



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
 - Special Exception: Conversion of garage into living space.
Required: Two garage parking spaces
Requested: No garage parking spaces
 - Variance: Reduction of the lot width required by SF-4 zoning district
Required: 60 feet
Requested: 50 feet
 - 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

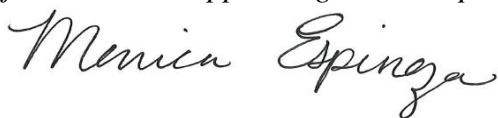
The City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 11/15/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Jonathan Tooley, Planner

TITLE: Approval of the October 18, 2021 Meeting Minutes

RECOMMENDED ACTION: Approve



300 W. Main Street – Council Chambers

MEETING AGENDA

Zoning Board of Adjustments and Appeals

Date: October 18th, 2021

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 presentation of the cases. No action will be taking place during the briefing.

Board Members In Attendance:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Barry Sandacz | <input type="checkbox"/> Ralph Castro |
| <input checked="" type="checkbox"/> Michelle Madden | <input checked="" type="checkbox"/> Debbie Hubacek |
| <input checked="" type="checkbox"/> Clayton Hutchins | <input checked="" type="checkbox"/> Heather Mazac |
| <input checked="" type="checkbox"/> Timothy Ibidapo | <input checked="" type="checkbox"/> Robert Mendoza |
| <input checked="" type="checkbox"/> Anthony Langston Sr. | <input type="checkbox"/> Melinda Rodgers |
| <input checked="" type="checkbox"/> Eric Smith | <input type="checkbox"/> David Baker |
| <input type="checkbox"/> Tommy Land | |

2. **ZBA-21-09-0006 (Council District 1)** – Variance to reduce the required minimum side yard setback requirement permitted under the Unified Development Code at 421 SW 17th Street, legally described as Lot 6, Block 111, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.
 - a. Variance: Reduction of the minimal side on street setback required by SF-4 zoning district
 - a. Required : 15ft
 - b. Requested : 10 ft

Mr. Jonathon Tooley briefed the Board on the reason for the case and provided information on the lot. This lot is a vacant and is located at the corner of El Paso and SW 17th St. The original plat of the area was done in the 1940s and the lot is legal non-conforming.

The applicant would like to center the house on the lot and is thus requesting the setback of 10ft. The house will be masonry, 2 story and about 2000 sq ft living area.

The staff does not oppose the request

Clayton Hutchins gave Jonathon kudos on being able to find the appropriate findings

Michelle Madden asked if the drive originally facing 17th will be removed or changed

Jonathon Tooley stated that it may be just a notch from the street but believes that the house will have a rear entry off El Paso St

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 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:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Barry Sandacz | <input type="checkbox"/> Ralph Castro |
| <input checked="" type="checkbox"/> Michelle Madden | <input checked="" type="checkbox"/> Debbie Hubacek |
| <input checked="" type="checkbox"/> Clayton Hutchins | <input checked="" type="checkbox"/> Heather Mazac |
| <input checked="" type="checkbox"/> Timothy Ibidapo | <input checked="" type="checkbox"/> Robert Mendoza |
| <input checked="" type="checkbox"/> Anthony Langston Sr. | <input type="checkbox"/> Melinda Rodgers |
| <input checked="" type="checkbox"/> Eric Smith | <input type="checkbox"/> David Baker |
| <input type="checkbox"/> Tommy Land | |

INVOCATION:

Clayton Hutchins led the invocation

APPROVAL OF MINUTES:

The motion to Approve the minutes made by **Michelle Madden**
The motion was seconded by **Clayton Hutchins**

PUBLIC HEARING:

2. ZBA-21-09-0006 (Council District 1) – Variance to reduce the required minimum side yard setback requirement permitted under the Unified Development Code at 421 SW 17th Street, legally described as Lot 6, Block 111, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.

a. Variance: Reduction of the minimal side on street setback required by SF-4 zoning district

- c. Required: 15ft
- d. Requested: 10 ft

Applicant / Spokesperson: Walter Torres
Address: 305 SW 15th Grand Prairie, TX 75051

Any comments from Spokesman:

Mr. Torres stated that he would like to build the house similar to others they have built. This house would be the 4th house that they have constructed.

Any questions from Board:

Debbie Hubacek asked if this was the only house they have built in the area
Mr Torres stated No the first house they built was in Dalworth Park and have seen the value of that lot increase from about 140k to 280k.
Ms. Hubacek congratulated Mr. Torres on working to improve the area

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.

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.
- 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: None

The motion to close the public hearing and Approve the Case

Clayton Hutchins

The motion was seconded by **Michelle Madden**

Motion was **approved**/denied: 9 yays to 0 Nays

Members that objected:

CITIZENS COMMENTS: None

ADJOURNMENT : The meeting was adjourned at 7:09 PM

Signed on this the _____ day of November 2021

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

by: _____

Printed Name: _____

Title: _____



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/15/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Jonathan Tooley, Planner

TITLE: 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

APPLICANT: Dagoberto Graciano

RECOMMENDED ACTION: Staff cannot fully support ZBA-21-10-0012 as requested.

