



City Hall: 317 College St, Grand Prairie, Texas

MEETING AGENDA
Zoning Board of Adjustments and Appeals
December 16, 2019

BRIEFING:

6:30 P.M.

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

CALL TO ORDER:

7:00 P.M.

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

INVOCATION:

APPROVAL OF MINUTES:

PUBLIC HEARING:

1. **CASE NUMBER BA191202 (Council District 2).** Requesting a 20 foot height variance from the 25 foot height limitation, to allow for a 45 foot tall structure, located at 1902 S. Belt Line Road, legally described as Lot 1R, Block 1, Kregel Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-3, Single-Family Three Residential District.
2. **CASE NUMBER BA191203(Council District 4).** Requesting to reconstruct an existing pole sign that was damaged, located at 2546 W IH-20, legally described as Lot 4R, Block B, Southwest 20 East Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-31.
3. **CASE NUMBER BA191205 (Council District 1).** Requesting:
 1. A 400 square foot variance from the required 1,400 square foot living area requirement, to allow for a 1,000 square foot residential dwelling.
 2. An exception from the garage requirement, to allow for a house with no garage.
 3. A 45 foot variance from the required 100 foot lot depth requirement, to allow for a 55 foot deep lot.
 4. A 5 foot front yard setback variance from the required 25 feet, to allow for a

residential dwelling 20 feet from the front setback.

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

CITIZENS COMMENT:

BYLAWS UPDATE:

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 13th day of December 2019 at 5:00 p.m.

Posted By: *Nyliah Acosta*

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 972-237-8257 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs



BA191202

1902 S. Belt Line Road Height Variance

Zoning Board of Adjustments & Appeals:

December 16, 2019

Case Manager:

Nyiah Acosta

Owner:

Rev. Dat H Pham SDD

Applicant:

John Taylor/Callaway Architecture

REQUEST

Consideration of a 20 foot height variance from the 25 foot height limitation, to allow for a 45 foot tall structure, located at 1902 S Belt Line Road, legally described as Lot 1R, Block 1, Kregel Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-3, Single-Family Three Residential District (**District 2**).

PUBLIC NOTIFICATION

Legal notice of this item was published in the Fort Worth Star Telegram December 6th and December 15th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on December 6th, 2019.

66 notices were sent, 0 were returned in favor, 0 opposed, and there is no neighborhood association.

SUMMARY

The applicant is requesting a variance to the maximum building height requirement to remodel an existing structure for a proposed two story Faith Formation Center. The SF-3, Single-Family Three Residential District allows up to 25 feet in height for a primary structure on a lot. The proposed height of the structure is 45 feet. On October 18, 2010 the Board approved a 36 feet, 6 inch variance for the alter area facing Belt Line Road; and, 32 feet for the narthex (lobby) at the rear of the church. The proposed building will be 22, 893 square feet and will be 100% masonry material. It should be noted that churches are allowed within all zoning districts.

DISCUSSION

- According to Table 6.A, *Summary of Density and Dimensional Requirements for Residential Zoning Districts*, properties within a SF-3, Single-Family Three Residential District have a maximum building height of 25 feet.
- According to Section 9.2 of Article 6, “Density and Dimensional Requirements,” of the Unified Development Code, architectural elements of buildings (i.e. chimneys, church spires, flagpoles, and similar appendages not intended as places of occupancy or storage) and mechanical elements (i.e. heating/air conditioning equipment, solar collectors, and similar devices) are permitted to be constructed 15 feet taller than the maximum height requirement of the zoning district.
- According to Section 9.3 of Article 6 “Density and Dimensional Requirements,” of the Unified Development Code structures referenced in Section 9.2 may be constructed 15 feet higher than the maximum height requirement of a zoning district if they conform to the following requirements:
 1. Not more than 1/3 of the total roof area may be consumed by such a feature.
 2. The features described in Section 9.2 must be set back from the edge of the roof a minimum distance of one (1) foot for every foot by which such features extend above the roof surface of the principal building to which they are attached.
 3. They do not interfere with existing or proposed avigation easements as described in Appendix N, “Hazard Zoning,” of the Unified Development Code.

The proposed Faith Formation Center will be used for classrooms for Sunday School teachers, and other related uses. Due to the request exceeding the 20% additional height allowance, the structure as proposed by the applicant will require a variance to the maximum allowable height for a structure in a SF-3, Single-Family Three Residential District.

FINDINGS

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

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

Staff Evaluation: *Approving such variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.*

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

Staff Evaluation: *Staff suggests that the 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 exception, 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: *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: *Belt Line Road is a primary arterial road and the structure is currently setback 70 feet from the street. The proposed structure appears to maintain the same setback, which leads to less of a visual impact due to the distance from the street.*

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

Staff Evaluation: *Staff believes that such 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

Without the presence of a hardship or unique circumstance, staff cannot fully support the applicant's request; however, it is staff's opinion that with the exception of the variance the

applicant does meet the intent of Article 6, "Density and Dimensional Requirements," of the Unified Development Code. Additionally, staff would like to acknowledge the following aspects about the applicant's proposal:

1. The proposed building is approximately 60 feet from the closest residential structure to the south.
2. The proposed building faces Belt Line Road to the east, which is a 130-foot public right-of-way

