



**ZONING BOARD OF ADJUSTMENTS AND APPEALS**  
**CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET**  
**MONDAY, SEPTEMBER 20, 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**

**Invocation**

**APPROVAL OF MINUTES**

1. Approval of the August 16, 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-21-08-0003 (Council District 5) – Variance to reduce the required minimum lot size, lot width, and side setback requirements and to increase the maximum dwelling units per acre permitted under the Unified Development Code at 625 SE 4th Street, legally described as Lots 11 & 12, Block R, Grand Prairie Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District
  - A. Variance: Reduction of the lot size required by SF-4 zoning district.  
Required minimum: 7,200 SF  
Requested minimum: 6,000 SF
  - 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

D. Variance: Increase of the maximum dwelling units per acre required by SF-4 zoning district.

Maximum Allowed: 5.8 DUA

Requested: 7.3 DUA

3. ZBA-21-08-0005 (Council District 5) - Variance to reduce the minimum side setback requirements and to increase the maximum square footage percentage of accessory structures permitted under the Unified Development Code at 405 Macarthur Blvd, legally described as Lot 239, Burbank Gardens Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.

A. Variance: A variance to the total square foot limitation of accessory structures not to exceed 50% of the primary structure footprint on a ½ acre lot or less.

Maximum percentage allowed: 50 %

Requested percentage: 127%

B. Variance: Reduction of the internal side setback required by SF-4 zoning district for accessory structures over 10 ft in height.

Required Setback: 6 feet

Requested Setback: 5 feet

## **ELECTION OF OFFICERS**

## **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 Month XX, 2021.*

*Monica Espinoza*

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*Monica Espinoza, Planning Secretary*