

City Hall : 317 College St Grand Prairie, TX

MEETING AGENDA

Zoning Board of Adjustments and Appeals

DATE November 18, 2019

BRIEFING:

6:30PM

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

CALL TO ORDER

7:00 PM

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

Board Members In Attendance:

Barry Sandacz X , Tracy Owens , Heather Mazac X ,

Clayton Hutchins , Debbie Hubacek X , Stacy White X ,

Anthony Langston, Sr. X , Timothy Ibidapo ,

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

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

_____.

The following persons noted their opposition to the application

_____.

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

_____.

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

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

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

☒ Proper notification was done in accordance with the statutes and ordinances.

☐ The decision of the City building or administrative official to deny the permit or construction was in error, and the permit should be granted.

☐ A variance, if granted, is not contrary to the public interest, and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and the granting of the variance would be in the spirit of the ordinances and substantial justice would be done.

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

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

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

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

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

Any questions from Board:

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

The following persons spoke in favor of the application:

The following persons noted their support for the application:

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

The following persons noted their opposition to the application:

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

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

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

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

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

Any conditions:

The public hearing was closed.

2nd the Motion Anthony Langston, Sr

Motion was approved/denied 7 yays to 0 Nays

Members that objected

Any conditions:

The public hearing was closed.

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

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

Applicant / Spokesperson: Innocencio Suarez

Address: 1701 Willow St
Grand Prairie, TX 75050

Any comments from Spokesman:

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

Any questions from Board:

The following persons spoke in favor of the application:

The following persons noted their support for the application:

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

The following persons noted their opposition to the application:

The following persons noted their support for the application:

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

The following persons noted their opposition to the application:

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

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

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

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

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


Any conditions:

The public hearing was closed.

CITIZENS COMMENTS:

ADJOURNMENT : Barry Sandacz at 7:45 PM

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

by: 
Printed Name: Barry Sandoz
Title: Chairman