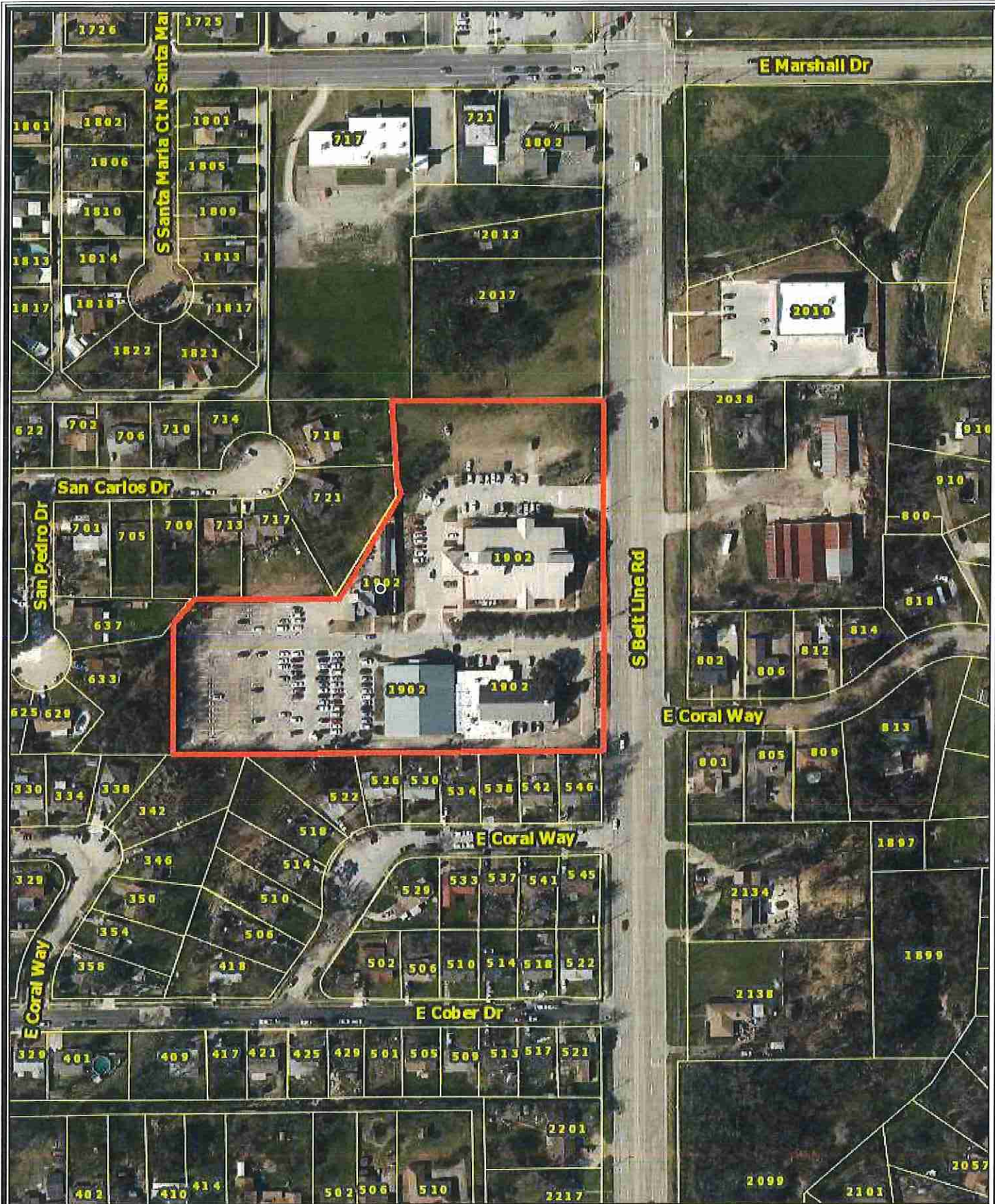
Therefore, in the absence of neighborhood opposition staff does not object to the applicants request for a variance to the maximum building height permitted in a SF-3, Single-Family Three Residential District.

Staff recommends **Approval of the requested variance in BA191202** with the following conditions:

1. The variance is to be no more than what is approved by the Zoning Board of Adjustments and Appeals;
2. The applicant must obtain a building permit from the building inspections department;
3. All construction requirements not explicitly mentioned in this document must conform to the requirements set forth by the Unified Development Code.

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

Any construction or building allowed by this 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 a ninety (90) day period or as the Board may specifically grant, the special exceptions shall be deemed waived; and all rights there under terminated.



130 0 130 Ft

1902 S Belt Line

Date: 12/6/2019 Time: 8:34:46 AM

This data has been compiled by the City of Grand Prairie, IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

