



**ZONING BOARD OF ADJUSTMENTS AND APPEALS**  
**CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET**  
**MONDAY, APRIL 19, 2021 AT 6:30 PM**

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**AGENDA**

**BRIEFING - 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.

**CALL TO ORDER - 7:00 PM**

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 February 17, 2021 Meeting Minutes

**PUBLIC HEARING ITEMS TO BE TABLED**

2. BA210403 (Council District 3) – Variance to the rear and side yard setback at 229 W. Phillips Court, legally described as Lot 14, 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 a single-family dwelling in the side yard setback.  
Required Setback: 6 feet  
Requested Setback: 4 feet

**PUBLIC HEARING**

3. BA210406 (Council District 3) – Creation of four lots that do not meet the minimum required width at 1914 Varsity Street, legally described as part of 30, Block B, Lakeland Heights Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.  
Variance: Creation of four lots that do not meet the minimum required width.

Minimum Required Lot Width: 60 feet  
Minimum Requested Lot Width: 49.94 feet

## **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**

*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 April 16, 2021.*

Posted By: Monica Espinoza

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.

## **LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE**

It is the custom and tradition of the members of the Zoning Board of Adjustments and Appeals to have an invocation prior to the beginning of its meetings. The invocation is directed to and offered solely for the benefit of the members of the Board, though members of the audience are welcome to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and will have no bearing on any matter considered or decision made by the Board during the meeting.



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*Monica Espinoza, Planning Secretary*