



City Hall: 317 College St, Grand Prairie, Texas

MEETING AGENDA
Zoning Board of Adjustments and Appeals
August 19, 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 BA190813 (Council District 1).**—Requesting a 300 square foot variance from the 50 square foot limitation to allow for a 350 square foot LED video screen on a building with non-static images, located at 2625 West Pioneer Parkway, legally described as Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, zoned "LI" Light Industrial District.
2. **CASE NUMBER BA190803 (Council District 1).**—Requesting a 150 square foot variance from the 450 square foot area limitation, to allow for a 600 square foot accessory structure, located at 209 Wright Boulevard legally described as Lot 34 Whittle Addition, City of Grand Prairie, Dallas County, Texas, zoned "SF-3" Single-Family Three Residential District.
3. **CASE NUMBER BA190804 (Council District 6).**—Requesting a 46 square foot variance from the 450 square foot limitation to allow for a 496 square foot accessory structure and a special exception for siding material. Located at 1417 Nadine Lane legally described as Lot 100, Florence Hill 2, City of Grand Prairie, Dallas County, Texas, zoned "PD-84" Planned

Development 84 District.

4. **CASE NUMBER BA190805 (Council District 4).** –Requesting a special exception for a rear yard carport, located at 5220 Brewster Court , legally described as Lot 52, Block 6, Lake Parks West Addition, City of Grand Prairie, Tarrant County, Texas, zoned “PD- 267” Planned Development 267 District.
5. **CASE NUMBER BA190807 (Council District 2).**
 1. Requesting a 13 foot rear yard setback variance from the required 20 feet to allow for an accessory structure 7 feet from the rear property line.
 2. A 72 square foot variance from the 120 square foot size limitation outlined by “PD 201” to allow for a 192 square foot accessory structure.
 3. A 3 foot height variance from the 10 foot height limitation outlined by “PD 201” to allow for a 13 foot tall accessory structure.Located at 310 Nunez Drive, legally described as W ½ Lot 2, Block L, Sheffield Village PH 4 Addition, City of Grand Prairie, Tarrant County, Texas, zoned “PD-201” Planned Development 201 District.
6. **CASE NUMBER BA190809 (Council District 3).** –Requesting a 136 square foot variance, from the 120 square foot maximum, outlined by “PD 120” to allow for a 256 square foot accessory structure, located at 501 Stonehenge Drive, legally described as Lot 44, Block A, Park Square 2 Rep Addition, City of Grand Prairie, Dallas County, Texas, zoned “PD-120” Planned Development 120 District.
7. **CASE NUMBER BA190810 (Council District 4).** –Requesting a 10 foot rear yard setback variance from the 30 foot build line, to allow for a porch 20 feet from the rear property line, located at 2839 Ivy Glen Drive, legally described as Lot 49, Block 1, Ivy Glen Addition, City of Grand Prairie, Tarrant County, Texas, zoned “PD-278” Planned Development 278 District.
8. **CASE NUMBER BA190812 (Council District 3).** –Requesting a special exception for two corrugated metal carports, located at 510 S Holiday Drive, legally described as Lot 21, Block 16, Park Valley 2, City of Grand Prairie, Dallas County, Texas, zoned “SF-3” Single-Family Three Residential District.
9. **CASE NUMBER BA190811 (Council District 3).**
 1. Requesting a 62 square foot variance from the 750 square foot size limitation, to allow for an 812 square foot detached garage.
 2. A 4 foot rear yard setback variance from the required 10 feet, to allow for a detached garage and accessory structure 6 feet from the rear property line.
 3. A special exception for the use of corrugated metal as building material.Located at 706 E Springdale, legally described as Lot 5, Block 4, Lake Park Village 1 Addition, City of Grand Prairie, Dallas County, Texas, zoned “SF-3” Single-Family Three Residential District.

CITIZENS COMMENT:

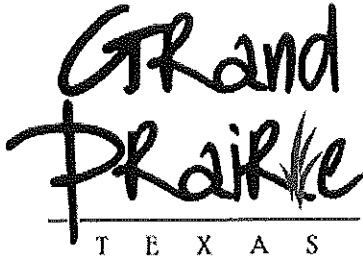
BOA RULES:

ADJOURNMENT:

In accordance with Chapter 551, Subchapter 6 of the Texas Government Code, V.T.C.A., the Zoning Board of Adjustment and Appeals agenda was prepared on the 16th day of August 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 need



BA190813

2625 West Pioneer Parkway
Variance- LED Message Board
Sign

Zoning Board of Adjustments & Appeals:

August 19, 2019

Case Manager:

Nyiah Acosta

Owner/Applicant:

Matthew Loh

SUMMARY

Requesting a 300 square foot variance from the 50 square foot limitation to allow for a 350 square foot LED video screen with non-static images on a building, located at 2625 West Pioneer Parkway, legally described as Lot 2, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, zoned "LI" Light Industrial District (**Council District 1**).

DISCUSSION

The applicant is requesting approval of a variance to allow for a 14x25 350 square foot LED message board sign on an existing shopping center, known as Asia Times Square. Per Article 9 Sign Standards of the Unified Development Code (UDC), electronic message signs are limited to 50 square feet and are only permitted on monument signs. If approved, the applicant will also need approval from TxDOT and the Federal Aviation, Administration (FAA). The property fronts W Pioneer Parkway, which is approximately 587 feet from a TxDOT right of way, and is in close proximity to Highway 303. This area is regulated by the Highway Beautification Act which controls outdoor advertising sign size, lighting, and spacing. The applicant will be required to obtain a commercial sign license from the TxDOT ROW Division and pay the annual fee associated with the program. In addition, the applicant will possibly need approval from the FAA, as it is in the flight path of the Grand Prairie Municipal Airport.

The surrounding area impacted by the sign is largely retail and industrial uses. The use of the sign will include advertising and hosting events such as outdoor movies on the weekend. This will act as a place making mechanism for the Asia Times Square patrons. The applicant is currently making improvements on the property to repurpose the excess parking by planting trees, and creating a court with seating, canopy covers, and space for food trucks. The improvements the applicant is making will help foster the creation of a community space for everyone to shop, eat and play. Overall the sign will aid in enhancing the area and strengthening the community.

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 August 9 and August 18th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on August 9, 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 BA190813** based on the following findings of fact:

1. The variances do not negatively impact the surrounding area and;
2. Approval of the permit will be contingent upon the applicant obtaining a commercial sign license from TxDOT per the Highway Beautification Act, and approval from the Federal Aviation Administration.

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.**



260 0 260 Ft

BA190813/ 2625 W Pioneer Pkwy

Date: 8/8/2019 Time: 12:40:55 PM

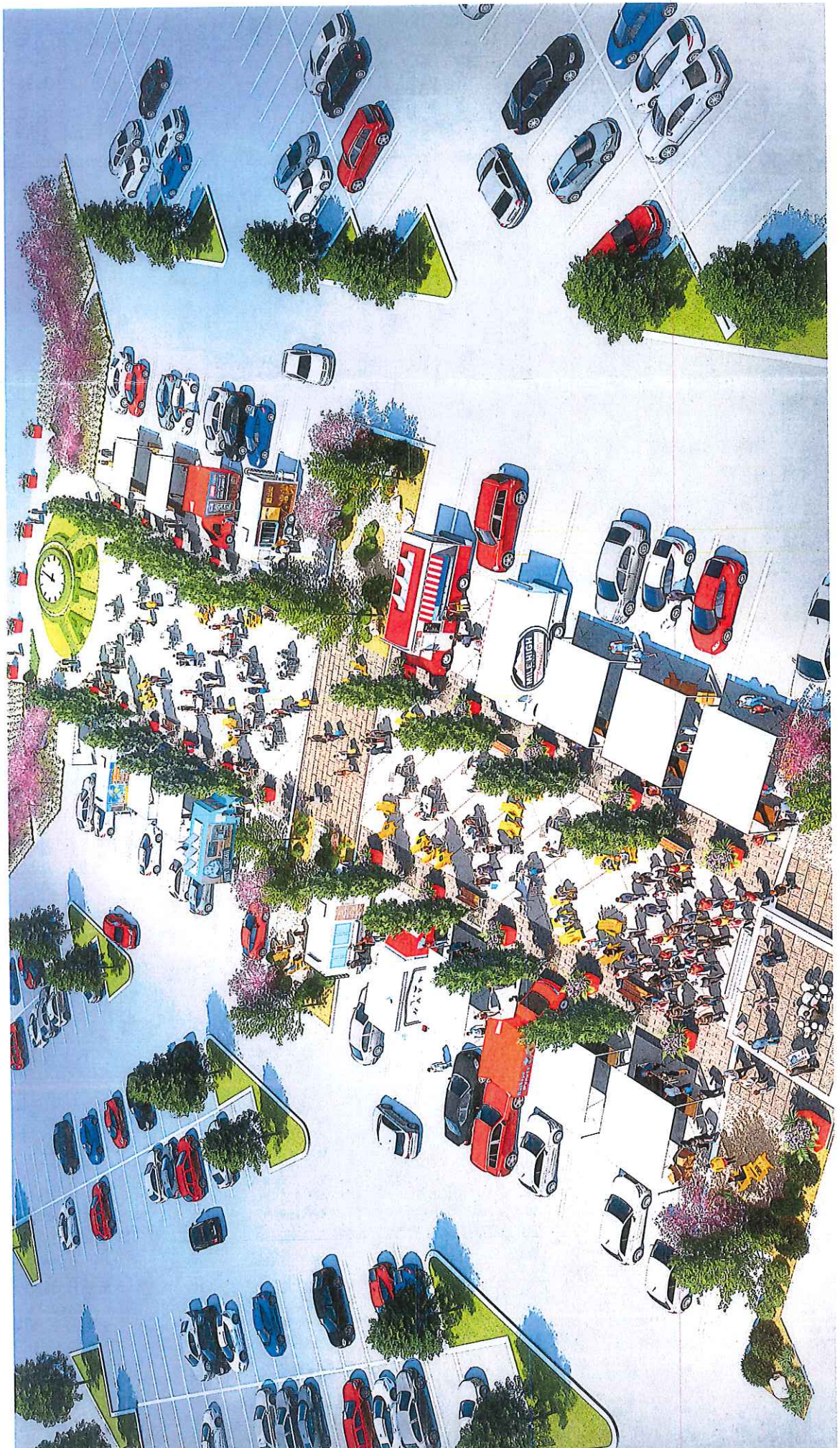
This data has been compiled by the City of Grand Prairie, IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