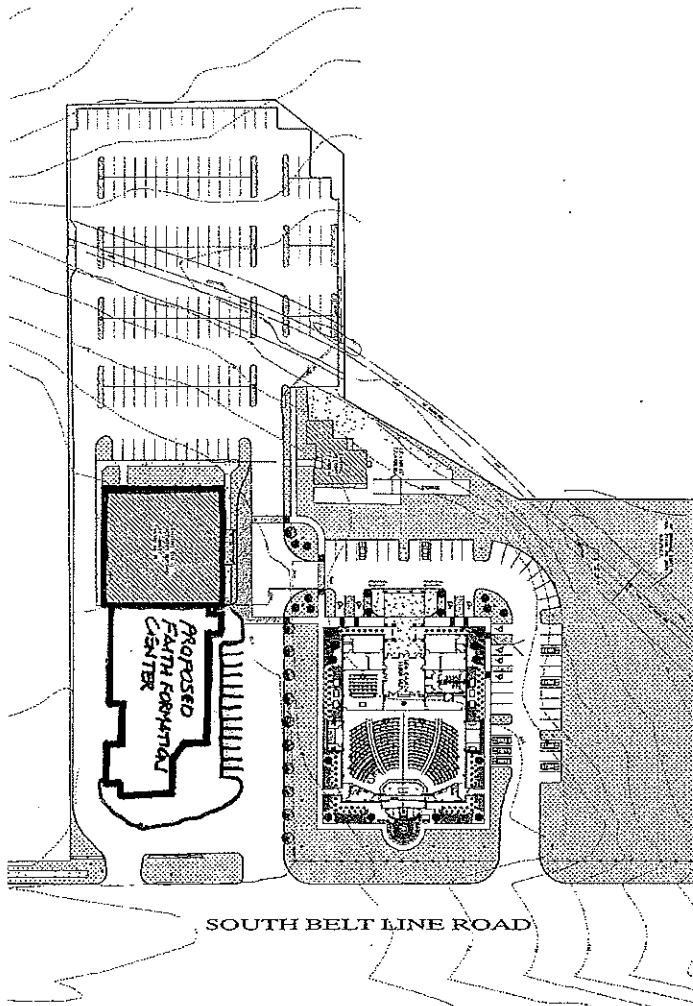


Grand
Prairie
TEXAS

New Faith Formation Center
 Saint Joseph Vietnamese Catholic Parish



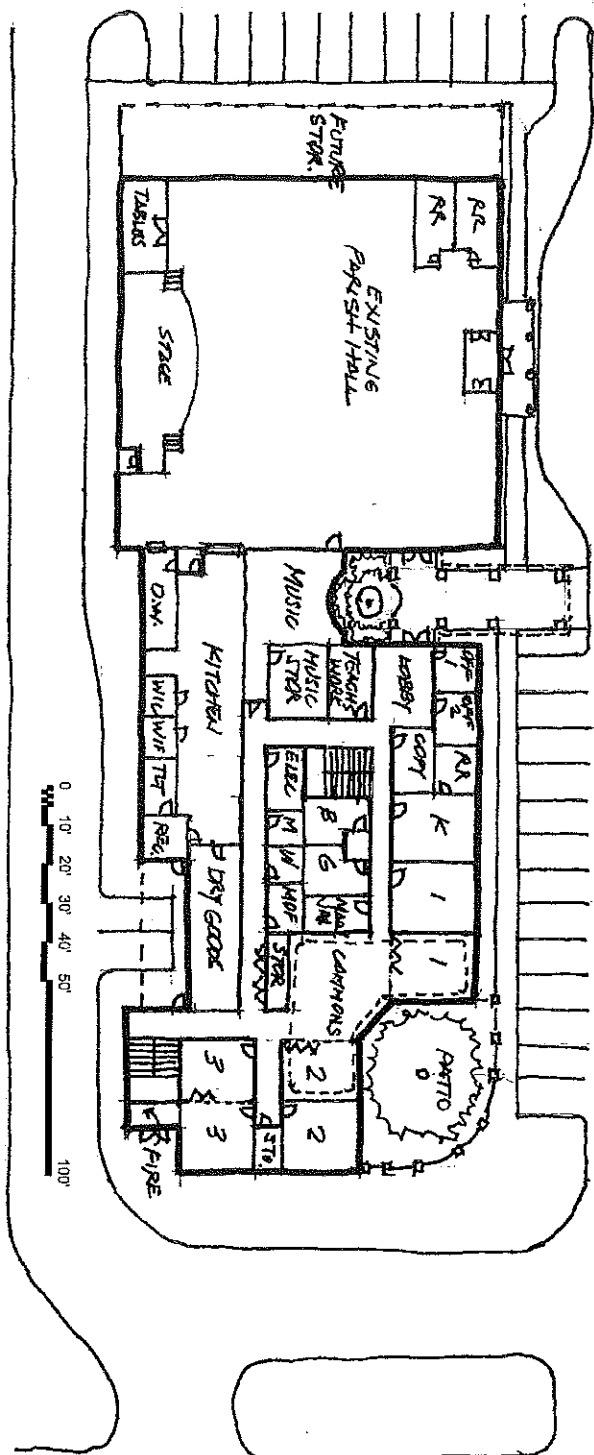
SITE PLAN
 SCALE 1" = 100'



New Faith Formation Center
Saint Joseph Vietnamese Catholic Parish

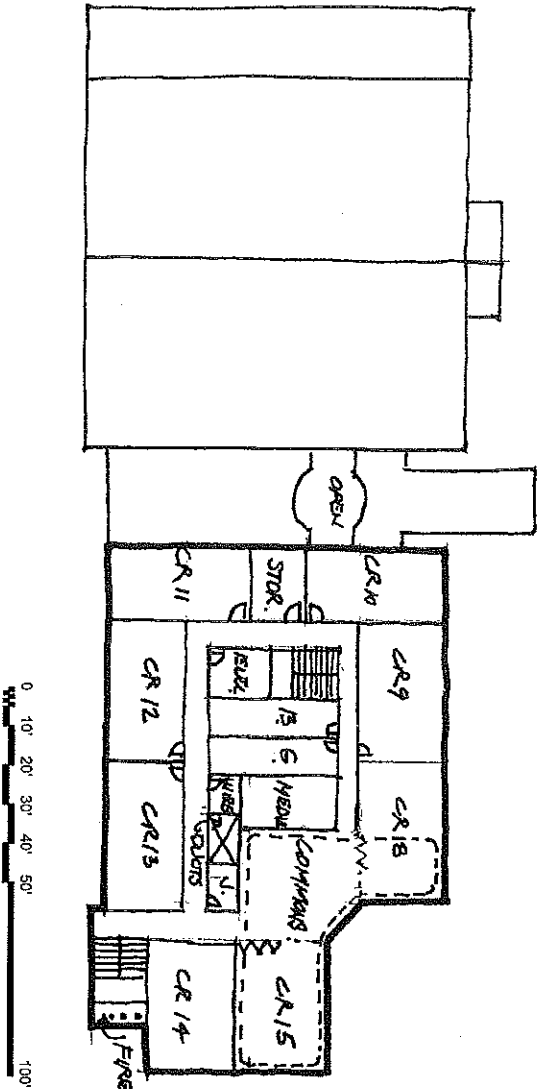


FIRST FLOOR PLAN
SCALE 1" = 30'

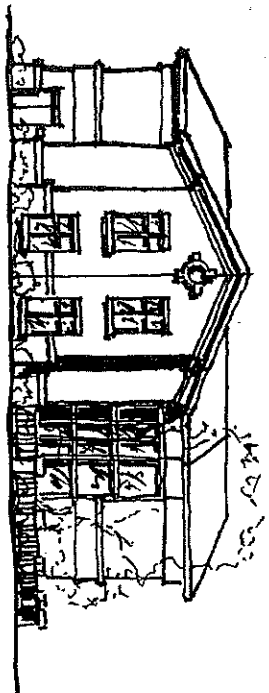


FAITH FORMATION CENTER	
1ST FLOOR	8,048 SF
2ND FLOOR	10,194 SF
SUBTOTAL	18,242 SF
KITCHEN	2,698 SF
TOTAL BLDG	20,938 SF
FUTURE STORAGE	1,955 SF
GRAND TOTAL	22,893 SF