SUMMARY:

Special Exception for a garage conversion, and variance 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

PURPOSE OF REQUEST:

The applicant is requesting two variances to SF-4 zoning requirements and one special exception to the Unified Development Code:

1. The applicant is requesting a reduction in the lot width. The Unified Development Code requires that newly created lots have a minimum lot width of 60 feet. The applicant is proposing one lot with a minimum individual width of 50 feet.
2. The applicant is requesting a reduction in the internal side setback. The Unified Development Code requires that lots with the SF-4 zoning have a minimum internal side setback of 6 feet. The applicant is proposing one lot with an internal side setback of 5 feet.
3. The applicant is requesting a special exception to enclose a two-car garage. The Unified Development Code requires that new homes constructed in a Single-Family zoning district provide two spaces in a garage. The applicant is proposing to enclose the garage on the existing single-family home to accommodate the proposed 50-foot lot.

When the subdivision was established in the late 1940s, the property was split into two equally sized lots. Today, the property is currently platted into one lot that faces Avenue E (replatted in 1987). The applicant would be required to replat the parcel to legally subdivide the land properly. There is an existing permitted side yard carport that encroaches on the proposed property line. The applicant would be required to apply for a demolition permit with the Building Inspections Division and demo the carport before filing the replat with the county.

Additionally, there is an accessory structure in the rear yard of the proposed 50-foot lot that the applicant must remove before the replat is filed. The applicant has agreed to do so. Finally, a garage conversion is required for the existing single-family residence so that the current driveway can be demolished for the new home construction

Ultimately, the applicant intends to develop the proposed lot with a new single-family detached home. Staff analyzed the current lot configurations within a 300-foot buffer of the property (platted lots) and found the following conditions:

1. Width (in feet)
 - a. 59 feet or less: 0
 - b. 60 feet and greater: 48
2. Permitted Garage Conversions (from 1997 to present):

a. None

Staff does note that ZBA approved a variance request for lot width reduction at 1611 Hardy Road in 2020. The reduction was for 9 feet, which allowed for a 51-foot lot. This location is over 500 feet from the subject property. Additionally, in 2020, City Council approved a rezoning on Hardy Road for five lots between 50-51 feet. This location is approximately 2,100 feet from the subject property.

The tables below summarizes the lot characteristics the applicant is proposing.

Table 1: Site Data Summary for 1534 Avenue E – Lot with Existing Home

Standard	Required	Provided	Meets
Min. Lot Area (SF)	7,200	26,350	Yes
Min. Lot Width (Ft.)	60	70	Yes
Min. Lot Depth (Ft.)	110	155	Yes
Front Setback (Ft.)	25	25	Yes
Internal Side Setback (Ft.)	6	8	Yes
Max. Density/acre (DUA)	5.8	1.66	Yes

Table 2: Site Data Summary for 1534 Avenue E – Proposed Lot

Standard	Required	Provided	Meets
Min. Lot Area (SF)	7,200	7,750	Yes
Min. Lot Width (Ft.)	60	50	No
Min. Lot Depth (Ft.)	110	155	Yes
Front Setback (Ft.)	25	25	Yes
Internal Side Setback (Ft.)	6	5	No
Max. Density/acre (DUA)	5.8	5.63	Yes

PUBLIC NOTIFICATION:

Legal notice of this item was published in the Fort Worth Star Telegram November 5th and November 14th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on November 5th.

45 notices were sent, 0 were returned in favor, 0 returned opposed and there is not a homeowner’s 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 the variances and special exception will not substantially or permanently injure the appropriate use of adjacent property in the same district. Staff does note that if this request is approved, the applicant would be able to construct a new home one foot closer to the adjacent neighbor to the north.

- B. Such variance or exception will not adversely affect the health, safety, or general welfare of the public.

Staff Evaluation: *Staff suggests that the variances and 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 variances and special exception will not authorize the operation of a use other than those already allowed in Single Family-Four Residential District.*

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

Staff Evaluation: *Staff believes that the variances and special exception may not be in harmony with the spirit and purpose of this ordinance. The purpose of setbacks and lot width requirements is to provide uniformity within that zoning district. As the research above has shown, most surrounding properties provide 60+ foot lots, two-car garages, and the minimum required setbacks.*

- 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 believes that the variances and special exception have the potential to alter the essential character of the district. The majority of lots within the Lake Crest Addition are 60+ feet in width.*

- 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 the variances and special exception for the proposed lots will not substantially weaken the general purpose of the underlying zoning district. Staff will note that this will create a precedence for the immediate area if other requests are presented.*

- 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 finds that the property owner does not have a hardship that is a unique circumstance of the property.*

- H. The variance or exception is a self-created hardship.

