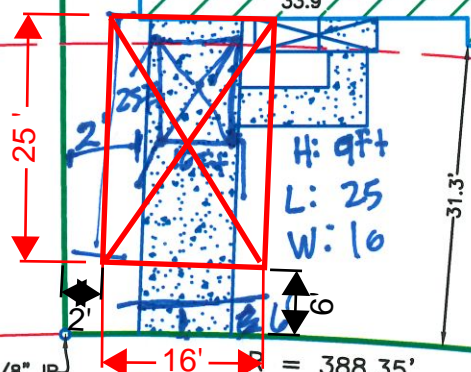


Height: 9 Feet
Size: 16' x 25'
Sq. Ft.: 400

MEAS.

0.9'

RECORD
96.28'
95.55'



FND. 5/8" IR

= 388.35'
L = 60.08'

FND. 5/8" IR

MEAS.
S 24° 30' 22" W
RECORD

30' BL.

1106 HUDDLESTON DRIVE





BA200710

1630 Camara Ct.
Variance – Garage Conversion

Zoning Board of Adjustments & Appeals:

July 20, 2020

Case Manager:

Jonathan Tooley

Owner/Applicant:

Jhonathan Martinez

City Council District:

3 (Mike Del Bosque)

Zoning:

SF-3

SUMMARY

Conversion of the garage into a living space at 1630 Camara Court, legally described as Lot 28, Block 8, Phillips Park, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three 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 would maintain a minimum of 2 off street parking spaces. On Camara Court, between W Phillips Ct and Marshall Drive, there are 2 garage conversions, with an additional 2 garage conversions on Crooks Court. After staff investigation, no permits were found for the conversions in the immediate area of 1630 Camara Ct.

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 July 10th and July 19th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on July 8th, 2020.

52 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-3" Single-Family Three 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. Within the Phillips Park Addition, there are several garage conversions that don't appear to alter the essential 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 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 BA200710 as requested** based on the following findings of fact:

1. The garage conversion does not negatively influence the surrounding area.
2. Multiple garage conversions exist on Camara and Crooks Court.

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

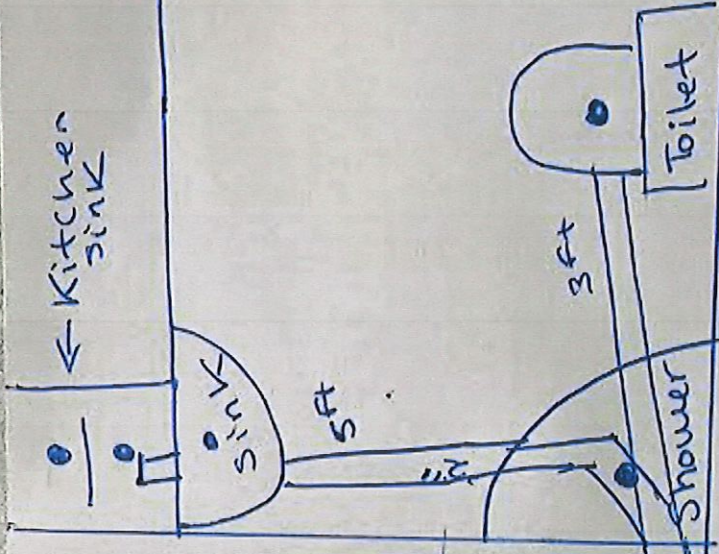
1. **Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2015 International Building Code, the Grand Prairie Municipal Code of Ordinances, city adopted fire codes and with other applicable regulatory requirements administered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