New Faith Formation Center
Saint Joseph Vietnamese Catholic Parish

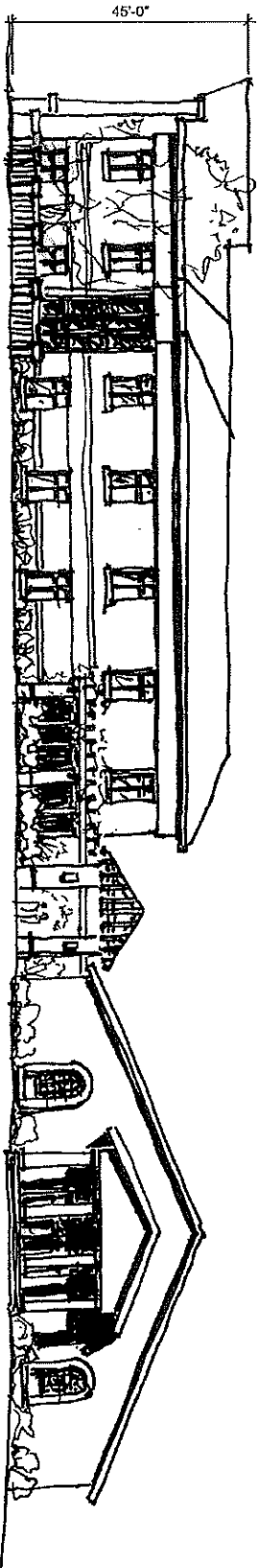


SECOND FLOOR PLAN
SCALE 1" = 30'



EAST ELEVATION

SCALE 1" = 20'



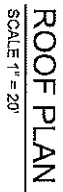
NORTH ELEVATION

SCALE 1" = 20'



Callaway
architecture
1207 HAMPSHIRE LN, STANIS, RICHTONSVILLE, TX 75080
PHONE: 214.368.3325 PROJECT: 19063 DATE: 11/22/2019

New Faith Formation Center
Saint Joseph Vietnamese Catholic Parish



ROOF PLAN



1207 HAMPSHIRE LN, ST#105, RICHARDSON, TX-75080
PHONE:214.368.2525 PROJECT#19063 DATE:11.22.2019

**New Faith Formation Center
Saint Joseph Vietnamese Catholic Parish**



BA191203

2546 W IH-20
Variance – Pole Sign

Zoning Board of Adjustments & Appeals:

December 16, 2019

Case Manager:

Nyliah Acosta

Owner/Applicant:

Good Tac Remainder 11 LLC

REQUEST

Consideration to reconstruct an existing pole sign that was damaged, located at 2546 W IH-20, legally described as Lot 4R, Block B, Southwest 20 East Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-31 (District 4).

DISCUSSION

The applicant is requesting approval of a variance to allow for the reconstruction of a 50 foot tall pole sign for the Taco Bueno quick serve restaurant. The existing sign collapsed as a result of a storm. The previous sign was permitted in 1999, and was considered legally nonconforming due to the changes in the sign code. Per Article 9, Sign Standards of the Unified Development Code (UDC), pole signs are prohibited, and the damaged sign no longer has vested rights. The sign will be the same 10'x15' with a smaller 2'x15' sign below. The surrounding area impacted by the sign is entirely retail and commercial, with restaurant uses and frontage along Interstate Highway 20. Pole signs are consistent along this corridor and have been approved by council as recent as this year. McDonald's and Texas Roadhouse had council approval to construct new pole signs.

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

PUBLIC NOTIFICATION

Legal notice of this item was published in the Fort Worth Star Telegram December 6th and December 15th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on December 6th, 2019.

7 notices were sent, 0 were returned in favor, 0 opposed and there is no homeowners association.

RECOMMENDATION

Staff recommends **Approval of the requested variance in BA191203** based on the following findings of fact:

1. The proposed 50 foot pole sign was previously permitted.
2. The pole sign is consistent with the signage along the frontage.

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 special exception and 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 special exception and variance shall be deemed waived; and all rights there under terminated.**



130 0 130 Ft

2546 W IH-20

Date: 12/6/2019 Time: 8:28:13 AM

This data has been compiled by the City of Grand Prairie IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