**Grand
Prairie**
TEXAS









BA190803

209 Wright Boulevard
Variance – Accessory Structure
Size

Zoning Board of Adjustments & Appeals:

August 19, 2019

Case Manager:

Nyliah Acosta

Owner/Applicant:

Isaias Contreras

SUMMARY

Requesting a 150 square foot variance from the 450 square foot size limitation to allow for a 600 square foot accessory structure, located at 209 Wright Boulevard legally described as Lot 34 Whittle Addition, City of Grand Prairie, Dallas County, Texas, zoned "SF-3" Single-Family Three Residential District (**Council District 1**).

DISCUSSION

A single-family dwelling currently sits on the property; the applicant is requesting approval of an oversized canopy structure not attached to the primary structure. The structure will be a 30x20x15' tall patio cover, located in the rear yard.

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 August 9th and August 18th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on August 9, 2019.

38 notices were sent, 0 were returned in favor, 0 opposed and 0 calls were received, 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: Approving such variance will not 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 variance will allow the applicant to construct a canopy, and be in compliance with the City of Grand Prairie's UDC. Staff suggests that the variance is in harmony with 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 variance will not alter the essential character of the district in which the subject property is located. The structures will be located in the rear yard and can't be seen from the front yard.

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

Staff Evaluation: Staff believes that such variance will not weaken the general purpose of the underlying zoning districts regulations. Staff observed thirteen (13) accessory structures within a 300ft buffer from the subject property four (4) of which were permitted (104, 115 Wright Blvd, 122, 218 E Shady Grove Rd).

- 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 BA190803** based on the following findings of fact:

1. Approving such variance will not injure the appropriate use of adjacent property in the same district and;
2. Such variance does not alter the characteristic of 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 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.



60 0 60 Ft

BA190803/ 209 Wright Blvd

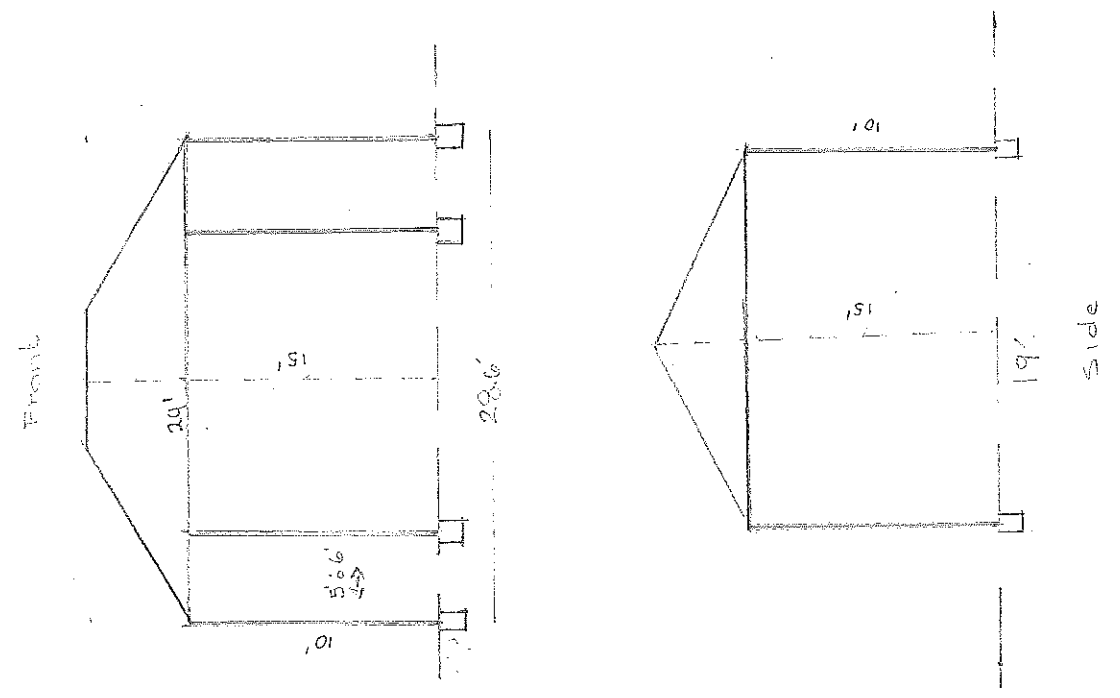
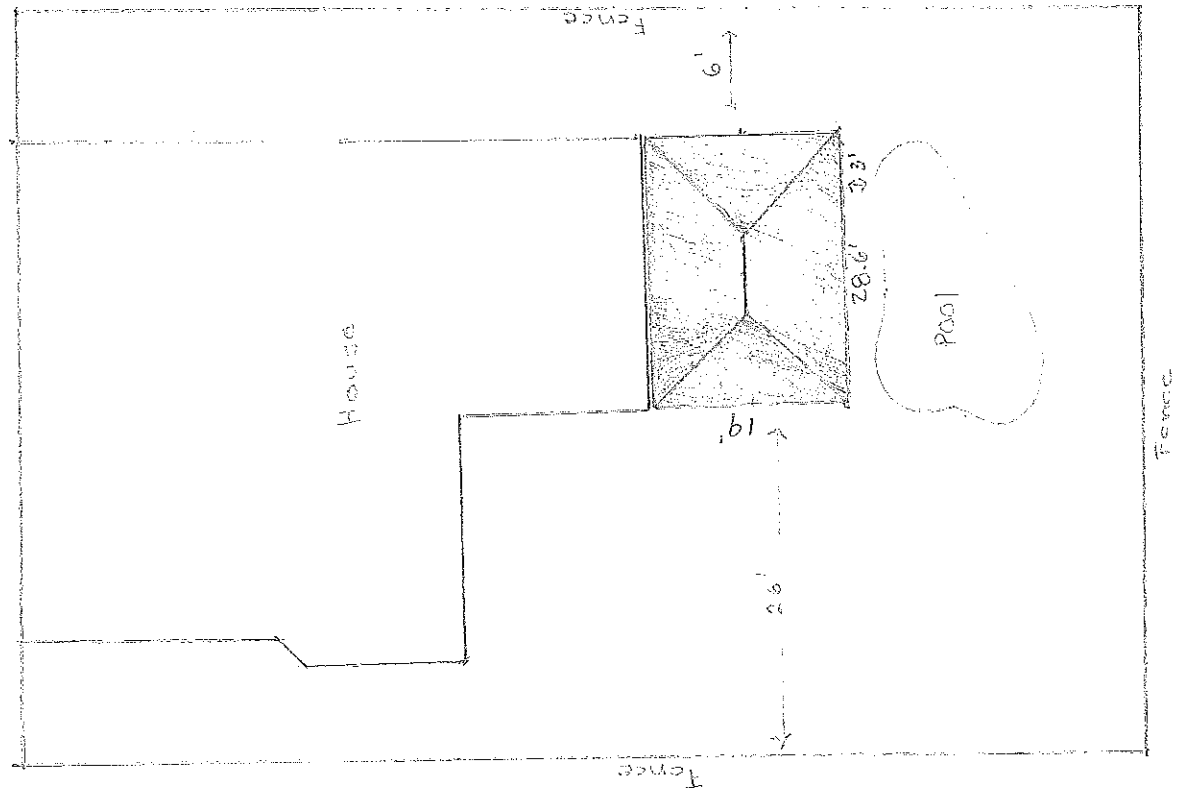
Date: 8/7/2019 Time: 12:10:39 PM

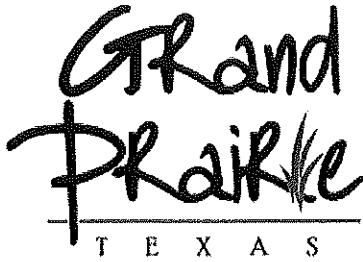
This data has been compiled by the City of Grand Prairie IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



**Grand
Prairie**
TEXAS

209 wright blud.





