



ZONING BOARD OF ADJUSTMENTS AND APPEALS

CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, NOVEMBER 20, 2023 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.

Remembrance of Clayton Hutchins

REGULAR MEETING - 6:00 PM

Call to Order

Invocation

APPROVAL OF MINUTES

1. Approval of the October 16, 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-23-09-0062 (Council District 6) – Special Exception to increase the maximum height for a fence permitted under the Unified Development Code, located at 1009 W. IH 20, legally described as Tract 35, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One Residential District
3. ZBA-23-10-0065 (Council District 3) – Special Exception for a garage conversion, located at 329 E. Springdale Lane, legally described as Lot 17, Block 40, Country Club Estates Addition No.4, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District
4. ZBA-23-10-0067 (Council District 5) – Special Exception to reduce the number of off-street parking spaces and variances to reduce minimum front yard setback and side yard setbacks for a primary structure permitted under the Unified Development Code, located at 225 NW 16th

Street, legally described as lot 1, Block 52, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six

5. ZBA-23-10-0068 (Council District 2) – Variance to increase the maximum area and to reduce the minimum rear yard and side yard setbacks for a detached garage permitted under the Unified Development Code, located at 3646 Park Ridge, legally described as Lot 9, Block 1, Country Club Park Addition No.2, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One Residential District
6. ZBA-23-10-0069 (Council District 1) – Variances to reduce the minimum lot width, lot area, and side yard setback for a single-family residence permitted under the Unified Development Code, located at 609 SW 14th Street, legally described as Lot 3, Block 132, Dalworth Park Addition, City of Grand Prairie, Dallas 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 November 17, 2023.



Monica Espinoza, Planning Secretary



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/20/2023

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Salvador Gonzalez, Planner

TITLE: Approval of the October 16, 2023 Meeting Minutes

RECOMMENDED ACTION: Approve



300 W. Main Street – Council Chambers

MEETING AGENDA

Zoning Board of Adjustments and Appeals

Date: October 16th, 2023

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

2. ZBA-23-09-0058 (Council District 3)- Special Exception for a side yard carport and variance to increase the maximum width and area of a carport permitted under the Unified Development Code, located at 342 Dorris Dr, legally described as Lot 1, Block 21, Inglewood Park Addition No 3, City of Grand Prairie, Dallas County, Texas, zoned Planned Development – 75.

Brittany Musser briefed the Board on the case and explained that a condition Planning is require that there be a paved area for the driveway to use carport

3. ZBA-23-09-0059 (Council District 5)- Special exception for a conversion of a garage into a living space, located at 810 Sanders St, legally described as Lot 10 Block U, Grand Prairie Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three District

Salvador Gonzalez from Planning briefed the Board on the case.

4. ZBA-23-09-0060 (Council District 4) Special Exception for a conversion of a garage into living spaces, located at 2530 Slaton Dr, legally described as Lot 20, Block B, Oak Hollow Addition, City of Grand Prairie, Dallas County, Texas zoned Planned Development -50

Salvador Gonzalez from Planning briefed the Board on the case.

5. ZBA-23-09-0061 (Council District 5) Variance to reduce the minimum side yard setback for a single-family residence permitted under the Unified Development Code, located at 805 NW 14th Street, legally described as Lot 15R, Block 7, Rogway Terrace Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family- Four Residential District.

Brittany Musser from Planning briefed the Board on the case.

Briefing was adjourned at 5:56 pm

CALL TO ORDER

6:03 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

☒ Eric Hedin

☐ Clayton Hutchins

☒ Timothy Ibidapo

☒ Kimberly Akinrodoye

☒ Debbie Hubacek

☐ Heather Mazac

☐ Jose Linarez

☒ Anthony Langston Sr.
☐ Eric Smith
☐ Tommy Land

☒ Melinda Rodgers
☒ David Baker

INVOCATION:

Eric Hedin led the invocation

APPROVAL OF MINUTES:

The motion to Approve the minutes made by **Melinda Rodgers**
The motion was seconded by **Anthony Langston Sr**
Motion Carried 7-0

PUBLIC HEARING:

2. ZBA-23-09-0058 (Council District 3)- Special Exception for a side yard carport and variance to increase the maximum width and area of a carport permitted under the Unified Development Code, located at 342 Dorris Dr, legally described as Lot 1, Block 21, Inglewood Park Addition No 3, City of Grand Prairie, Dallas County, Texas, zoned Planned Development – 75

Applicant / Spokesperson: Victor Castillo

Address: 342 Dorris Dr Grand Prairie, Tx 75051

Any comments from Spokesman:

Any questions from Board:

Eric Hedin asked if the size was a concern. Brittany Musser from Planning stated that yes the size is a concern due to density requirements. Timothy Ibidapo asked if the work has been started. Staff answered No

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 the public hearing and approve the case with staff recommendations by **Eric Hedin**

The motion was seconded by **Timothy Ibidapo**

Motion was approved/**denied**: 4 yays to 3 Nays

Members that objected: Melinda Rodgers, Eric Hedin, Timothy Ibidapo

3. ZBA-23-09-0059 (Council District 5)- Special exception for a conversion of a garage into a living space, located at 810 Sanders St, legally described as Lot 10 Block U, Grand Prairie Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three District

Salvador Gonzalez from Planning present the case to the Board.

Applicant / Spokesperson: Gonzalo Duran

Address: 810 Sanders Grand Prairie, TX 75051

Any comments from Spokesman:

Mr. Duran would like to make a room for his grandkids and would like to make the house look better on the exterior. The family does not have several cars and would need a 2-car driveway. He also explained that he would like the exterior to be stone with 4 windows.

Any questions from Board:

Kimberly Akinrodoye asked what the exterior would look like? Did they plan on keeping the door? Staff answered that they believed the applicant would remove the garage door.

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 public hearing by **Eric Hedin**

The motion was seconded by **Debbie Hubacek**

Motion was **approved**/denied: **7** yays to **0** Nays

Members that objected: n/a

4. ZBA-23-09-0060 (Council District 4) Special Exception for a conversion of a garage into living spaces, located at 2530 Slaton Dr, legally described as Lot 20, Block B, Oak Hollow Addition, City of Grand Prairie, Dallas County, Texas zoned Planned Development -50

Salvador Gonzalez from Planning presented the case to the Board.

Applicant / Spokesperson: Hang Vo

Address: 2530 Slaton Dr Grand Prairie, TX 75052

Any comments from Spokesman:

Ms. Vo would like to use the conversion as an exercise room for medical treatments.

Any questions from Board:

The following persons spoke in favor of the application:

Erica Carrizales of 2533 Slaton Dr Grand Prairie, Tx 75052

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: **Timothy Ibidapo**

The motion was seconded by **Melinda Rodgers**

Motion was **approved**/denied: **7** Yays to **0** Nays

Members that objected:

- 5. ZBA-23-09-0061 (Council District 5)** Variance to reduce the minimum side yard setback for a single-family residence permitted under the Unified Development Code, located at 805 NW 14th Street, legally described as Lot 15R, Block 7, Rogway Terrace Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family- Four Residential District.

Brittany Musser from Planning presented the case to the Board.

Applicant / Spokesperson: Terrance Phillips

Address: 805 NW 14th Grand Prairie, Tx 75050

Any comments from Spokesman:

Any questions from Board:

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.

The applicant agreed to work with Staff to clean up the plans explore other options

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 table the case was made by **Eric Hedin**

The motion was seconded by **Melinda Rodgers**

Motion was **approved**/denied: **7** Yays to **0** Nays

Members that objected:

CITIZENS COMMENTS:

ADJOURNMENT: The meeting was adjourned at 6:26 pm

Signed on this the _____ day of November 2023

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

by: _____

Printed Name: _____

Title: _____



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/20/2023

REQUESTER: Monica Espinoza

PRESENTER: Salvador Gonzalez Jr., Planner

TITLE: ZBA-23-09-0062 (Council District 6) – Special Exception to increase the maximum height for a fence permitted under the Unified Development Code, located at 1009 W. IH 20, legally described as Tract 35, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One Residential District

APPLICANT: Billy Branum

RECOMMENDED ACTION: Staff does not object to this request:

SUMMARY:

Special Exception to increase the maximum height for a fence permitted under the Unified Development Code, located at 1009 W. IH 20, legally described as Tract 35, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One Residential District.

- A. Special Exception: Increase the maximum height of a fence
 Allowed Height: 4 feet
 Requested Height: 6 feet

PURPOSE OF REQUEST:

The applicant is requesting variances to the residential fencing standards required by the Unified Development Code. The applicant is requesting to construct a fence 6 feet in height along the front perimeter of the subject property consisting of wrought iron with masonry columns. The applicant has stated that the fence is necessary to prevent theft and trespassing from the abutting highway. There are domestic animals on the property. The UDC requires residential fences shall be composed of materials recognized as standard, residential grade fencing material and shall not exceed 4 feet in height when located along the front street property line.

PUBLIC NOTIFICATION:

Legal notice of this item was published in the Fort Worth Star Telegram November 10 and November 19.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on November 10.

