



City Hall: 317 College St, Grand Prairie, Texas

**MEETING AGENDA**  
**Zoning Board of Adjustments and Appeals**  
February 17, 2020

**BRIEFING:**

**6:30 P.M.**

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

**CALL TO ORDER:**

**7:00 P.M.**

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

**INVOCATION:**

**APPROVAL OF MINUTES:**

**PUBLIC HEARING:**

1. **CASE NUMBER BA200202 (Council District 6).** Requesting a 200 square foot variance from the required 450 square foot accessory structure limitation, to allow for a 650 square foot accessory structure, located at 1011 Royal Lytham Court, legally described as Lot 2361, Block H, Lake Ridge Sec 18-A PH 3 Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-258, Planned Development District.
2. **CASE NUMBER BA200203 (Council District 2).** Requesting:
  1. A 206 square foot variance from the limitation of accessory structures not to exceed 50% of the primary structure, to allow for accessory structures equal in size to 60% of the primary structure.
  2. A 21-foot rear yard setback variance from the required 30-foot rear yard setback, to allow for a metal accessory structure 9 feet from the rear property line.Located at 3702 Magnolia Drive, legally described as Lot 4, Block F, Glen Oaks Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-2, Single-Family Two Residential District.

**CITIZENS COMMENT:****BYLAWS:****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 14th day of February 2020 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



# BA200202

## 1011 Royal Lytham Court Variance – Accessory Structure Size

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Zoning Board of Adjustments & Appeals:

February 17, 2020

Case Manager:

Nyiah Acosta

Owner/Applicant:

John & Tammy Hozdulick

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### SUMMARY

Consideration of a 200 square foot variance from the required 450 square foot accessory structure limitation, to allow for a 650 square foot accessory structure, located at 1011 Royal Lytham Court, legally described as Lot 2361, Block H, Lake Ridge Sec 18-A PH 3 Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-258, Planned Development District.

### DISCUSSION

The applicant is requesting approval of a 200 square foot (25x26x18 tall) variance. A single-family dwelling currently sits on the property, and the property owner is seeking approval of the variance to rebuild a previously existing cabana that was damaged as a result of foundation problems. The owner wishes to expand their outdoor living space to include an outdoor kitchen, fireplace, and TV nook within the cabana. The new structure will be dressed with flagstone, cedar, and Oklahoma stone. The subject property is 2.046 acres and can have up to 8,914 square feet in accessory structure space.

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 February 7<sup>th</sup> and February 16<sup>th</sup>.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on February 7<sup>th</sup>, 2019.

17 notices were sent, 0 were returned in favor, 0 opposed, and no response from the Property Owners Association of Lakeridge.

### FINDINGS

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

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

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

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

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

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

**Staff Evaluation:** *The proposed variance, if approved, will not authorize the operation of a use other than those already allowed in "PD-258" Planned Development 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 an oversized accessory structure. The large lot size can accommodate the proposed 650 square foot cabana and staff believes 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 such variance will alter the essential character of the district. The accessory structure will be approximately 230 feet back from the front property line, and is not in direct line of sight from any home. In addition, on March 8, 2019, the Board approved a variance to allow a 791 square foot detached garage located at 2920 Muirfield Avenue, approximately 500 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 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:** *The unique circumstance is that the size of the lot allows a 10% increase in accessory structure square footage on the lot) per the UDC.*

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

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

#### **RECOMMENDATION**

Staff recommends **Approval of the requested variance in BA200202** based on the following findings of fact:

1. Per section 6.6.3 (c) of the (UDC), the square footage of an accessory structure can be built up to 10% of the square footage of the total area of the residential lot. The subject property is 2.046 acres and can have up to 8,914 square feet in accessory structure space, however individual building size limitations still apply; and
2. The accessory structure will function as outdoor living space; designed as an extension of the house and operates as part of the house.