BA190804

1417 Nadine Lane
Variance – Accessory Structure
Size
Special Exception- Material

Zoning Board of Adjustments & Appeals:

August 19, 2019

Case Manager:

Nyliah Acosta

Owner/Applicant:

Johnny Romero

SUMMARY

Requesting a 46 square foot variance from the 450 square foot limitation to allow for a 496 square foot accessory structure and a special exception to allow for wood or vinyl siding material. Located at 1417 Nadine Lane legally described as Lot 100, Florence Hill 2, City of Grand Prairie, Dallas County, Texas, zoned "PD-84" Planned Development 84 District (**Council District 6**).

DISCUSSION

The applicant is requesting approval of a 46 square foot variance and material exception. A single-family dwelling currently sits on the property. The property owner is seeking a variance that would allow them to construct a 31x16x9' tall (496 square feet) accessory structure. On 8/6/2018 the applicant was approved for a permit to pour a concrete slab. The accessory structure will be placed on top of the existing concrete slab.

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 August 9th and August 18th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on August 9, 2019.

34 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 "PD-84" Planned Development 84 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 storage shed. Accessory structures are allowed 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 as the structure will be located in the back yard. If approved, the accessory structure would not be visible from street view. In addition, staff noted that there were seventeen (17) other homes with accessory structures within a 300 foot buffer, many of which are metal. 1314, 1402, 1405 Nadine Lane and 1314, 1509, and 1518 Sandra Lane all have permitted structures.*

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

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

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

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

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

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

RECOMMENDATION

Staff recommends **Approval of the requested variance and special exception in BA190804** based on the following findings of fact:

1. The accessory structure does not detract from the character of the neighborhood, and are common; and
2. There are seventeen other accessory structures within the 300 ft buffer.

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



Nadine Ln

Sandra Ln



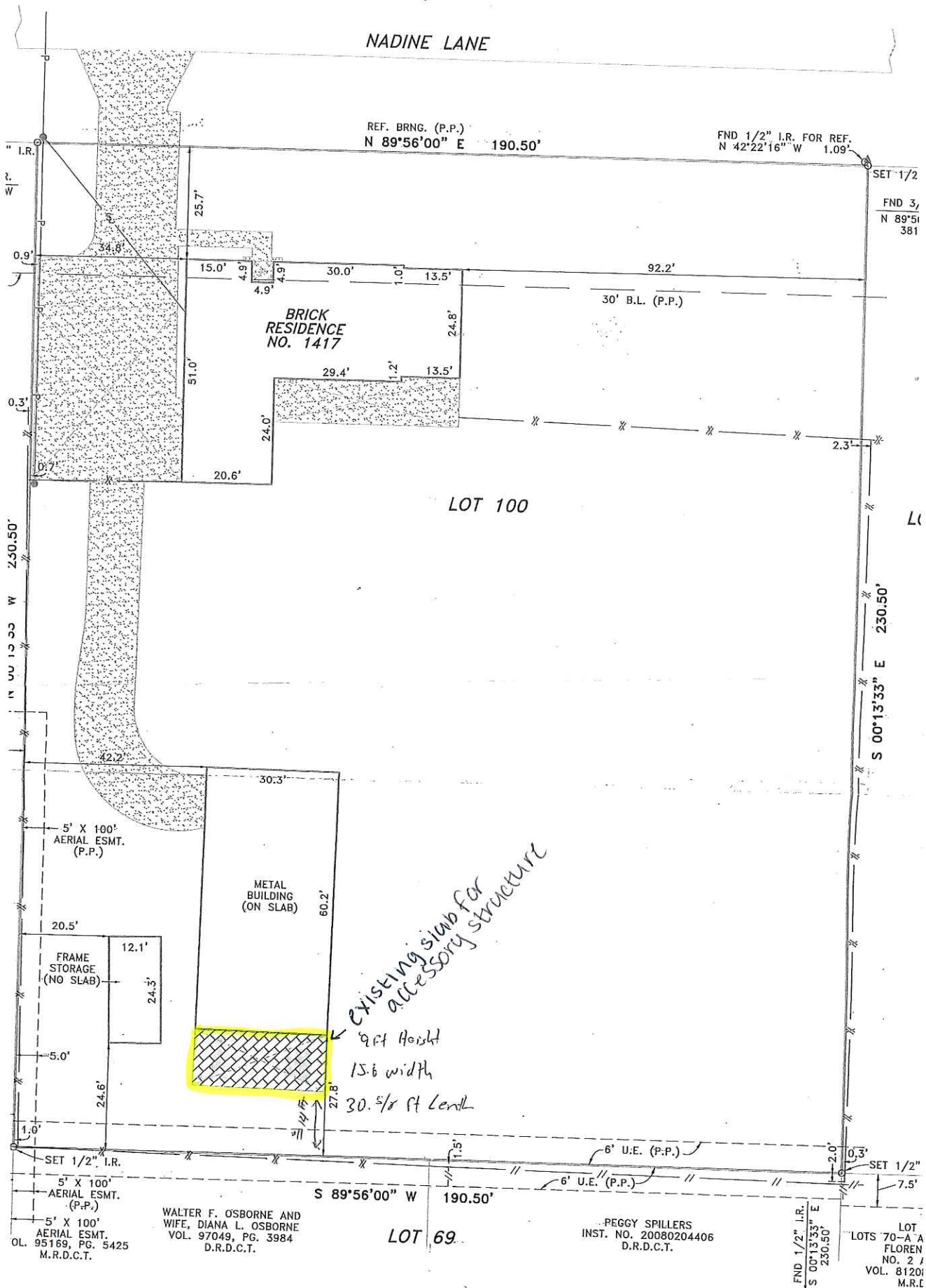
BA190804/ 1417 Nadine Lane

Date: 8/7/2019 Time: 12:15:15 PM

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

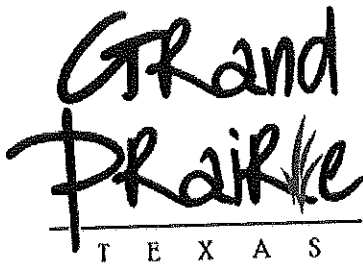


NOTES

shown hereon is within the 100 Year
No. 485472 0445J, Zone(s)
nce Rate Map.

- 1) All corners labeled as SET 1/2" I.R. are 1/2" iron rods with a yellow plastic cap stamped "RPLS 5310" set for corner.
- 2) (P.P.) indicates that Building Lines, Easements, Rights-of-Way, etc., as shown on this survey are per plat referenced.

19-4038



BA190805

5220 Brewster Court
Special Exception – Rear Yard
Carport

Zoning Board of Adjustments & Appeals:

August 19, 2019

Case Manager:

Nyliah Acosta

Owner/Applicant:

Hassan Alabir

SUMMARY

Requesting a special exception for a rear yard carport, located at 5220 Brewster Court, legally described as Lot 52, Block 6, Lake Parks West Addition, City of Grand Prairie, Tarrant County, Texas, zoned "PD- 267" Planned Development 267 District (**Council District 4**).

DISCUSSION

The applicant is requesting approval of a carport to be located in the rear yard. A single-family dwelling currently sits on the property and the owner is proposing to build a 20x20x10' tall (400 square foot) carport. The carport will be only be accessible from the front drive way and will not be seen from the 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 addition complies with all regulations.

PUBLIC NOTIFICATION

Legal notice of this item was published in the Fort Worth Star Telegram August 9th and August 18th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on August 9th, 2019.

21 notices were sent, 0 were returned in favor, 0 opposed, and there was no response from Lake Parks West 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

City of Grand Prairie

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 special 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 special exception, if approved, will not authorize the operation of a use other than those already allowed in "PD-267" Planned Development- 267 District.*

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

Staff Evaluation: *The granting of this special exception will allow the homeowner to protect their vehicle from inclement weather. 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 observed one other rear yard carport less than 850 feet from the subject property at 2828 Gillespie Lane (a permit was approved 6/27/2008 to extend the concrete driveway, but no permit was pulled for the structure). Another property on 5232 Brewster Ct constructed a permitted (approved 5/8/2009) detached garage in the rear yard. The homes are rear entry garages accessible from the front driveway, and due to the lots being over 70 feet wide they can accommodate carports, or detached garages at the rear of the property tucked behind the house to shield visibility of additional structures from street view.*

- 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 special 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 the requested special exception in BA190805** based on the following findings of fact:

1. The carport does not negatively impact the surrounding area and;
2. There is one other carport within close proximity to the subject property.

