



ZONING BOARD OF ADJUSTMENTS AND APPEALS
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, SEPTEMBER 19, 2022 AT 5:30 PM

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

APPROVAL OF MINUTES

1. Approval of the August 15, 2022 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-22-08-0028 (Council District 2) – Special exception a side yard carport and a variance to reduce the minimum internal side setback requirement permitted under the Unified Development Code, located at 4213 Forestedge Drive, legally described as Lot 16, Block 8, Westchester Addition Section Two, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-210 District
3. ZBA-22-08-0030 (Council District 1) – Variances to increase the maximum area and to reduce the minimum rear setback requirement for a rear yard carport permitted under the Unified Development Code, located at 822 Sharpshire Drive, legally described as Lot 6, Block F, Dorchester Place Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One Residential District
4. ZBA-22-08-0035 (Council District 6) – Special Exception for a front yard carport and a variance to increase maximum area permitted under the Unified Development Code, located at 1402 Clark

Trail, legally described as Lot 23, Block TT, Trailwood Addition 11th Increment, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-81 District

5. ZBA-22-08-0036 (Council District 6) – Variances to increase the maximum building height and the maximum wall height for an accessory structure permitted under the Unified Development Code, located at 1622 Ernie Lane, legally described as Tract 52, W. H. Beeman Survey, Abstract 126, Page 011, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One Residential District
6. ZBA-22-08-0037 (Council District 3) – Special Exception for a garage conversion, located at 510 E Cober Drive, legally described as Lot 9, Block 1108, South Manor Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District
7. ZBA-22-08-0038 (Council District 1) – Special Exception for a garage conversion, located at 506 Worthway Drive, legally described as Lot 15, Block A, Jefferson Height Addition, City of Grand Prairie, Tarrant County, Texas, zoned Single Family-Four Residential District

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

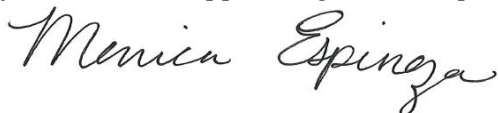
The City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

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 16, 2022.



Monica Espinoza, Planning Secretary



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/19/2022

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: June Sin, Planner

TITLE: Approval of the August 15, 2022 Meeting Minutes

RECOMMENDED ACTION: Approve



300 W. Main Street – Council Chambers

MEETING AGENDA

Zoning Board of Adjustments and Appeals

Date: August 15th, 2022

BRIEFING:

5:43 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 checked="" type="checkbox"/> Clayton Hutchins |
| <input checked="" type="checkbox"/> Debbie Hubacek | <input checked="" type="checkbox"/> Eric Hedin |
| <input type="checkbox"/> Timothy Ibidapo | <input checked="" type="checkbox"/> Eric Smith |
| <input checked="" type="checkbox"/> Kimberly Akinrodoye | <input type="checkbox"/> David Baker |
| <input checked="" type="checkbox"/> Anthony Langston Sr. | <input type="checkbox"/> Tommy Land |
| <input type="checkbox"/> Melinda Rodgers | |

- 1. ZBA-22-07-0024 (Council District 5)-** Special exception for a side yard carport and variance to reduce the minimum internal setback requirement permitted under the Unified Development Code, located at 705 NE 29th Street, legally described as Lot 680, Burbank Gardens Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District

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

2. **ZBA-22-07-0025 (Council District 3)**- Special Exception for a front yard carport and a variance to increase the maximum area permitted under the Unified Development Code, located at 618 Kingston Drive, legally described as Lot 11R, Block C, Kingston Square No. 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two Residential District

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

3. **ZBA-22-07-0026 (Council District 5)** – Variance to reduce the minimum rear setback requirement for an attached garage permitted under the Unified Development Code, located at 1054 Shawnee Trace, legally described as Lot 1, Block 8, Indian Hills Park Addition, City of Grand Prairie, Dallas County, Texas zoned Single Family-Four Residential District

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

Briefing was adjourned at 5:57 pm

CALL TO ORDER

6:04 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:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Barry Sandacz | <input checked="" type="checkbox"/> Clayton Hutchins |
| <input checked="" type="checkbox"/> Debbie Hubacek | <input checked="" type="checkbox"/> Eric Hedin |
| <input type="checkbox"/> Timothy Ibidapo | <input checked="" type="checkbox"/> Eric Smith |
| <input checked="" type="checkbox"/> Kimberly Akinrodoye | <input checked="" type="checkbox"/> David Baker |
| <input checked="" type="checkbox"/> Anthony Langston Sr. | <input type="checkbox"/> Tommy Land |
| <input type="checkbox"/> Melinda Rodgers | |

INVOCATION:

David Baker led the invocation

ELECTION OF OFFICERS: This will take place after the Public Hearing

APPROVAL OF MINUTES:

The motion to Approve the minutes made by Clayton Hutchins

The motion was seconded by David Baker

Motion Carried 8-0

PUBLIC HEARING:

2. ZBA-22-07-0024 (Council District 5)- Special exception for a side yard carport and variance to reduce the minimum internal setback requirement permitted under the Unified Development Code, located at 705 NE 29th Street, legally described as Lot 680, Burbank Gardens Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District

Ms. June Sin presented the case to the Board and mentioned that staff cannot support the case due to Inadequate drainage. Staff would prefer the carport to be 2 feet away from the neighboring house

Clayton asked if staff was in support of the case. Ms. Sin stated that staff is not supporting the 0 side yard setback. Three feet is what is mentioned in the UDC but staff would be comfortable with a 2 yard setback on side

Applicant / Spokesperson: Maria Licea / Perla Licea (translator)

Address: 705 NE 29th Grand Prairie, TX 75050

Any comments from Spokesman: N/A

Any questions from Board:

Barry Sandacz asked if the applicant would be ok with a 2' setback and changing the width to 10ft 9in

David Baker also asked if there was a particular reason for the width? Is it due to accessibility?

Perla, the applicant's granddaughter and translator stated that they understood everything and agreed. There is no specific reason for the width.

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 and approve the case with a 2-foot side yard setback was made by **David Baker**

The motion was seconded by **Anthony Langston Sr**

Motion was **approved**/denied: 8 yays to 0 Nays

Members that objected:

3. ZBA-22-07-0025 (Council District 3)- Special Exception for a front yard carport and a variance to increase the maximum area permitted under the Unified Development Code, located at 618 Kingston Drive, legally described as Lot 11R, Block C, Kingston Square No. 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two Residential District

June Sin presented the case to the Board.

Applicant / Spokesperson: Yanette Ortega

Address: 618 Kingston St Grand Prairie, TX 75051

Any comments from Spokesman: N/A

Any questions from Board: N/A

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 and deny the appeal as requested was made by

David Baker

The motion was seconded by **Debbie Hubacek**

Motion was **approved**/denied: 8 yays to 0 Nays

Members that objected:

4. ZBA-22-07-0026 (Council District 5) – Variance to reduce the minimum rear setback requirement for an attached garage permitted under the Unified Development Code, located at 1054 Shawnee Trace, legally described as Lot 1, Block 8, Indian Hills Park Addition, City of Grand Prairie, Dallas County, Texas zoned Single Family-Four Residential District

June Sin presented the case to the Board and mentioned that Ms. Cortez obtained 25 signatures from neighbors and 7 letters of support

The garage was an existing structure but since it was demolished and rebuilt it has lost its grandfather status

The staff believes that with 15' away from the south property line provides enough visibility

Per a traffic study from Transportation, the structure will also not force heavy traffic onto Bennie Street

Applicant / Spokesperson: Priscilla Cortez

Address: 1054 Shawnee Trace Grand Prairie, TX 75051

Any comments from Spokesman:

Ms. Cortez stated that she was not aware of a grandfather status of the previously built garage

The garage needed to be rebuilt due to it being a hazard and danger in the yard and for the

grandchildren

Any questions from Board:

Eric Smith asked if the new garage would sit in the same exact location as the previously existing. The applicant stated yes it would

Barry Sandacz commended the applicant on the all the signatures on her petition and the letters

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 and approve the case: David Baker

The motion was seconded by Clayton Hutchins

Motion was approved/denied: 8 yays to 0 Nays

Members that objected:

NEW BUSINESS:

Welcome Kimberly Akinrodoye, David Baker and Eric Hedin

ELECTION OF OFFICERS:

Election of Chairperson

Clayton Hutchins nominated Barry Sandacz for Chairperson

Eric Hedin seconded the motion

The nomination was voted on and approved 8 to 0

Vice Chairperson

Debbie Hubacek nominated David Baker

Eric Smith seconded the motion

The nomination was voted on and approved 8 to 0

CITIZENS COMMENTS:

ADJOURNMENT: The meeting was adjourned at 6:28 PM

Signed on this the _____ day of September 2022

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

by: _____

Printed Name: _____

Title: _____



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/19/2022

REQUESTER: Monica Espinoza

PRESENTER: June Sin, Planner

TITLE: ZBA-22-08-0028 (Council District 2) – Special exception a side yard carport and a variance to reduce the minimum internal side setback requirement permitted under the Unified Development Code, located at 4213 Forestedge Drive, legally described as Lot 16, Block 8, Westchester Addition Section Two, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-210 District

APPLICANT: Abraham M. Thomas

RECOMMENDED ACTION: Staff does not object to this request, but recommends the following condition:

1. The applicant shall install a gutter or a French drain to allow for adequate drainage

SUMMARY:

Special exception for a side yard carport and a variance to reduce the minimum internal side setback requirement permitted under the Unified Development Code, located at 4213 Forestedge Drive, legally described as Lot 16, Block 8, Westchester Addition Section Two, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-210 District.

- A. Special Exception: Construction of a carport
- B. Variance: Reduction of the internal side yard setback
 Required setback: 3 feet
 Requested setback: 1 foot

PURPOSE OF REQUEST:

The applicant is requesting a special exception to build a 275-square-foot carport at 4213 Forestedge Drive. Article 6 of the Unified Development Code requires that carports be approved through the ZBA process and meet city requirements. The proposed carport is 11 ft x 25 ft with a height of 10 feet and will be detached from the primary structure. Staff reviewed the surrounding area and found no legally permitted carports within the 800-foot buffer.

Subject to the approval of this application, an approved building permit will be required prior to the final inspection of the structure. As part of the building permit review process, Building Inspections will ensure that the structure complies with all regulations.

PUBLIC NOTIFICATION:

Legal notice of this item was published in the Fort Worth Star Telegram September 9 and September 18.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on September 9.

29 notices were sent, 0 were returned in favor, and 0 returned opposed. The property is within the Westchester homeowner's association.

FINDINGS:

As authorized in Section 1.11.7.4 of the UDC, the ZBA may grant variances and exceptions provided the following findings are met:

- A. Such variance or exception will not substantially or permanently injure the appropriate use of adjacent property in the same district.

***Staff Evaluation:** Staff suggests that the special exception and variance may substantially or permanently injure the adjacent property owners. Carports being directly adjacent to the property line may cause rainwater to run into the neighbor's yard. The applicant is willing to install a gutter or a French drain to allow for adequate drainage.*

- B. Such variance or exception will not adversely affect the health, safety, or general welfare of the public.

***Staff Evaluation:** Staff believes that the special exception and variance will not adversely affect the health, safety, or general welfare of the public.*

- C. Such variance or exception will not be contrary to the public interest, and such 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.

***Staff Evaluation:** Staff believes that this special exception and variance will not authorize the operation of a use other than those already allowed in Planned Development-210 District.*

- D. Such variance or exception will be in harmony with the spirit and purpose of this ordinance.

***Staff Evaluation:** Staff believes that the special exception and variance will not harm the spirit and purpose of this ordinance.*

- E. Such variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought.

***Staff Evaluation:** Staff believes the special exception and the variance may alter the "essential character" of the neighborhood. A front yard carport is not present in the neighborhood.*

- F. Such variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located.

Staff Evaluation: Staff does not believe that the special exception and variance will substantially weaken the general purpose of the underlying zoning district.

- G. 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 the 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.

Staff Evaluation: Staff cannot find that the property owner has a hardship that is a unique circumstance of the property.

- H. The variance or exception is a self-created hardship.

Staff Evaluation: Staff finds that the hardship is self-created.

RECOMMENDATION:

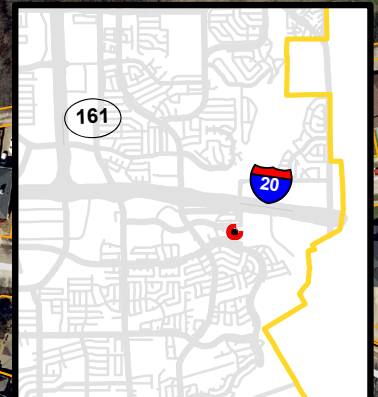
Staff does not object to ZBA-22-08-0028 as requested, but recommends the following condition:

1. The applicant shall install a gutter or a French drain to allow for adequate drainage

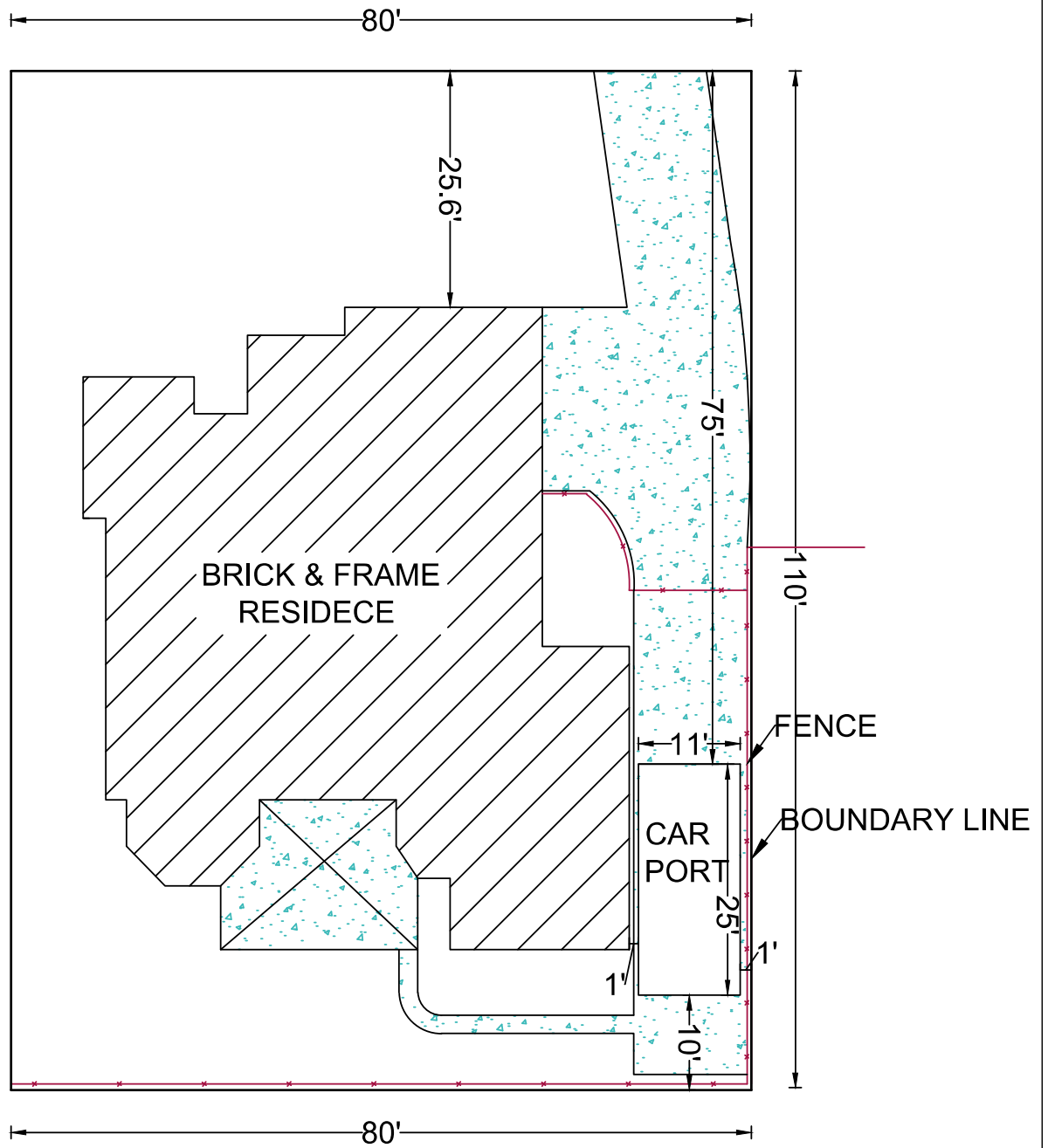
If the Board chooses to grant the request, the applicant must abide by the following:

2. **Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2021 International Building Code, the Grand Prairie Municipal Code of Ordinances, the city adopted fire codes, and with other applicable regulatory requirements administered and/or enforced by the state and federal government. If a building permit has not been applied for or issued within a ninety (90) day period or as the Board may specifically grant, the variance shall be deemed waived; and all rights there under terminated.**

Item 2.