11 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 may substantially or permanently injure the appropriate use of the adjacent property in the same district.

***Staff Evaluation:** Staff believes that the variances may substantially or permanently injure the appropriate use of adjacent property in the same district. The fence along the eastern property line is located within the visibility triangle adjacent to the neighboring driveway. This represents a potential safety hazard for the users of that driveway.*

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

- 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 be in harmony with the spirit and purpose of this ordinance. The UDC does not recognize wooden posts and welded wire as residential grade materials. Section 8.11.1 of the UDC grants ZBA authority to approve alternative fence materials.*

- 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 may alter the essential character of the district. All other fences on this street have been constructed with residential grade materials.*

- 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 variances 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-23-09-0062 as requested.

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

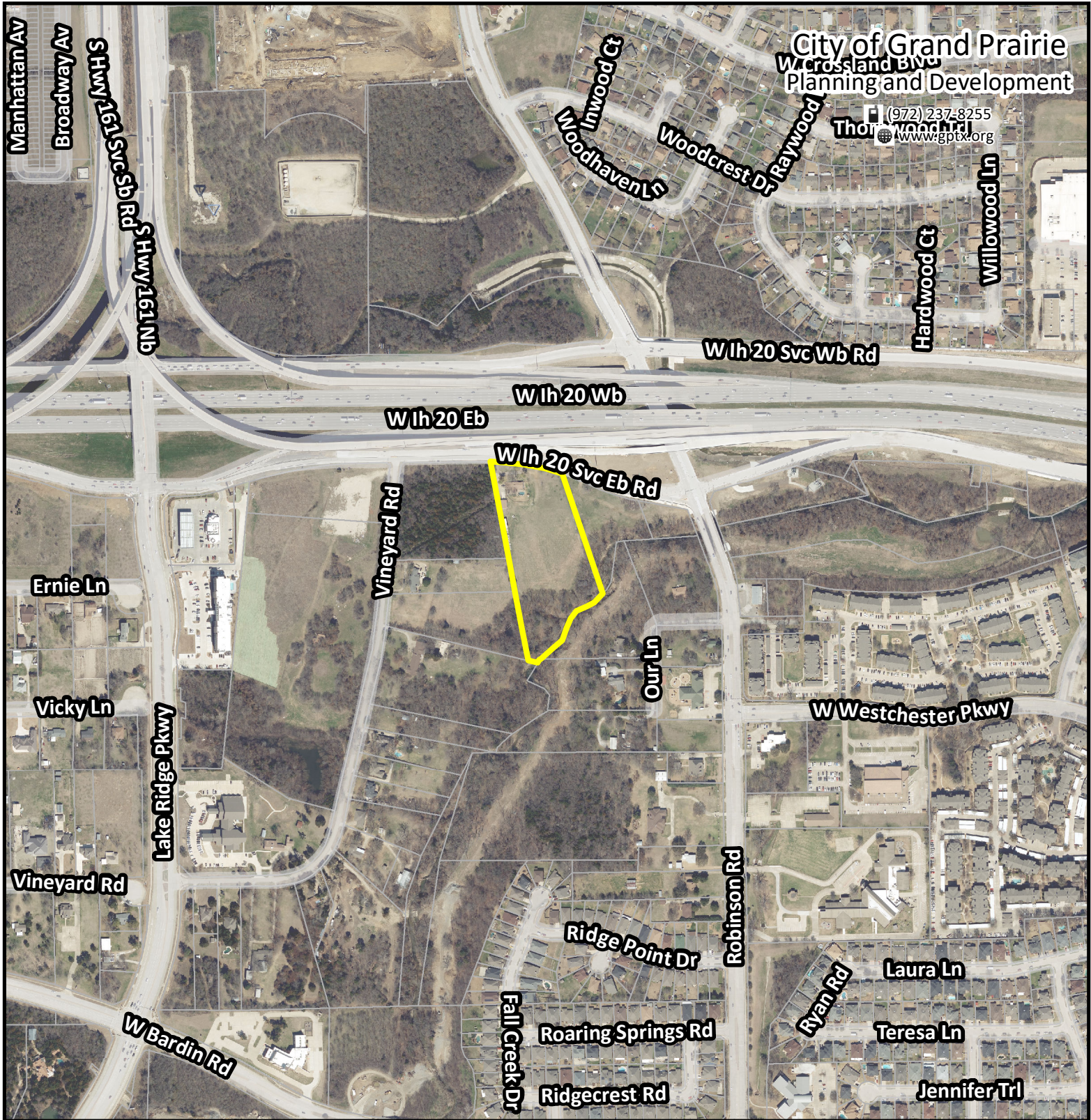
1. Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2021 International Building Code, the Grand Prairie Municipal Code of Ordinances, the city adopted fire codes, and with other applicable regulatory requirements administered 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.




Exhibit A- Location Map

Page 1 of 1

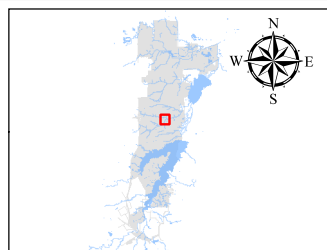
CASE LOCATION MAP
ZBA-23-09-0062
1009 W IH-20

Item 2.



-  Location
-  Parcels
-  City Limits

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to the public based on the Public Information Act. The City of Grand Prairie makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.

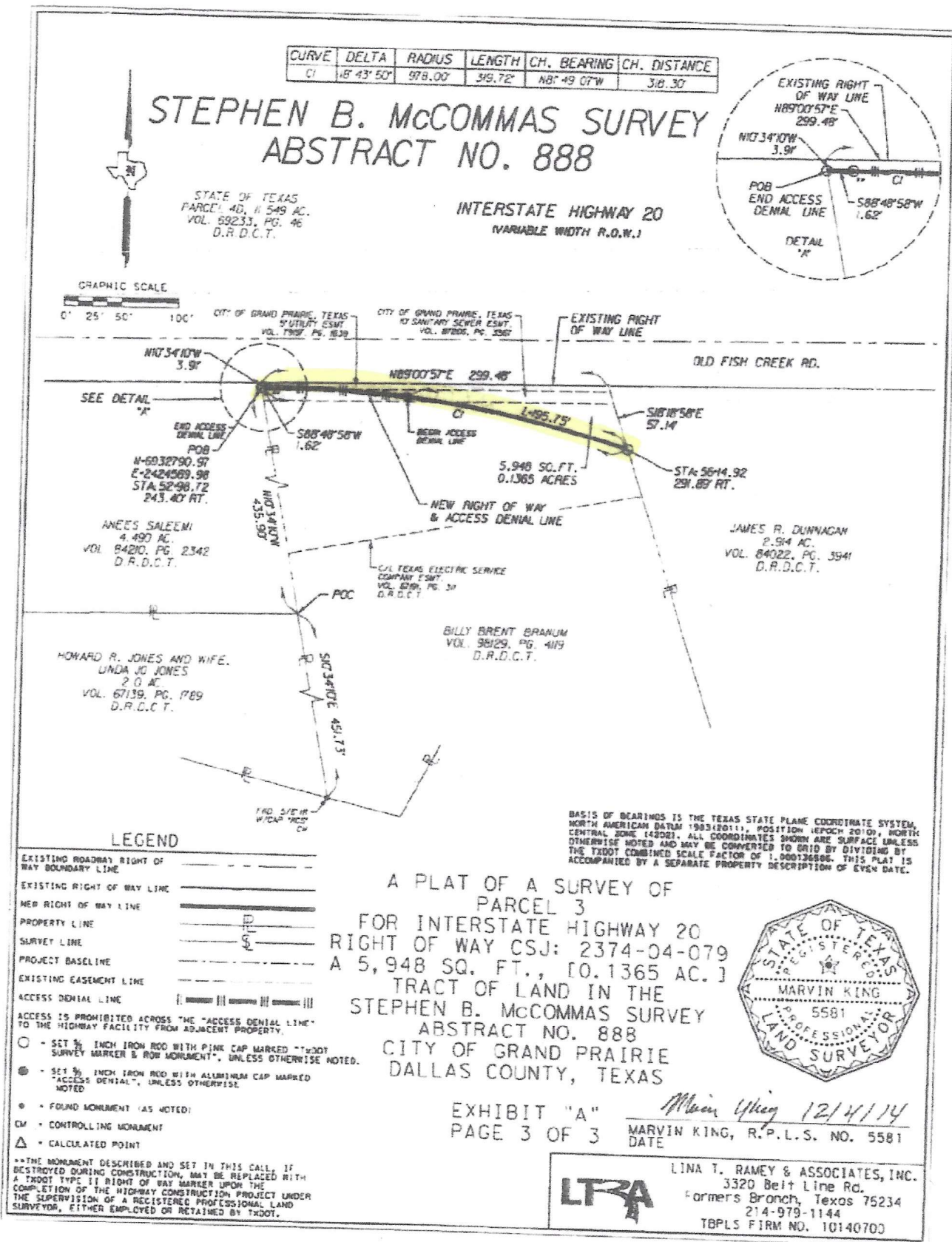


0 0.13 Miles

Grand Prairie
TEXAS

PLANNING
Date: 11/7/2023

20





4021 Vineyard







1702 Vineyard



1552 Vineyard













CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/20/2023

REQUESTER: Monica Espinoza

PRESENTER: Salvador Gonzalez Jr., Planner

TITLE: ZBA-23-10-0065 (Council District 3) – Special Exception for a garage conversion, located at 329 E. Springdale Lane, legally described as Lot 17, Block 40, Country Club Estates Addition No.4, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District

APPLICANT: Angel Villegas

RECOMMENDED ACTION: Staff does not object to the request

SUMMARY:

Special Exception for a garage conversion, located at 329 E. Springdale Lane, legally described as Lot 17, Block 40, Country Club Estates Addition No.4, 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 existing 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. Staff also notes that there is a legally permitted garage conversion at 334 E Greenoble Drive to the south of the subject property.