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.



60 0 60 FT

BA190805/ 5220 Brewster Court

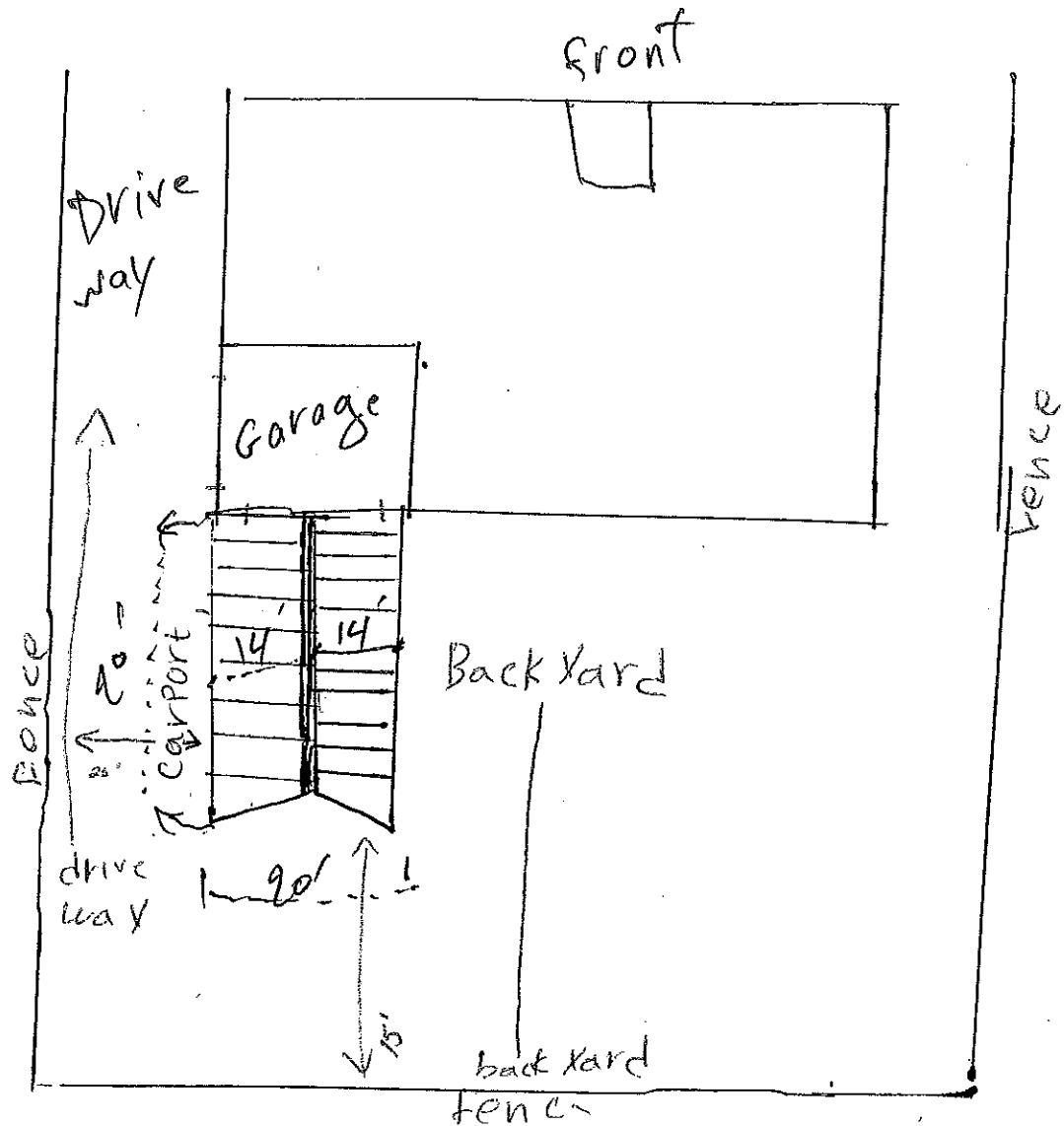
Date: 8/7/2019 Time: 12:21:54 PM

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

5220 Brewster
5220 Brewster Ct
Grand Prairie Tx 75052





BA190807

310 Nunez Drive
Variance – Accessory Structure
Height & Size

Zoning Board of Adjustments & Appeals:

August 19, 2019

Case Manager:

Nylih Acosta

Owner/Applicant:

Pedro Guzman

SUMMARY

Requesting a 72 square foot variance from the 120 square foot size limitation, a 3 foot height variance from the 10 foot height limitation outlined by "PD 201" to allow for a 192 square foot 13 foot tall accessory structure, and a 13 foot rear yard setback variance from the required 20 feet to allow for an accessory structure 7 feet from the rear property line, located at 310 Nunez Drive, legally described as W ½ Lot 2, Block L, Sheffield Village PH 4 Addition, City of Grand Prairie, Tarrant County, Texas, zoned "PD-201" Planned Development 201 District (**Council District 2**).

DISCUSSION

The applicant is requesting approval of a 72 square foot and 3 foot height variance and a 13 foot rear yard setback variance. A single-family dwelling currently sits on the property. The property owner is seeking a variance that would allow them to construct a 12x16x13 tall (192 square feet) accessory structure 7 feet from the rear property line; because the property is within a Planned Development that has specific guidelines in regards to accessory uses, a variance is required to waiver from the requirement. Otherwise, the structure meets guidelines for general accessory structures in the Unified Development Code, with the exception of the rear yard setback.

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 August 9th and August 18th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on August 9, 2019.

35 notices were sent, 0 were returned in favor, 0 opposed, and the Grand Prairie Prize Acres Neighborhood Interest Association did not respond.

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-140" Planned Development 140 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 storage shed. Accessory structures are allowed 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 as the structure will be located in the back yard, accessible from the alley. If approved, the accessory structure would not be visible from street view. In addition, staff noted that there were seventeen (17) homes with accessory structures within the 300 foot buffer. Four (4) of which have permits, located at 222, 225, 305, and 401 Melorine Dr.*

- 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 Planned Development District specifies the size of accessory structures.*

- 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 BA190807** based on the following findings of fact:

1. The accessory structure does not detract from the character of the neighborhood; and
2. There are seventeen other accessory structures within close proximity.

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 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.



60 0 60 Ft

BA190807/ 310 Nunez Dr

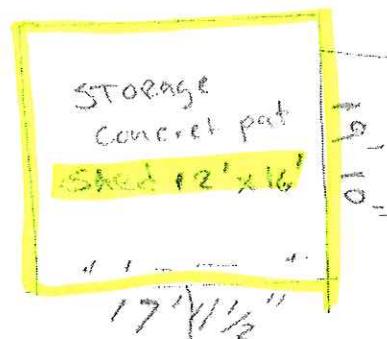
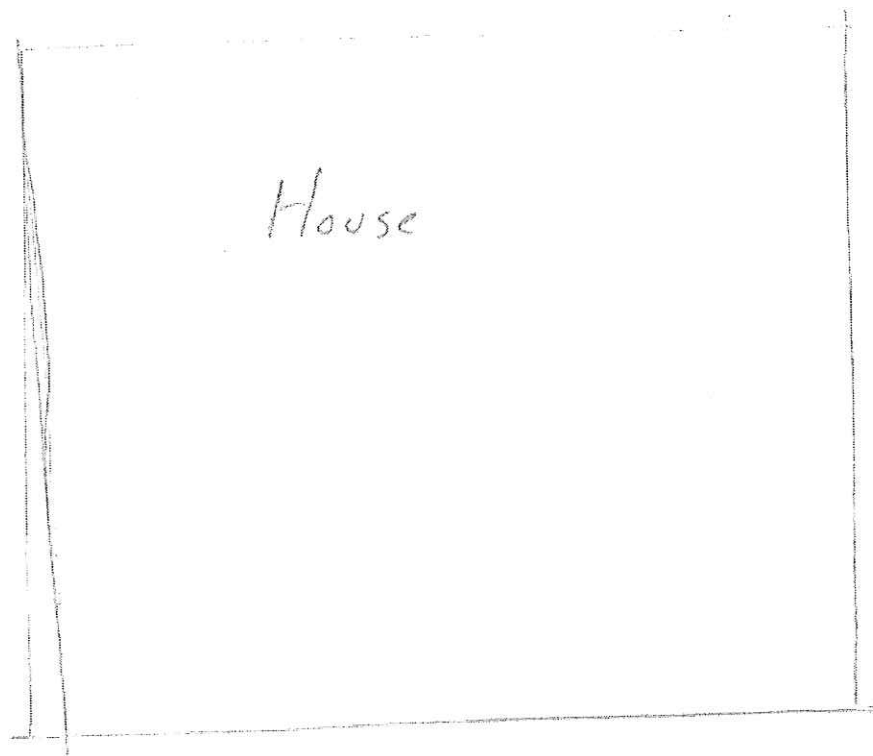
Date: 8/7/2019 Time: 12:55:41 PM

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

310 Nunez Dr Grand Prairie, Texas 75051





BA190809

501 Stonehenge Drive
Variance – Accessory Structure
Size

Zoning Board of Adjustments & Appeals:

August 19, 2019

Case Manager:

Nyiah Acosta

Owner/Applicant:

Alba Escobar

SUMMARY

Requesting a 136 square foot variance, from the 120 square foot maximum, outlined by "PD 120" to allow for a 256 square foot accessory structure, located at 501 Stonehenge Drive, legally described as Lot 44, Block A, Park Square 2 Rep Addition, City of Grand Prairie, Dallas County, Texas, zoned "PD-120" Planned Development 120 District (**Council District 3**).