Home

entrance window

Garage



main

Planning Department

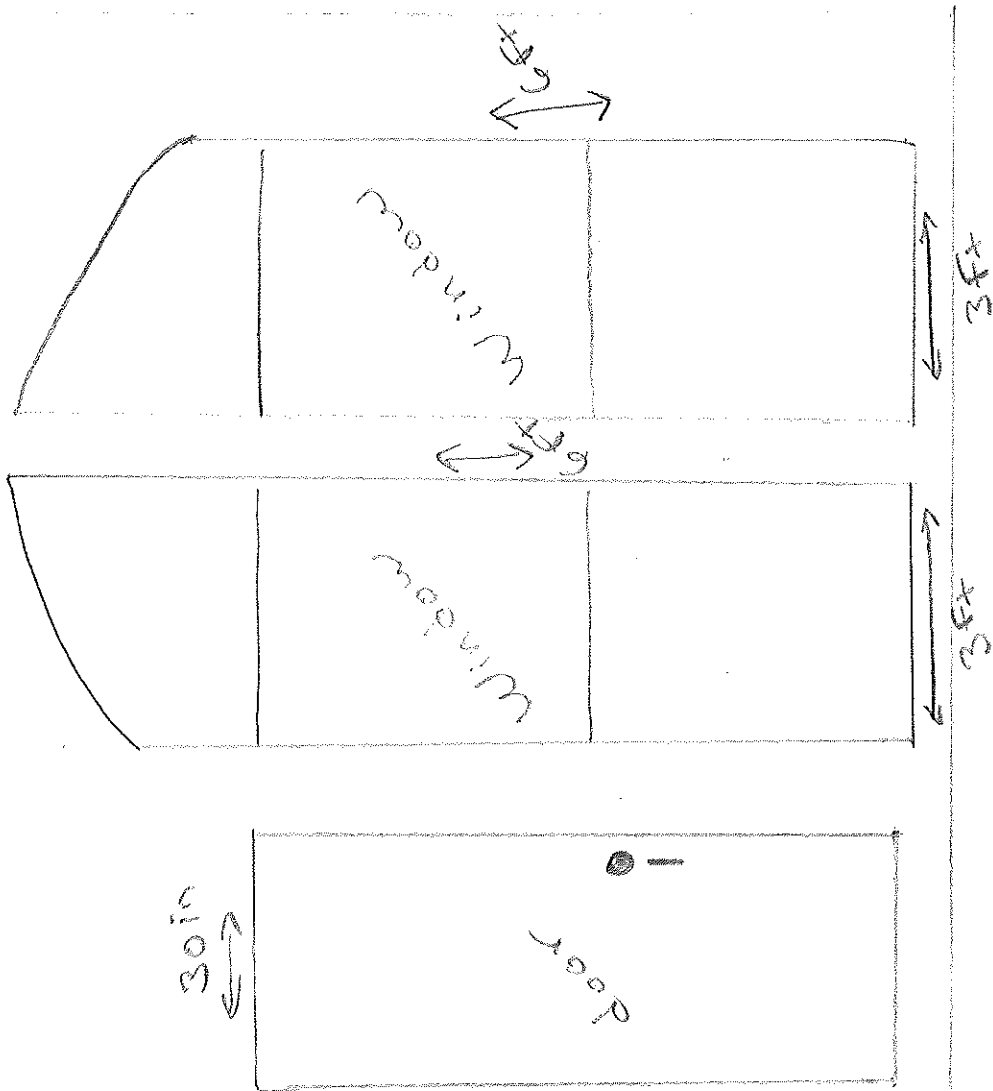
JUN 18 2020

Received

JUN 18 2020

Received

Garage



driveway

Planning Department

JUN 18 2020

Received

CL 10/10/19

Room

door

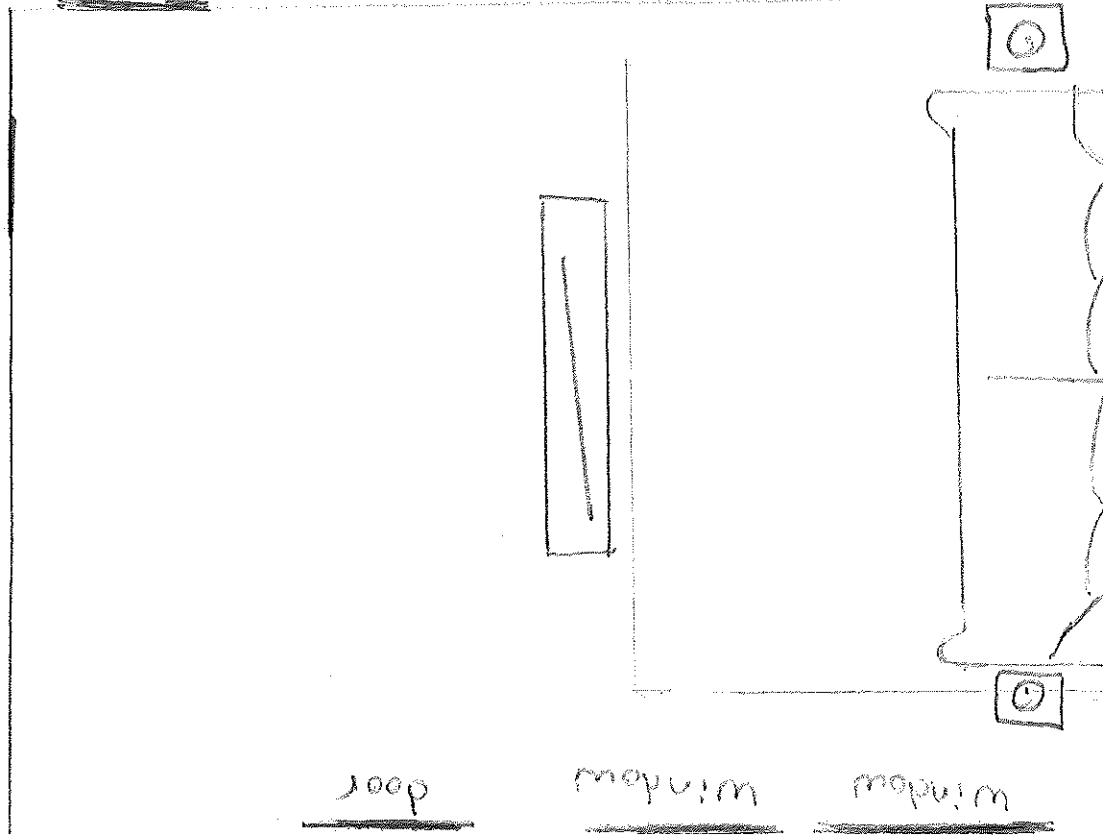
door

Bathroom

door

Window

Window







BA200711

**334 E Grenoble Dr.
Variance – Garage Conversion**

Zoning Board of Adjustments & Appeals:	July 20, 2020
Case Manager:	Jonathan Tooley
Owner/Applicant:	Jose Munoz
City Council District:	3 (Mike Del Bosque)
Zoning:	SF-3

SUMMARY

Conversion of the garage into a living space at 334 E Grenoble Drive, legally described as Lot 28, Block 12, Lake Park Village No. 3, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three 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. Within this subdivision, there are numerous garage conversions with a mixture of permitted/non-permitted. Between Clearwood Drive, East Grenoble Drive, and Parkvale Lane there are between 5-10 garage conversions.

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 July 10th and July 19th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on July 8th, 2020.

58 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-3" Single-Family Three 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. Within the Lake Park Village No. 3 subdivision, there are several garage conversions that don't appear to alter the essential 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 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.*

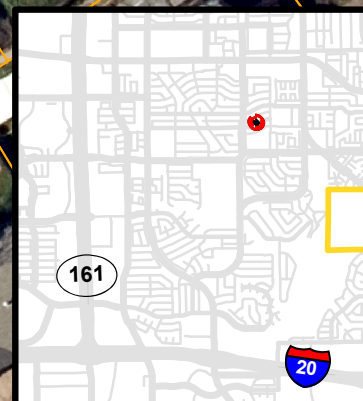
RECOMMENDATION

Staff recommends **Approval of BA200711 as requested** based on the following findings of fact:

1. The garage conversion does not negatively influence the surrounding area.
2. Multiple garage conversions exist on Clearwood Drive, Parkvale Lane, and East Grenoble Drive.