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CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/19/2022

REQUESTER: Monica Espinoza

PRESENTER: June Sin, Planner

TITLE: ZBA-22-08-0030 (Council District 1) – Variances to increase the maximum area and to reduce the minimum rear setback requirement for a rear yard carport permitted under the Unified Development Code, located at 822 Sharpshire Drive, legally described as Lot 6, Block F, Dorchester Place Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One Residential District

APPLICANT: Martin Spille

RECOMMENDED ACTION: No action can be taken

The applicant requested to withdraw his request for ZBA variances.

June Sin

From: June Sin
Sent: Tuesday, September 13, 2022 1:10 PM
To: June Sin
Subject: FW: 822 Sharpshire - Carport variances

From: Martin Spille <[REDACTED]>
Sent: Tuesday, September 13, 2022 9:37 AM
To: June Sin <jsin@GPTX.org>
Subject: Re: 822 Sharpshire - Carport variances

Ms. Sin,

This email serves as an official request to withdraw my ZBA application due to the maximum allowance of a 650 square foot carport. Respectfully request a refund of my application fee. Thank you.

[REDACTED]



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/19/2022

REQUESTER: Monica Espinoza

PRESENTER: June Sin, Planner

TITLE: ZBA-22-08-0035 (Council District 6) – Special Exception for a front yard carport and a variance to increase maximum area permitted under the Unified Development Code, located at 1402 Clark Trail, legally described as Lot 23, Block TT, Trailwood Addition 11th Increment, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-81 District

APPLICANT: Sigfredo Maldonado Jr.

RECOMMENDED ACTION: Staff cannot support this request due to the following finding of fact:

1. The requested maximum area variance is 50% relief from the requirement which is substantially greater than previously granted variances not exceeding 30% relief.
2. Should the Board choose to grant the request, staff recommends the condition that the maximum allowed area of a carport be 650 square feet.

SUMMARY:

Special Exception for a front yard carport and a variance to increase maximum area permitted under the Unified Development Code, located at 1402 Clark Trail, legally described as Lot 23, Block TT, Trailwood Addition 11th Increment, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-81 District.

- A. Special Exceptions: Construction of a carport
- B. Variance: Increase of the maximum area of a carport
 Allowed area: 500 square feet
 Requested area: 750 square feet

PURPOSE OF REQUEST:

The applicant is requesting a special exception to build a 750-square-foot carport at 1402 Clark Trail. Article 6 of the Unified Development Code requires that carports be approved through the ZBA process

and meet city requirements. The proposed carport is 25 ft x 30 ft with a height of 11 feet and will be detached from the primary structure. Staff reviewed the surrounding area and found no permitted carports within 800 feet.

Subject to the approval of this application, an approved building permit will be required prior to the final inspection of the structure. As part of the building permit review process, Building Inspections will ensure that the structure complies with all regulations.

PUBLIC NOTIFICATION:

Legal notice of this item was published in the Fort Worth Star Telegram September 9 and September 18.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on September 9.

39 notices were sent, 0 were returned in favor, 0 returned opposed and there is not a homeowner's association.

FINDINGS:

As authorized in Section 1.11.7.4 of the UDC, the ZBA may grant variances and exceptions provided the following findings are met:

- A. Such variance or exception will not substantially or permanently injure the appropriate use of adjacent property in the same district.

Staff Evaluation: Staff believes that the special exception and variance will not substantially or permanently injure the adjacent property owners.

- B. Such variance or exception will not adversely affect the health, safety, or general welfare of the public.

Staff Evaluation: Staff believes that the special exception and variance will not adversely affect the health, safety, or general welfare of the public.

- C. Such variance or exception will not be contrary to the public interest, and such 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.

Staff Evaluation: Staff believes that the special exception and variance will not authorize the operation of a use other than those already allowed in Planned Development-81 District.

- D. Such variance or exception will be in harmony with the spirit and purpose of this ordinance.

Staff Evaluation: Staff believes that the special exception and variance may not be in harmony with the spirit and purpose of this ordinance. ZBA granted two other variances this year on the maximum area of a carport. The approved variances were less than 30% relief from the requirement. The applicant is requesting a maximum area of 750 sq. ft., which is at 50% relief.

- E. Such variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought.

Staff Evaluation: Staff suggests that the granting of this special exception and variance may not alter the “essential character” of the neighborhood. A front yard carport is already present in the neighborhood.

- F. Such variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located.

Staff Evaluation: Staff does not believe that the special exception and variance will substantially weaken the general purpose of the underlying zoning district.

- G. 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 the 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.

Staff Evaluation: Staff cannot find that the property owner has a hardship that is a unique circumstance of the property.

- H. The variance or exception is a self-created hardship.

Staff Evaluation: Staff finds that the hardship is self-created.

RECOMMENDATION:

Staff cannot support ZBA-22-08-0035 as requested due to the following finding of fact:

1. The requested variance is 50% relief from the requirement which is substantially greater than previously granted variances not exceeding 30% relief.
2. Should the Board choose to grant the request, staff recommends the condition that the maximum allowed area of a carport be 650 square feet.

If the Board chooses to grant the request, the applicant must abide by the following:

2. **Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2021 International Building Code, the Grand Prairie Municipal Code of Ordinances, the city adopted fire codes, and with other applicable regulatory requirements administered and/or enforced by the state and federal government. If a building permit has not been applied for or issued within a ninety (90) day period or as the Board may specifically grant, the variance shall be deemed waived; and all rights there under terminated.**



Exhibit A - Location Map
Page 1 of 1

Item 4.

