



**300 W. Main Street – Council Chambers**

**MEETING AGENDA**

Zoning Board of Adjustments and Appeals

Date: June 20th, 2022

**BRIEFING:**

**5:41 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:**

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| <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-22-05-0018 (Council District 5)** – A request to authorize the occupancy of an abandoned nonconforming structure, located at 210 NW. 7th Street, legally described as portions of Lot 11 & 12, Block 201, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area.

June Sin from Planning briefed the Board that this application has been withdrawn by staff as it was determined that the applicant does not require this variance.

3. **ZBA-22-05-0019 (Council District 1)** – Special Exception for a garage conversion, located at 914 Danish Drive, legally described as Lot 14, Block 5, International Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One Residential District.

June Sin from Planning briefed the Board on the reason for the case and provided information on the lot.

- 4. **ZBA-22-06-0021 (Council District 1)** – A request to appeal the Building Official’s revocation of the Certificate of Occupancy (C.O.) for Royal Lane Studios, located at 1135 Avenue J East, legally described as a portion of Site 1, Block 14, Industrial Community No. 1 Great Southwest Industrial District (GSID COMM #1) Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial District.

June Sin from Planning briefed the Board the applicant requested this item to be tabled to July 18th ZBA meeting.

**CALL TO ORDER**

**6:00 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:**

- Barry Sandacz
- Michelle Madden
- Clayton Hutchins
- Timothy Ibidapo
- Anthony Langston Sr.
- Eric Smith
- Tommy Land
- Ralph Castro
- Debbie Hubacek
- Heather Mazac
- Robert Mendoza
- Melinda Rodgers
- David Baker

**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

**Motion Carried 9-0**

**PUBLIC HEARING:**

- 2. **ZBA-22-05-0018 (Council District 5)** – A request to authorize the occupancy of an abandoned nonconforming structure, located at 210 NW. 7th Street, legally described as

portions of Lot 11 & 12, Block 201, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area.

June Sin presented that this application has been withdrawn by staff as it was determined that the applicant does not require this variance.

**3. ZBA-22-05-0019 (Council District 1)** – Special Exception for a garage conversion, located at 914 Danish Drive, legally described as Lot 14, Block 5, International Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One Residential District.

June Sin presented the requested variance to the Board.

**Applicant / Spokesperson:**

**Address:**

**Any comments from Spokesman:**

**Any questions from Board:**

**The following persons spoke in favor of the application:**

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**The following persons noted their support for the application:**

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**The following evidence was presented to the Board by those in favor of the case:**

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**The following persons noted their opposition to the application**

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**The following evidence was presented to the Board by those in opposition to the case:**

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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 with a condition that the applicant must following all Building permit requirements

**Michelle Madden**

The motion was seconded by Timothy Ibidapo

Motion was approved/denied: 9 yays to 0 Nays

Members that objected:

- 3. ZBA-22-06-0021 (Council District 1)** – A request to appeal the Building Official’s revocation of the Certificate of Occupancy (C.O.) for Royal Lane Studios, located at 1135 Avenue J East, legally described as a portion of Site 1, Block 14, Industrial Community No. 1 Great Southwest Industrial District (GSID COMM #1) Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial District.

June Sin presented to the Board that the applicant requested this item to be tabled to July 18th ZBA meeting.

The motion to close the public hearing and table the item until the July 18<sup>th</sup> ZBA Meeting  
Timothy Ibidapo

The motion was seconded by Debbie Hubacek

Motion was approved/denied: 9 yays to 0 Nays

Members that objected:

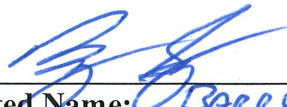
**NEW BUSINESS: N/A**

**CITIZENS COMMENTS:**

**ADJOURNMENT: The meeting was adjourned at 6:07 PM**

Signed on this the 18 day of June 2022

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

by:   
Printed Name: Barry Sandacz  
Title: Chair person