



**ZONING BOARD OF ADJUSTMENTS AND APPEALS**  
**CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET**  
**MONDAY, NOVEMBER 15, 2021 AT 6:30 PM**

---

**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**

**Invocation**

**APPROVAL OF MINUTES**

1. Approval of the October 18, 2021 Meeting Minutes

**PUBLIC HEARING**

*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.*

2. ZBA-21-10-0012 (Council District 3) – Special Exception for a garage conversion, and variances to reduce the minimum lot width and interior side setback requirements permitted under the Unified Development Code at 1534 Avenue E, legally described as Lot 18R, Block 3, Lake Crest Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District
  - a. Special Exception: Conversion of garage into living space.  
Required: Two garage parking spaces  
Requested: No garage parking spaces
  - b. Variance: Reduction of the lot width required by SF-4 zoning district  
Required: 60 feet  
Requested: 50 feet
  - c. Variance: Reduction of the internal side setback required by SF-4 zoning district.

Required: 6 Feet  
Requested: 5 Feet

3. ZBA-21-10-0013 (Council District 5) – Variance to reduce the minimum side on street setback requirement permitted under the Unified Development Code at 2002 Fort Worth Street, legally described as Lot 20, Block 19, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District
  - a. Variance: Reduction of the side on street setback required by SF-4 zoning district.  
Required Setback: 15 feet  
Requested Setback: 10 feet

Discussion about changing the start time for ZBA meetings

4. Meeting Start Time Discussion

## **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**

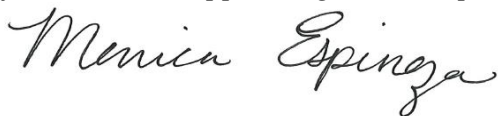
*The City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.*

## **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 November 12, 2021.*



---

*Monica Espinoza, Planning Secretary*