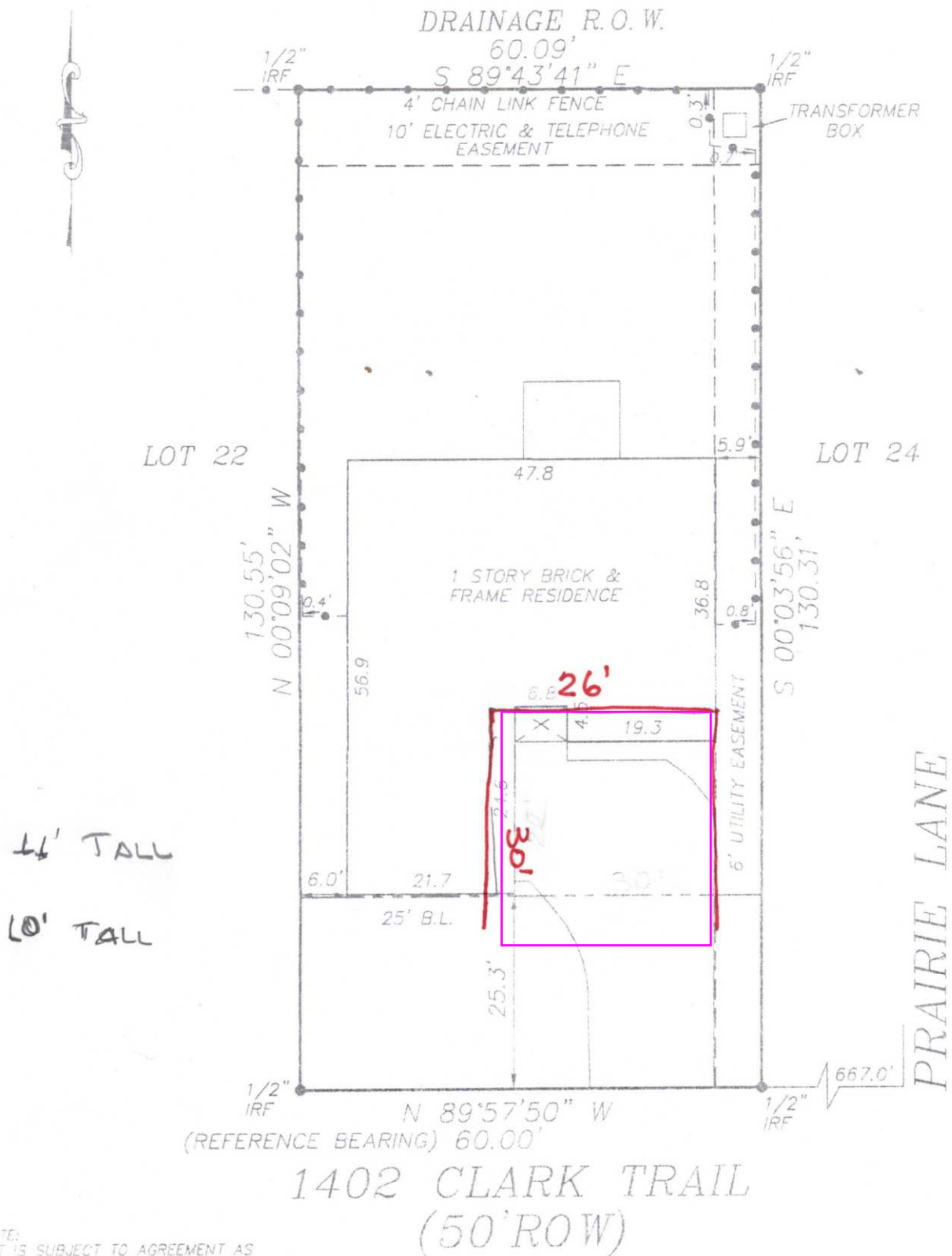


Exhibit B - Site Plan
Page 1 of 1

Item 4.

TO ALL PARTIES INTERESTED IN

THIS IS TO CERTIFY THAT I HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 1402 CLARK TRAIL, IN THE CITY OF GRAND PRAIRIE TEXAS, BEING LOT 23 BLOCK TT OF TRAILWOOD ADDITION, ELEVENTH INCREMENT, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 79024 PAGE 752 OF THE MAP RECORDS, DALLAS COUNTY TEXAS.



NOTE:
LOT IS SUBJECT TO AGREEMENT AS
RECORDED IN VOL. 79139, PG. 45.

I, Steve Donaldson, Registered Professional Land Surveyor No. 4004, do hereby certify that the plat shown was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Land Surveying minimum standards adopted September 1, 1992; the size, location and types of improvements shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or protrusions except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use.







CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/19/2022

REQUESTER: Monica Espinoza

PRESENTER: Brittany Musser, Planning Technician

TITLE: ZBA-22-08-0036 (Council District 6) – Variances to increase the maximum building height and the maximum wall height for an accessory structure permitted under the Unified Development Code, located at 1622 Ernie Lane, legally described as Tract 52, W. H. Beeman Survey, Abstract 126, Page 011, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One Residential District

APPLICANT: Tommy Miller

RECOMMENDED ACTION: Staff does not object this request

SUMMARY:

Variance to increase the maximum building height and the maximum wall height for an accessory structure permitted under the Unified Development Code, located at 1622 Ernie Lane, legally described as Tract 52, W. H. Beeman Survey, Abstract 126, Page 011, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One Residential District.

- A. Variance: Increase of the maximum wall height allowed.
Allowed Height: 12 feet
Requested Height: 18 feet
- B. Variance: Increase of the maximum building height allowed.
Allowed Height: 22 feet
Requested Height: 24 feet

PURPOSE OF REQUEST:

The applicant is requesting a variance to increase the building height of the accessory structure from 22 feet to 24 feet. The applicant is also requesting a variance to increase the wall height from 12 feet to 18 feet. The primary intent of this variance is to allow for the applicant to construct an accessory structure with enough height to accommodate an RV.

PUBLIC NOTIFICATION:

Legal notice of this item was published in the Fort Worth Star Telegram September 9 and September 18.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on September 9.

20 notices were sent, 0 were returned in favor, 0 returned opposed and there is not a homeowner's association.

FINDINGS:

As authorized in Section 1.11.7.4 of the UDC, the ZBA may grant variances and exceptions provided the following findings are met:

- A. Such variance or exception will not substantially or permanently injure the appropriate use of adjacent property in the same district.

***Staff Evaluation:** Staff believes that such variances may not substantially or permanently injure the appropriate use of adjacent property in the same district. Adjacent properties are close to an acre each, which is substantially larger than the minimum lot sizes in SF-1 zoning districts.*

- B. Such variance or exception will not adversely affect the health, safety, or general welfare of the public.

***Staff Evaluation:** Staff suggests that the variances will not adversely affect the health, safety, or general welfare of the public.*

- C. Such variance or exception will not be contrary to the public interest; and such 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.

***Staff Evaluation:** The variances may not authorize the operation of a use other than those already allowed in SF-1 zoning districts.*

- D. Such variance or exception will be in harmony with the spirit and purpose of this ordinance.

***Staff Evaluation:** Staff suggests that the variances may not harm the spirit and purpose of this ordinance. The accessory structure is located far from the street view, behind the main structure of the house and increased height will not negatively affect the view from the street.*

- E. Such variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought.

***Staff Evaluation:** Staff believes that the variances do not alter the essential character of the district.*

- F. Such variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located.

***Staff Evaluation:** Staff believes that the variances for the proposed accessory structure will not substantially weaken the general purpose of the underlying zoning district.*

- G. 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 the 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.

Staff Evaluation: Staff finds that the property owner does not have a hardship that is a unique circumstance of the property.

H. The variance or exception is a self-created hardship.

Staff Evaluation: Staff finds that the hardship is self-created.

RECOMMENDATION:

Staff does not object ZBA-22-08-0036 as requested.

If the Board chooses to grant the request, the applicant must abide by the following:

1. **Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2021 International Building Code, the Grand Prairie Municipal Code of Ordinances, the city adopted fire codes and with other applicable regulatory requirements administered and/or enforced by the state and federal government. If a building permit has not been applied for or issued within a ninety (90) day period or as the Board may specifically grant, the variance shall be deemed waived; and all rights there under terminated.**



1622 ERINE LANE, GRAND PRAIRIE, TEXAS

Exhibit B - Site Plan

Page 1 of 1

Item 5.

IN LOT, TRACT OR PARCEL OF LAND LYING AND BEING PART OF THE W.J.L. BEEMAN SURVEY, ABSTRACT #128, PAGE 11, AND BEING MORE PARTICULARLY DESCRIBED

FOUND FIVE-EIGHTS INCH IRON ROD FOR CORNER, SAID POINT BEING 553.00 FEET NORTH AND 772.00 FEET
NORTHEAST CORNER OF A 65-ACRE TRACT CONVEYED TO CSM LAND COMPANY RECORDED IN VOLUME 49,
RECORDS OF DALLAS COUNTY, TEXAS;

A DISTANCE OF 244.60 FEET TO A FOUND FIVE-EIGHTS INCH IRON ROD FOR CORNER;

DISTANCE OF 154.40 FEET TO A FOUND ONE-HALF INCH IRON ROD FOR CORNER;

A DISTANCE OF 244.60 FEET TO A FOUND FIVE-EIGHTS INCH IRON ROD FOR CORNER;

DISTANCE OF 154.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 37,788.24 SQUARE FEET OR 0.87

W.J.L. BEEMAN
T.D. NO. 128, PG. 11
BALTHROP

W.J.L. BEEMAN - ABSTRACT NO. 128, PG. 11

VICTOR ORTIZ

WEST 154.40'

BASIS OF BEARINGS

1/2" I.R.F.

5/8" I.R.F.

58.3'

15' 40' 99.4'



Additional Concrete
Paving 5" Depth
#3 Rebar 18" O.C.

RV
Storage 50'

SOUTH 244.60'

NORTH 244.60'

ADDITION
DOCK A

W.J.L. BEEMAN
ABSTRACT NO. 128, PG. 11
HAMILTON COMMERCIAL LLC

CONC.
DRIVE

CONC.

ONE STORY
BRICK

OVERHEAD
ELECTRIC
SERVICE

POINT OF
BEGINNING
5/8" I.R.F.