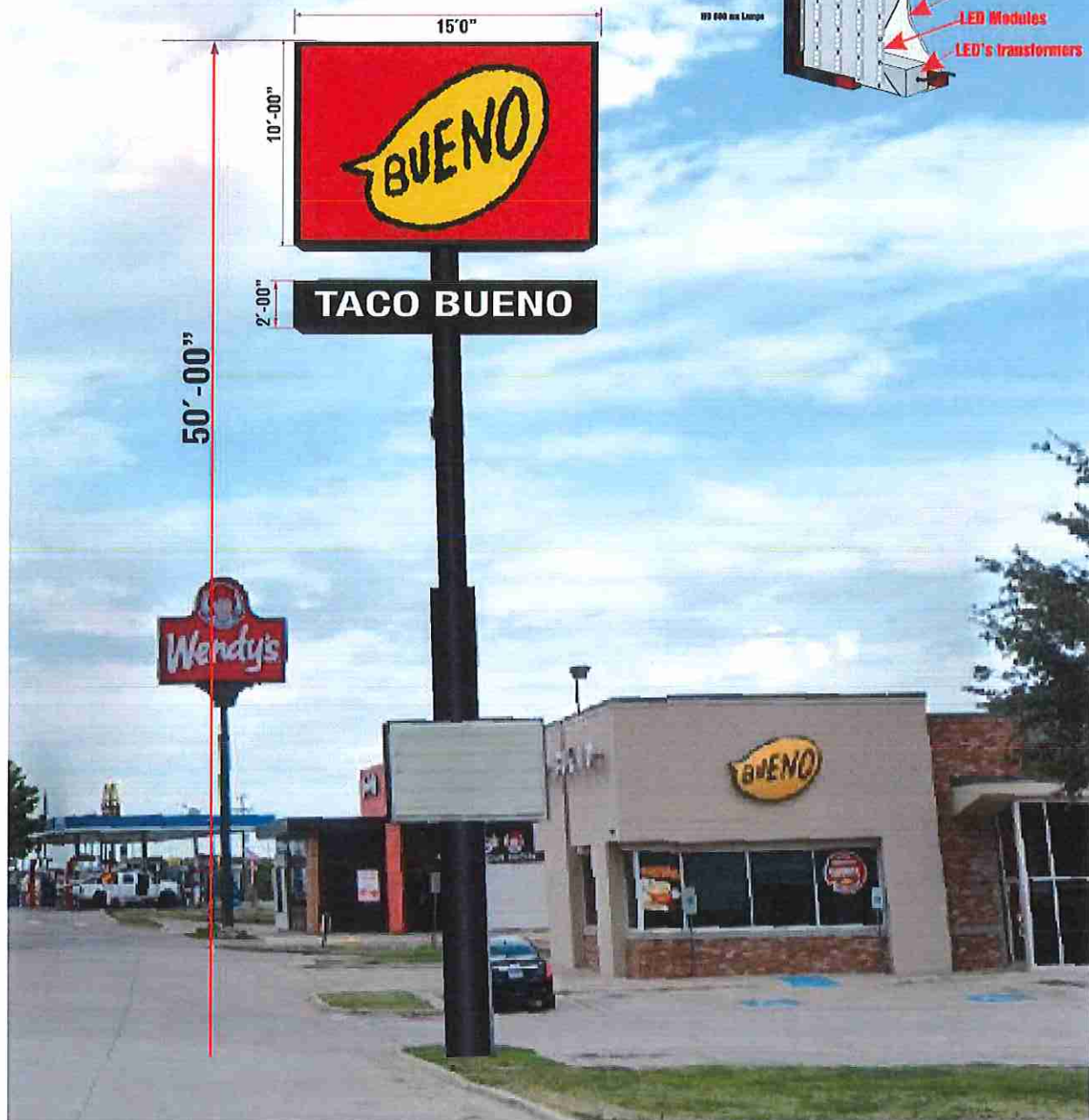
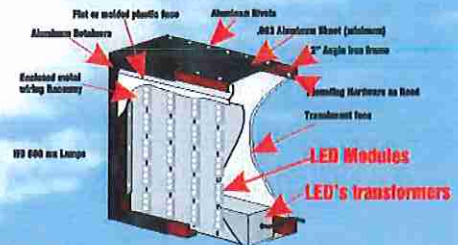