DISCUSSION

The applicant is requesting approval of a 136 square foot variance. A duplex currently sits on the property. The property owner is seeking a variance that would allow them to keep an already constructed 16x16x10' tall (256 sqft) accessory structure, because the property is within a Planned Development that has specific guidelines in regards to accessory uses, a variance is required to waiver from the requirement.

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 August 9th and August 18th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on August 9, 2019.

70 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 "PD-120" Planned Development 120 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 keep a storage shed. Accessory structures are allowed 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 as the structure will be located in the back yard, accessible from the alley. If approved, the accessory structure would not be visible from street view. In addition, staff noted that there were ten (10) other duplexes with accessory structures within the 300 foot buffer. Three of with have permits (3051 Ferndale, 514 W Warrior Trl, and 522 W Warrior Trl).*

- 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 Planned Development District specifies the size of accessory structures.*

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 BA190809** based on the following findings of fact:

1. The accessory structure does not detract from the character of the neighborhood; and
2. There are ten other accessory structures, within 300 ft.

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

An additional permit fee will be paid.

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.

Date: 8/7/2019 Time: 3:47:15 PM

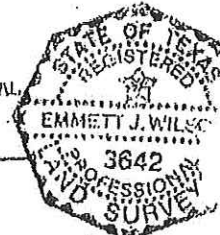
This data has been compiled by the City of Grand Prairie IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



Grand Prairie



Site Plans





BA190810

2839 Ivy Glen Drive
Variance – Rear Yard Setback

Zoning Board of Adjustments & Appeals:

August 19, 2019

Case Manager:

Nyliah Acosta

Owner/Applicant:

Brent & Sophia Crow

SUMMARY

Requesting a 10 foot rear yard setback variance from the 30 foot build line, to allow for a porch 20 feet from the rear property line, located at 2839 Ivy Glen Drive, legally described as Lot 49, Block 1, Ivy Glen Addition, City of Grand Prairie, Tarrant County, Texas, zoned "PD-278" Planned Development 278 District (Council District 4).

DISCUSSION

The applicant is requesting approval of a 10 foot rear yard variance. A single-family home currently sits on the property. The property owner is seeking a variance that would allow them to construct a screened patio, because the property is within a Planned Development that has specific guidelines in regards to setbacks for front entry garages. PD 278 states that for lots with front entry garages the minimum rear setback is 20 feet. The 20 foot minimum was combined with the standard 10 foot rear yard setback for residential lots. As a result, the property has a 30 foot platted setback in the rear of the property that the proposed patio would encroach on.

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 August 9th and August 18th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on August 9, 2019.

30 notices were sent, 0 were returned in favor, 0 opposed, and the Homeowners Association of Ivy Glen did not respond.

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-278" Planned Development 278 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 enclosed patio. Patios are allowed by right 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 as the structure will be located in the back yard and directly behind the property is Corps of Engineers land and is likely to remain undeveloped.*

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

Staff Evaluation: *Staff believes that such variance for a patio 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 Planned Development District specifies setbacks for front entry garages.*

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

Staff Evaluation: *Staff finds that the hardship is not self-created due to the 20 ft rear yard setback per the PD, and the standard 10 ft rear yard setback. As a result, the property has a 30 ft platted setback which commandeers a large portion of the backyard of the 115 foot deep lot, also taking into consideration the 25 ft building line setback at the front of the property as well.*

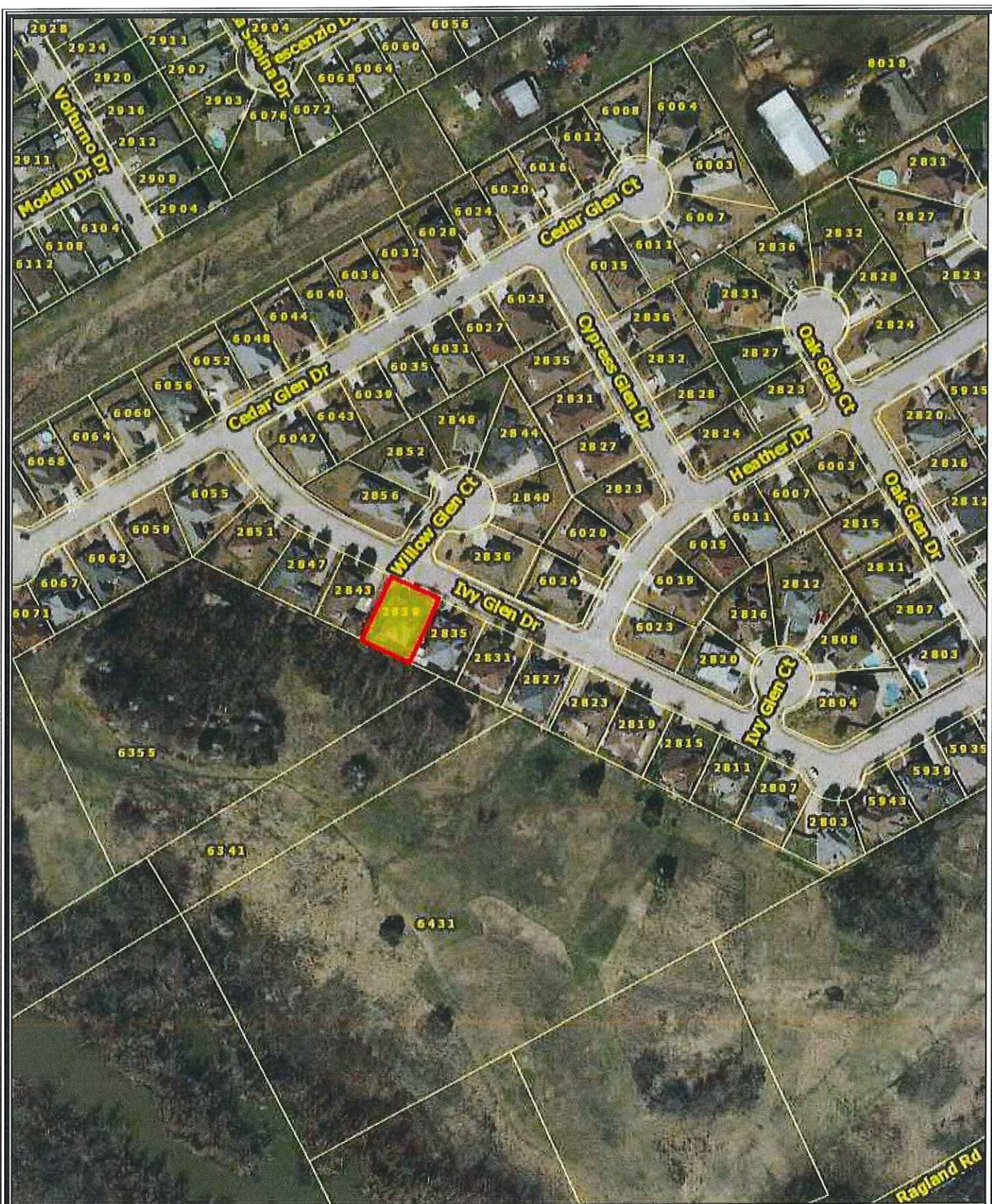
RECOMMENDATION

Staff recommends **Approval of the requested variance in BA190810** based on the following findings of fact:

1. The patio 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 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.



BA190810/2839 Ivy Glen Dr

Date: 8/7/2019 Time: 3:56:17 PM

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.