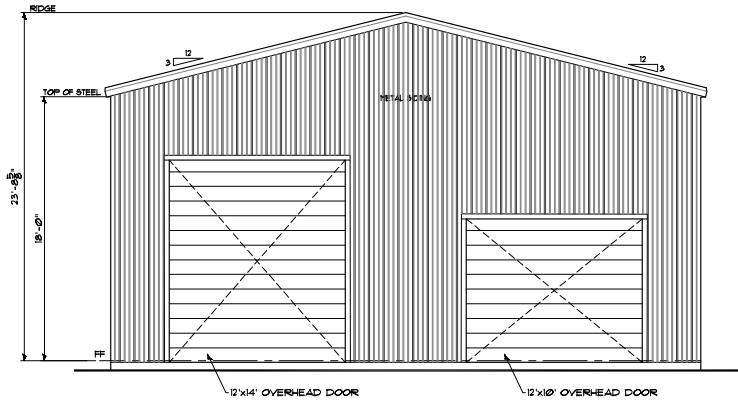
5/8" I.R.F.

EAST 154.40'

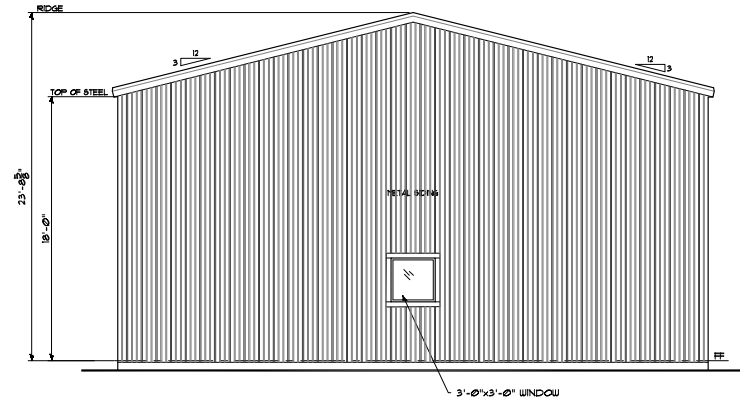
ASPHALT PAVING

1622 ERINE LANE

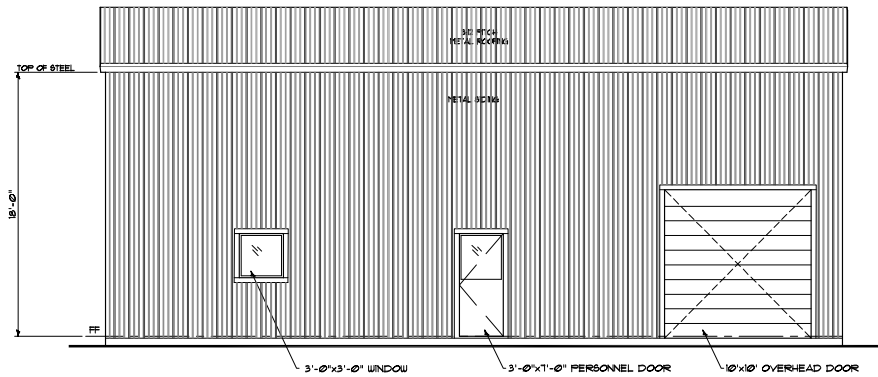
Exhibit C - Building Elevations
Page 1 of 1



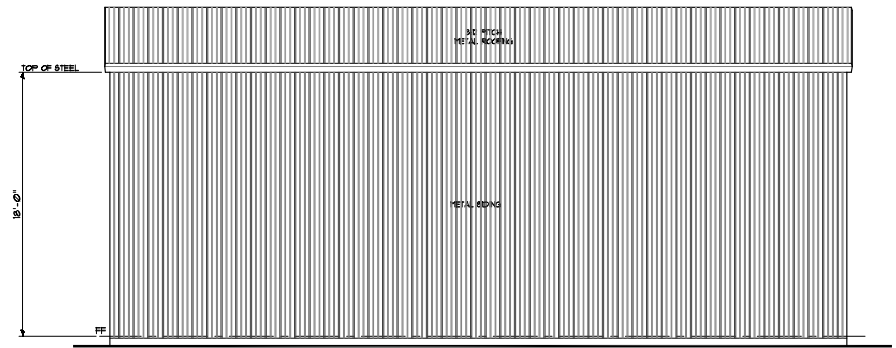
1 LEFT ELEVATION
SCALE: 1/4"=1'-0"



2 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



3 FRONT ELEVATION
SCALE: 1/4"=1'-0"



4 REAR ELEVATION
SCALE: 1/4"=1'-0"

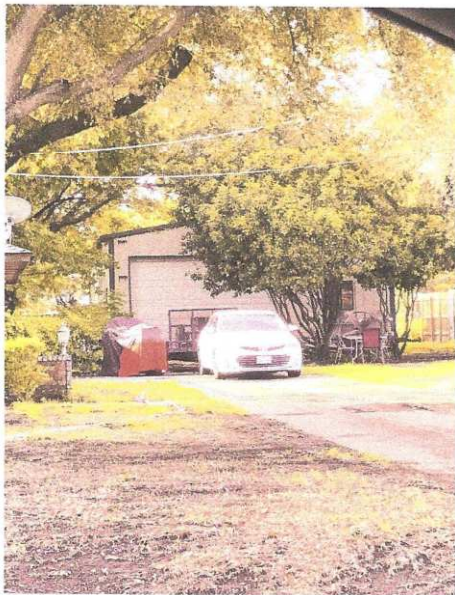
Properties with garages or accessory buildings that might exceed 12' in wall height or 22' in overall height

Item 5.

1607 Ernie
1654 Ernie
1713 Ernie

1522 Vineyard
4033 Matthew
4205 Matthew
1525 W IH-20

1634 Vicky
1638 Vicky
1641 Vicky
1718 Vicky
1719 Vicky
1726 Vicky
1736 Vicky
east side of 1709 Vicky -unsure of property address