PUBLIC NOTIFICATION:

Legal notice of this item was published in the Fort Worth Star Telegram November 10 and November 19.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on November 10.

58 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:** The exception is not expected to injure the appropriate use of adjacent property substantially or permanently in the same district.*

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

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

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

***Staff Evaluation:** The exception is not expected to 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:** The exception is not expected to 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:** The exception is not expected to 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: A hardship that is a unique circumstance of the property has not been found.

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-23-10-0065 as requested.

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

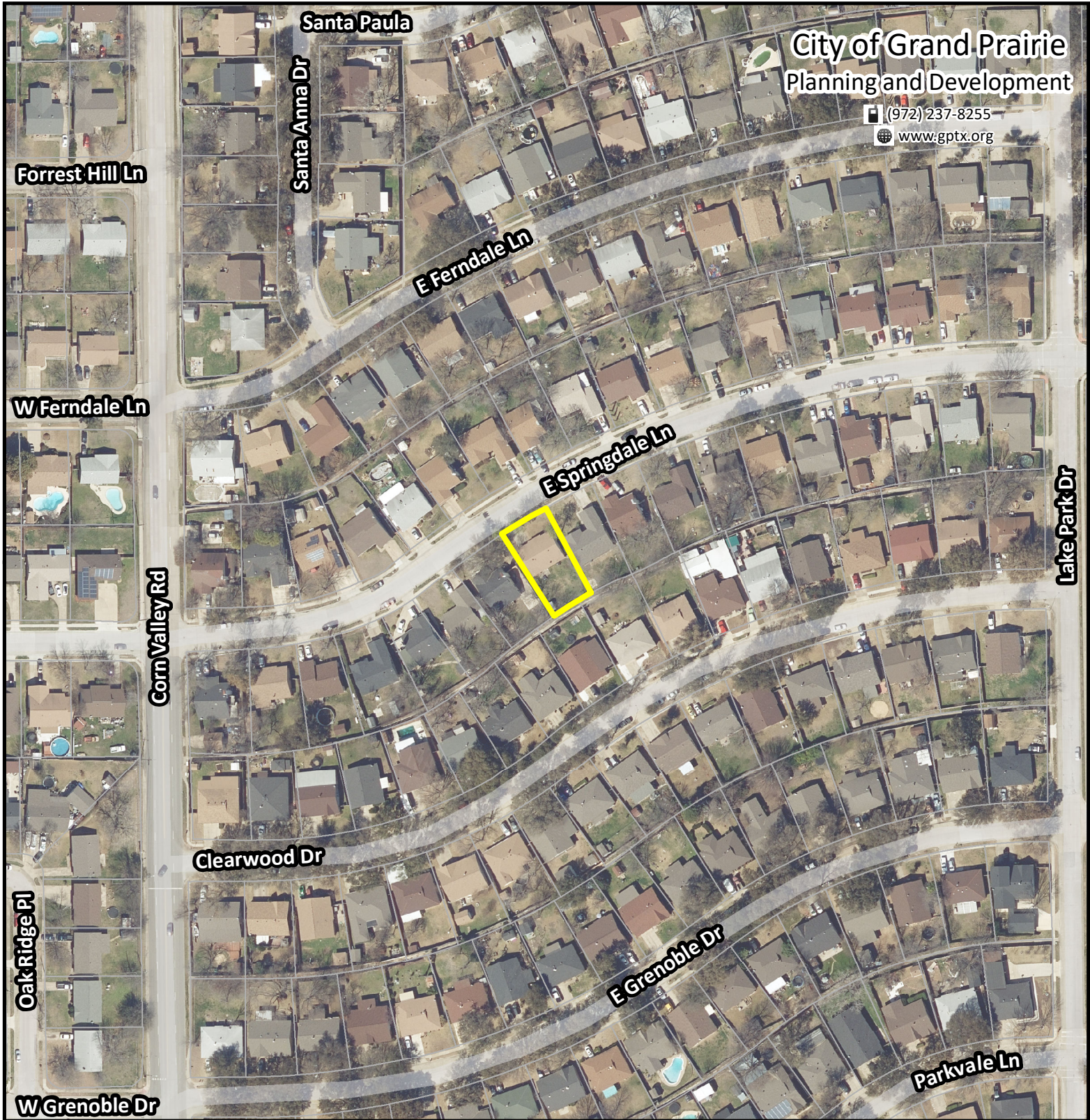
- 1. Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2021 International Building Code, the Grand Prairie Municipal Code of Ordinances, the city adopted fire codes, and with other applicable regulatory requirements administered 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

CASE LOCATION MAP
ZBA-23-10-0065
329 E. Springdale




Item 3.



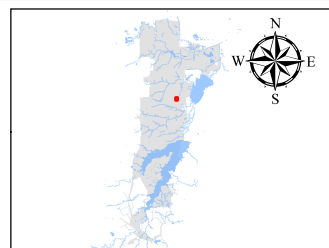
City of Grand Prairie
Planning and Development

(972) 237-8255

www.gptx.org

-  Location
-  Parcels
-  City Limits

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to the public based on the Public Information Act. The City of Grand Prairie makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.