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 Residential 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 have 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.**







$1/2 = 12\%$ 

CABLED ROOF CABANUK:  
WESTERN RED ROUGH CEDAR  
(6) 6W POSTS WITH STONE POST BASES  
DO NOT NAIL SEAM  
2X12 RIGID BEAM  
2X4 POSTS-24" OC  
2X6 DECORATIVE COLLAR TIES-24" OC,  
2X6 CEDAR ROOF DECKING  
COMPOSITION SHINGLES TO MATCH RESIDENCE  
DECORATIVE KNEEBRACING FROM AXS  
1/4" STEEL ANGLE BRACKETS FOR POST TO BEAM CONNECTION  
STEELS STAIN

THE HOZDULICK RESIDENCE  
1011 ROYAL LYTHAM CT.  
GRAND PRAIRIE, TEXAS  
214-415-8428

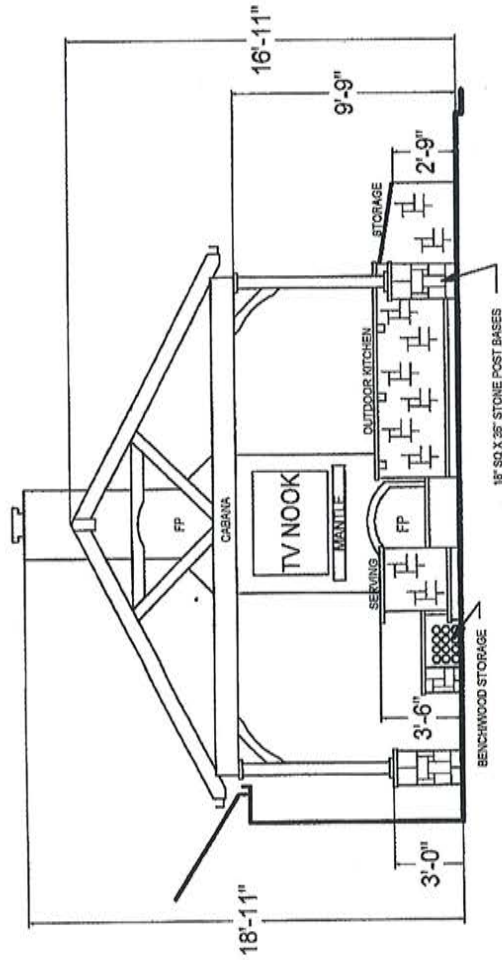
CHOPPED CYCLAMINE (RANDOM RECTANGLE)  
FOR COLUMNS, FIREPLACE, BENCHES, STORAGE AND OUTDOOR KITCHEN/SERVING BAR,  
WITH LEUCIS FLAGSTONE CAPS FOR HEARTH, BENCHES, WALLS,  
GRANITE COUNTERTOPS.

**PRO DECK**  
www.prodecktexas.com  
OFFICE: 972-842-3296  
DATE: 10-15-2019  
DESIGNER: WCY

DESIGN IS PROPERTY OF PRO DECK.  
ANY REPRODUCTION OR USE OF THE  
CONCEPTUAL DESIGN FOR ANY PURPOSE  
WITHOUT THE CONSENT OF PRO DECK  
WILL RESULT IN A DESIGN FEE TO BE  
CHARGED TO HOMEOWNER.  
W.C.Y.

# CABANA FRONT ELEVATION

1/8"=12"