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

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



CASE LOCATION MAP

Case Number BA200711

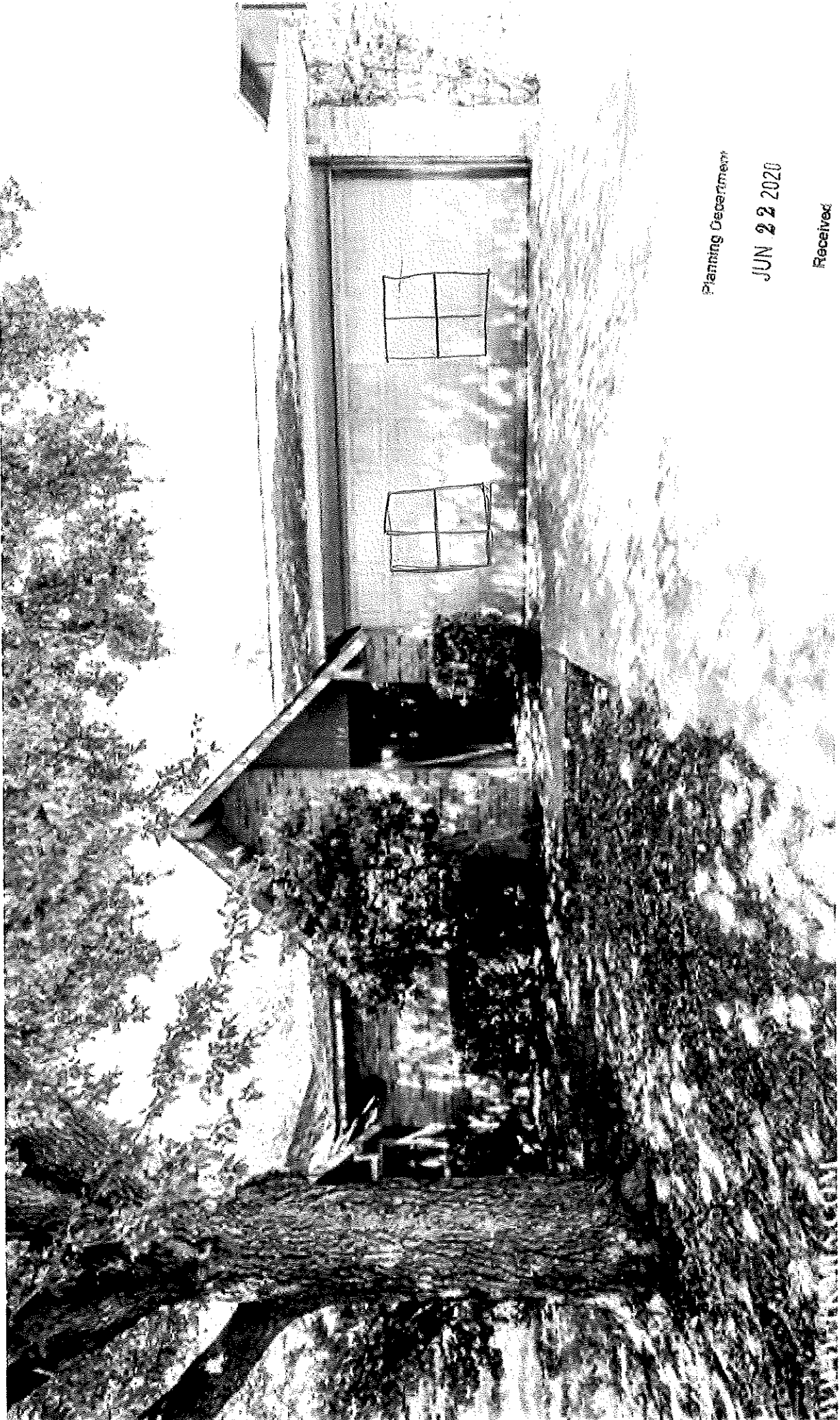
334 E Grenoble Dr.