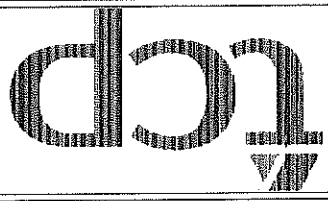


Grand
Prairie
TEXAS



Site Plans

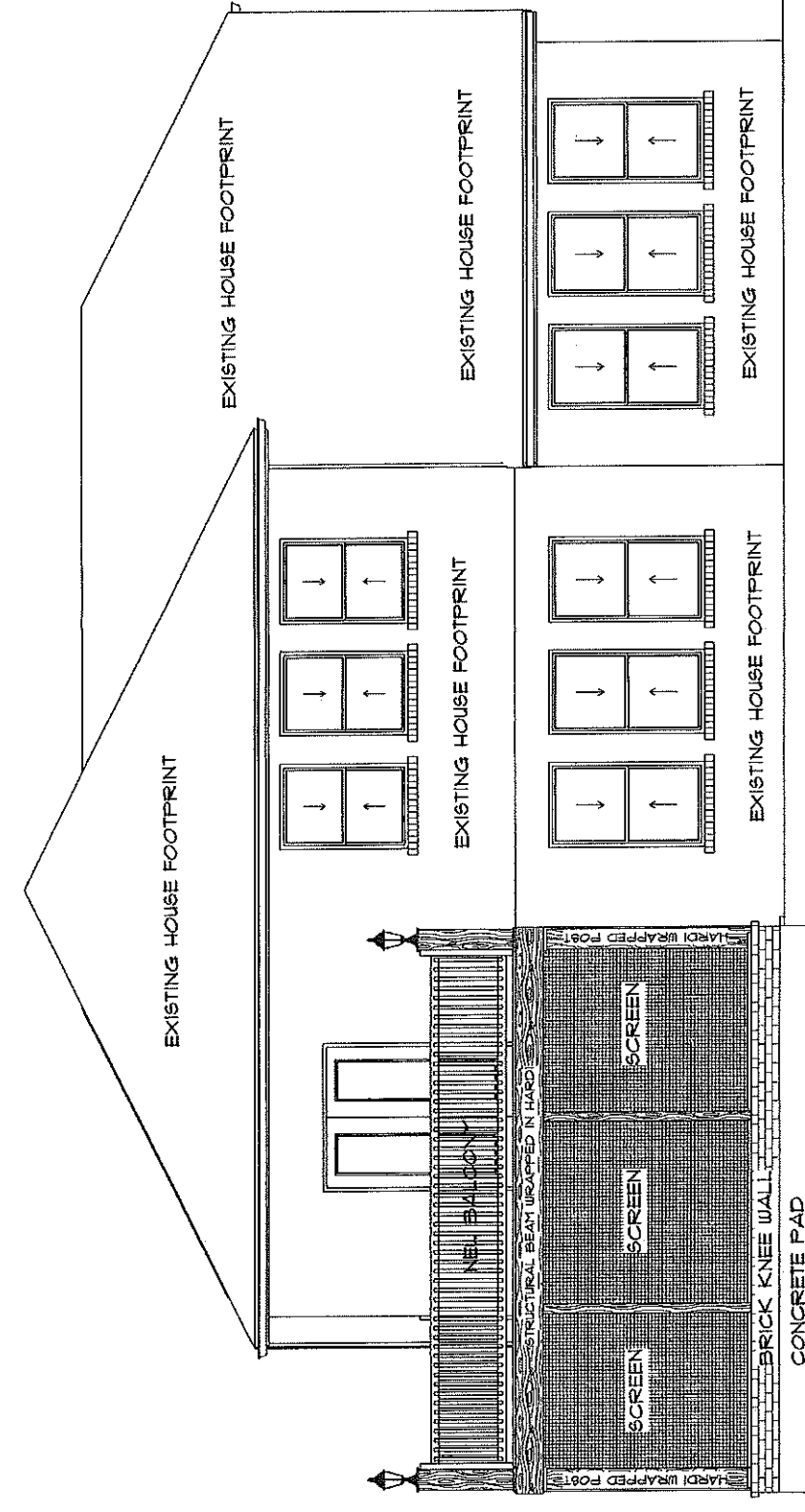
All dimensions are approximate, in the event of a difference between the drawn and written dimensions, the written dimensions shall prevail. Due to local differences in building codes and regulations, and updraft, site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations, or the conditions.



PROJECT PROPOSAL
Plan View
SCALE = 1/4"
Approved By: _____
Purchaser: _____ Rep: _____

Prepared by:
DJA GROUP
TEXAS CUSTOM PATIOS
8425 E. FM 1916, SUITE 100
FARMERS, TEXAS 77729
Unauthorized duplication
is prohibited

CLIENT NAME
ADDRESS
CITY, ST ZIP
#XXXXXXXXXXXX XX/XX/XX



ELEVATION

20'-0"

ELEVATIONS

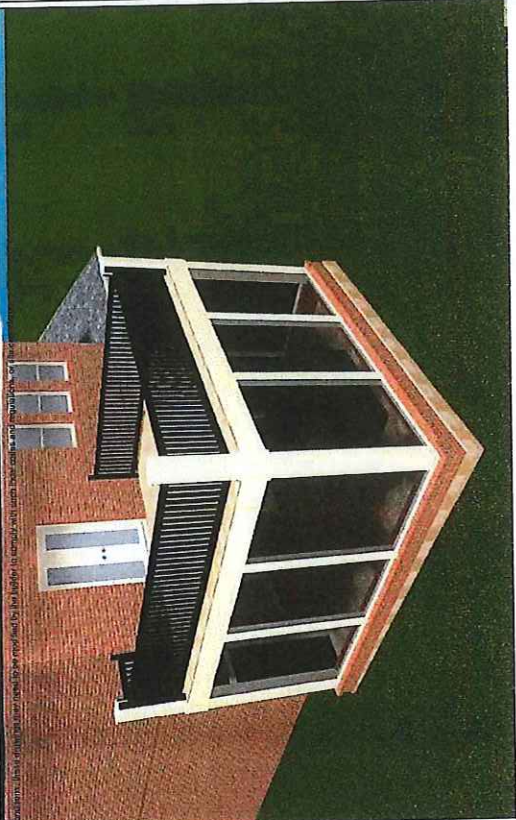
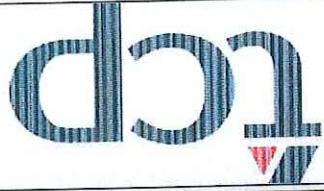
CLIENT NAME
ADDRESS
CITY, ST ZIP

XX/XX/XX
#XXXXXXXXXX

Prepared by
DSJ GROUP
1400 WEST 15TH STREET
HOUSTON, TX 77003
972-515-2727
Unauthorized duplication
is prohibited

Purchaser _____ Rep _____

PROJECT PROPOSAL
Plan View
SCALE = 1/4"



All dimensions are approximate. In the event of a difference between the owner's drawings and the architect's drawings, the owner's drawings shall prevail. Due to legal differences in building codes and regulations, and specific site conditions, the architect is not responsible for the final construction of the building. The architect is not responsible for the final construction of the building.



BA190812

510 S Holiday Drive
Special Exception –Two Carports

Zoning Board of Adjustments & Appeals:

August 19, 2019

Case Manager:

Nyliah Acosta

Owner/Applicant:

Hilario Gallegos

SUMMARY

Requesting a special exception for two (2) corrugated metal carports, located at 510 S Holiday Drive, legally described as Lot 21, Block 16, Park Valley 2, City of Grand Prairie, Dallas County, Texas, zoned "SF-3" Single-Family Three Residential District **(Council District 3)**.

DISCUSSION

The applicant is seeking approval to construct a 20x20x10' (400 sqft) carport in front of the primary structure, and a second 40x10x10' tall (400 sqft) carport to the side of the primary structure. A single-family dwelling currently sits on the property. The carports will be accessible from the front driveway, and the applicant will likely pave over the front yard for access to the second carport, as a second curb cut would not be approved.

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 August 9th and August 18th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on August 9th, 2019.

45 notices were sent, 0 were returned in favor, 0 opposed, and there is not 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: Approving such exception 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 protect their vehicle from inclement weather. Staff suggests that the exception is in harmony with 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 likely alter the character of the district in which the subject property is located. It is not typical to have two carports visible from the front of the house. Carports are not heavily present in the neighborhood, however, there is one permitted metal carport located at 609 S Holiday Drive, approximately 600 feet away 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 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.*