FLAGSTONE PATIOPOOL DECK  
REINFORCED CONCRETE SLAB 4\"/>

8\"/>

18\"/>

FIREPLACE FOOTING: 4\"/>

7\"/>

CABLED ROOF CABANA:  
GREEN STAIN RED BOUGH CEDAR  
18\"/>

DBL 2X12 LVL BEAMS WRAPPED IN CEDAR 1X12 FOR BEAMS,  
2X12 RIDGE BEAM,  
2X8 JOISTS-24\"/>

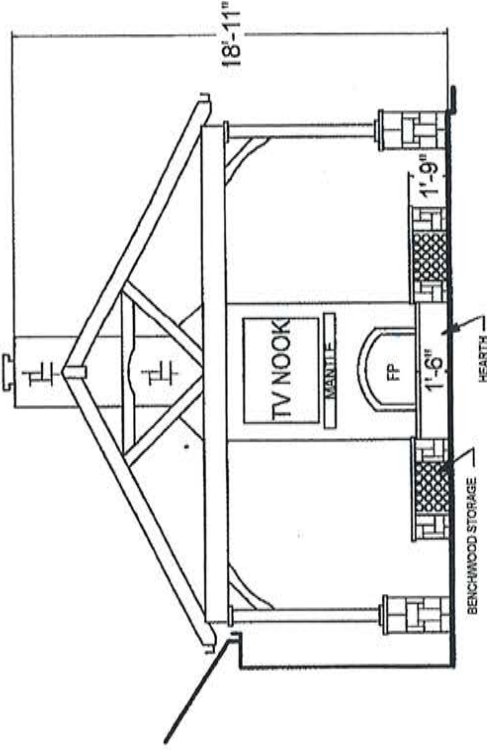
2X8 DECORATIVE COLLAR TIES-24\"/>

5/8\"/>

1/4\"/>

# FIREPLACE ELEVATION

1/8"=12"



\*CHOPPED OKLAHOMA (RANDOM RECTANGLE)  
FOR COLUMNS, FIREPLACE, BENCHES, STORAGE, AND OUTDOOR KITCHEN/SERVING BAR,  
WITH LEIDERS FLAGSTONE CAPS FOR HEARTH, BENCHES, WALLS,  
GRANITE COUNTERTOPS.

THE HOZDULICK RESIDENCE  
1011 ROYAL LYTHAM CT.  
GRAND PRAIRIE, TEXAS  
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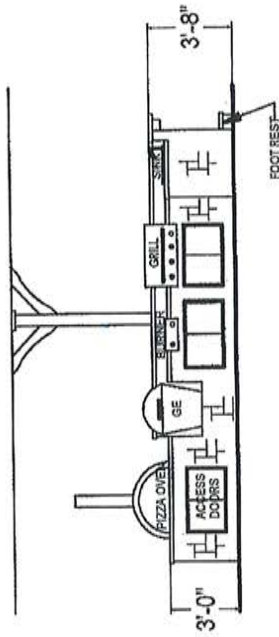
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DATE 10-15-2019  
DESIGNER: WCY



# OUTDOOR KITCHEN ELEVATION

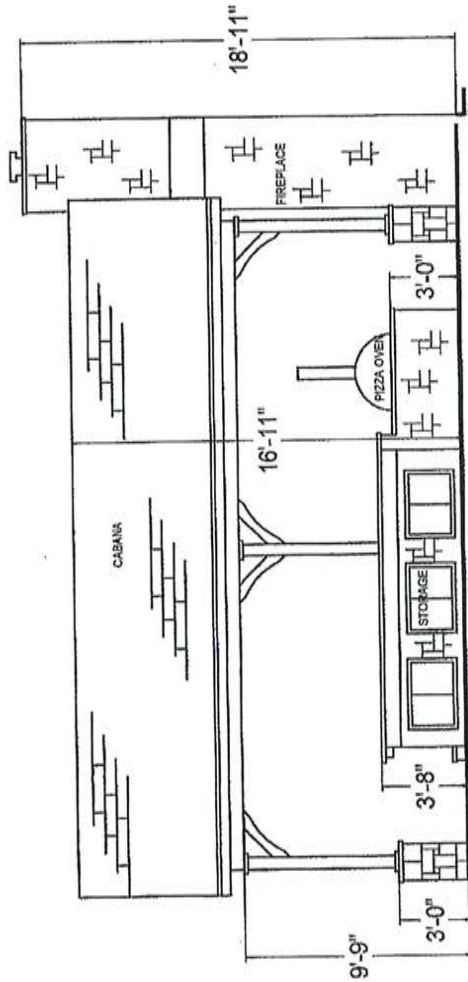
1/8-12"



\*CHOPPED OKLAHOMA (RANDOM BEST ANGLE) FOR COLUMNS. FINISH WITH STONE. STONE CUPS FOR HEARTH, BENCHES, WALLS, GRANITE COUNTERTOPS.