City of Grand Prairie
Development Services

(972) 237-8255

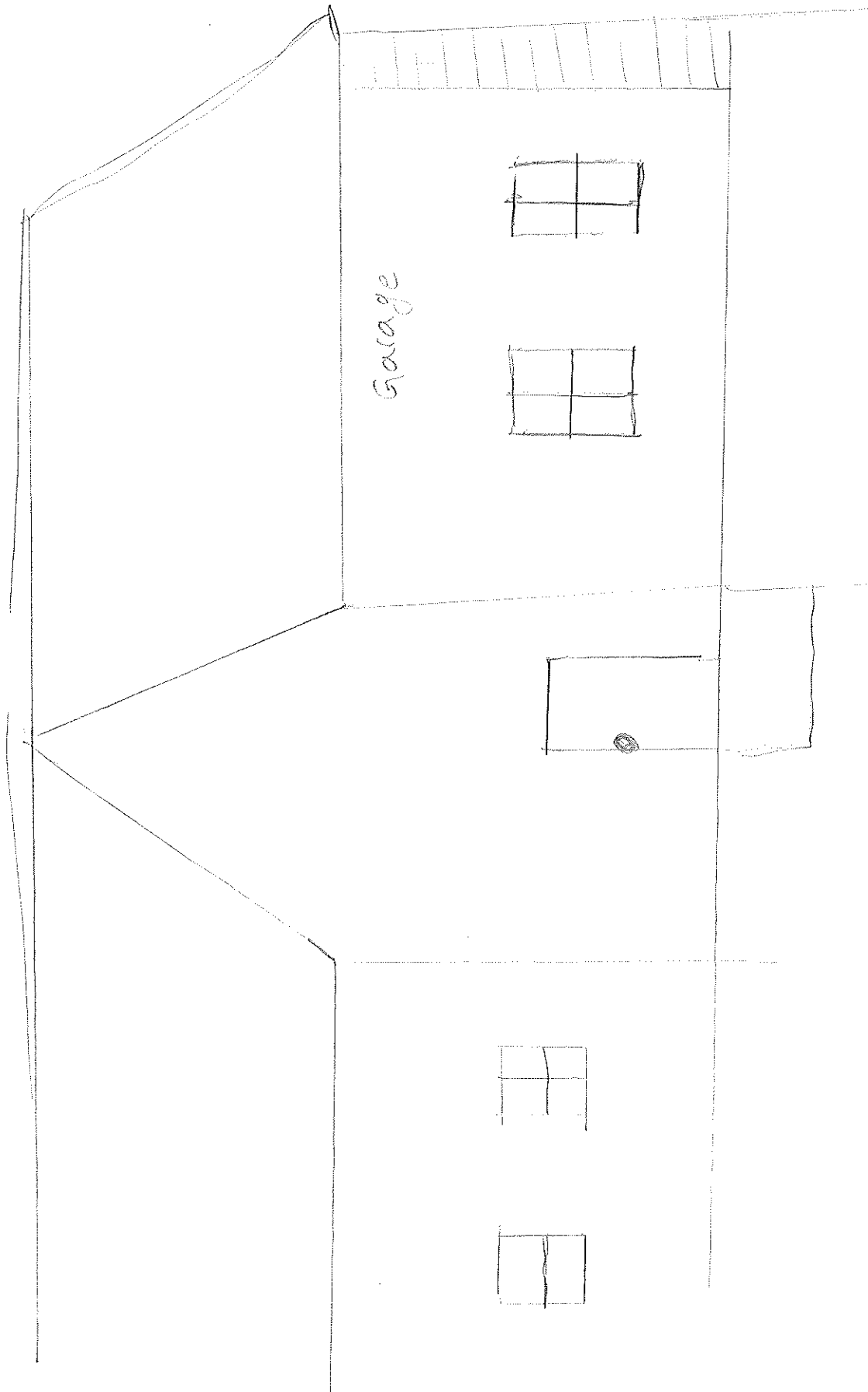
www.gptx.org



Planning Department

JUN 22 2020

Received



Planning Department

JUN 22 2020

Receiver



BA200715

**4357 Ashley Lane
Special Exception - Carport**

Zoning Board of Adjustments & Appeals:	July 20, 2020
Case Manager:	Jonathan Tooley
Owner/Applicant:	Aida Perez
City Council District:	4 (John Lopez)
Zoning:	PD-140

SUMMARY

BA200715 (Council District 4) – Construction of a carport at 4357 Ashley Lane, legally described as Lot 1, Block 11, Sheffield Village Ph. 1, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development – 140 District.

- A. Special Exception: Construction of a carport.

DISCUSSION

The applicant is requesting approval for a special exception to construct a front yard carport. The carport proposed will be 21' x 20' x 9'tall (420 square feet). This specific subdivision does not have any carports, in the front yard or rear yard. There are carports in the rear yards that have alleys, but they are located over 1,500 feet away and in a separate phase of the subdivision. The property has a garage conversion for which no permit was found on record.

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 carport complies with all regulations.

PUBLIC NOTIFICATION

Legal notice of this item was published in the Fort Worth Star Telegram July 10th and July 19th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on July 8th, 2020.

41 notices were sent, 0 were returned in favor, 0 opposed, and there is homeowner's association, Oak Hollow – Sheffield Village.

FINDINGS

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

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

Staff Evaluation: *Such variance may potentially injure the appropriate use of adjacent property in the same district. Carports are not typically found on Ashley Lane, Hemingway and Fairmont Drive.*

- 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 Planned Development 140.*

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

Staff Evaluation: *Staff believes that the granting of this variance may potentially be in conflict with the spirit and purpose of this ordinance. If granted, this variance will allow the homeowner to construct the first carport in the Sheffield Village Phase 1 subdivision.*

- 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 by granting this special exception that it will have the potential to change the "essential character" of the neighborhood. Carports are not found in this subdivision and granting this special exception would change the current character of the neighborhood, Sheffield Village Phase 1.*

- 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 does not believe that such variance will substantially weaken the general purpose of the underlying zoning district. The ordinance, Planned Development 140, does not explicitly state that carports are prohibited.*

- G. The plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including but not limited to the area, shape or slope, and the

unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

Staff Evaluation: *Staff cannot find that the property owner has a hardship that is a unique circumstance of the property.*

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

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

RECOMMENDATION

Staff recommends **denial of BA200706 as requested** based on the following findings of fact:

1. The special exception has the potential to change the essential character of the neighborhood.
2. Carports are not common in the Sheffield Village Phase 1 subdivision.

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

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



CASE LOCATION MAP

Case Number BA200715

4357 Ashley Lane



City of Grand Prairie Development Services

(972) 237-8255

www.gptx.org

SURVEY PLA

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 432 LASHLEY CANE in the city of GRAND PRAIRIE, Texas, Lot No. 1 Block No. 11 of SHOREFIELD VILLAGE PHASE I an addition to the City of GRAND PRAIRIE, TARRANT County, Texas, according to the R.A.T. TRAIL recorded in Volume 528-110 of Page 23 of the DAC Records of TARRANT COUNTY, ILLAS.