Staff Evaluation: *Staff finds that the hardship is self-created.*

RECOMMENDATION:

Since the request is inconsistent with the adjacent properties, Staff cannot fully support ZBA-21-10-

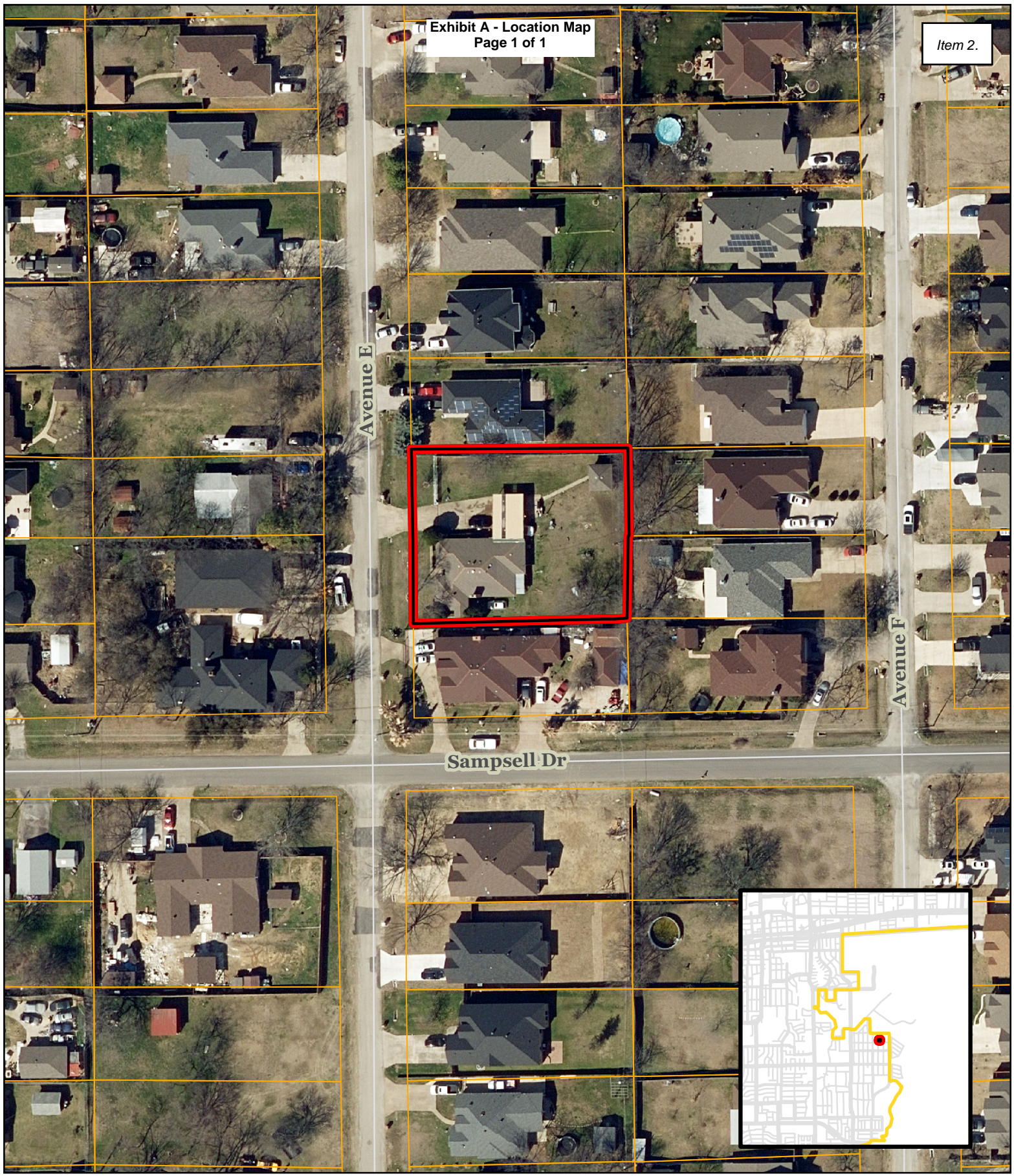
0012 as requested.

If the Board chooses to grant the applicants request, staff recommends the following conditions:

1. The applicant shall submit a replat to the Planning Department. The replat must be approved by the Planning and Zoning Commission and filed with the county before the issuance of any building permits for the project.
2. The applicant shall submit a building permit for a new driveway for the existing home at 1534 Avenue E. This permit must be approved and inspected before the issuance of a building permit for the garage conversion.
3. The applicant shall remove the existing shed on the proposed 50-foot lot to avoid non-compliance with the Unified Development Code regarding accessory structures on a lot without a primary structure.
4. The applicant shall submit a demolition permit for the existing carport structure. This permit must be approved and inspected before the issuance of a building permit for the construction of a new single-family residence.

Additionally, if the Board chooses to grant the applicants request, he/she must abide by the following:

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.**



Avenue E

Avenue F

Sampsell Dr



CASE LOCATION MAP
ZBA-21-10-0012
1534 Avenue E



City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org

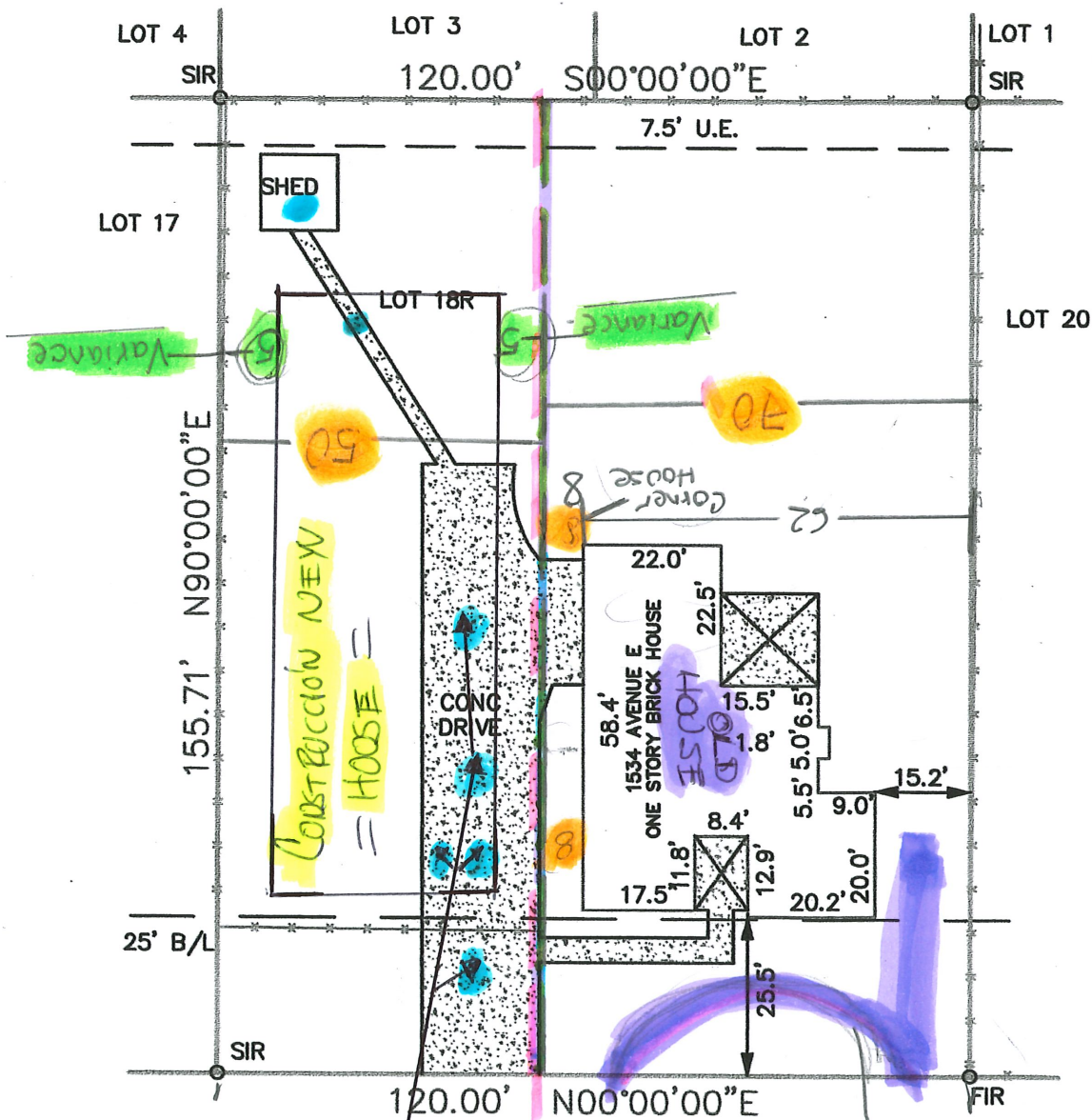
SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
THIS IS TO CERTIFY THAT I HAVE THIS DATE MADE A CAREFUL AND ACCURATE SURVEY
ON THE GROUND OF PROPERTY LOCATED AT 1534 AVENUE E IN THE CITY OF GRAND PRAIRIE,
TEXAS, HEREIN DESCRIBED AS FOLLOWS:

BEING LOT 18R, IN BLOCK 3 OF LAKE CREST NO. 2,
AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
ACCORDING TO THE MAP THEREOF RECORDED IN
VOLUME 87231, PAGE 2899 OF THE MAP RECORDS OF
DALLAS COUNTY, TEXAS.