# RIGHT SIDE ELEVATION

1/8-12"



CABLED ROOF CABANA:  
WESTERN RED ROUGH CEDAR  
(B) 6X6 POSTS WITH STONE POST BASES.  
DRL 2X12 LVL BEAMS WRAPPED IN CEDAR 1X12 FOR BEAMS.  
2X12 RIDGE BEAM,  
2X6 JOISTS-24" OC,  
2X6 DECORATIVE COLLAR TIES-24" OC,  
5/8X5 CEDAR ROOF DECKING TO MATCH RESIDENCE.  
COMPOSITION SHINGLES TO MATCH RESIDENCE.  
DECORATIVE METAL TRIM FROM LYS.  
4X4 TURNDOWN BRACKETS FOR POST TO BEAM CONNECTIONS.  
SINKENS STAIN.

FLAGSTONE PATIO/POOL DECK:  
REINFORCED CONCRETE SLAB 4" THICK WITH  
#3 REBAR 12" OC EACH WAY. OVERLAY WITH  
OKLAHOMA FLAGSTONE.

8" THICKENED SLAB UNDER OUTDOOR KITCHENSERVING.

18X18 DEEP PIERS WITH #3 REBAR  
UNDER CABANA. POSTS, POSTS ATTACHED  
TO CONCRETE SLAB USING 8" ANCHOR BOLTS.

FIREPLACE FOOTINGS: 4X8X18" DEEP WITH  
#5 REBAR AT 12" EACH WAY, TOP AND  
BOTTOM MATS.

73 TURNDOWN BEAMS @18".

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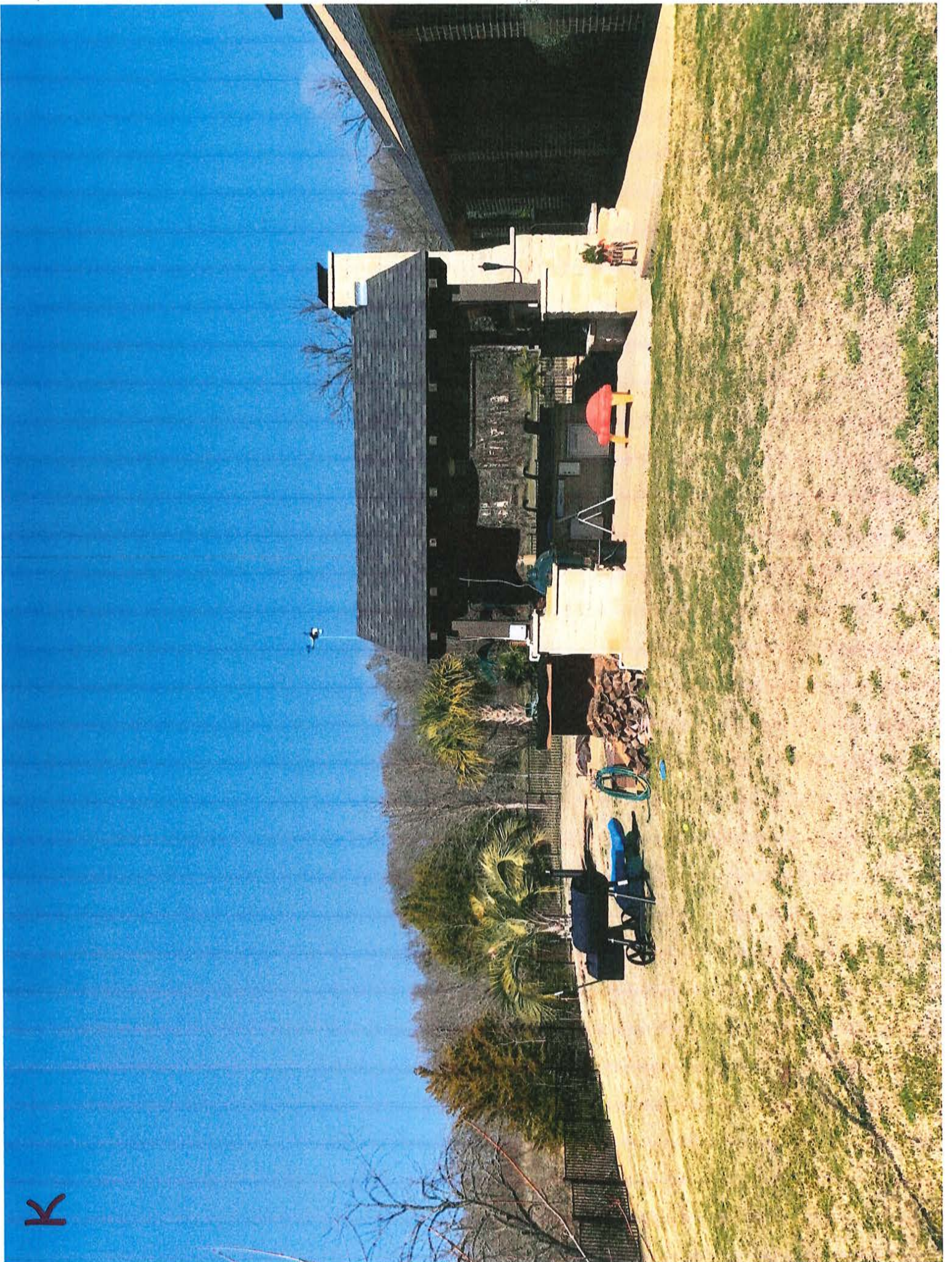
THE HOZDULICK RESIDENCE  
1011 ROYAL LYTHAM CT.  
GRAND PRAIRIE, TEXAS  
214-415-8428