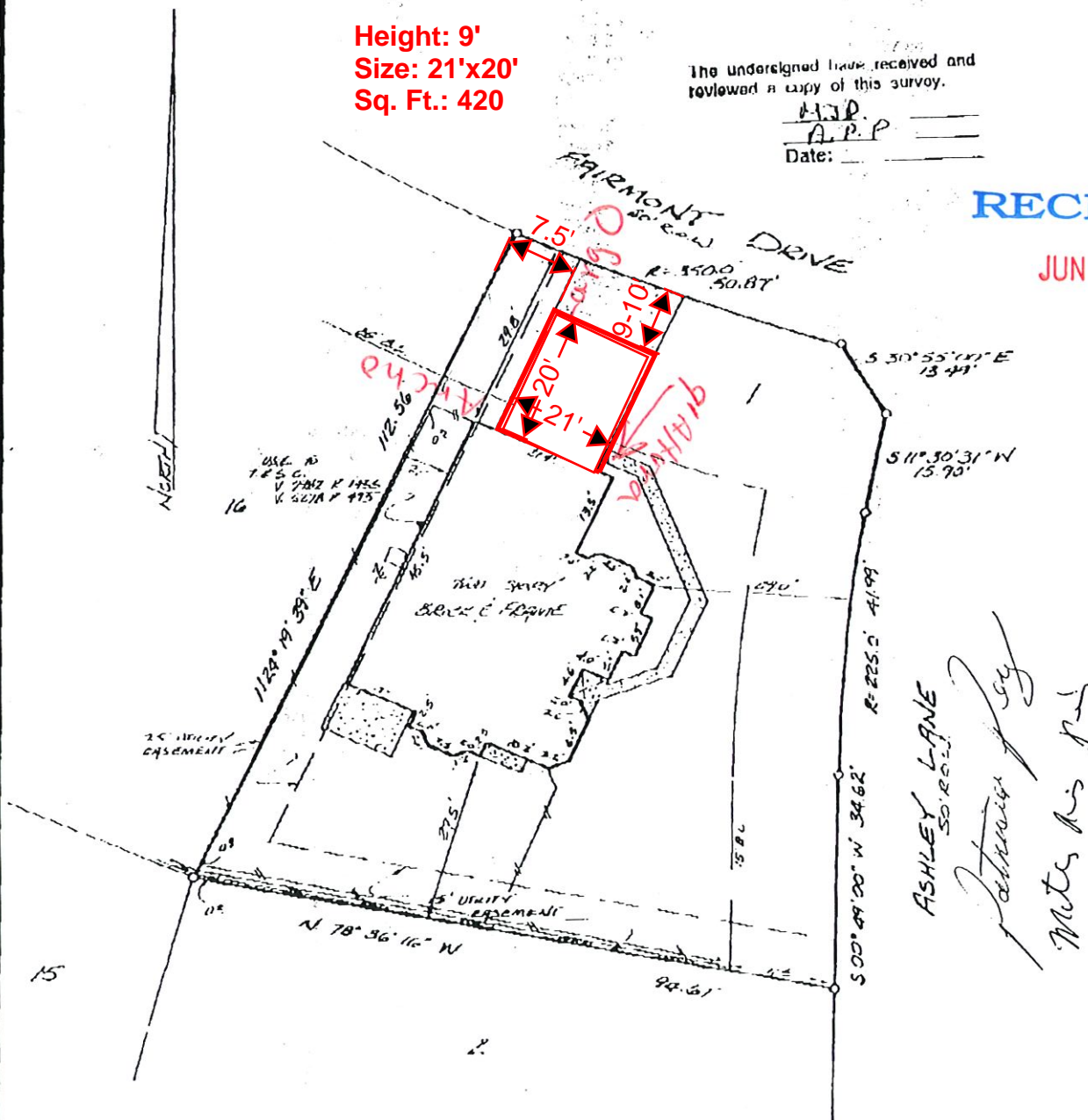
Height: 9'
Size: 21'x20'
Sq. Ft.: 420

The undersigned have received and reviewed a copy of this survey.

