



**ZONING BOARD OF ADJUSTMENTS AND APPEALS**  
**VIDEO CONFERENCE**  
**WEDNESDAY, FEBRUARY 17, 2021 AT 6:30 PM**

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**AGENDA**

**Due to an imminent threat to public health and safety arising from the COVID-19 pandemic, this meeting of the Zoning Board of Adjustments and Appeals will be held via videoconference at the indicated date and time. No facility shall be available for the public to attend in person. For further information contact the City of Grand Prairie Planning Department (972) 237-8255.**

**Members of the public may participate in the meeting remotely via broadcast by webinar or telephone through the following URL location:**

**You are invited to a Zoom webinar.**

**When: Feb 17, 2021 06:30 PM Central Time (US and Canada)**

**Topic: City of Grand Prairie - Zoning Board of Adjustments & Appeals Meeting**

**Please click the link below to join the webinar:**

**<https://gptx.zoom.us/j/95117076667?pwd=eG5xL29ZaFlJeEhaU25HRk1hUnN6UT09>**

**Passcode: 203803**

**Or iPhone one-tap :**

**US: +13462487799,,95117076667#,,,,\*203803# or  
+16699006833,,95117076667#,,,,\*203803#**

**Or Telephone:**

**Dial(for higher quality, dial a number based on your current location):**

**US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 408 638 0968 or +1  
646 876 9923 or +1 301 715 8592 or +1 312 626 6799**

**Webinar ID: 951 1707 6667**

**Passcode: 203803**

**International numbers available: <https://gptx.zoom.us/j/95117076667>**

**All meeting participants attending remotely will be automatically muted until it is their turn to speak. To be recognized to speak, use the “raise hand” feature in the Zoom meeting platform. Those joining the meeting by phone may press \*9 to raise your hand. After speaking, please remute your**

phone by pressing \*6. Any speaker wishing to visually display documents in connection with a presentation must submit them to [jtooley@gptx.org](mailto:jtooley@gptx.org) in PDF format no later than 3 o'clock p.m. on February 17, 2021.

### **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 January 20, 2021 Meeting Minutes

### **PUBLIC HEARING**

2. **BA210203 (Council District 5)** – Variance to the side yard setback at 602 NW 18th Street, legally described as Lot 17, Block 160, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.
  1. Variance: Construction of a single-family dwelling in the side yard setback.  
Required Setback: 6 feet.  
Requested Setback: 5 feet.
3. **BA210204 (Council District 5)** – Construction of a carport at 1101 Ruea Street, legally described as Lot 1 and part of Lot 2, Block 1, Pecan Acres Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.
  1. Special Exception: Construction of a carport.
  2. Variance: Construction of a carport that exceeds maximum area.  
Required Maximum Area: 500 square feet.  
Requested Area: 625 square feet.

## **CITIZEN COMMENTS**

*Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by following instructions in the Virtual Meeting Details.*

## **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 February 12, 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*