1713 ERnie



1607 ERnie



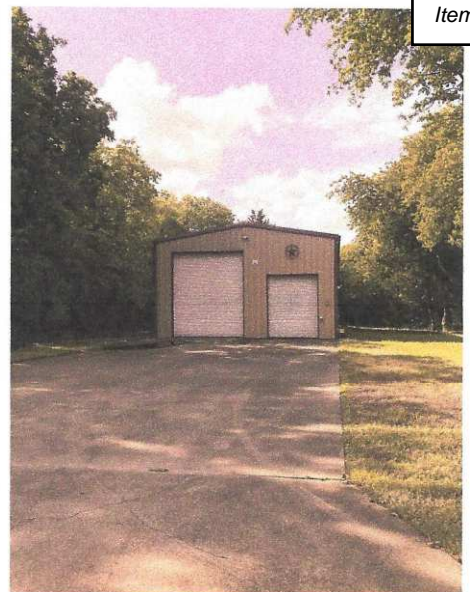
1654 ERnie



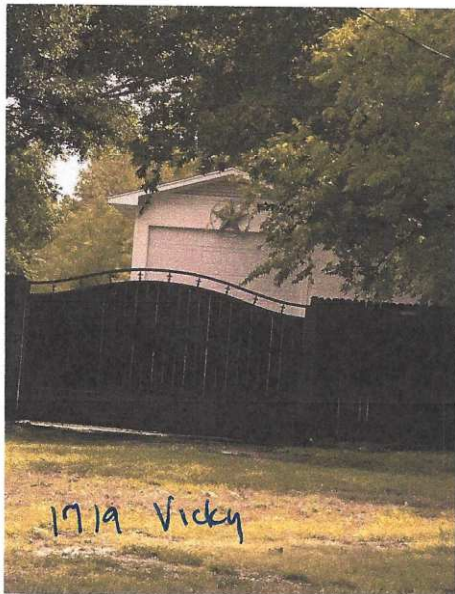
1522 Vineyard



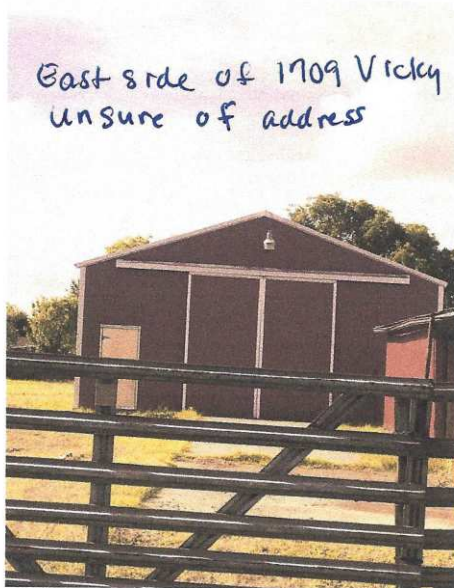
4033 Matthew

4205 Matthew - but
faces Vineyard

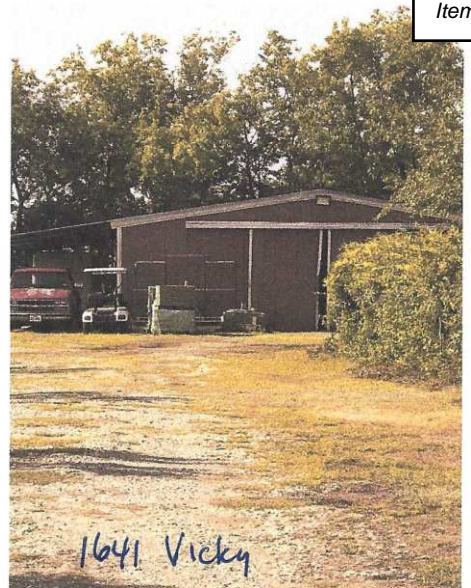
Mr. Ortiz - owner of 1525 W IH-20 said he has no objections on building - but he was out of town & could not sign. They are building a structure on the property they own.



1719 Vicky



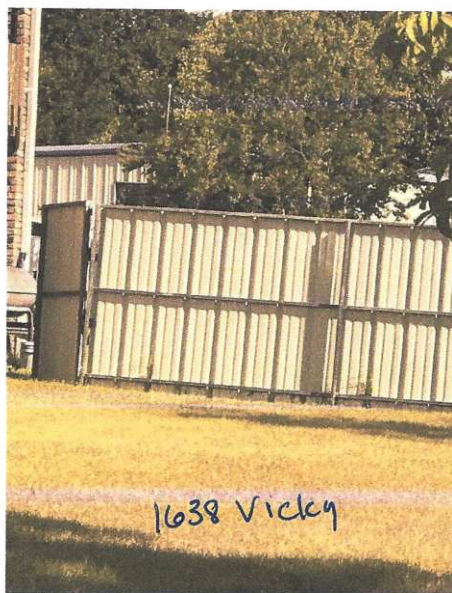
East side of 1709 Vicky
unsure of address



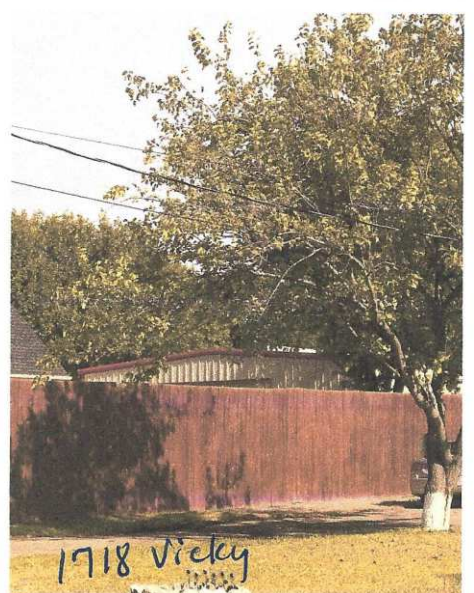
1641 Vicky



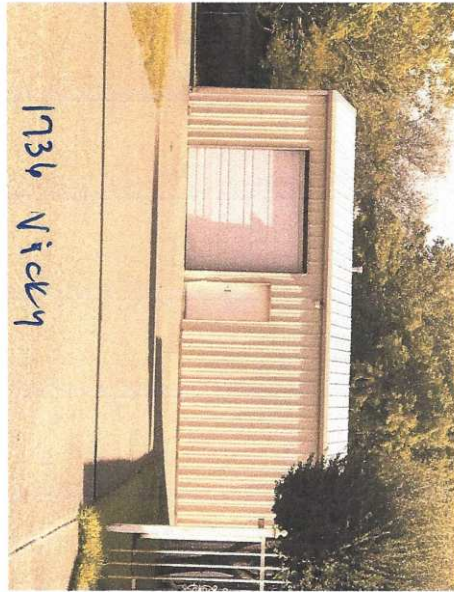
1634 Vicky



1638 Vicky



1718 Vicky





CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/19/2022

REQUESTER: Monica Espinoza

PRESENTER: June Sin, Planner

TITLE: ZBA-22-08-0037 (Council District 3) – Special Exception for a garage conversion, located at 510 E Cober Drive, legally described as Lot 9, Block 1108, South Manor Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District

APPLICANT: Elvira Martinez

RECOMMENDED ACTION: Staff does not object to this request, but recommends the following condition:

1. The applicant provides two off-street parking spaces.

SUMMARY:

Special Exception for a garage conversion, located at 510 E Cober Drive, legally described as Lot 9, Block 1108, South Manor Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District.

- a. Special Exception: Conversion of garage into living space.
Required: Two garage parking spaces
Requested: No garage parking spaces

PURPOSE OF REQUEST:

The applicant requests a garage conversion to add extra living space to the current single-family dwelling. This requires a Special Exception to the minimum garage parking spaces required per Section 10.7.2.A of the Unified Development Code (UDC). The UDC requires that applicants maintain a minimum of two off-street parking spaces if the garage is enclosed. The applicant does not meet this requirement. The existing driveway is wide enough for one vehicle. Staff reviewed the surrounding area and found one permitted garage conversion within 300 feet, located at 533 E Coral Way (BA191009).

PUBLIC NOTIFICATION:

Legal notice of this item was published in the Fort Worth Star Telegram September 9 and September 18.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on September 9.

40 notices were sent, 0 were returned in favor, 0 returned opposed and there is not a homeowner's association.

FINDINGS:

As authorized in Section 1.11.7.4 of the UDC, the ZBA may grant variances and exceptions provided the following findings are met:

- A. Such variance or exception will not substantially or permanently injure the appropriate use of adjacent property in the same district.

Staff Evaluation: *Staff believes that the exception will not substantially or permanently injure the appropriate use of adjacent property in the same district.*

- B. Such variance or exception will not adversely affect the health, safety, or general welfare of the public.

Staff Evaluation: *Staff suggests that the exception may adversely affect the health, safety, or general welfare of the public. The residences in this area have one-car garages and single-car width driveways. With cars parked on both sides of the street, cars driving in the opposite direction cannot pass each other unless one yields to the side of the road.*

In 2019, a garage conversion at 533 E Coral Way (BA191009) was administratively approved and the property provided two off-street parking spaces. Staff believes that additional pavement on the property may prevent an increase in cars parked on the public street.

- C. Such variance or exception will not be contrary to the public interest, and such 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.

Staff Evaluation: *Staff believes the exception will not authorize the operation of a use other than those already allowed in Single Family-Three Residential District.*

- D. Such variance or exception will be in harmony with the spirit and purpose of this ordinance.

Staff Evaluation: *Staff believes that the exception will not harm the spirit and purpose of this ordinance. The granting of this exception will allow the homeowner to expand the amount of useable living space, providing an extra room.*

- E. Such variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought.

Staff Evaluation: *Staff believes that the exception will not alter the essential character of the district.*

- F. Such variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located.

Staff Evaluation: *Staff believes the exception for a garage conversion will not substantially weaken the general purpose of the underlying zoning district.*

- G. 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 the 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.

Staff Evaluation: Staff cannot find that the property owner may have a hardship that is a unique circumstance of the property.

- H. The variance or exception is a self-created hardship.

Staff Evaluation: Staff finds that the hardship is self-created.