Grand
Prairie
TEXAS



ILLUMINATED CABINET SIGN WITH IRON ANGLE FRAME AND TRANSLUCENT FACES

LED Illumination



512 S. 24th St.
Donna TX 78537
(956) 464-1181

Client: TACO BUENO

Phone: _____

Address: 2546 W Interstate I 20

Fax: _____

City: Grand Prairietx State Texas

Zip code 75052

Electrical Sign License #

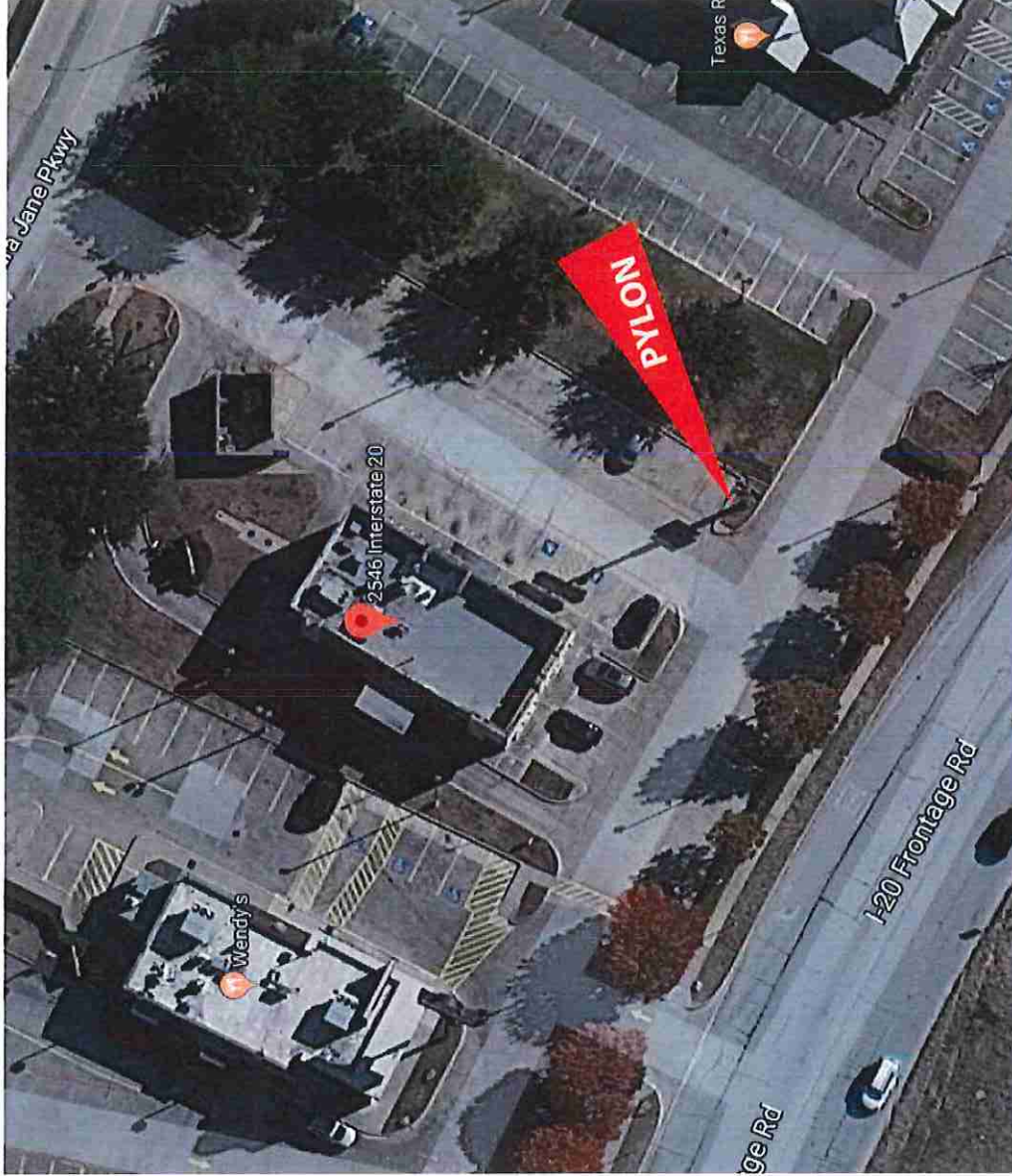
18514

Email: _____

All designs are intellectual property of Success by Design until given to customer in writing. All derivatives of the de sign are also intellectual property of Success by Design. Please do not show actual design to competitors. A minimum of \$450 dollars will de owed if a design is used by a competitor to manufacture the sign as designed.



SITE PLAN



512 S. 24th St.
Donna TX 78537
(956) 464-1181
Electrical Sign License #
18514

Client: TACO BUENO
Address: 2546 W Interstate I 20
City: Grand Prairie State Texas
Email:

Phone: _____
Fax: _____
Zip code 75052



All designs are intellectual property of Success by Design until given to customer in writing. All derivatives of the design are also intellectual property of Success by Design. Please do not show actual design to competitors. A minimum of \$450 dollars will be owed if a design is used by a competitor to manufacture the sign as designed.



BA191205

2021 Eva Street
Variance – Living Area, Garage,
Lot Depth & Front Setback

Zoning Board of Adjustments & Appeals:

December 16, 2019

Case Manager:

Nyliah Acosta

Owner:

Jose Sarinana

SUMMARY

Requesting: **1)** A 400 square foot variance from the required 1,400 square foot living area requirement, to allow for a 1,000 square foot residential dwelling. **2)** An exception from the garage requirement, to allow for a house with no garage. **3)** A 45 foot variance from the required 100 foot lot depth requirement, to allow for a 55 foot deep lot. **4)** A 5 foot front yard setback variance from the required 25 feet, to allow for a residential dwelling 20 feet from the front setback. Located at 2021 Eva Street, legally described as Lot 13, 14 & 15, Block 138 N, Dalworth Park Addition, City of Grand Prairie, Dallas, zoned MF-1 Multi-Family One Residential District (Council District 1).

DISCUSSION

The applicant is requesting approval to build one single-family home on each of Lots 13, 14, and 15. Due to the splitting of the three lots, the southern portions of the lots have been sold off into 3,920 square foot lots, and each has a residential dwelling. The remaining northern portions remain vacant. The applicant is requesting to reduce the minimum living area by 400 square feet, waive the garage requirement, and reduce the lot depth requirement by 45 feet, as well as the front yard setback by 5 feet.

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 December 6th and December 15th.

Notices to property owners were placed in the City of Grand Prairie outgoing mail on December

6th, 2019.

53 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.*

- 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.*

- 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 minimum living area, 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. In addition, there are numerous homes without a garage and the units next door mirror what the applicant is proposing.*

- 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 and there is a need to create infill housing.*

RECOMMENDATION

Staff recommends **APPROVAL** of the requested variance in **BA191205** based on the following findings of fact:

1. The request does not negatively impact surrounding property owners; and
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.



60 0 60 Ft

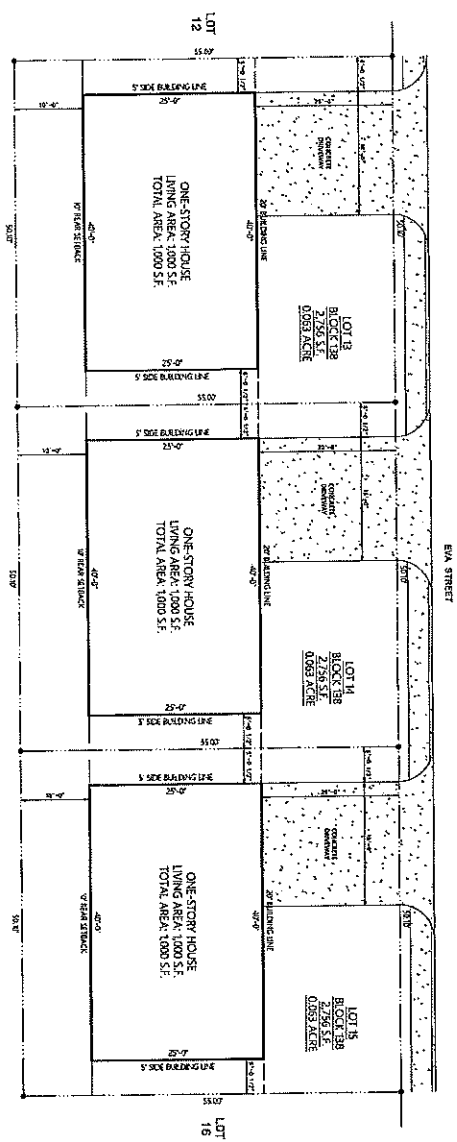
2021 Eva St

Date: 12/6/2019 Time: 8:10:21 AM

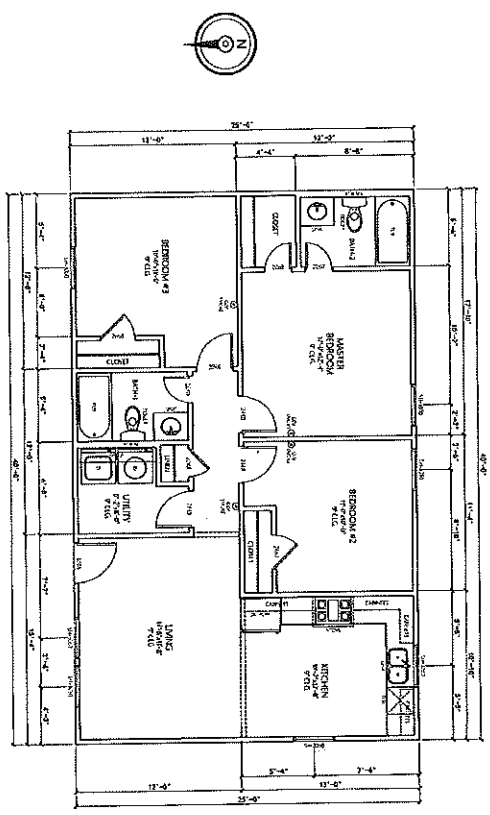
This data has been compiled by the City of Grand Prairie IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