4-1-3 P.
A. P. P.
Date: _____

RECI

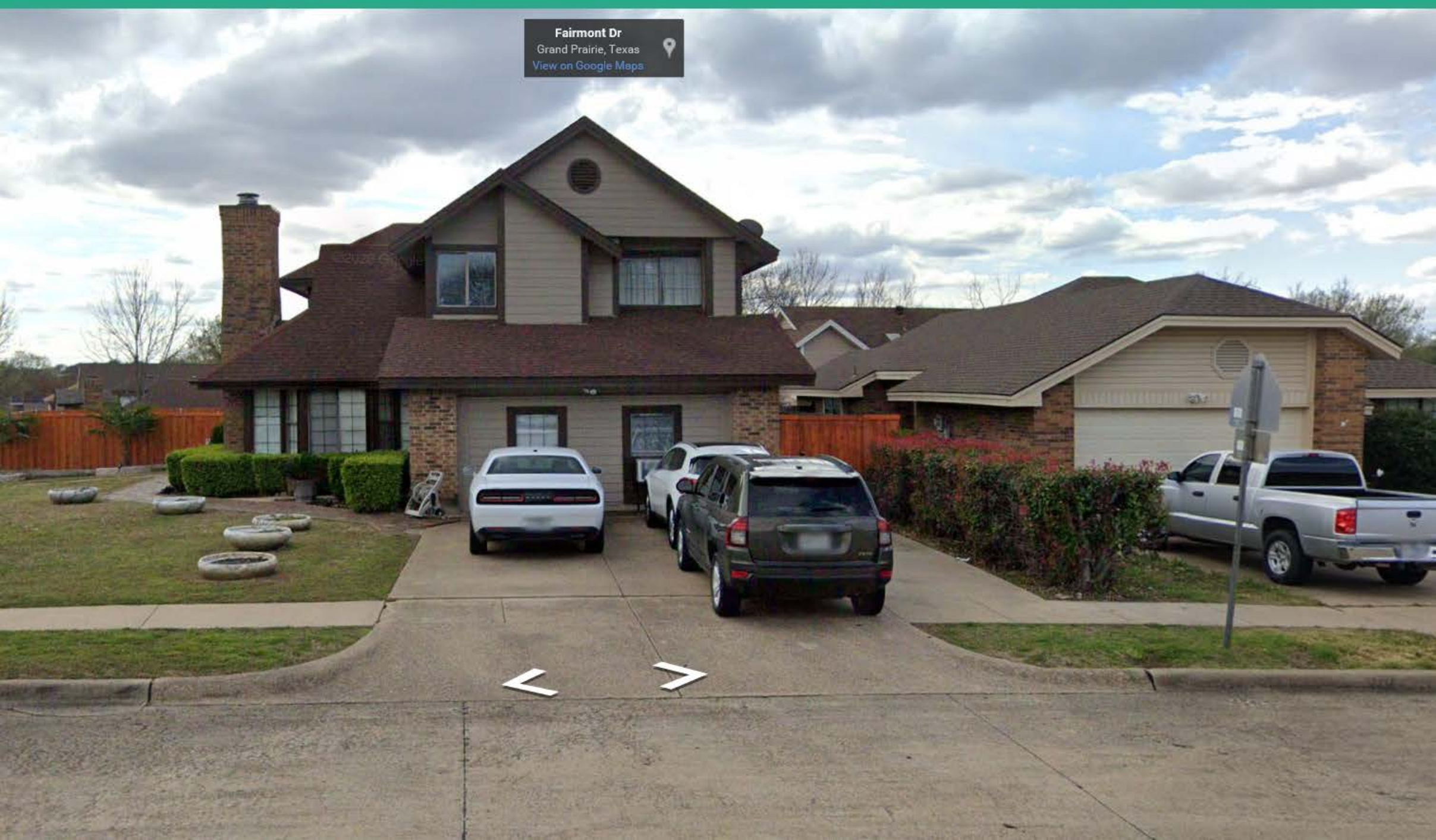
JUN



NOTE: According to the F.I.R.M. in Community Panel No. 88-172-0025, this property does lie in Zone X and does not lie within the 100 year flood zone.

To American Title Company in connection with the transaction described in G.F. 95 16 58351A-Z
 Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall be the responsibility
 of the undersigned. And the plat hereon is a correct and accurate representation of the property lines and dimensions as indicated, location and type of buildings are re-
 spective and EXCEPT AS SHOWN, all improvements are located within the boundaries indicated and there are no visible and apparent encroachments or protrusions
 on the ground.

Fairmont Dr
Grand Prairie, Texas
[View on Google Maps](#)





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

MEETING MINUTES

Zoning Board of Adjustments and Appeals

June 15, 2020

BRIEFING:

6:30 PM

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

CALL TO ORDER:

7:03 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	Anthony Langston, Sr.	X
Tracy Owens	X	Timothy Ibidapo	X
Heather Mazac		Melinda Rodgers*	
Clayton Hutchins	X	Ralph Castro*	
Debbie Hubacek	X	David Baker *	X
Stacy White		Tommy Land*	
Martin Caballero	X		

INVOCATION:

David Baker led the invocation.

APPROVAL OF MINUTES:

Tracy Owens motioned to approve minutes for the March 16, 2020 meeting. Anthony Langston seconded the motion.

Motion approved 8-0.