1.

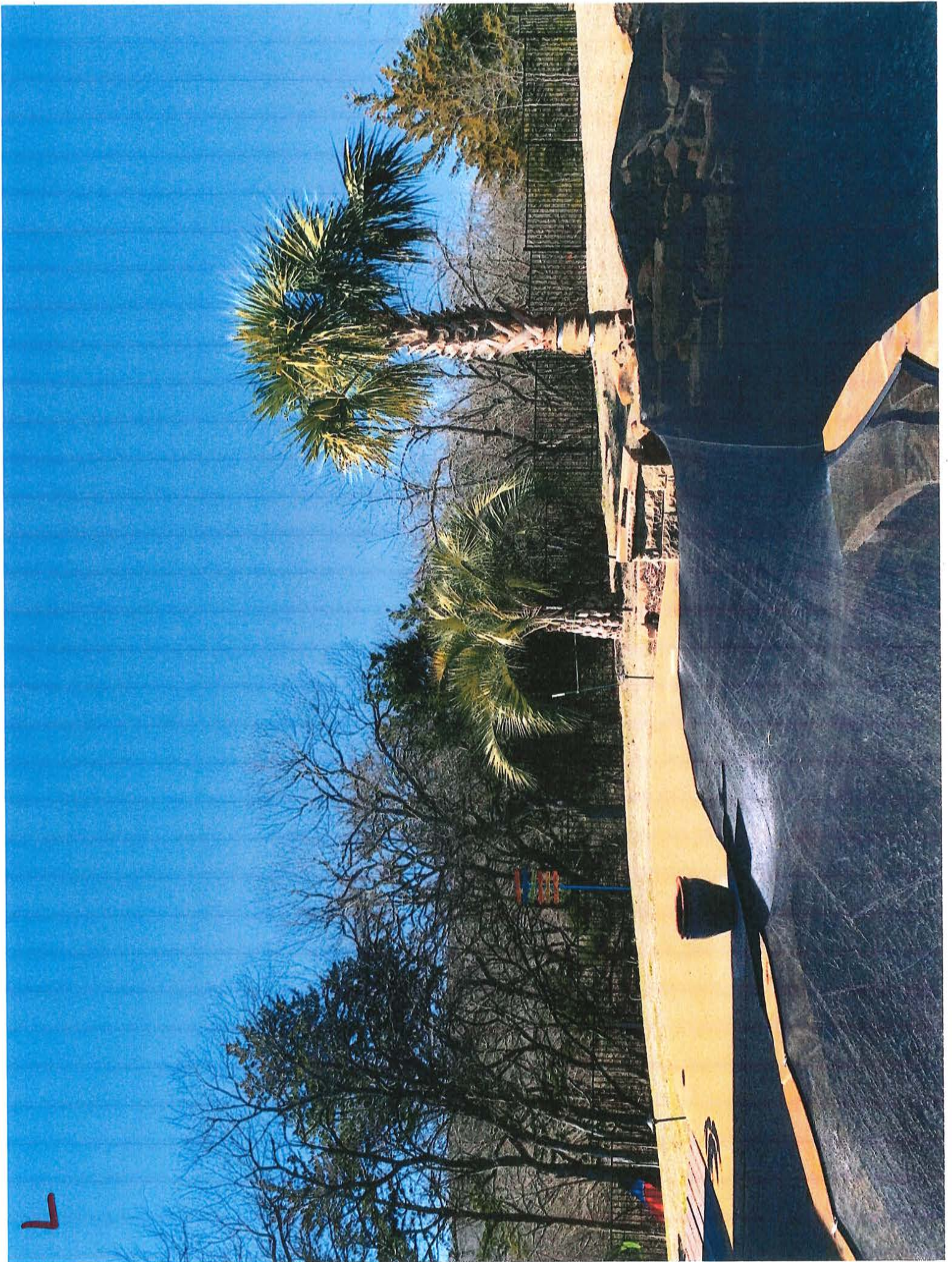




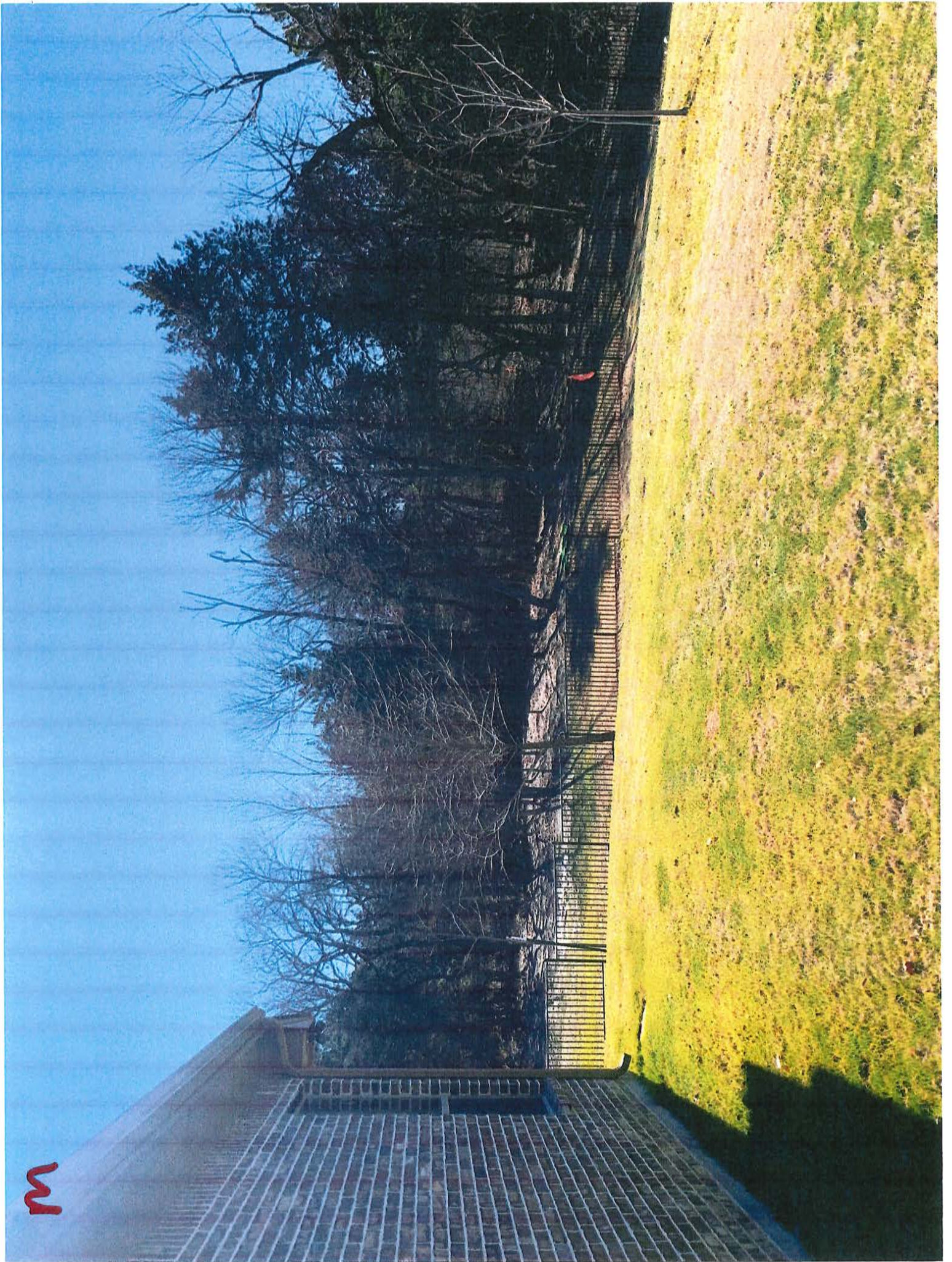
















2





# BA200203

3702 Magnolia Drive  
Variance –  
Lot Coverage & Setback

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Zoning Board of Adjustments & Appeals:

February 17, 2020

Case Manager:

Nyliah Acosta

Owner/Applicant:

Cynthia Moss

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## SUMMARY

Consideration of: 1) A 206 square foot variance from the limitation of accessory structures not to exceed 50% of the primary structure, to allow for accessory structure equal in size to 60% of the primary structure. 2) A 21-foot rear yard setback variance from the required 30-foot rear yard setback, to allow for a metal accessory structure, 9 feet from the rear property line. Located at 3702 Magnolia Drive, legally described as Lot 4, Block F, Glen Oaks Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-2, Single-Family Two Residential District.

## DISCUSSION

The applicant is requesting approval of a 206 square foot (12x24x10 tall) variance, and a 21-foot rear yard setback variance. A single-family dwelling currently sits on the property, along with two other accessory structures totaling 984 