RECOMMENDATION:

Staff **does not object to ZBA-22-08-0037** but recommends the following condition:

1. The applicant provides two off-street parking spaces.

If the Board chooses to grant the request, the applicant must abide by the following:

1. **Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2021 International Building Code, the Grand Prairie Municipal Code of Ordinances, the city adopted fire codes, and with other applicable regulatory requirements administered and/or enforced by the state and federal government. If a building permit has not been applied for or issued within a ninety (90) day period or as the Board may specifically grant, the variance shall be deemed waived; and all rights there under terminated.**

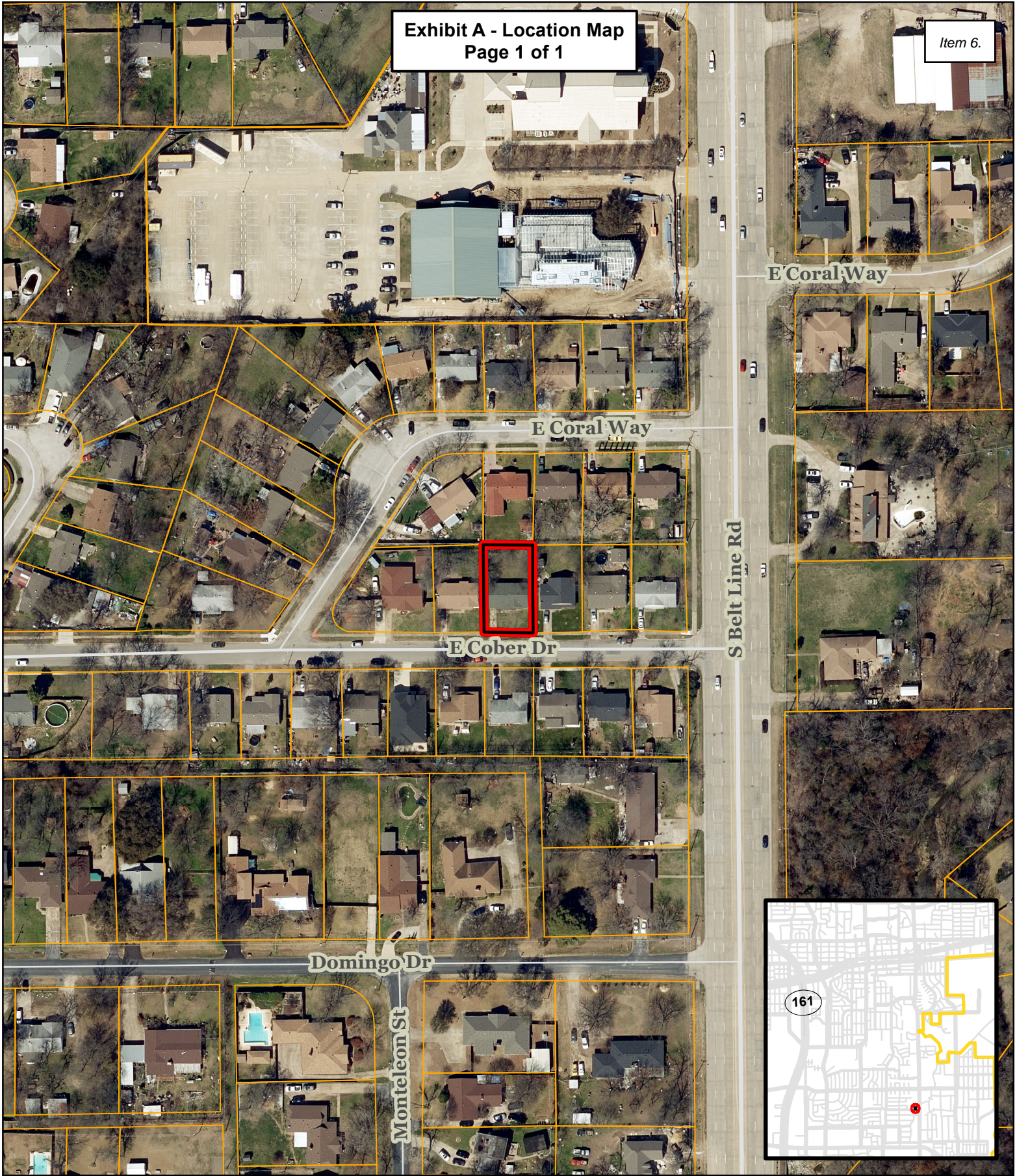


Exhibit A - Location Map
Page 1 of 1

Item 6.

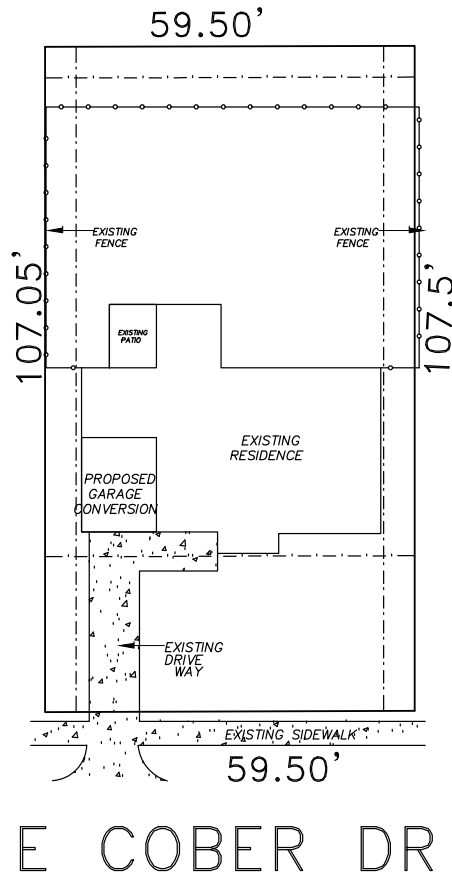




NORTH
SCALE: 1" = 20'-0" w/ 11x17
SCALE: 1" = 10'-0" w/ 22x34

Exhibit B - Site Plan
Page 1 of 1

Item 6.



SITE PLAN TABLE

ADDRESS: 510 E COBER DR CITY: GRAND PRAIRIE, TX
LOT: 49 BLOCK: N/A

LOT SF: 6369 SF
EXISTING SINGLE FAMILY DWELLING SF: 1029 SF
TOTAL EXISTING BUILDING COVERAGE %: 16.1%
TOTAL EXISTING IMPERVIOUS COVERAGE: 1,344 SF
TOTAL EXISTING IMPERVIOUS COVERAGE %: 21.1%

LOT SF: 6369 SF
PROPOSED LIVING SF: 156 SF
TOTAL PROPOSED LIVING COVERAGE %: 2.4%
TOTAL PROPOSED IMPERVIOUS COVERAGE: 1344 SF
TOTAL PROPOSED IMPERVIOUS COVERAGE %: 21.1%

CUSTOMER SIGNATURE: _____

DATE: _____

NOTES:

LEGEND	- DRAINAGE FLOW	B.L. - BUILDING LINE
	- PROPOSED FENCE	D.E. - DRAINAGE EASEMENT
- EXISTING FENCE	CURLEX	P.A.E. - PEDESTRIAN ACCESS EASEMENT
- RETAINING WALL	- REQUIRED TREE PLANTING	S.S.E. - SANITARY SEWER EASEMENT
- REQUIRED BUSH		T.E. - TRANSFORMER EASEMENT
		U.E. - UTILITY EASEMENT
		W.M.E. - WALL MAINT. EASEMENT
		M.E. - MAINTENANCE EASEMENT
		V.E. - VISIBILITY EASEMENT
		- EXPOSED AGGREGATE CONCRETE

BUILDER: ELVIE MARTINEZ	DATE: 08/25/2022	<div>DDS GROUP</div> <div></div> <div>PLOT PLAN</div>
ADDITION: DALLAS	DRAWN BY: DDSG-G.F	
ADDRESS: 510 E COBER DR	CITY: GRAND PRAIRIE	
LOT: N/A BLOCK: N/A	PLAN: N/A ELEVATION: N/A	
PHASE: N/A	SWING: N/A	
OPTION: N/A	NOTE: ARCHITECTURAL PLANS TAKE PRECEDENCE OVER ALL DRAWINGS. ALL FINAL DECISIONS REFER TO PLANS PROVIDED BY DDSG ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND ALL BUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BE NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL PLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER. PLATWORK IS ONLY A REPRESENTATION.	







CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/19/2022

REQUESTER: Monica Espinoza

PRESENTER: June Sin, Planner

TITLE: ZBA-22-08-0038 (Council District 1) – Special Exception for a garage conversion, located at 506 Worthway Drive, legally described as Lot 15, Block A, Jefferson Height Addition, City of Grand Prairie, Tarrant County, Texas, zoned Single Family-Four Residential District

APPLICANT: Jose Olmedo

RECOMMENDED ACTION: Staff does not object to the request

SUMMARY:

Special Exception for a garage conversion, located at 506 Worthway Drive, legally described as Lot 15, Block A, Jefferson Height Addition, City of Grand Prairie, Tarrant County, Texas, zoned Single Family-Four Residential District.