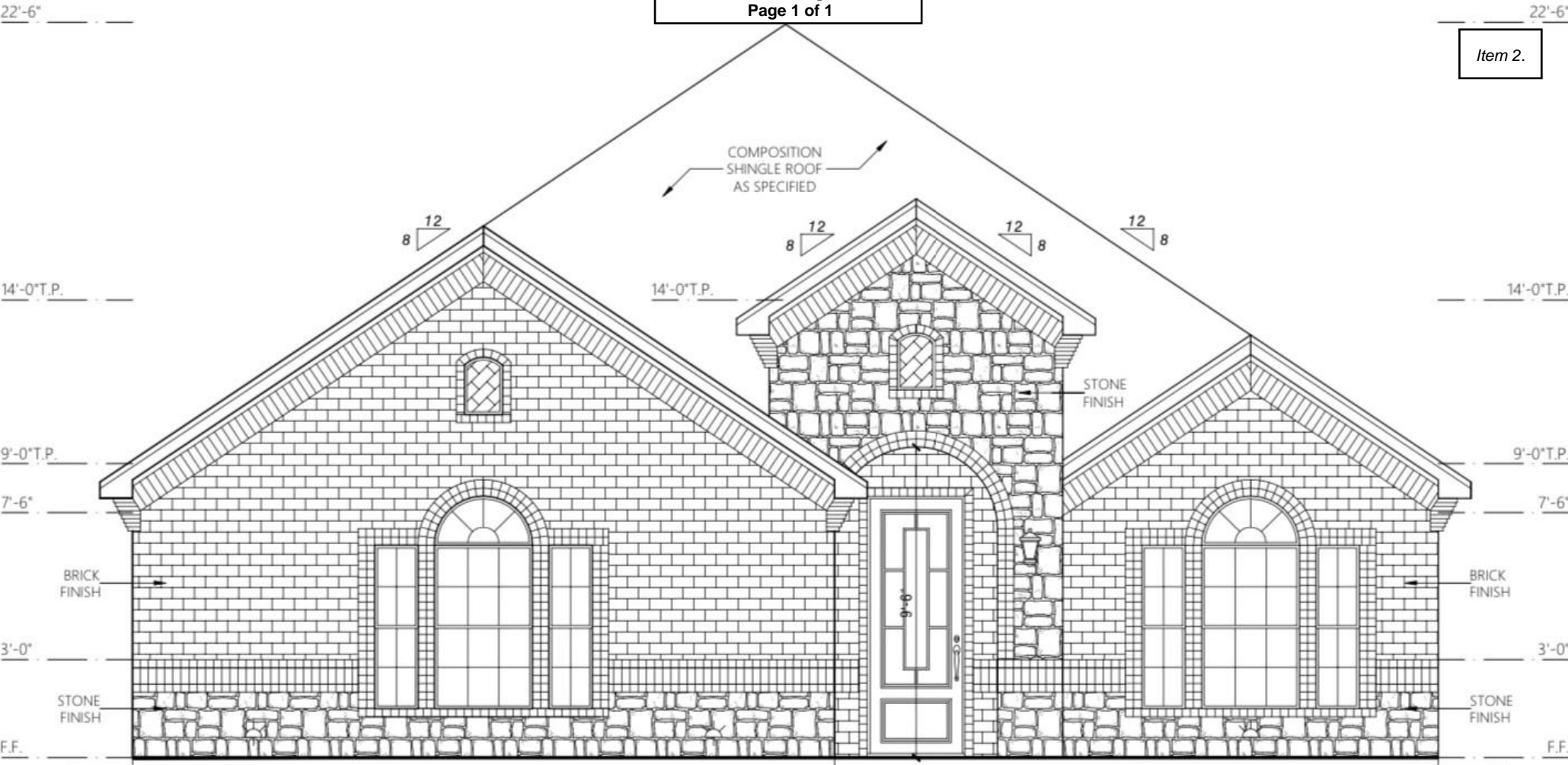
NORTH
SCALE 1"=30'



- NOTES:
- FIP - FOUND IRON PIPE
 - FIR - FOUND IRON ROD
 - CONC - CONCRETE
 - S/W - SIDEWALK
 - D/W - DRIVE WAY
 - B/L - BUILDING SET BACK LINE

Remove
OLD
Concrete

New
Driveway
(50' R.O.W.)



FRONT ELEVATION

Scale: 1/4" = 1' - 0"





CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/15/2021

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Jonathan Tooley, Planner

TITLE: 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

OWNER/APPLICANT: Walter Torres-Martinez

RECOMMENDED ACTION: Staff does not oppose ZBA-21-10-0013 as requested

SUMMARY:

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

PURPOSE OF REQUEST:

The applicant is requesting a variance to the side-on-street setback requirement for the SF-4 zoning district to construct a new single-family home on the vacant lot. The Unified Development Code states that the minimum side on street setback is 15 feet. The applicant is requesting a reduction to 10 feet. The primary intent of this variance is to allow for the applicant to construct a new single-family residence on a legal non-conforming lot. The Dalworth Park Addition, approved in the 1940s, created the lot in its current configuration. Sometime between then and today, the area was reclassified, and thus the original lots do not conform to the new zoning.

PUBLIC NOTIFICATION:

Legal notice of this item was published in the Fort Worth Star Telegram November 5th and November 14th.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on November 5th.

50 notices were sent, 0 were returned in favor, 0 returned opposed and there is not a homeowner's 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 a variance will not substantially or permanently injure the appropriate use of adjacent property in the same district. The proposal is meeting all other setback requirements adjacent to neighbors. Additionally, the variance requested is located on the public right-of-way side of the property.

- B. Such variance or exception will not adversely affect the health, safety, or general welfare of the public.

Staff Evaluation: Staff suggests that the variances 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 variances will not authorize the operation of a use other than those already allowed in Single Family-Four Residential District.

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

Staff Evaluation: Staff suggests that the exception will not harm the spirit and purpose of this ordinance. The ordinance was designed for lots 60 feet and wider. While it could be considered that the SF-5 zoning requires the same side on street setback requirement for 50 ft lots, it does provide a smaller internal side setback. The applicant chose to go this route to center the home on the lot and match the surrounding neighborhood.

- 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 believes that the variance does not alter the essential character of the district.

- 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 the variance for the proposed side on street setback will not substantially weaken the general purpose of the underlying zoning district. The applicant will meet all other UDC requirements for Single Family-Four Residential District. Additionally, when the lots were platted in the 1940's, the required side on street setback was 10 feet.

- 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 finds that the property owner may have a hardship that is a unique circumstance of the property.

- H. The variance or exception is a self-created hardship.

Staff Evaluation: Staff finds that the hardship may not be self-created.