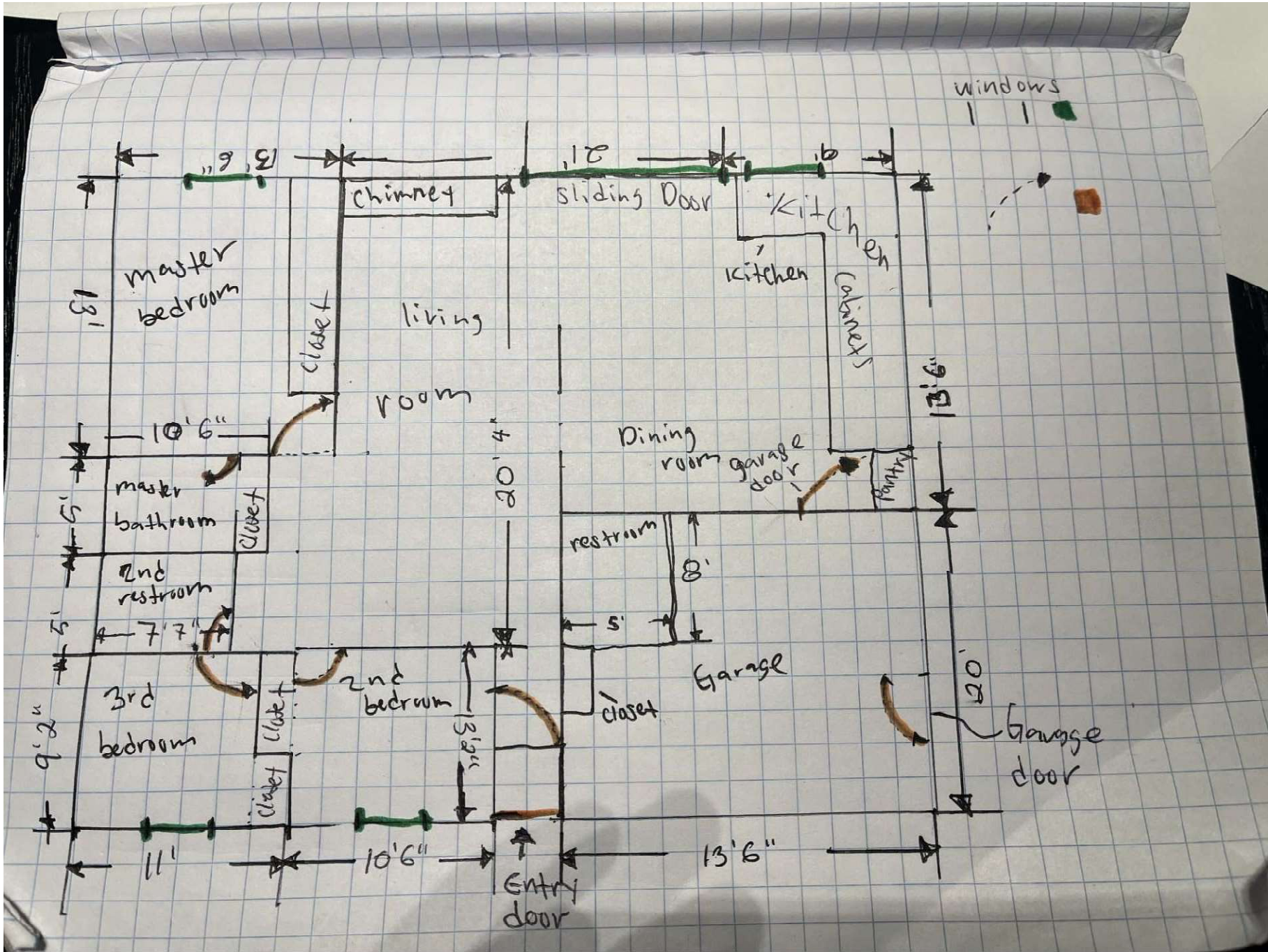


0 0.03 Miles

Grand
Prairie
TEXAS

PLANNING
Date: 11/7/2023

35







CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/20/2023

REQUESTER: Monica Espinoza

PRESENTER: Brittany Musser, Planner

TITLE: ZBA-23-10-0067 (Council District 5) – Special Exception to reduce the number of off-street parking spaces and variances to reduce minimum front yard setback and side yard setbacks for a primary structure permitted under the Unified Development Code, located at 225 NW 16th Street, legally described as lot 1, Block 52, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six

APPLICANT: Luke Keeton

RECOMMENDED ACTION: Staff does not object to this request

SUMMARY:

Special Exception to reduce the number of off-street parking spaces and variances to the front yard setback and side yard setbacks for a primary structure permitted under the Unified Development Code, located at 225 NW 16th Street, legally described as lot 1, Block 52, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six.

- A. Special Exception: Reduce the number of off-street parking spaces
 Required garage spaces: Two parking spaces
 Requested garage spaces: One parking space
- B. Variance: Reduce the minimum front yard setback
 Minimum setback: 25 feet
 Requested setback: 20 feet
- C. Variance: Reduce the minimum side yard setback for side on street
 Minimum setback: 15 feet
 Requested setback: 5 feet

- D. Variance: Reduce the minimum internal side yard setback
 Minimum setback: 5 feet
 Requested setback: 2 feet

PURPOSE OF REQUEST:

The applicant is requesting a special exception to reduce the number of off-street parking spaces and variances to reduce the minimum front yard setback and side yard setbacks for the Single Family-Six (SF-6) zoning district for a single family detached home. As the property is platted, the applicant is able to build a single family home on this lot despite it not meeting the lot area, width, or depth requirements for lots zoned SF-6. However, the applicant is still required to obtain variances to reduce the minimum setbacks prior to obtaining a building permit.

Additionally, the building plans show a one car garage. 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 has agreed to provide two off-street parking spaces on site to satisfy this requirement.

PUBLIC NOTIFICATION:

Legal notice of this item was published in the Fort Worth Star Telegram November 10 and November 19.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on November 10.

45 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 and special exception 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 suggests that the variances and special exception 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 the variances and special 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 suggests that the variances and special exception will not harm the spirit and purpose of this ordinance. If the property owner is to develop their lot, the requested variances and special exception are necessary for them to do so.

- 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 such variances and special exception will not alter the essential character of the district. The special exception and variances are necessary for them to be able to develop a single family detached home, matching what is existing 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 believes that such variances and special exception for a single family house 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 believes that the property owner has a hardship that is a unique circumstance of the property. The lot was platted prior to the existing density and dimensional standards for the SF-4 zoning district.

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

Staff Evaluation: Staff believes that the hardship is not self-created. The special exception and variances are required in order to build on a lot that was platted prior to current standards.

RECOMMENDATION:

Staff does not object to ZBA-23-10-0067 as requested.

If the Board chooses to grant the applicant's request, he/she 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**

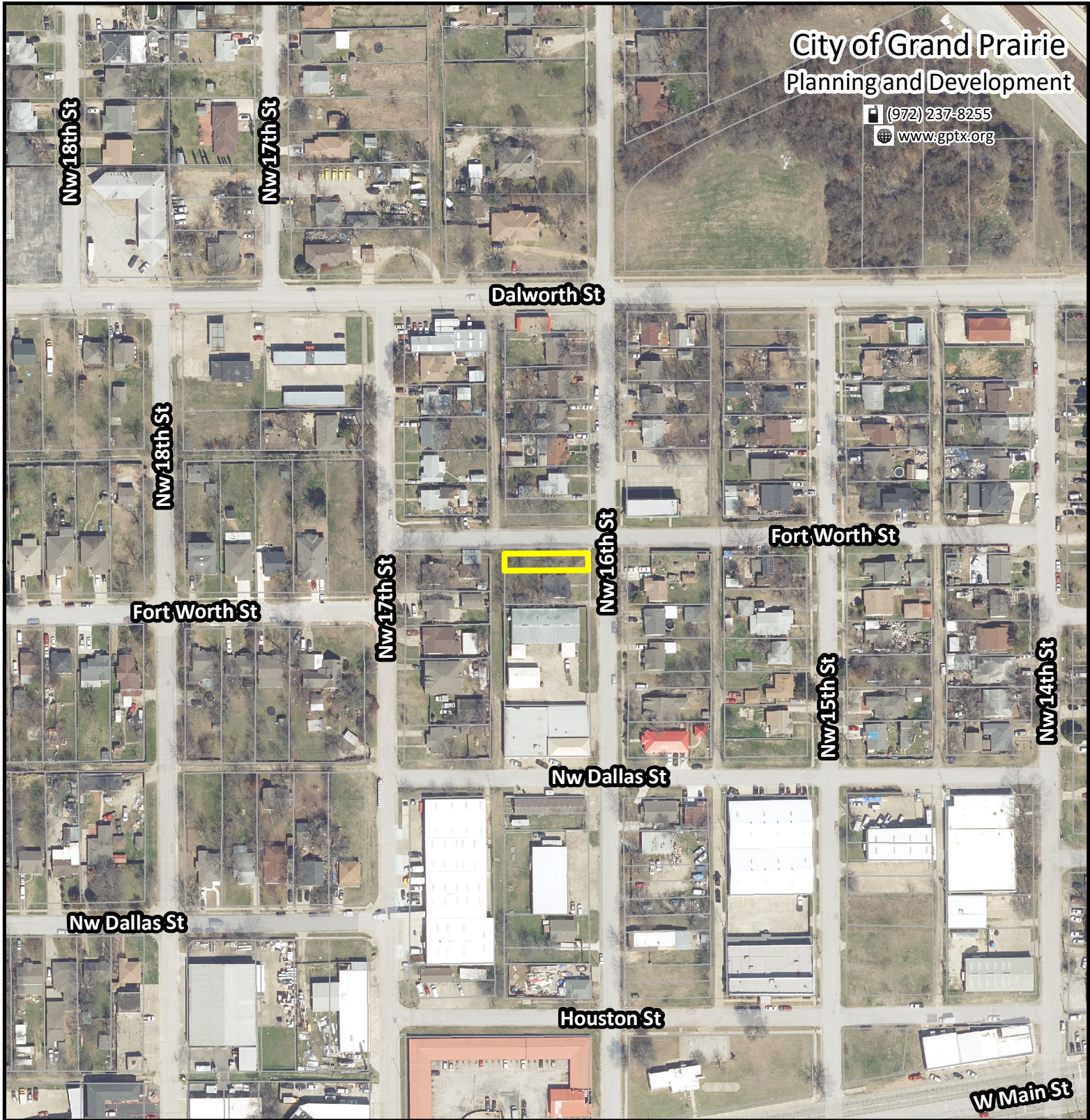
the Board may specifically grant, the variance shall be deemed waived; and all rights there under terminated.

Exhibit A- Location Map

Page 1 of 1

CASE LOCATION MAP
ZBA-23-10-0067
225 NW 16th St.




Item 4.