Grand
Prairie
TEXAS



SITE PLAN
Date: 1/10/10



FLOOR PLAN
Date: 1/10/10

PROJECT DATA	
PROJECT NAME:	NEW HOUSE
ADDRESS:	2007 EWA STREET, SUITE 100, EWA BEACH, HI 96761
OWNER/DESIGNER:	2007 EWA STREET, SUITE 100, EWA BEACH, HI 96761
LOCAL DESCRIPTION:	BLVD. 100, LOT 12, 14 & 16
AREAS CALCULATIONS TABLE	
LIVING AREA:	1,000.0 SQ. FT.
HOUSE FLOOR BUILT AREA:	1,000.0 SQ. FT.
TOTAL AREA PER LOT:	2,795.0 SQ. FT.
CONCRETE PER LOT:	58.30 Y.
ACRES AREA PER LOT:	0.063 ACRES
TOTAL LOT AREA:	0.189 ACRES
TOTAL LOT ACRES AREA:	0.189 ACRES

GENERAL NOTES

1. THE GENERAL CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EWA BEACH, HI, AND THE STATE OF HAWAII, PRIOR TO CONSTRUCTION.
2. THE GENERAL CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EWA BEACH, HI, AND THE STATE OF HAWAII, PRIOR TO CONSTRUCTION.
3. THE GENERAL CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EWA BEACH, HI, AND THE STATE OF HAWAII, PRIOR TO CONSTRUCTION.
4. ALL WORK SHALL BE COMPLETED BY THE PROJECT DEADLINE.
5. THE GENERAL CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EWA BEACH, HI, AND THE STATE OF HAWAII, PRIOR TO CONSTRUCTION.

ARCHITECT'S DESIGN
TEL: 877.258.1845
P: 877.258.1845
P: 877.258.1845

CONTRACTOR'S DESIGN
John Thompson

OWNER'S DESIGN
Dawn Pink Addition
2007 EWA STREET
SUITE 100, EWA BEACH, HI 96761

PROJECT ADDRESS:
2007 EWA STREET
SUITE 100, EWA BEACH, HI 96761

SITE PLAN & FLOOR PLAN
Project #1
Date: 1/10/10
Scale: 1/8" = 1'-0"
Sheet: 1 of 1

GENERAL NOTES:

1. THE ARCHITECT'S RESPONSIBILITY FOR THIS DESIGN AND CONSTRUCTION OF THE BUILDING IS LIMITED TO THE SCOPE OF THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THE DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THE DRAWINGS.
2. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE SPECIFICATIONS AND NOTES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THE DRAWINGS.
3. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE SPECIFICATIONS AND NOTES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THE DRAWINGS.
4. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE SPECIFICATIONS AND NOTES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THE DRAWINGS.
5. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE SPECIFICATIONS AND NOTES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THE DRAWINGS.
6. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE SPECIFICATIONS AND NOTES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THE DRAWINGS.
7. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE SPECIFICATIONS AND NOTES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THE DRAWINGS.
8. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE SPECIFICATIONS AND NOTES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THE DRAWINGS.
9. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE SPECIFICATIONS AND NOTES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THE DRAWINGS.
10. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE SPECIFICATIONS AND NOTES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THE DRAWINGS.

ANAN'S DESIGN
 Tel: 372.558.1645
 an@anandesign.com

OWNER (1) / OWNER (2):

JOHN SCHUBERT

Light Interiors Inc.

Delaware Park Addition
 2001 Ego Street
 Grand Prairie TX 75051

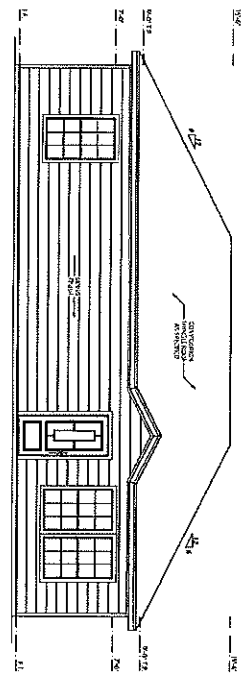
PROJECT NAME:

2001 Ego Street
 Grand Prairie TX 75051

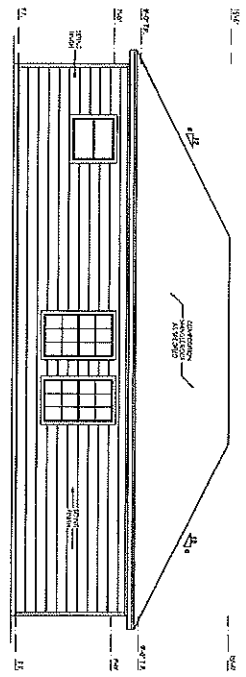
PROJECT NAME:

2001 Ego Street
 Grand Prairie TX 75051

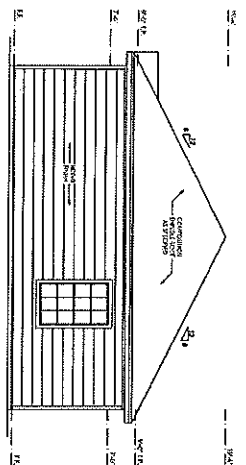
ELEVATIONS			
Project #1	Scale 1/8"	Project #2	Scale 1/8"
SAF-13-1000	1/8"	SAF-13-1000	1/8"
DATE:	AS NOTED	DATE:	AS NOTED
08-18-2019	AS NOTED	08-18-2019	AS NOTED