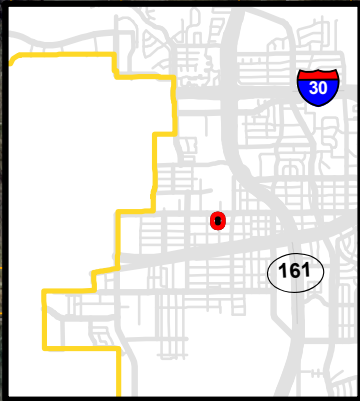
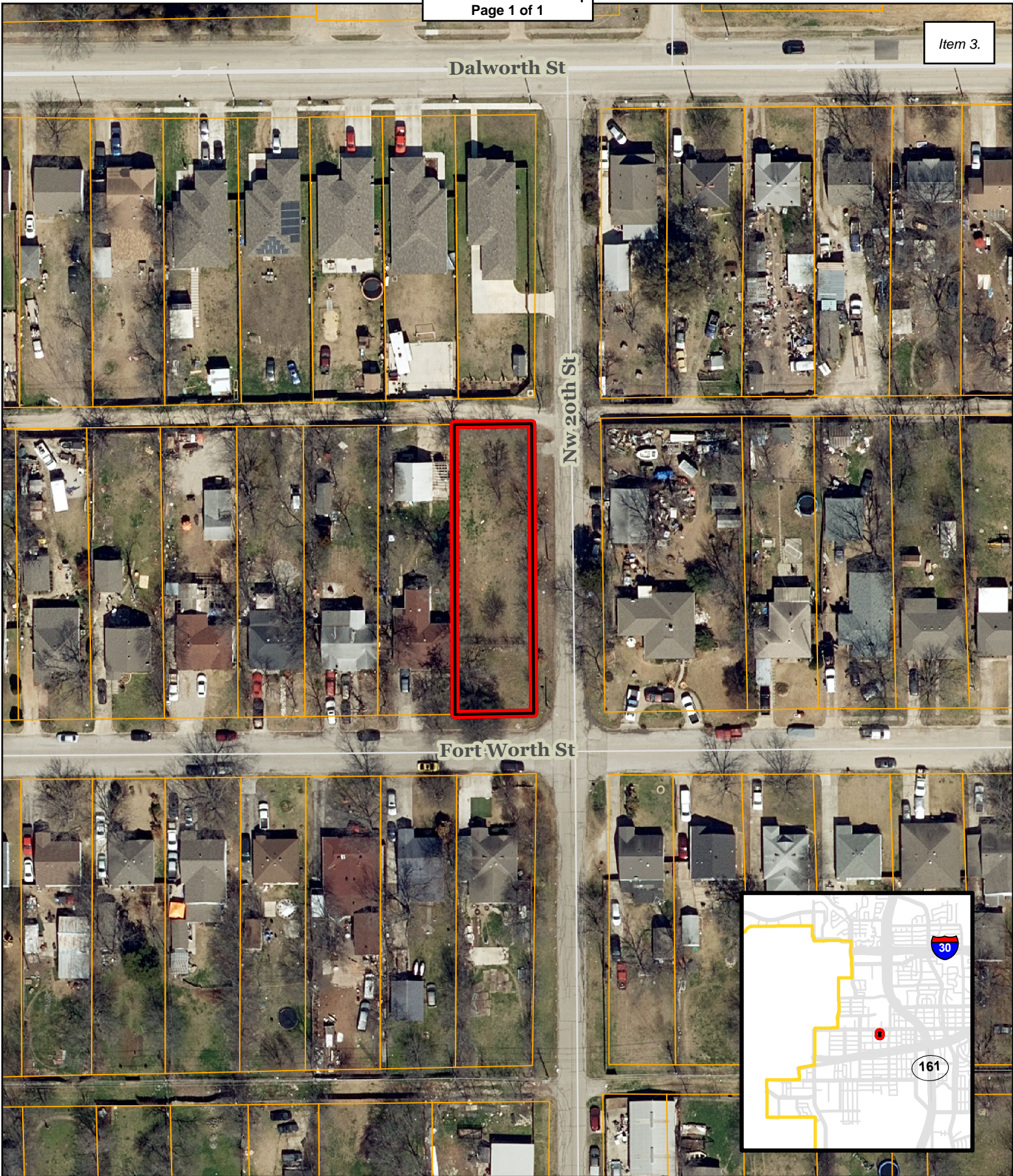
RECOMMENDATION:

Staff does not oppose ZBA-21-10-0013 as requested.

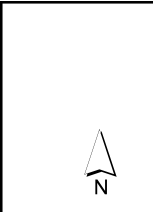
If the Board chooses to grant the applicants request, he/she must abide by the following:

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.**

Item 3.