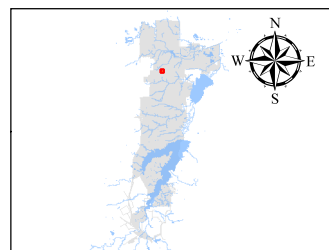
City of Grand Prairie
Planning and Development

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-  Location
-  Parcels
-  City Limits

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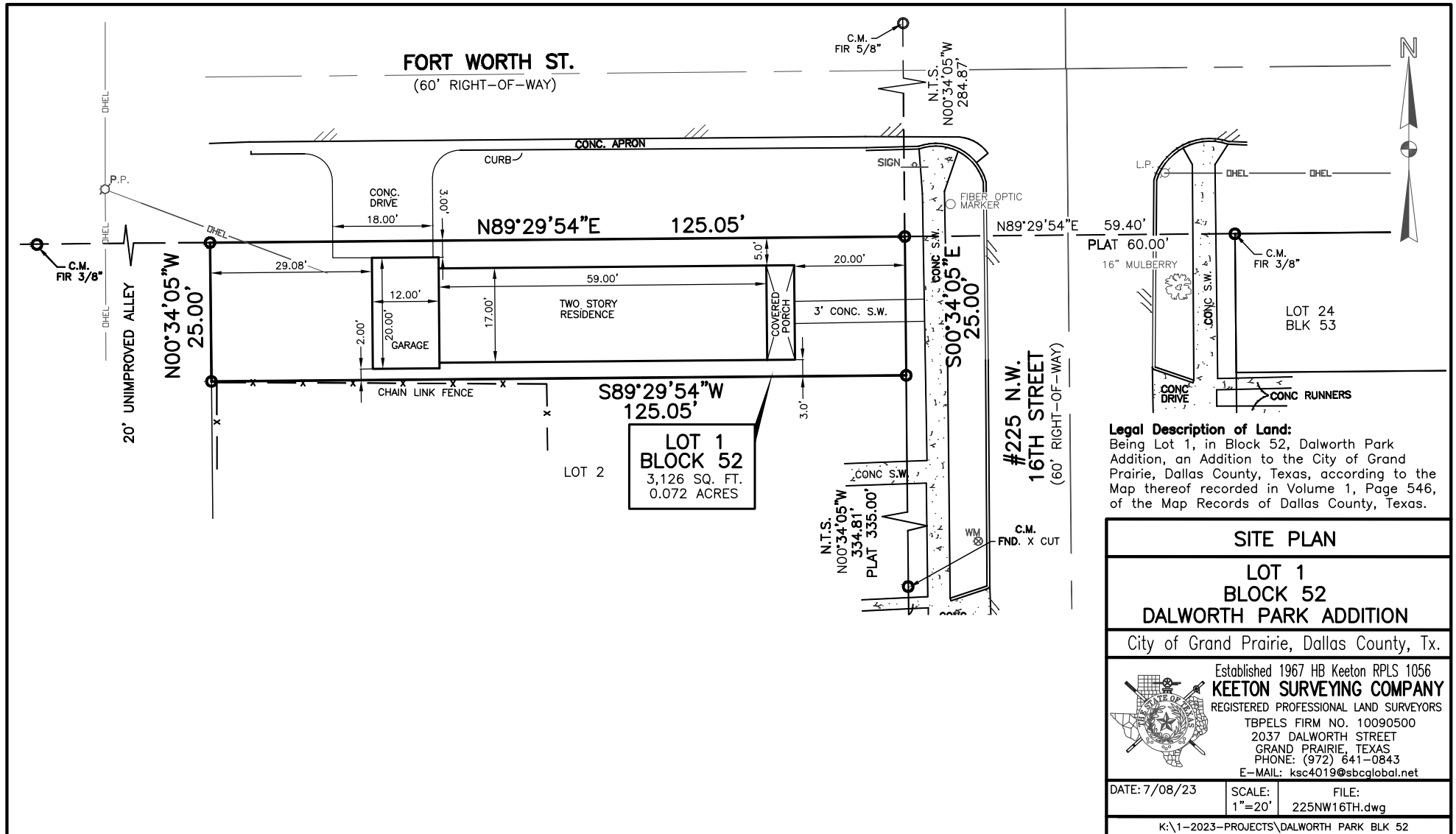


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Grand
Prairie
TEXAS

PLANNING
Date: 11/8/2023

42







CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/20/2023

REQUESTER: Monica Espinoza

PRESENTER: Salvador Gonzalez Jr., Planner

TITLE: ZBA-23-10-0068 (Council District 2) – Variance to increase the maximum area and to reduce the minimum rear yard and side yard setbacks for a detached garage permitted under the Unified Development Code, located at 3646 Park Ridge, legally described as Lot 9, Block 1, Country Club Park Addition No.2, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One Residential District

APPLICANT: Marshall Jackson, Mattco Construction

RECOMMENDED ACTION: Staff cannot support the request but notes the following finding of facts:

1. The lot is 12,810 sq. ft. which is substantially larger than most single-family lots.
2. The property backs up to a 100-foot TESCO easement.

SUMMARY:

Variance to reduce the minimum rear yard and side yard setbacks for a detached garage permitted under the Unified Development Code, located at 3646 Park Ridge, legally described as Lot 9, Block 1, Country Club Park Addition No.2, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One Residential District

- A. Variance: Reduction of the minimum rear setback required by SF-1 zoning district.
Required Setback: 10 feet
Requested Setback: 7 feet 6 inches
- B. Variance: Reduction of the minimum side setback required by SF-1 zoning district.
Required Setback: 8 feet
Requested Setback: 5 feet

PURPOSE OF REQUEST:

The applicant is requesting variances to the rear setback and internal side setback requirement for a detached garage located within Single Family-One zoning district. The Unified Development Code

(UDC) states that the minimum rear setback shall be 10 feet and the internal side setback requirement shall be 8 feet. The applicant is requesting a setback of 7 feet 6 inches in the rear and a setback of 5 feet on the side.

The proposed detached garage is shown where an existing accessory structure would be demolished. The proposed structure is 21 feet 6 inches in height, and abuts 100-foot TESCO easement in the rear. 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 on November 10 and November 19.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on November 10.

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:** The variances are not expected to 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:** The variances are not expected to 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 are not expected to authorize the operation of a use other than those already allowed in Single Family-One Residential District.*

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

***Staff Evaluation:** Staff suggests that the variance may not be in harmony with the spirit and purpose of this ordinance. The proposed structure is 21 feet and 6 inches in height. The proposed structure will be highly visible to the neighbor who has an existing 6-foot screening fence. Although the existing storage shed seems to be already inside the required side yard setback, the height of the*

newly proposed structure is substantially taller than what is existing.

- 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: *The variances are not expected to 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: *The variances are not expected 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: *A hardship that is a unique circumstance of the property has not been found.*

- 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-23-10-0068 as requested, but notes the following findings of fact:

1. The lot is 12,810 sq. ft. which is substantially larger than most single-family lots.
2. The property backs up to a 100-foot TESCO easement.

If the Board chooses to grant the request, staff recommends the applicant be required to abide by the following:

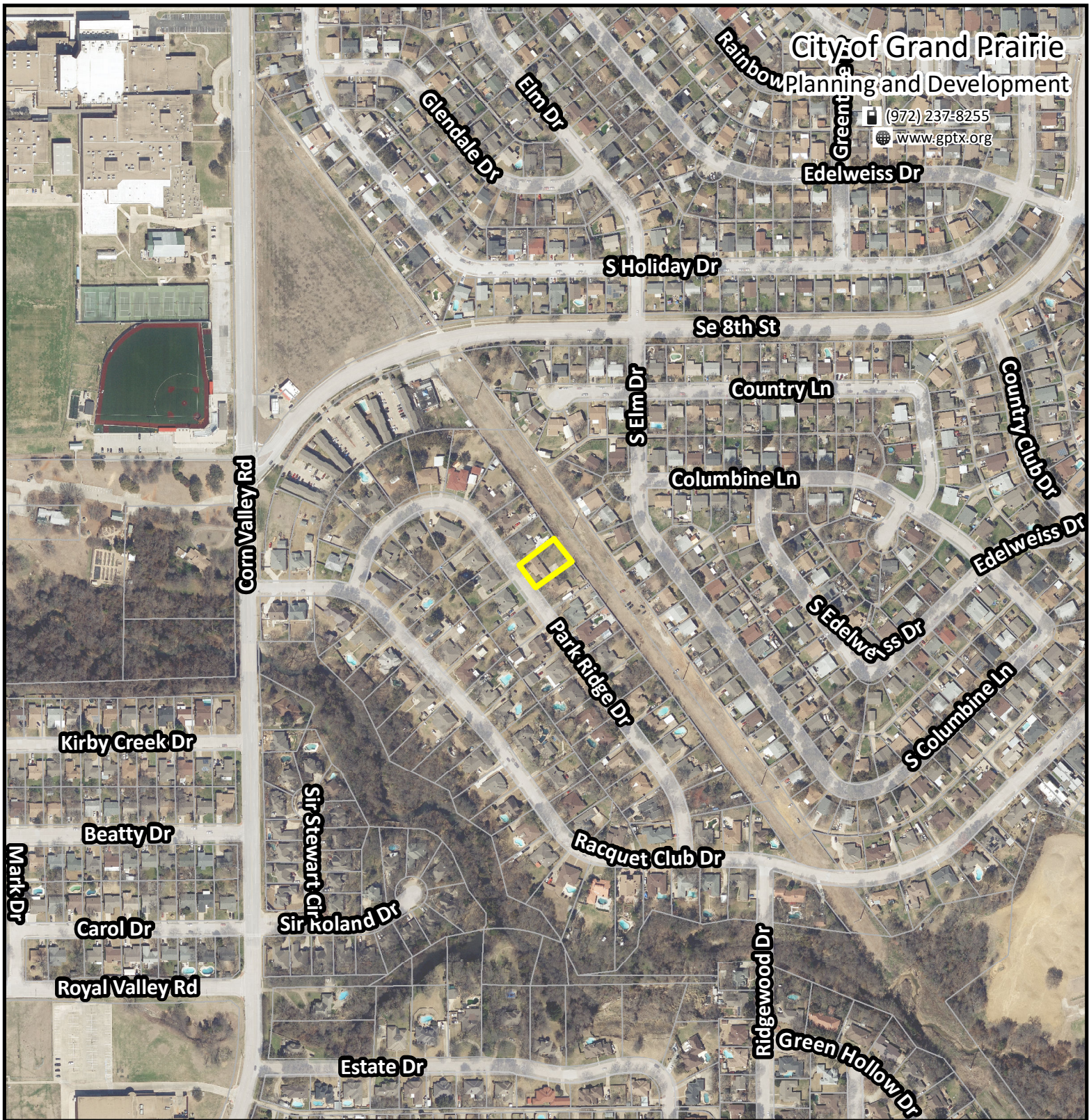
1. The proposed structure comply with the minimum side yard setback of 8 feet.
2. **Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2021 International Building Code, the Grand Prairie Municipal Code of Ordinances, the 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 thereunder terminated.**




