



**ZONING BOARD OF ADJUSTMENTS AND APPEALS**  
**CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET**  
**MONDAY, MAY 17, 2021 AT 6:30 PM**

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**AGENDA**

**BRIEFING SESSION - 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 the presentation of the cases. No action will be taken during the briefing.*

**REGULAR MEETING - 7:00 PM**

**Call to Order**

*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**

1. Approval of the April 19, 2021 Meeting Minutes

**PUBLIC HEARINGS**

2. BA210403 (Council District 3) – Variance to the rear and side yard setback at 229 W. Phillips Court, legally described as Lot 14, Block 13, Phillips Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District.

Variance: Construction of an accessory structure in the rear yard setback.  
Required Setback: 10 feet.  
Requested Setback: 8.25 feet.

Variance: Construction of an accessory structure in the side yard setback.  
Required Setback: 6 feet.  
Requested Setback: 4 feet

3. BA210501 (Council District 2) – Variance to accessory structure size at 2107 N. Kirbywood Trail, legally described as Lot 104, Block 12, Kirby Creek Village Addition Sec. 8, City of Grand Prairie, Dallas County, Texas, zoned Planned Development – 127 District.

Variance: Construction of an accessory structure that exceeds the maximum area allowed.

Maximum Size Allowed: 120 square feet

Requested Size: 196 square feet

4. BA210506 (Council District 3) – Variance to carport size at 1602 Avenue E, legally described as Lot 9, Block 6, Lake Crest Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.

Variance: Construction of a carport that exceeds the maximum allowed size.

Required Maximum Size: 500 square feet

Requested Size: 1,078 square feet

5. BA210509 (Council District 2) – Special Exception for a carport at 533 Greenbrook Lane, legally described as Lot 5, Block 4, Sharpston Heights Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District.

Special Exception: Construction of a carport

## **CITIZEN COMMENTS**

*Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card.*

## **ADJOURNMENT**

*The City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.*

## **MESSAGE OF RELIGIOUS WELCOME**

*As many of you are aware, we customarily begin our meetings with an invocation. This prayer is intended for the benefit of the board members and is directed to them and not the audience. Those who deliver the invocation may reference their own religious faith as you might refer to yours when offering a prayer. We wish to emphasize, however, that members of all religious faiths are welcome, not only in these meetings, but in our community as well. The participation of all our citizens in the process of self-government will help our fine city best serve the good people who live here. Employees and audience members are welcome to pray or not pray, and this choice will have no bearing on any vote made by the board.*

## *Certification*

*In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Zoning Board of Adjustments and Appeals agenda was prepared and posted May 14, 2021.*

*Monica Espinoza*

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*Monica Espinoza, Planning Secretary*