PUBLIC HEARING:

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

Applicant / Spokesperson: Miguel Franco and Jasmine Franco

Address: 941 SW 4th Street

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:

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.

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

- _____
- _____ The variance or exception will not be contrary to public interest.
- _____ The variance or exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.
- _____ The variance or exception will be in harmony with the spirit and purpose of the Unified Development Code and all other ordinances of the City.
- _____ The variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought.
- _____ The variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located.
- _____ The plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including, but not limited to, area, shape or slope, and the unique circumstances were not created by the owner of the property, and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.
- _____ The variance or exception is not a self-created hardship.

Tracy Owens made a motion to close public hearing and approve BA200402. David Baker seconded the motion.

Motion approved 8-0.

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

Applicant / Spokesperson: Jerry Daniel

Address: PO Box 788, Rowlett, TX 75189

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:

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.

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

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

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

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

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

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

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

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

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

Tracy Owens made a motion to close public hearing and approve BA200503 as requested. David Baker seconded the motion.

Motion failed 1-7.

Tracy Owens made a motion to approve as recommended by staff with a 1.5 ft. side yard setback and prohibited materials. Martin Caballero seconded the motion.

Motion failed 3-5.

David Baker made a motion to approve the special exception for a carport, a variance to allow a 3.5 ft. front yard setback, and a 1.5 ft. side yard setback. Tracy Owens seconded the motion.

Motion approved 7-1.

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

Applicant / Spokesperson: Lonique Coots

Address: 1505 Acosta Street, 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:

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.
- _____ The variance or exception will not adversely affect the health, safety, or general welfare of the public.
- _____ The variance or exception will not be contrary to public interest.
- _____ The variance or exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.
- _____ The variance or exception will be in harmony with the spirit and purpose of the Unified Development Code and all other ordinances of the City.
- _____ The variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought.
- _____ The variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located.
- _____ The plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including, but not limited to, area, shape or slope, and the unique circumstances were not created by the owner of the property, and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.
- _____ The variance or exception is not a self-created hardship.

Timothy Ibidapo made a motion to close public hearing and approve BA200504. David Baker seconded the motion.

Motion approved 8-0.

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

Applicant / Spokesperson:

Address:

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:

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.

 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.

 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.

 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.

Clayton Hutchins made a motion to close public hearing and approve BA200505. David Baker seconded the motion.

Motion approved 8-0.

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

Applicant / Spokesperson: Ken Fay

Address: 2707 Webb Lynn Road

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:

The following persons noted their opposition to the application:

Rose Gerald, 2707 W Shore Drive

Simon Wang, 2703 W Shore Drive

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.

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

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

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

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

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

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

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

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

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

Tracy Owens made a motion to close public hearing and approve BA200608 as requested. David Baker seconded the motion.

Motion failed 6-2.

David Baker made a motion to approve BA200608 with approved materials. Tracy Owens seconded the motion.

Motion approved 8-0.

6. **CASE NUMBER BA200609 (Council District 6)** – Construction of a detached garage at 1114 Nadine Ln, legally described as Lot 118R2, Florence Hill No. 2, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-84 District.

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

Applicant / Spokesperson: Kelly Foster

Address: 2415 Enterprises

Any comments from Spokesman:

Any questions from Board:

The following persons spoke in favor of the application:

Jeanene Dumas, 1114 Nadine Lane

Ralph Dumas, 1114 Nadine Lane

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.

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

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

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

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

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

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

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

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

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

Tracy Owens made a motion to close public hearing and approve BA200609 as requested. David Baker seconded the motion.

Motion failed 4-4.

David Baker made a motion to approve BA200609 with approved materials. Tracy Owens seconded the motion.

Motion failed 6-2.

Tracy Owens made a motion to reopen the public hearing. David Baker seconded the motion.

Motion approved 7-1.

Discussion

Tracy Owens made a motion to approve BA200609 with a height of 18 ft. Anthony Langston seconded the motion.

Motion failed 6-2.

Tracy Owens made a motion to approve BA200609 with a height of 18 ft. and 100% masonry materials. David Baker seconded the motion.

Motion approved 8-0.

7. **CASE NUMBER BA200610 (Council District 1)** – Construction of a single family detached house at 1837 San Antonio St, legally described as Lot 10, Block 112, Dalworth Park, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four District.

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

Applicant / Spokesperson:

Address:

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:

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.

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

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

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

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

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

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

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

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

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

Tracy Owens made a motion to close public hearing and approve BA200610 as requested. David Baker seconded the motion.

Motion approved 8-0.

CITIZENS COMMENTS: None

ADJOURNMENT: Barry Sandacz at 8:20 pm

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

by: _____

Printed Name: _____

Title: _____