Exhibit A- Location Map

Page 1 of 1

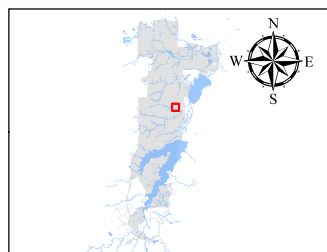
CASE LOCATION MAP
ZBA-23-10-0068
3646 Park Ridge

Item 5.



-  Location
-  Parcels
-  City Limits

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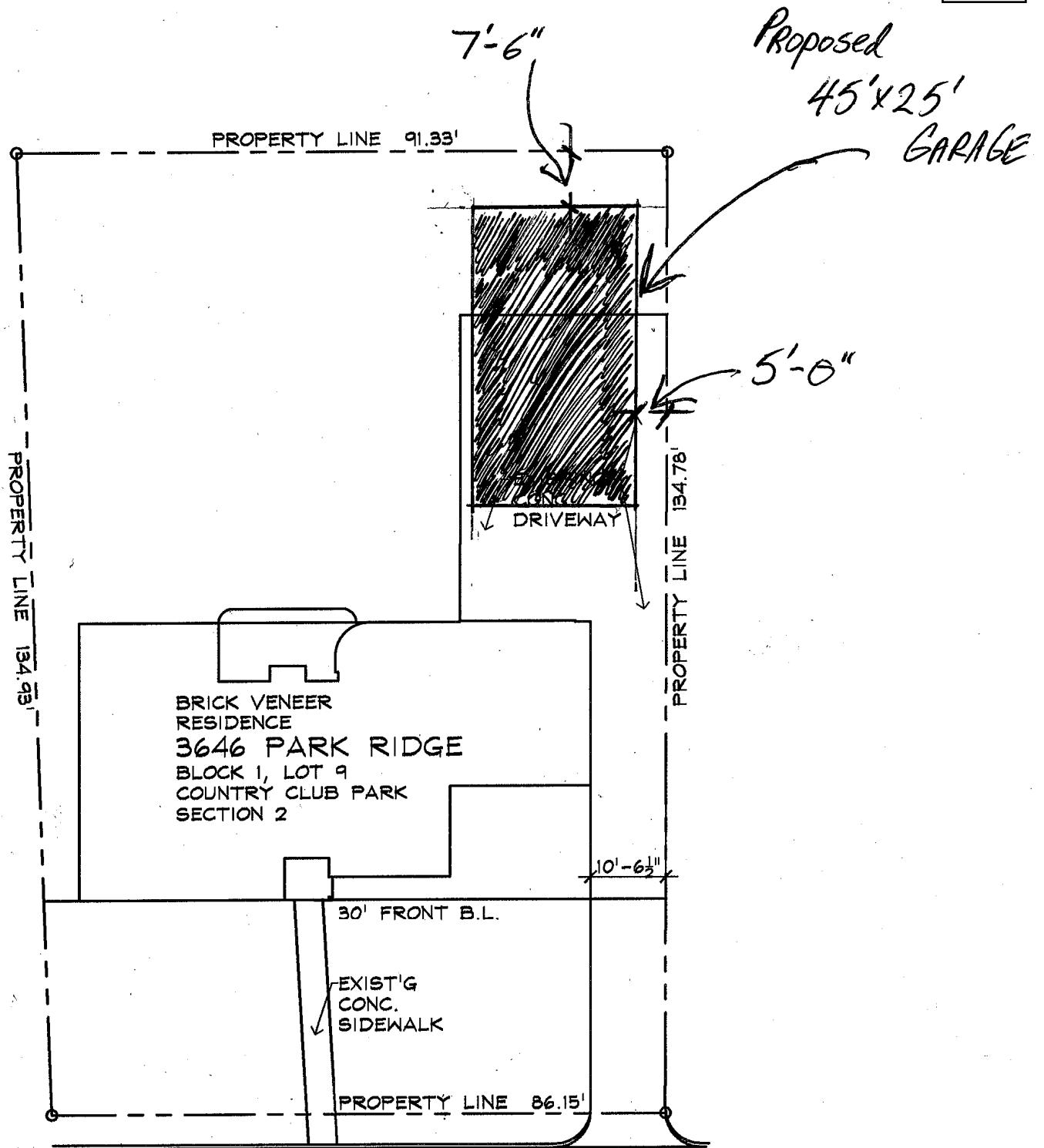


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Grand Prairie
TEXAS

PLANNING
Date: 11/7/2023

48



PARK RIDGE DRIVE

SITE PLAN

SCALE: 1" = 20.0'

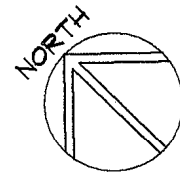


Exhibit C - Photo
Page 1 of 1





CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/20/2023

REQUESTER: Monica Espinoza

PRESENTER: Brittany Musser, Planner

TITLE: ZBA-23-10-0069 (Council District 1) – Variances to reduce the minimum lot width, lot area, and side yard setback for a single-family residence permitted under the Unified Development Code, located at 609 SW 14th Street, legally described as Lot 3, Block 132, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District

APPLICANT: Luke Keeton

RECOMMENDED ACTION: Staff does not object to this request

SUMMARY:

Variances to reduce the minimum lot width, lot area, and side yard setback for a single-family residence permitted under the Unified Development Code, located at 609 SW 14th Street, legally described as Lot 3, Block 132, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District.

- A. Variance: Reduce the minimum lot width
Minimum lot width: 60 feet
Requested lot width: 35.33 feet
- B. Variance: Reduce the minimum lot area
Minimum lot area: 7,200 square feet
Requested lot area: 4,522 square feet
- C. Variance: Reduce the minimum side yard setback
Minimum setback: 6 feet
Requested setback: 5 feet

PURPOSE OF REQUEST:

The applicant is requesting variances to reduce the minimum lot width, lot area, and side yard setbacks for the Single Family-Four (SF-4) zoning district for a single family detached home. The applicant is

requesting these variances with the intention of platting the property and acquiring building permits for a single family detached home. The residence to the north was built in 1948 and is encroaching upon the subject property. In order to build, the applicant is required to replat the property to rectify the non-conformity the encroachment has created. However, the remaining portion of the lot does not meet current SF-4 standards. The variances requested are necessary to make this a developable lot.

PUBLIC NOTIFICATION:

Legal notice of this item was published in the Fort Worth Star Telegram November 10 and November 19.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on November 10.

27 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 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 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:** Staff believes the variances 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 suggests that the variances will not harm the spirit and purpose of this ordinance. If the property owner is to develop their lot, the requested variances are necessary for them to do so.*

- 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 such variances will not alter the essential character of the district. The special exception and variances are necessary for them to be able to develop a single family detached home, matching what is existing 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 believes that such variances for a single family house 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 believes that the property owner has a hardship that is a unique circumstance of the property. The lot was platted prior to the existing density and dimensional standards for the SF-4 zoning district.

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

Staff Evaluation: Staff believes that the hardship is not self-created. The special exception and variances are required in order to build on a lot that was platted prior to current standards.

RECOMMENDATION:

Staff does not object to ZBA-23-10-0069 as requested.

If the Board chooses to grant the applicant's request, he/she 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

CASE LOCATION MAP
ZBA-23-10-0069
609 SW 14th St.

Item 6.