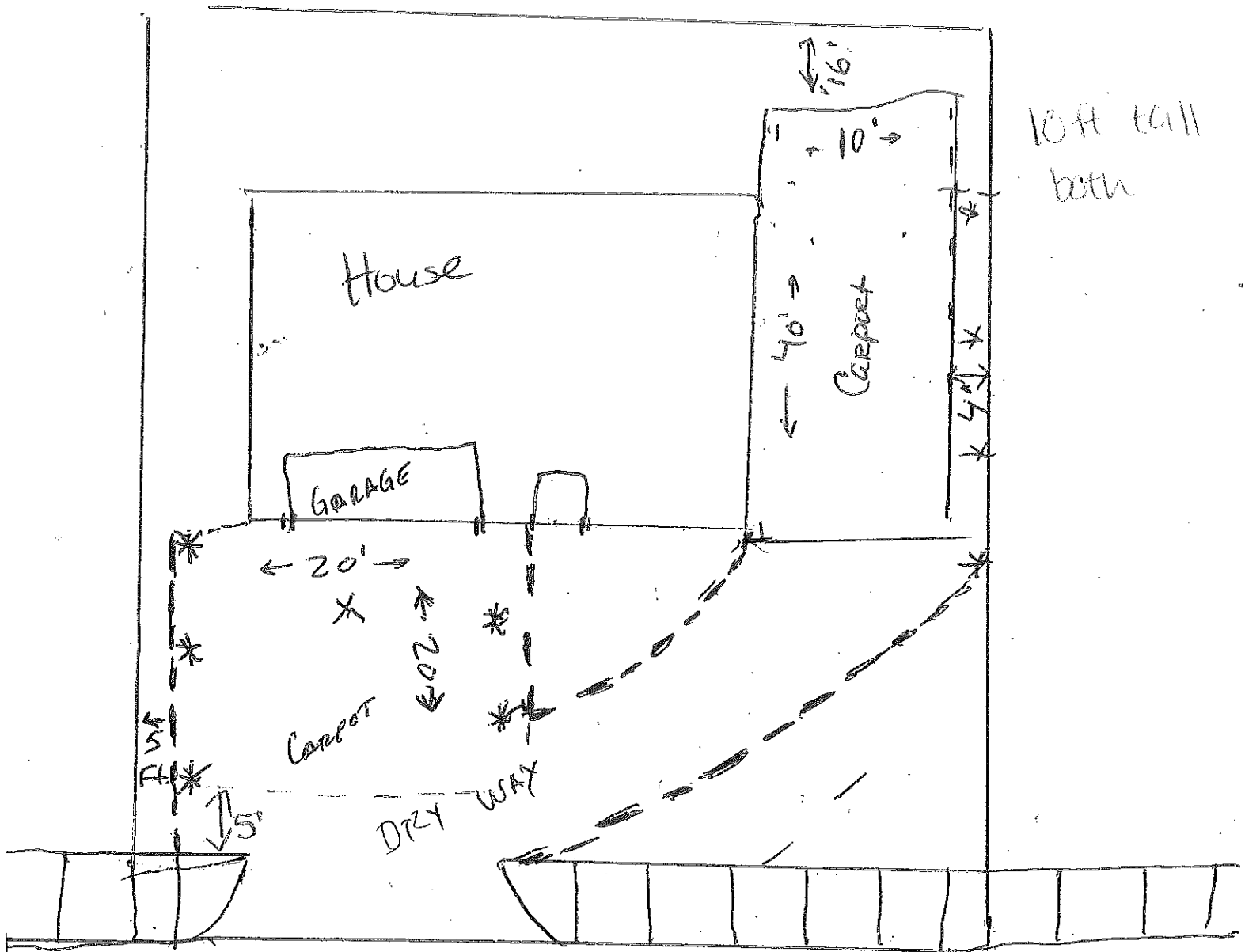
RECOMMENDATION

Staff recommends **Denial of the requested variance in BA190812 with an alternate recommendation for one corrugated metal carport** based on the following findings of fact:

1. Two corrugated metal carports would detract from the character of the neighborhood and is not consistent with the established character of 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 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.



510 S. HOLIDAY DR



BA190811

706 E Springdale
Variance – Accessory Structure
Detached Garage Size, Material
& Setback

Zoning Board of Adjustments & Appeals:

August 19, 2019

Case Manager:

Nyliah Acosta

Owner/Applicant:

Arnulfo Moreno

SUMMARY

1. Requesting a 62 square foot variance from the 750 square foot size limitation, to allow for a 812 square foot detached garage.
2. A 4 foot rear yard setback variance from the required 10 feet, to allow for a detached garage and accessory structure 6 feet from the rear property line.
3. A special exception for the use of corrugated metal as building material from the 100% minimum masonry content.

Located at 706 E Springdale, legally described as Lot 5, Block 4, Lake Park Village 1 Addition, City of Grand Prairie, Dallas County, Texas, zoned "SF-3" Single-Family Three Residential (**Council District 3**).

DISCUSSION

The applicant is requesting approval of several variances for the material, size, and rear yard setback for a detached garage and accessory structure (rear setback only). A single-family dwelling currently sits on the property and the detached garage and accessory structure are existing.

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 August 9th and August 18th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on August 9, 2019.

79 notices were sent, 0 were returned in favor, 0 opposed and 2 calls were received for general information. 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: *Approving such variance may potentially 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 may adversely affect the health, safety or general welfare of the public. A detached garage of this size may provide the opportunity for additional uses that would not be allowed in a residentially zoned district. It should be noted that this case was brought forth by Code Enforcement, due to complaints of a neighbors stating the garage was being used for auto repair.*

- 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. But as noted in "B" above, structures of this size often lend themselves to non-residential uses.*

- 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 applicant to maintain an already constructed corrugated metal detached garage and accessory structure, and be in compliance with the City of Grand Prairie's UDC. Staff suggests that the variance is not in harmony with the spirit and purpose of this ordinance, or the overall welfare of the public.*

- 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 variance will not drastically alter the essential character of the district in which the subject property is located. Both structures are located in the rear yard behind a fence, however the detached garage can be seen from the front yard due to the height of the detached garage being taller than the fence. Staff suggests that the structure be reduced in size, and refaced with materials similar to the house.*

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

Staff Evaluation: Staff believes that such variance may weaken the general purpose of the underlying zoning districts regulations. The purpose of the height, size, setback and material requirements are to create uniformity, promote compatibility of uses, and overall safety and welfare of the public. The accessory structure is not uniform with the neighborhood, and could introduce incompatible uses in a residence.

- 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 with an alternate recommendation to grant the 4 foot rear yard setback for the detached garage and accessory structure, and a detached garage constructed of masonry, or similar material to the house no larger than 750 square feet. The denial with alternate recommendation of the requested variance in BA190811 is based on the following findings of fact:**

1. Approving such variance may potentially injure the appropriate use of adjacent property in the same district and;
2. Such variance may weaken the general purpose of the underlying zoning districts regulations.

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 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.



60 0 60 Ft

BA190811/ 706 E Springdale Dr

Date: 8/7/2019 Time: 4:21:00 PM

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.



Site Plans

BLK-4 LT-5

Grand Prairie TX.
75052

LOT DESCRIPTION

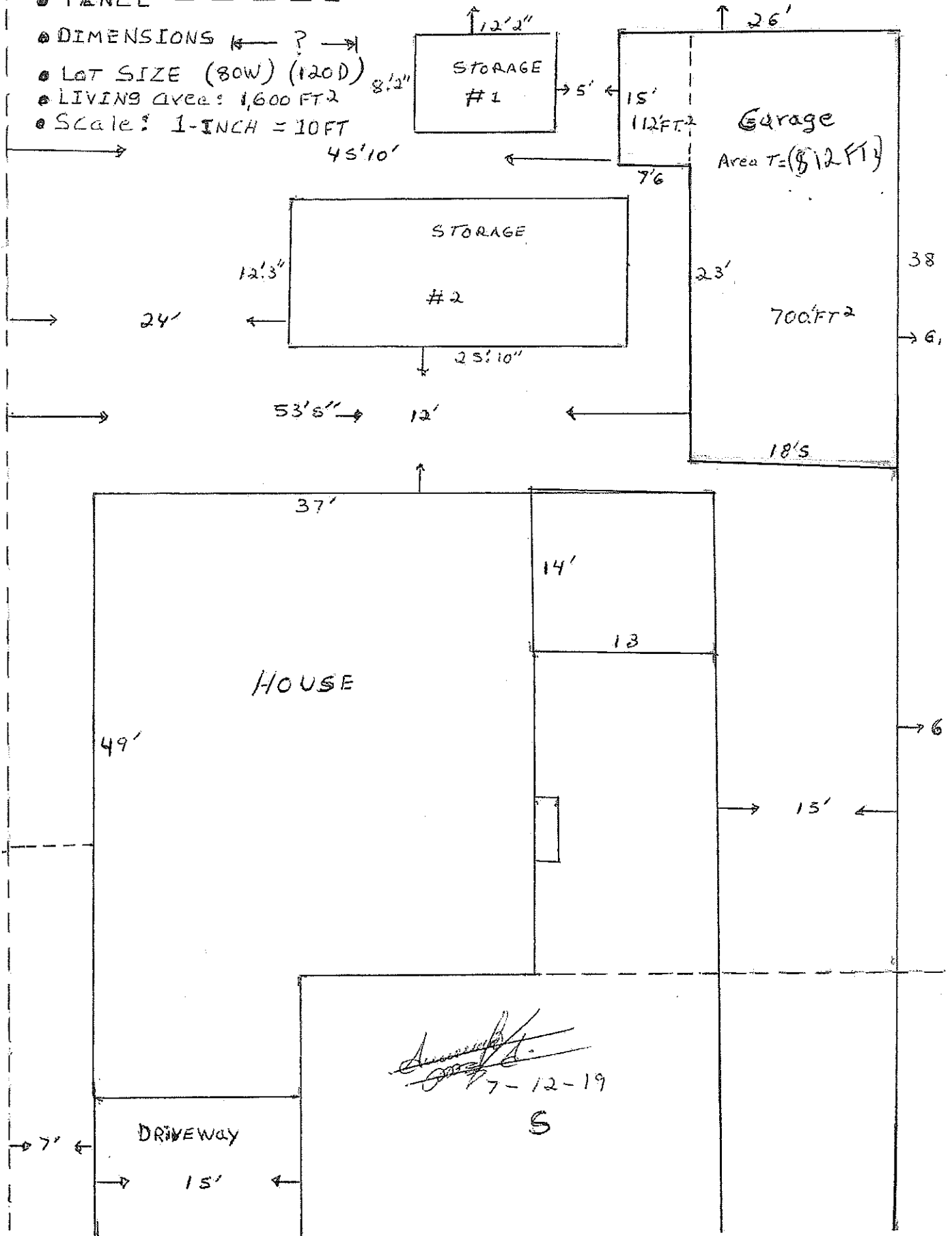
• FENCE — — — —

• DIMENSIONS $\leftarrow ? \rightarrow$

• Lot Size (80W) (120D)