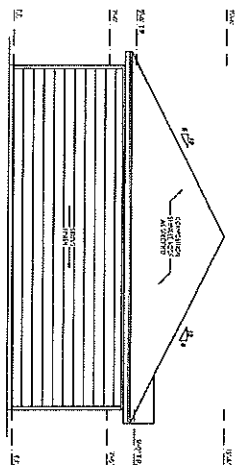
FRONT ELEVATION
 Scale: 1/8"=1'-0"



REAR ELEVATION
 Scale: 1/8"=1'-0"



RIGHT ELEVATION
 Scale: 1/8"=1'-0"



LEFT ELEVATION
 Scale: 1/8"=1'-0"



City Hall : 317 College St Grand Prairie, TX

MEETING AGENDA

Zoning Board of Adjustments and Appeals

DATE November 18, 2019

BRIEFING:

6:30PM

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

CALL TO ORDER

7:00 PM

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

Board Members In Attendance:

Barry Sandacz X , Tracy Owens , Heather Mazac X ,

Clayton Hutchins , Debbie Hubacek X , Stacy White X ,

Anthony Langston, Sr. X , Timothy Ibidapo ,

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

INVOCATION:

David Baker led the invocation

APPROVAL OF MINUTES:

David Baker motioned to approve last month's minutes

Anthony Langston Sr seconded motion

7 yays 0 nay

PUBLIC HEARING:

1. **CASE NUMBER BA191104 (Council District 1)** Requesting a 210 sq ft variance from the 750 sq ft size limitation, to allow for a 960 sq ft detached garage 8 feet from the rear property line, located at 22 Heritage Ct legally described as Lot 24R, Block 1, Heritage Estates #2 Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned "SF-1" Single Family One Resident

Applicant / Spokesperson: Keith Lewis

Address: 22 Heritage Ct
Grand Prairie, TX 75051

Any comments from Spokesman:

The applicant stated they would like a 2 car garage in back yard for vehicles. He has already contact the Utility companies for approval as well

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.

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

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

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

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

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

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

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

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

Any additional findings:

Motion to close to the public hearing by David Baker
2nd the Motion by Stacy White

Motion to Approve Case David Baker
2nd the Motion Stacy White

Motion was approved/denied 7 yays to 0 Nays

Any conditions:

- 2. CASE NUMBER BA191105 (Council District 1)**– Requesting a temporary parking special exception extension to allow for trailer parking from 24 months on flex base paving, located at 3409 High Prairie, legally described at Lot 4R, Block C, High Prairie Business Park, City of Grand Prairie, Dallas County, Texas zoned “LI” Light Industrial District.

Applicant / Spokesperson: Mike Cromer

Address: 3409 High Prairie Rd
 Grand Prairie, TX 75050

Any comments from Spokesman:

Applicant is asking for an extension on the temporary parking. They have purchased property on the other side of Parker Rd and hope to be relocated in the next year or so

Any questions from Board:

Stacy White asked what is being parked in the area. The applicant replied empty trailers

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.

Motion to close to the public hearing by David Baker
2nd the Motion by Stacy White

Motion to Approve Case by David Baker
2nd the Motion Stacy White

Motion was approved/denied 7 yays to 0 Nays
Members that objected _____

Any conditions:

The public hearing was closed.

3. CASE NUMBER BA191107 (Council District 5) – Requesting a 3 foot height variance from the 14 foot height limitation to allow for a 17 foot tall accessory structure, located at 818 Shawnee Trc, legally described as Lot 19, Block U, Indian Hills 1 Addition, City of Grand Prairie, Tarrant County, Texas, zoned SF-4” Single Family – Four Residential District.

Applicant / Spokesperson: Robert Amparan

Address: 818 Shawnee Trc
Grand Prairie, TX 75051

Any comments from Spokesman:

The applicant would like the structure for space for his materials and storage

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.

Motion to close to the public hearing by David Baker

2nd the Motion by Anthony Langston, Sr

Motion to Approve Case as is by David Baker

2nd the Motion Anthony Langston, Sr

Motion was approved/denied 7 yays to 0 Nays

Members that objected

Any conditions:

The public hearing was closed.

Mr. Clayton Hutchins arrived at the meeting at 7:20 pm

4. **CASE NUMBER BA1901108 (Council District 5)** – Requesting a a 3 foot front setback variance from the required 25 feet to allow for a porch 22 feet from the front property line, located at 1701 Willow St, legally described as Lot 3 & 3A, Block 17, Vought Manor Addition, City of Grand Prairie, Dallas County, Texas, zoned “SF-4” Single Family Four Residential District

Applicant / Spokesperson: Innocencio Suarez

Address: 1701 Willow St
Grand Prairie, TX 75050

Any comments from Spokesman:

The applicant would like to porch to enjoy with his wife when he retires.

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.

Motion to close to the public hearing by _David Baker_____
2nd the Motion by __Stacy White_____

Motion to Approve Case by __David Baker_____
2nd the Motion __Stacy White_____

Motion was approved/denied __8__ yays to __0__ Nays
Members that objected _____

Any conditions:

The public hearing was closed.

- 5. CASE NUMBER BA191109 (Council District 2)**– Requesting a 210 sq ft building variance from the 450 sq ft size limitation to allow for a 660 sq ft accessory structure located at 3725 Lemon Dr, legally described as Lot 7, Block G, Glen Oaks Addition, City of Grand Prairie, Dallas County, Texas, zoned as “SF-2” Single Family – Two Residential District.

Applicant / Spokesperson: _Gary Ogden_____
Address:____3725 Lemon Dr_____
____Grand Prairie, TX 75051_____

Any comments from Spokesman:

Mr. Ogden needs a space to store his tools

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.

Motion to close to the public hearing by __David Baker_____
2nd the Motion by __Stacy White_____

Motion to Approve Case by __David Baker_____
2nd the Motion __Stacy White_____

Motion was approved/denied __8____ yays to __0____ Nays
Members that objected _____

Any conditions:

The public hearing was closed.

CITIZENS COMMENTS:

ADJOURNMENT : Barry Sandacz at 7:45 PM