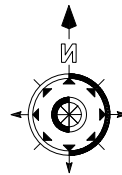
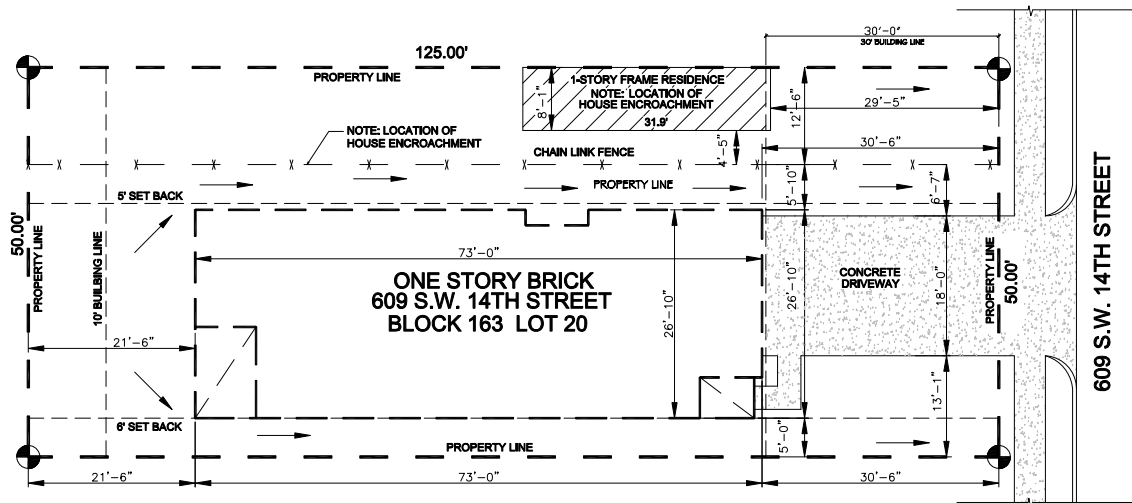
-  Location
-  Parcels
-  City Limits

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0 0.09 Miles

Grand Prairie
TEXAS
PLANNING
Date: 11/7/2023



NOTE:
DO NOT START ANY CONSTRUCTION WITHOUT PLAN
REVIEW AND APPROVAL FROM CITY AND
DEVELOPER/HOMEOWNER ASSOC. SURVEY FORM
BOARDS AND VERIFY CLEARANCE TO SETBACKS BEFORE
TRENCHING

Site/Drainage Plan

SCALE:
1/8" = 1'-0" (22"x34" SHEET)
1/8" = 2'-0" (11"x17" SHEET)

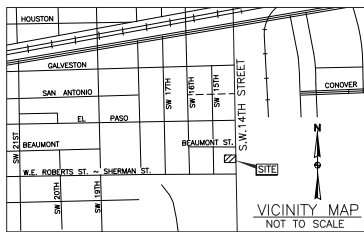
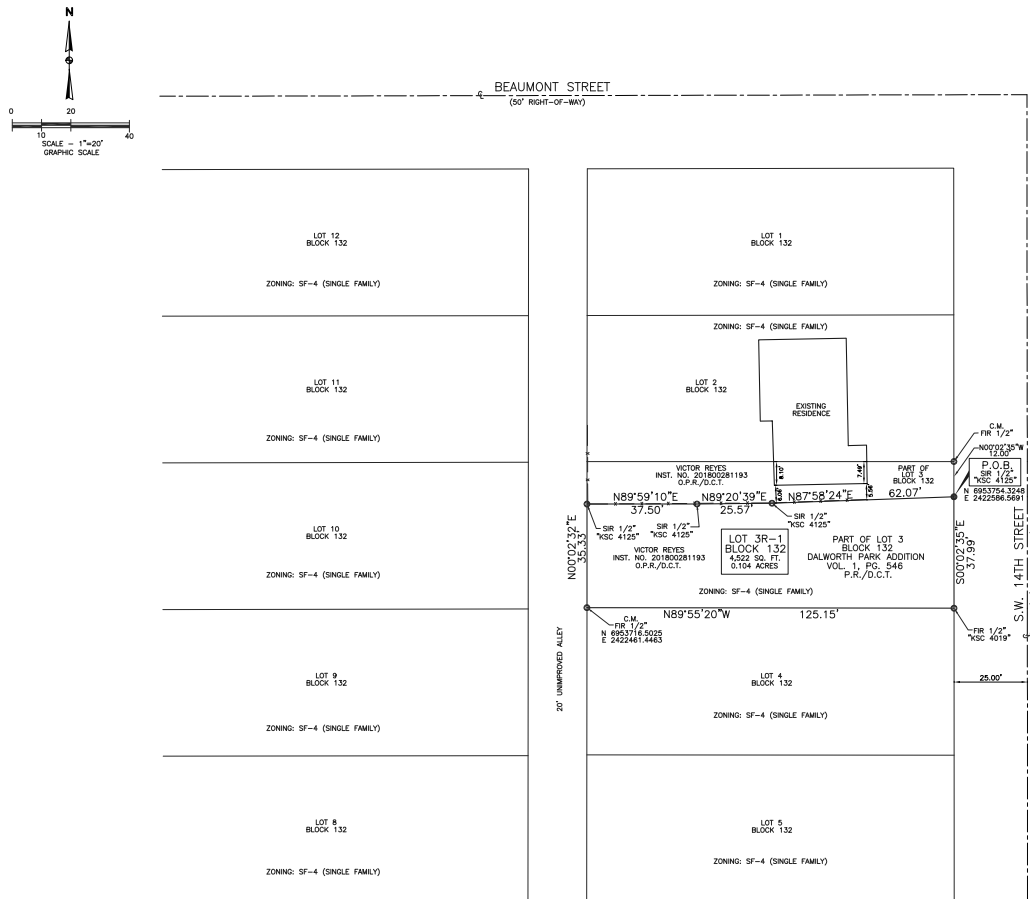
LEGAL DESCRIPTION
DALWORTH PARK
BLOCK 132 LOT 3

609 S.W. 14TH STREET
GRAND PRAIRIE
TEXAS

**DESIGN AND
CONSTRUCTION PLANNING**
214-597-1150
WWW.sandjdesigns.com

Exhibit C - Plat Page 1 of 1

Item 6.



- NOTES:
1. C.M. ~ Denotes Controlling Monuments.
 2. The basis of Bearing for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network.
 3. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 4813C0435M, Map Effective Date: 3-21-19, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.
 4. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property.
 5. Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat.
 6. Zoning classification indicated on this plat reflects zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
 7. The purpose of this plat is to create one lot out of a part of a lot.
 8. Coordinates shown are grid.

OWNERS:
VICTOR REYES
2809 MCPHERSON
FLOWER MOUND, TEXAS 75022
PH# 469-231-8625

PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON M.S. KEETON
REGISTERED PROFESSIONAL LAND SURVEYOR
2037 DALWORTH STREET P.O. BOX 530204
GRAND PRAIRIE, TEXAS 75051-0204
EMAIL:ksc4019@abcglobal.net
PHONE: (972) 641-0843 TBFELS FIRM NO. 10090500

DEDICATION:

STATE OF TEXAS:
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT VICTOR REYES, does hereby adopt this plat designating the hereon above described property as LOT 3-R-1, BLOCK 132, DALWORTH PARK ADDITION, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever, the streets, alleys and storm water conveyance areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements or stormwater management area. Any public utility shall have the right to remove and keep removed oil or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Witness my hand at _____ County Texas this ____ day of _____, 2023.

VICTOR REYES
(Owner)

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared VICTOR REYES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the ____ day of _____, 2023.

NOTARY PUBLIC
My Commission Expires _____

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared Kurtis R. Webb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the ____ day of _____, 2023.

NOTARY PUBLIC
My Commission Expires _____

OWNERS CERTIFICATE:

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, VICTOR REYES, is the sole owner of a 0.104 acre tract of land in the T. Holland Survey, Abstract No. 644, according to the deeds thereof recorded in Inst. No. 201800281193, of the Official Public Records of Dallas County, Texas, said 0.104 acre tract of land, being known as part of Lot 3, Block 132, of Dalworth Park Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 1, Page 546, of the Plat Records of Dallas County, Texas, said tract being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod with cap marked "KSC 4125" set for the northeast corner of said 0.104 acre tract and being in the east line of said Lot 3 and in the west line of S.W. 14th Street (50' right-of-way), from which a 1/2 inch iron rod found bears N. 00°02'35" W., 12.00 feet for the northeast corner of said Lot 3;

THENCE S. 00°02'35" E., with the east line of said Lot 3, Block 132, a distance of 37.99 feet to a 1/2 inch iron rod found with cap marked "KSC 4019" for the southeast corner of said Lot 3;

THENCE N. 89°55'20" W., with the common line of said Lot 3 and Lot 4 of said Block 132, a distance of 125.15 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 3;

THENCE N. 00°02'32" E., with the west line of said Lot 3 and the east line of a 20 foot public alley of said Dalworth Park Addition, a distance of 35.53 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for the northeast corner of said 0.104 acre tract;

THENCE over and across said Lot 3 the following three calls: N. 89°59'10" E., a distance of 37.50 feet, 1/2 inch iron rod with cap marked "KSC 4125" set for angle point; N. 89°20'39" E., a distance of 25.57 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for angle point; N. 87°58'24" E., a distance of 62.07 feet to the POINT OF BEGINNING and CONTAINING 4,522 square feet, or 0.104 acres of land, more or less.