- a. Special Exception: Conversion of garage into living space.
Required: Two garage parking spaces
Requested: No garage parking spaces

PURPOSE OF REQUEST:

The applicant requests a garage conversion to add extra living space to the current single-family dwelling. This requires a Special Exception to the minimum garage parking spaces required per Section 10.7.2.A of the Unified Development Code (UDC). The UDC requires that applicants maintain a minimum of two off-street parking spaces if the garage is enclosed. The applicant meets this requirement. Staff reviewed the surrounding area and did not find any existing permitted garage conversions within 300 feet.

PUBLIC NOTIFICATION:

Legal notice of this item was published in the Fort Worth Star Telegram September 9 and September 18.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on September 9.

36 notices were sent, 0 were returned in favor, 0 returned opposed and there is not a homeowner's association.

FINDINGS:

As authorized in Section 1.11.7.4 of the UDC, the ZBA may grant variances and exceptions provided the following findings are met:

- A. Such variance or exception will not substantially or permanently injure the appropriate use of adjacent property in the same district.

Staff Evaluation: *Staff believes that the exception will not substantially or permanently injure the appropriate use of adjacent property in the same district.*

- B. Such variance or exception will not adversely affect the health, safety, or general welfare of the public.

Staff Evaluation: *Staff believes that the exception will not adversely affect the health, safety, or general welfare of the public. The property owner currently has a paved driveway that can park a minimum of two vehicles.*

- C. Such variance or exception will not be contrary to the public interest, and such 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.

Staff Evaluation: *Staff believes the exception will not authorize the operation of a use other than those already allowed in Single Family-Four Residential District.*

- D. Such variance or exception will be in harmony with the spirit and purpose of this ordinance.

Staff Evaluation: *Staff believes that the exception will not harm the spirit and purpose of this ordinance. The granting of this exception will allow the homeowner to expand the amount of usable living space.*

- E. Such variance or exception will not alter the essential character of the district in which is located the property for which the variance is sought.

Staff Evaluation: *Staff believes that the exception will not alter the essential character of the district.*

- F. Such variance or exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located.

Staff Evaluation: *Staff believes that the exception for a garage conversion will not substantially weaken the general purpose of the underlying zoning district.*

- G. 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 the 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.

Staff Evaluation: *Staff cannot find that the property owner may have a hardship that is a unique circumstance of the property.*

H. The variance or exception is a self-created hardship.

Staff Evaluation: Staff finds that the hardship is self-created.

RECOMMENDATION:

Staff **does not object to ZBA-22-08-0038 as requested.**

If the Board chooses to grant the request, the applicant must abide by the following:

1. **Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2021 International Building Code, the Grand Prairie Municipal Code of Ordinances, the city adopted fire codes, and with other applicable regulatory requirements administered and/or enforced by the state and federal government. If a building permit has not been applied for or issued within a ninety (90) day period or as the Board may specifically grant, the variance shall be deemed waived; and all rights thereunder terminated.**



Exhibit A - Location Map
Page 1 of 1

Item 7.



CASE LOCATION MAP
ZBA-22-08-0038
506 WORTHWAY DRIVE



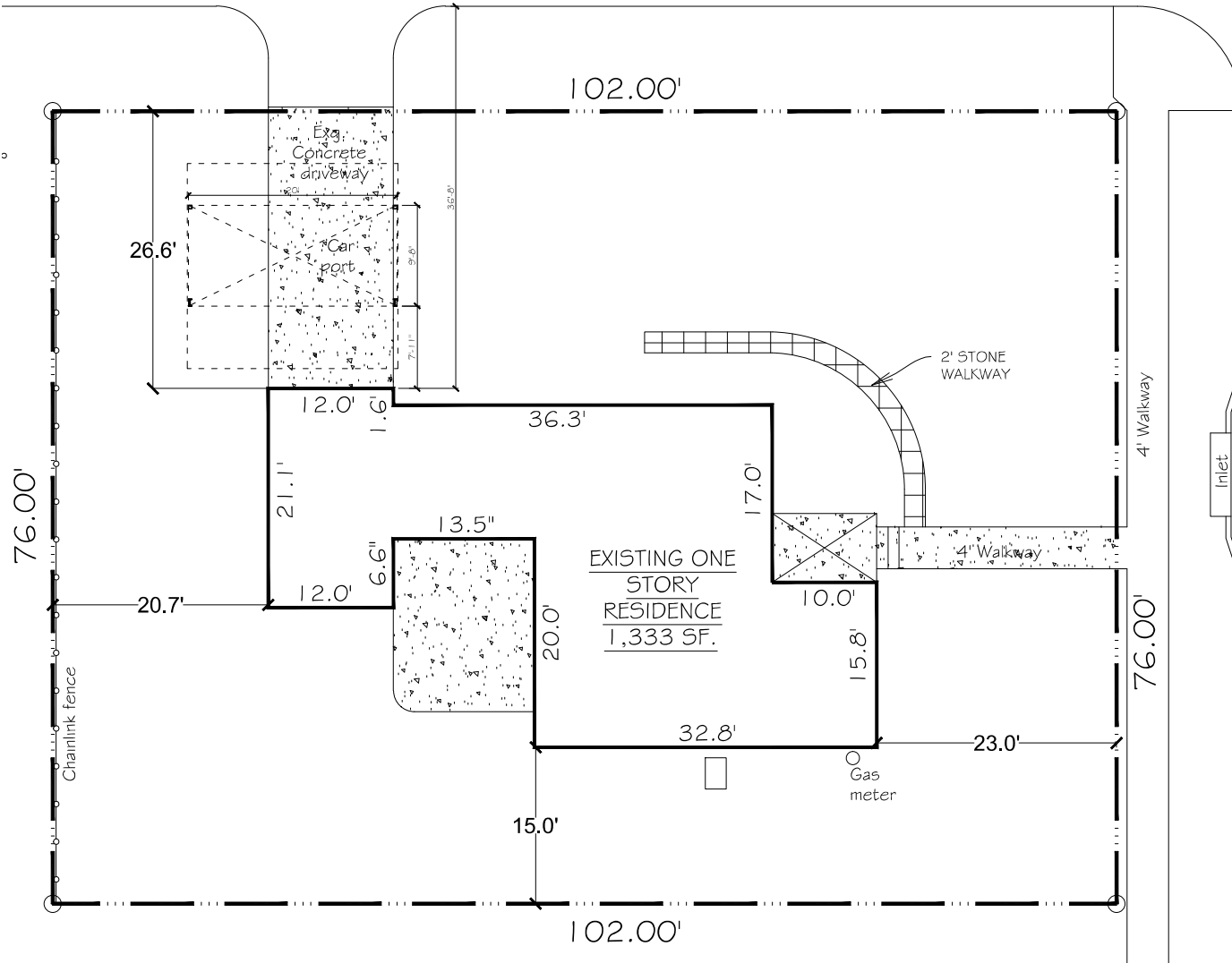
City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org

51

Exhibit B - Site Plan
Page 1 of 1

Anton Street



SITE PLAN INFORMATION

LOT SIZE	7,770 S.F.
BUILDING AREA	1,591 S.F.
PERCENT LOT COVERED	20.47%

A MINIMUM OF 70% OF THE NON-ROOF AREA OF THE LOT COVERED WILL HAVE LANDSCAPE (GRASS, TREES, ETC.)

SQUARE FOOTAGE

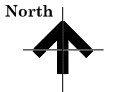
Existing House (A/C)	1,081 S.F.
New Remodel (A/C)	252 S.F.
Total (A/C)	1,333 S.F.
Porch	65 S.F.
Carport	193 S.F.

TOTAL UNDER ROOF	1,591 S.F.
------------------	------------



SITE PLAN

SCALE: 3/32" = 1'-0"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. ALL PORTIONS OF THE WORK SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED. LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.

506 Worthway Dr
Grand Prairie, Texas 75051
JEFFERSON HEIGHTS SUBDIVISION
Block A Lot 15
Zone SF-4

Date
SEPT. 9, 2022

Sheet Title

SITE PLAN

Scale
3/32" = 1'-0"

Sheet No.

1

1 of 1