square feet in size. The owner is proposing a 288 square foot accessory structure to store lawn equipment. The new structure will be a metal shed. Due to the material, a 30-foot setback from all property lines is required, and the owner is proposing 9 feet at the rear property line. Properties over ½ an acre in size can have metal accessory structures, but must meet the 30' setback. The primary structure is 2,133 square feet and can have up to 1,066 square feet in accessory structure space.

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 February 7<sup>th</sup> and February 16<sup>th</sup>.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on February 7<sup>th</sup>, 2019.

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



## FINDINGS

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

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

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

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

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

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

**Staff Evaluation:** *The proposed variance, if approved, will not authorize the operation of a use other than those already allowed in "SF-2" Single-Family Two Residential District.*

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

**Staff Evaluation:** *The granting of this variance will allow the homeowner to construct an accessory structure. The lot is half an acre and can accommodate the proposed 288 square foot shed. Staff believes 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 such variance will alter the essential character of the district. The accessory structure will be located at the rear of the property and is only accessible from an alley.*

- 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 does not believe there is a unique circumstance on the property.*

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

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

#### **RECOMMENDATION**

Staff recommends **Approval of the requested variance in BA200203** based on the following findings of fact:

1. Accessory structures are common within the neighborhood, and the accessory structure does not negatively impact the neighborhood.

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 Residential 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 have 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.





