



300 W. Main Street – Council Chambers

MEETING AGENDA

Zoning Board of Adjustments and Appeals

Date: August 16th, 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 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 checked="" type="checkbox"/> Tommy Land | |

1. **BA210805 (Council District 2)** – Special Exception for a side yard carport at 2233 Varsity Drive, legally described as Lot 13, Block C, Prairie Mead Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.
 - a. Special Exception: Construction of a side yard carport.
 - b. Variance: Construction of a carport in the side yard setback.
Required Setback: 3 feet Requested Setback: 1.75 feet

Mr. Jonathon Tooley briefed the board on the case

Tommy Land asked about the dimensions of the structure. Jonathon stated that the dimensions are 39 x 19.

Clayton Hutchins asked if this structure would create a drainage issue for the adjacent neighbor and asked if the builder would place gutters on the structure.

Michelle Madden also asked about the gutters

Jonathon stated that this could be added to the motion if it pleases the Board

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

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| <input checked="" type="checkbox"/> Eric Smith | <input type="checkbox"/> David Baker |
| <input checked="" 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:

1. **BA210805 (Council District 2)** – Special Exception for a side yard carport at 2233 Varsity Drive, legally described as Lot 13, Block C, Prairie Mead Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.
 - a. a. Special Exception: Construction of a side yard carport.
 - b. b. Variance: Construction of a carport in the side yard setback.
Required Setback: 3 feet Requested Setback: 1.75 feet

This structure was noticed when an electrical inspection was being conducted on the property. There was no permit on site and the applicant was made aware of that they would need one. The carport is 39 x 9 with a height of 9.2 ft.

There are 3 carports within 800 feet of the location

A letter was also received from the neighbor north of 2233 Varsity stating that they were not in opposition.

53 notices were sent out and there was no opposition. Staff also does not object to the case

Applicant / Spokesperson: Noelia Lazo

Address: 2233 Varsity Dr Grand Prairie, TX 75051

Any comments from Spokesman:

The applicant would like the carport to protect their vehicles. The applicant is ok with installing gutters on the carport and understands that are more steps after this approval such as permits and inspections

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 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 with the following conditions of the structure being attached and gutter installed on the North side made by

Michelle Madden

The motion was seconded by Clayton Hutchins

Motion was approved/denied: 9 yays to 0 Nays

Members that objected: None

NEW BUSINESS: None

CITIZENS COMMENTS: None

ADJOURNMENT : The meeting was adjourned at 7:10 PM

Signed on this the _____ day of September 2021

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

by: 

Printed Name: Barry Sandack

Title: Chair person