SURVEYORS CERTIFICATE:

Know All Men By These Presents:

I, Kurtis R. Webb, a Registered Professional Land Surveyor in the State of Texas, does hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the rules and regulations of the City Plan Commission of the City of Grand Prairie, Texas.

"PRELIMINARY, FOR REVIEW ONLY NOT TO BE RECORDED FOR ANY PURPOSES"

Kurtis R. Webb
Registered Professional Land Surveyor
Texas Registration No. 4125

REPLAT
LOT 3-R-1, BLOCK 132
DALWORTH PARK ADDITION
CONTAINING 6,267 SQ. FT. OR 0.144 ACRES
AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING A REPLAT OF
OF PART OF LOT 3
BLOCK 132
DALWORTH PARK ADDITION
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS
DATE: OCTOBER 30, 2023

CASE NO. _____

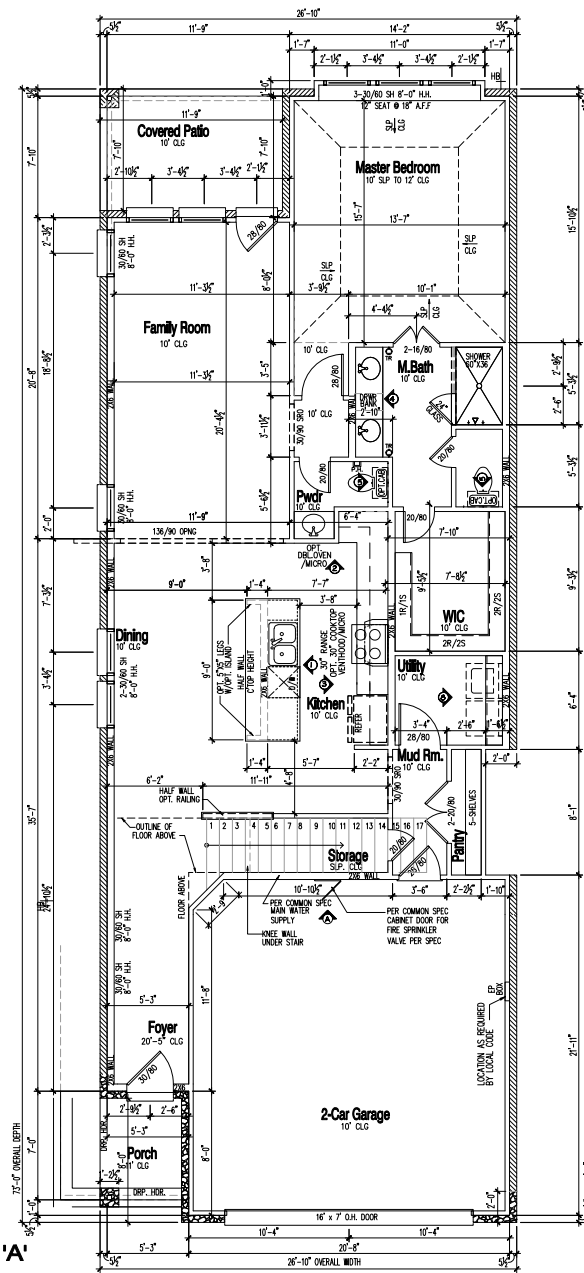
Exhibit D - Floor Plan Page 1 of 1

Item 6.

- 1 22"x30" ATTIC ACCESS
- 2 WATER HEATER PLATFORM TO BE 3/4" OSB ON 2X6 LEDGER 18" A.F.F. WITH AUX. CATCH PAN DRAINED TO OUTSIDE IF APPLICABLE, OPT. #126 DOOR TO BE 20/50 @ 6'-10" HH.
- 3 ELECTRICAL SUB. PANEL & METER (LOCATION MAY VARY PER CITY CODE)
- 4 36"x36" OR 36"x72" A/C PAD
- 5 MECHANICAL PLATFORM TO BE 3/4" T.G. OSB ON 2X6 LEDGER 26" A.F.F. DOOR TO BE @ 7'-4" HH
- 6 5/8" TYPE X GYPSUM BOARD STAGGER & TAPE JOINTS
- 7 4" DIA. DRYER VENT TO OUTSIDE AIR
- 8 SOLID CORE DOOR TO BE SELF-CLOSING & WEATHERSTRIPPED
- 9 2X6 WALL
- 10 FURR CEILING TO +/- 8'-0"
- 11 H.V.A.C. DUCT CHASE
- 12 MIN. 2'-0" BETWEEN DOOR & WINDOW TO AVOID TEMPERED GLASS.
- 13 CONTINUOUS WOOD HANDRAIL @ 36" ABOVE TREAD NOSING
- 14 FIRST SHELF 36" HGT. W/ADD'L SHELVES SPACED @ 12" O.C. ABOVE
- 15 CENTERLINES OF 2x4 BLOCKING @ 36", 54", & 84" HGT. @ KITCHEN CABS. AND @ 30" HGT. FOR BATHROOM VANITY CABS
- 16 CENTERLINE OF 2x4 BLOCKING @ 24" HGT. FOR PAPER HOLDERS
- 17 CENTERLINE OF 2x4 BLOCKING @ 52" HGT. FOR TOWEL BARS.
- 18 1R & 1S = 1 ROD W/ SHELF @ 69" A.F.F. 2R & 1S = 1 ROD W/ SHELF @ 80" A.F.F. & 2ND ROD @ 40" A.F.F.
- 19 ALL SKEWED WALLS TO BE CONSTRUCTED @ 45 DEGREE ANGLES U.N.O.
- 20 THIS WINDOW MEETS E.G.R.E.S.S. REQUIREMENTS PER I.R.C. 2021 CODE.
- 21 DOUBLE 2x4 WALL

NOTE:
(SS) STRUCTURAL SHEATHING TO BE RED T-PLY OR 7/16" O.S.B. PER CITY.
(CWB) CUT-IN WINDBRACE TO BE 1x4 OR METAL™ PER CITY CODE.

WINDOW SCHEDULE			
QTY	TYPE	COMMENTS	EGRESS
10	30/60	SINGLE HUNG	180.00
TOTAL EGRESS			180.00



FIRST FLOOR ELEV 'A'
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

SQUARE FOOTAGE AREAS (BRICK) ELEV "A"

A/C LIVING AREAS	SQ. FT.
1st FLOOR - Masonry A	1343 SF
2nd FLOOR - Masonry A	583 SF
	1926 SF

FOUNDATION SQUARE FOOTAGE

SLAB AREAS	SQ. FT.
COV. PATIO	92 SF
ELEV A PORCH	58 SF
GARAGE A	466 SF
	616 SF

First Floor

SCALE:
1/4" = 1'-0" (22"x34" SHEET)
1/8" = 1'-0" (11"x17" SHEET)

**DESIGN AND
CONSTRUCTION PLANNING**
214-597-1150
www.sanddesigns.com

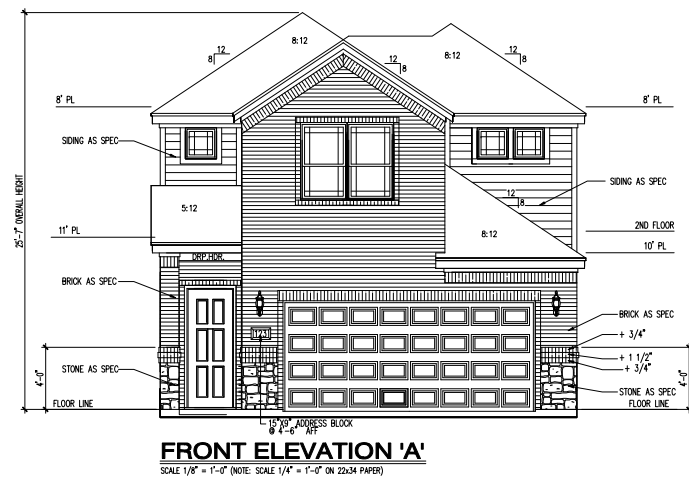
**609 S.W. 14TH STREET
GRAND PRAIRIE
TEXAS**

**LEGAL DESCRIPTION
DALWORTH PARK
BLOCK 132 LOT 3**

revision:
number & date:
designed by: SAL
drawn by: SAL GONZALEZ
checked by: S.G.
date: 7-27-20

sheet title:
FLOOR PLAN

sheet:
A.1



Elevation Plan

SCALE:
1/4"=1'-0" (22"X34" SHEET)
1/8"=1'-0" (11"X17" SHEET)

SD DESIGN AND
CONSTRUCTION PLANNING
214-597-1150
www.sandjdesigns.com

**609 S.W. 14TH STREET
GRAND PRAIRIE
TEXAS**

LEGAL DESCRIPTION
DALWORTH PARK
BLOCK 132 LOT 3

revision:	
number & date:	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
designed by: SAL	
drawn by: SAL GONZALEZ	
checked by: S.G.	
date: 7-27-20	
sheet title: ELEVATIONS	
sheet: A.3	

