



**ZONING BOARD OF ADJUSTMENTS AND APPEALS**  
**CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET**  
**MONDAY, SEPTEMBER 18, 2023 AT 5:30 PM**

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**AGENDA**

**BRIEFING SESSION - 5:30 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 - 6:00 PM**

**Call to Order**

**Invocation**

**ELECTION OF OFFICERS**

**APPROVAL OF MINUTES**

1. Approval of the August 21, 2023 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-23-06-0043 (Council District 3) – Variances to reduce the minimum side setback and increase the maximum area for an accessory structure permitted under the Unified Development Code, located at 2125 Windchime Drive, legally described as Lot 13, Block 5, Cinnamon Ridge Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development District-75.
3. ZBA-23-08-0054 (Council District 3) – Variance to increase the width of a carport permitted under the Unified Development Code, located at 2221 Sheriff Drive, legally described as Lot 20, Block 6, Cinnamon Ridge Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development -75
4. ZBA-23-08-0055 (Council District 1) – Special Exception for a conversion of a garage into living space, located at 418 Manana Drive, legally described as Lot 19, Block A, Greenwood Hills

South Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District

5. ZBA-23-08-0056 (Council District 1) – Special Exception for a front yard carport, located at 2302 March Lane, legally described as Lot 15, Block G, Sherwood Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District
6. ZBA-23-08-0057 (Council District 1) – Special Exception to allow for stacked parking and to reduce the number of off-street parking spaces permitted under the Unified Development Code, located at 810, 812, 814, and 816 Premier Parkway, legally described as Lots 4-7, Carrier Parkway Townhomes Addition, City of Grand Prairie, Dallas County, Texas, zoned Multi Family-One

## **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 September 14, 2023.*



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*Monica Espinoza, Planning Secretary*