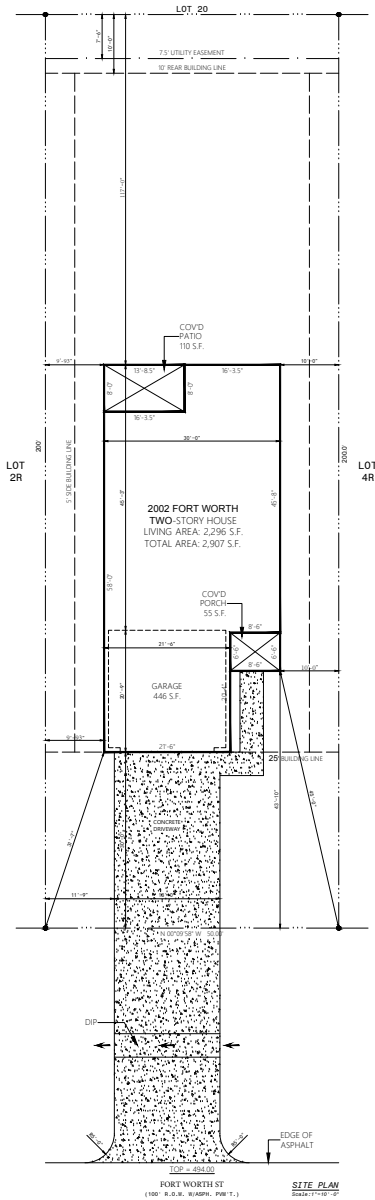
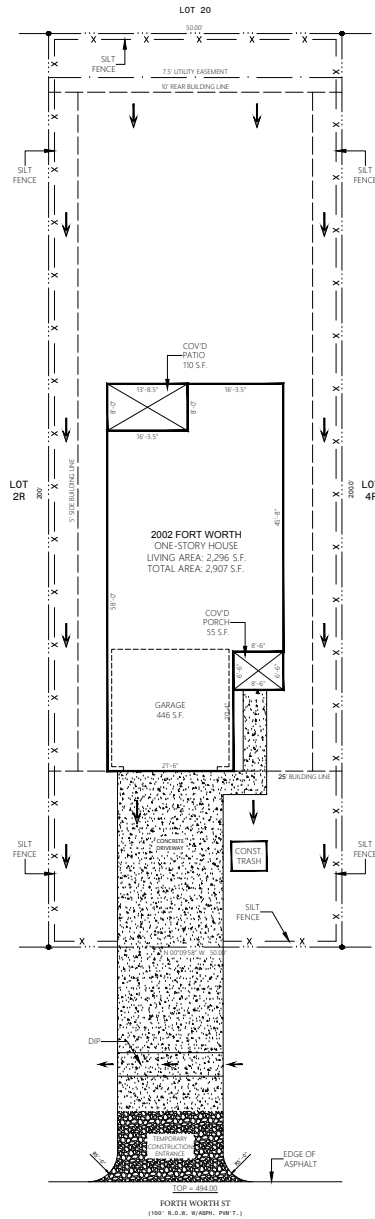


CASE LOCATION MAP
ZBA-21-10-0013
2002 Fort Worth Street



City of Grand Prairie
Development Services
(972) 237-8255
www.gptx.org

Exhibit B - Site Plan
Page 1 of 1

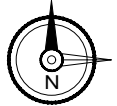


PROJECT DATA	
PROJECT NAME:	NEW HOUSE
ADDRESS:	2002 FORT WORTH ST GRAND PRAIRIE, TX 75021
OWNER/CUSTOMER:	SEKANT DEVELOPMENT & INVESTMENT LLC
LEGAL DESCRIPTION:	

AREAS CALCULATIONS TABLE	
1ST. FLOOR:	1,251.0 SQ. FT.
2ND. FLOOR:	1,045.0 SQ. FT.
TOTAL LIVING AREA:	2,296.0 SQ. FT.
2-CAR GARAGE:	446.0 SQ. FT.
COVERED PORCH:	55.0 SQ. FT.
COVERED PATIO:	110.0 SQ. FT.
TOTAL COVERED AREA:	2,907.0 SQ. FT.
TOTAL SLAB:	1,862.0 SQ. FT.
TOTAL LOT AREA:	10,000.0 SQ. FT.
LOT COVERAGE PERCENTAGE:	15.94 %
TOTAL ACRES AREA:	0.179 ACRE

GENERAL NOTES:

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANNING DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER.



Customer(s)/Owner(s):

Sekant Development & Investment Inc.

Legal Description:

Project Address:

2002 Fort Worth Grand Prairie TX 75051

Project Name:

New House

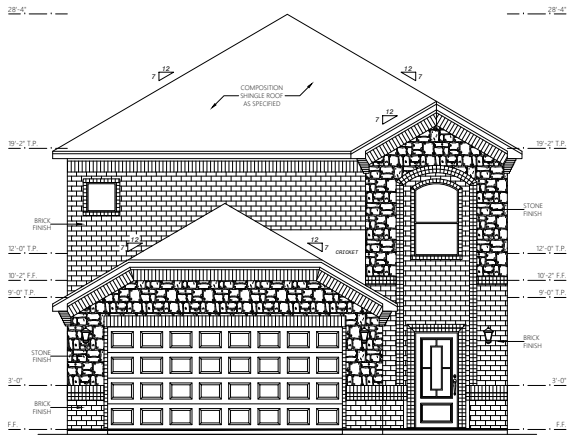
Plan Name:

SITE PLAN

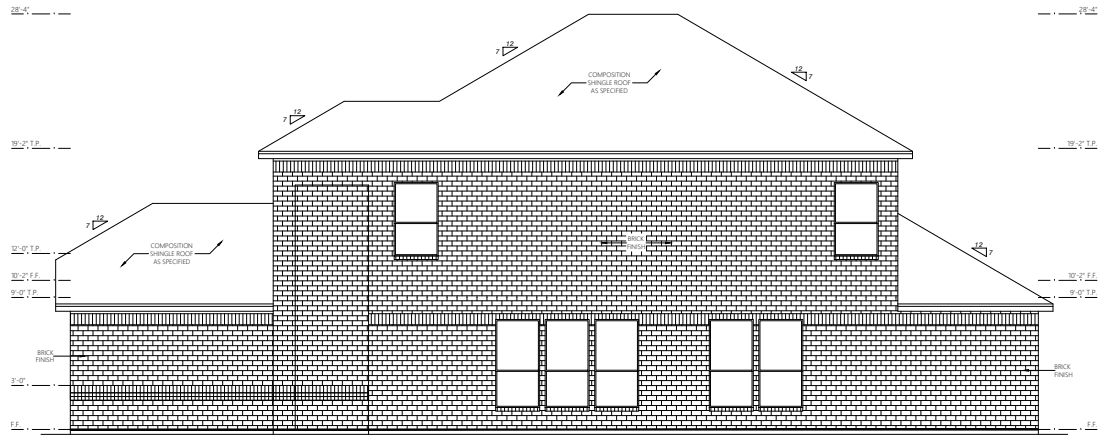
Project #:	Drawn By:
SA#20-2907-L3R	PSA
Date:	Scale:
09-03-2020	
Page:	22

Exhibit C - Building Elevation Page 1 of 1

MASONRY CALCULATIONS			
SIDE	MATERIAL	SQUARE FTD.	PERCENTAGE
FRONT ELEVATION	BRICK	373 S.F.	100 %
	SIDING	-----	-----
RIGHT ELEVATION	BRICK	855 S.F.	100 %
	SIDING	-----	-----
REAR ELEVATION	BRICK	221 S.F.	40 %
	SIDING	148 S.F.	40 %
LEFT ELEVATION	BRICK	510 S.F.	40 %
	SIDING	339 S.F.	45 %
TOTAL EXTERIOR WALL AREA:		2,445 S.F.	
TOTAL HOUSE SIDING PERCENTAGE:		18.75 %	
TOTAL HOUSE BRICK PERCENTAGE:		81.25 %	



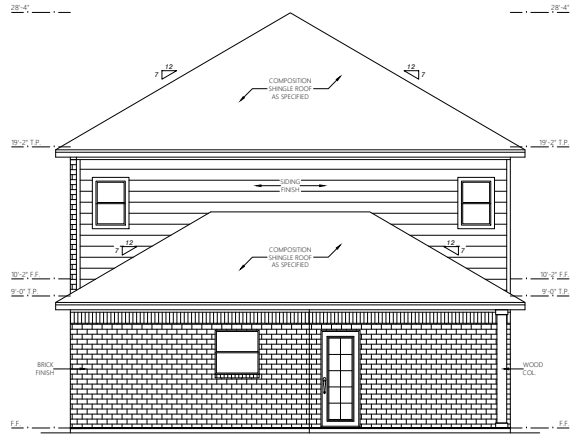
FRONT ELEVATION
Scale: 1/4"=1'-0"



RIGHT ELEVATION
Scale: 1/4"=1'-0"



LEFT ELEVATION
Scale: 1/4"=1'-0"



REAR ELEVATION
Scale: 1/4"=1'-0"

GENERAL NOTES:

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANDOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
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Customer(s)/Owner(s):

Sekant Development & Investment Inc

Legal Description:

Project Address:

2002 Fort Worth St
Grand Prairie TX 75051

Project Name:

New House

Plan Name:

ELEVATIONS

Project #: SA#20-2907-L3R
Date: 09-03-2020

Drawn By: PSA
Scale:

Page:

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**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 11/15/2021

REQUESTER: Jonathan Tooley, Planner

PRESENTER: Jonathan Tooley, Planner

TITLE: Meeting Start Time Discussion

APPLICANT: City of Grand Prairie

RECOMMENDED ACTION: Approve

SUMMARY:

Discussion regarding the amending Zoning Board of Adjustments and Appeals bylaws for meeting start time.

PURPOSE OF REQUEST:

The purpose of this request is to have a general discussion about revising the start time for the Zoning Board of Adjustments and Appeals (ZBA). Currently, ZBA has a briefing start time of 6:30 P.M, with a 7:00 P.M. regular meeting. Any adjustment to the meeting start time requires an amendment to the ZBA bylaws. Additionally, state law requires that City Council approve amendments to the ZBA bylaws before they can be formally adopted by the Board.

Staff is recommending that the start time be brought in alignment with other City commission and boards times. Furthermore, staff has researched the ZBA start times for surrounding municipalities, which is attached herewith as Exhibit A – ZBA Start Time for Surrounding Municipalities.

RECOMMENDATION:

Staff recommends approval.

ZBA START TIME OF SURROUNDING MUNICIPALITIES

Note: time shown is for the regular meeting portion of ZBA public hearings.

1. Grand Prairie
 - a. 7:00 PM
2. Cedar Hill
 - a. 1 PM
3. Irving
 - a. 6:00 PM
4. Arlington
 - a. 6:00 PM
5. McKinney
 - a. 6:00 PM
6. Grapevine
 - a. 6:15 PM
7. Plano
 - a. 3 PM
8. Southlake
 - a. 6:30 PM
9. Allen
 - a. 7:00 PM
10. Mesquite
 - a. 6:30 PM
11. Richardson
 - a. 6:30 PM
12. Dallas
 - a. 1 PM
13. Fort Worth
 - a. 9:00 AM