120 0 120 Ft

## City of Grand Prairie

BA200203 3702 Magnolia Dr  
Accessory Structure Lot Coverage & Setback

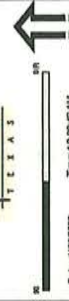






## Grand Prairie Maps

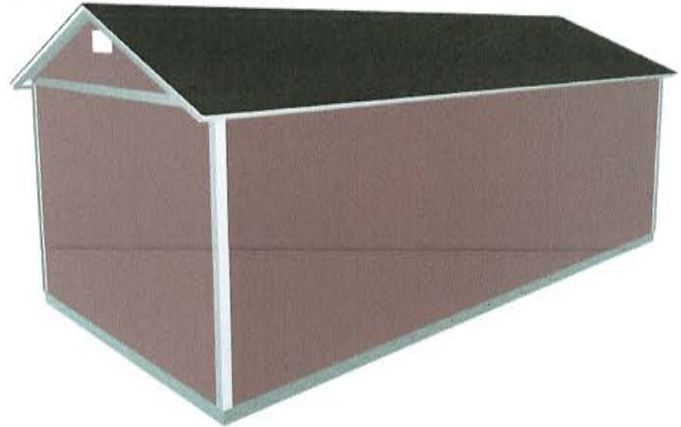
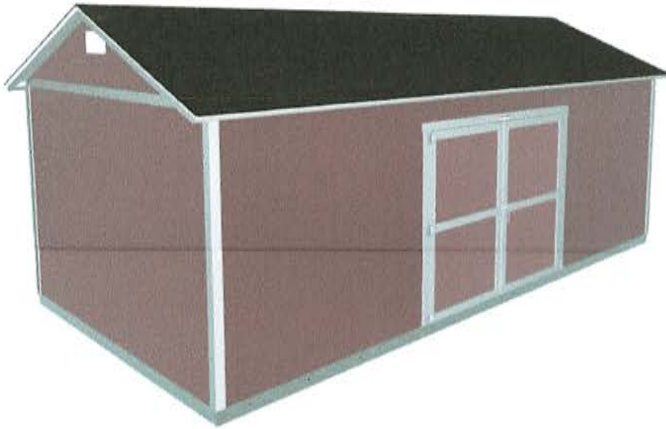
Grand  
Prairie  
Texas



This data has been compiled by the City of Grand Prairie. It is not a warranty of accuracy or a guarantee of 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.

Site Plans  
Parcels  
Subdivisions





Wall D



Wall A

Wall C

Wall B

### Base Details

#### **Building Size & Style**

Premier Pro Tall Ranch - 12' wide by 24' long

#### **Paint Selection**

Base: Cherokee Red, Trim: Delicate White

#### **Roof Selection**

TBD Dimensional Premium Shingle

#### **Drip Edge**

White

### Options Details

#### **Doors**

4' x 6'7" Double Shed Door (8')

#### **Vents**

2 Ea 16"x8" Wall Vent - White

### Jobsite/Installer Details

**Do you plan to insulate this building after Tuff Shed installs it?**

No

**Is there a power outlet within 100 feet of installation location?**

Yes

**The building location must be level to properly install the building. How level is the install location?**

Within 4" of level

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**

Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**

Yes

**Substrate Shed will be installed on?**

Grass

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_





City Hall: 317 College St Grand Prairie, TX

## MEETING AGENDA

Zoning Board of Adjustments and Appeals

DATE January 22, 2020

### 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   X  , Heather Mazac   X  ,

Clayton Hutchins   X  , Debbie Hubacek   X  , Stacy White \_\_\_\_\_,

Anthony Langston, Sr.   X  , Timothy Ibidapo   X  ,

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



**INVOCATION:**

David Baker led the invocation

**APPROVAL OF MINUTES:**

Tracy Owens motioned to approve last month's minutes

Heather Mazac seconded motion

9 yays 0 nay

**PUBLIC HEARING:**

1. **CASE NUMBER BA200105 (Council District 6).** Requesting to replace a nonconforming mobile home on a lot not zoned for mobile homes, located at 609 Homestead, legally described as Lot 9, Travelers End Mobile Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned "A", Agriculture District

**Applicant / Spokesperson:** Jonathan Fulbright

**Address:** 609 Homestead  
Grand Prairie, TX 75052

**Any comments from Spokesman:**

The applicant is purchasing the property and is wanting to place a new trailer

**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**

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

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

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

The Board makes the following findings, indicated by a check or x in the blank next to the finding:  
  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 Tracy Owens  
2<sup>nd</sup> the Motion by Timothy Ibidapo

Motion to Approve Case Tracy Owens  
2<sup>nd</sup> the Motion Timothy Ibidapo

Motion was approved/denied 9 yays to 0 Nays

Any conditions:

The public hearing was closed.

#### **BYLAWS:**

There have been some amendments to the ByLaws. They will be presented and voted on by City Council on February 4<sup>th</sup>

There are some items that have been redlined. Please let staff know if you have any questions regarding this.

For example, on the first page the language regarding ZBA Membership was not clear in previous ByLaws. This was changed and added to the statement.

Clayton Hutchins commended Mark Dempsey for drafting this version of the ByLaws. Mark thanked Mr. Hutchins and stated that he had help from the Planning Staff as well.

#### **CITIZENS COMMENTS:**

**ADJOURNMENT : Tracy Owens at 7:10pm**