• LIVING Area: 1,600 FT²

• Scale: 1-INCH = 10FT

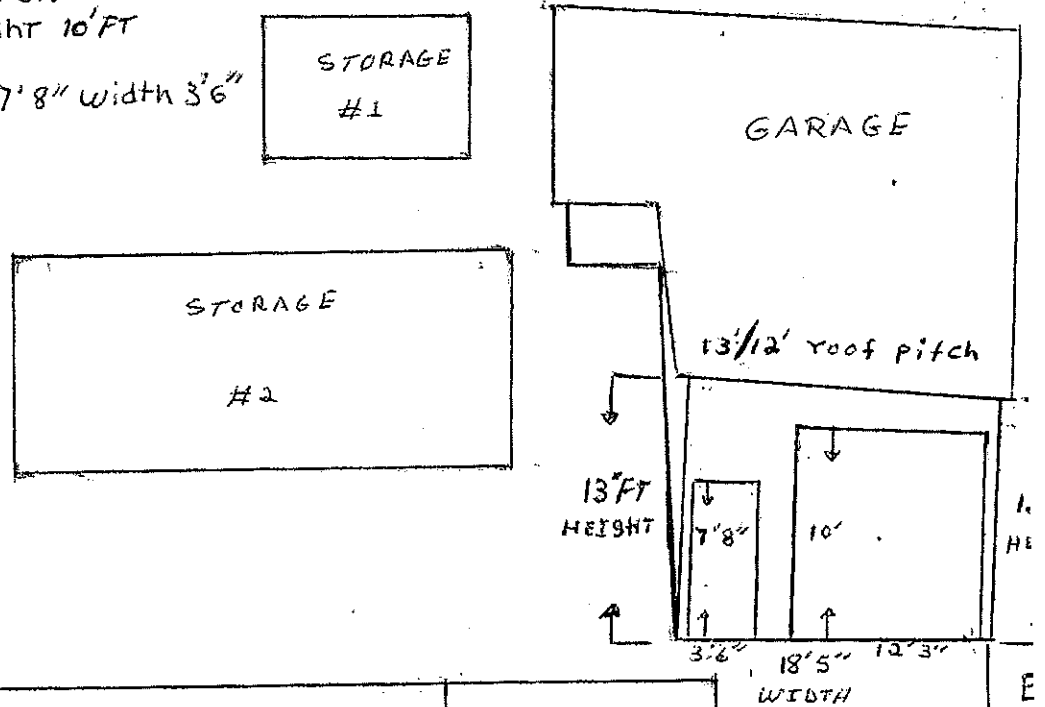


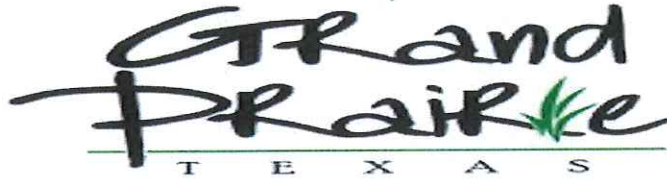
LAKE PARK VILLAGE
BLK-4 LT-5

GRAND PRAIRIE TX.
75052

GARAGE DESCRIPTION

- Area - 812 Ft²
- 13/12 roof pitch
- Roll door height 10' FT
Width 12'3"
- Door - height - 7'8" width 3'6"





City Hall: 317 College St Grand Prairie, TX

MEETING AGENDA

Zoning Board of Adjustments and Appeals

DATE: July 15, 2019

BRIEFING:

6:30 PM

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

CALL TO ORDER

7:00 PM

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

Board Members In Attendance:

Eric Hedin, Chairperson ✓, Barry Sandacz, Vice Chairperson ☒, Anthony Langston ☒,

Clayton Hutchins ☒, Heather Mazac ☐, Stacy White ☐, Vance Roper ☒,

Debbie Hubacek ☒, Tracy Owens ☒, David Baker☒,

Ralph Castro*☐, Tommy Land ☒.

INVOCATION:

David Baker

led the invocation

APPROVAL OF MINUTES:

Barry Sandacz motioned to approve last month's minutes

David Baker seconded motion

9 yays 0 nays

PUBLIC HEARING:

1. CASE BA190705 NUMBER:

Requesting a special exception to allow for an electronic message sign within 200 feet of a residentially zoned district, located at 401 W Warrior Trail, legally described as Tract 21, of the Edward O'Connor Abstract, City of Grand Prairie, Dallas County, Texas, zoned "SF-1" Single-Family one Residential District.

Applicant / Chuck Stocker Spokesperson:

610 S Holiday Dr

Grand Prairie, TX 75

Address:

The applicant stated original sign was a manual and was damaged due to someone crashing into to it and would like the convenience of an electronic sign.

Any comments from Spokesman:

Any questions from Board:

T
h

The following persons spoke in favor of the application:

Will the sign be dimmable? –Yes

The following persons noted their support for the application:

T

he 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.

 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 Barry Sandacz by

 David Baker

2nd the Motion by

Motion to Approve Case by Barry Sandacz

2nd the David Baker Motion by

Motion to Table Case was 9 0 **Approved**/Denied
yays to Nays

Members that objected:

2. CASE BA190707 **NUMBER:**

- a. Requesting a 72 square foot variance, from the 120 square foot maximum to allow for a 192 square foot accessory structure.
- b. A 2 foot height variance from the 10 foot height limitation outlined by "PD 188" to allow for a 12 foot tall accessory structure.
- c. A 6 foot rear yard setback variance from the required 10 feet, to allow for an accessory structure 4 feet from the rear property line.
- d. A 1 foot side yard setback variance from the required 5 feet, to allow for an accessory structure 4 feet from the side property line.

Located at 602 Wolcott Lane, legally described as Lot 9, Block 2, Walingford Village 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned "PD-188" Planned Development 188 District.

Applicant / Joaquin Castillo Spokesperson:

602 Wolcott

Grand Prairie,

Address:

The applicant stated the shed was built for his tools

Any comments from Spokesman:

Any questions from Board:

T
h

e following persons spoke in favor of the application:

When was the shed built? – Two years ago

The following persons noted their support for the application:

T
h

e 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:

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.

_____ 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:

N/A

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

Motion to close to the public hearing Barry Sandacz by

2nd the Motion David Baker by

Motion to Barry Sandacz Approve Case by

2nd the Tracy Owens Motion by

Motion to Table Case was 8 1 **Approved**/Denied
yays to Nays

The public hearing was closed.

3. CASE NUMBER: BA190708

Larry Hix

Applicant / Spokesperson:

Requesting a special exception to allow for a carport, located at 3625 Haystack Drive, legally described as Lot 13, Block 2, Parkway Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned "PD-100" Planned Development- 100 District.

3625 Haystack Dr

Grand Prairie, TX

Address:

The applicant stated he would to build a 20' X 20' carport and is willing to go with staff recommendation of using masonry product and feels would help improve the neighborhood appeal.

Any comments from Spokesman:

Any questions from Board: **N/A**

ThThe following persons spoke in favor of the application:

The following persons noted their support for the application:

Mike Del Bosque

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

The following persons noted their opposition to the application:

Michael Shehan, Otis and Jane Dixon

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

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.

_____ 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.

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

Motion to close to the public hearing Barry Sandacz by

2nd the Motion David Baker by

Motion to Barry Sandacz Approve Case by

2nd the David Baker Motion by

Motion to Table Case was 5 4 Approved/**Denied**
yays to Nays

Members that objected:

Hutchins, Owens, Baker, Land

The public hearing was closed.

Citizens Comments:

New Business:

Tommy Land motioned to adjourn the meeting.

 seconded.

All were in agreement.

Meeting adjourned 7:24 at pm.