



ZONING BOARD OF ADJUSTMENTS AND APPEALS
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, AUGUST 15, 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.

ELECTION OF OFFICERS

REGULAR MEETING - 6:00 PM

Call to Order

Invocation

ELECTION OF OFFICERS

APPROVAL OF MINUTES

1. Approval of the July 18, 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-22-07-0024 (Council District 5) – Special exception for a side yard carport and a 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
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 1618 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
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

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 August 12, 2022.



Monica Espinoza, Planning Secretary



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 08/15/2022

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: June Sin, Planner

TITLE: Approval of the July 18, 2022 Meeting Minutes

RECOMMENDED ACTION: Approve



300 W. Main Street – Council Chambers

MEETING AGENDA

Zoning Board of Adjustments and Appeals

Date: July 18th, 2022

BRIEFING:

5:32 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 type="checkbox"/> Ralph Castro |
| <input checked="" type="checkbox"/> Michelle Madden | <input checked="" type="checkbox"/> Debbie Hubacek |
| <input checked="" type="checkbox"/> Clayton Hutchins | <input type="checkbox"/> Heather Mazac |
| <input checked="" type="checkbox"/> Timothy Ibidapo | <input type="checkbox"/> Robert Mendoza |
| <input checked="" type="checkbox"/> Anthony Langston Sr. | <input type="checkbox"/> Melinda Rodgers |
| <input type="checkbox"/> Eric Smith | <input type="checkbox"/> David Baker |
| <input checked="" type="checkbox"/> Tommy Land | |

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

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

Briefing was adjourned at 5:36 pm

EXECUTIVE SESSION

5:36 P.M.

The Zoning Board of Adjustments and Appeals may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., the discuss Section 551.076 “Deliberations Regarding Security Devices or Security Audits” – Board Evacuation Plan

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:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Barry Sandacz | <input type="checkbox"/> Ralph Castro |
| <input checked="" type="checkbox"/> Michelle Madden | <input checked="" type="checkbox"/> Debbie Hubacek |
| <input checked="" type="checkbox"/> Clayton Hutchins | <input type="checkbox"/> Heather Mazac |
| <input checked="" type="checkbox"/> Timothy Ibidapo | <input type="checkbox"/> Robert Mendoza |
| <input checked="" type="checkbox"/> Anthony Langston Sr. | <input type="checkbox"/> Melinda Rodgers |
| <input type="checkbox"/> Eric Smith | <input type="checkbox"/> David Baker |
| <input checked="" type="checkbox"/> Tommy Land | |

INVOCATION:

Clayton Hutchins led the invocation

APPROVAL OF MINUTES:

The motion to Approve the minutes made by **Michelle Madden**

The motion was seconded by **Timothy Ibidapo**

Motion Carried 7-0

PUBLIC HEARING:

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

June Sin introduced the case to the Board. Ms. Sin turned over the presentation to Lt. Tim Silva.

Lt. Silva stated that there were numerous complaints against the property such as gun fire, parties, fights, and reports of street racing. There have also been multiple postings on Facebook advertising paid admission events at the location. The tenant, Mr. Melvin Pulley, had been contacted by Investigator West regarding the complaints. Mr. Pulley admitted during the investigation that he was aware of events being held at the location but not the nature of the events. On April 1st, 2020, the police conducted an operation targeting the ongoing selling and use of drugs and alcohol at the site. Mr. Pulley was contacted but did not appear on site. The Police Department would like to prevent any further issues from occurring at the location.

Applicant / Spokesperson: Melvin Pulley – Business owner of Royal Lane Studios
Address: 1135 Avenue J East Grand Prairie, TX 75050

Any comments from Spokesman:

Mr. Pulley stated that the use of the location was that of a photo studio and was working on making it a wedding venue.

Mr. Pulley was not aware of a particular High School party. He was under the impression that it was a photo shoot.

Mr. Pulley has hired additional staff and is trying to regulate the rentals and stay on top of everything. He stated that street racing is an ongoing issue and has been present before his renting of the location.

Any questions from Board:

Barry Sandacz asked about the restrictions on the Certificate of Occupancy and how would an individual know that this location was available for rental.

Mr. Pulley stated that social media has played a large role in rentals.

Michelle Madden asked when the additional staff was hired.

Mr. Pulley stated that he did not have a specific date.

Tommy Land asked if he were to rent the location who would be the contact person.

Mr. Pulley stated that he would be the point of contact and would rent it for photo/video shoots.

Mr. Pulley also stated that during the week he is typically on top of it but due to his photography jobs, the weekends are a little more difficult for him to be there in person.

Tommy Land asked if there was staff there, and how did certain events get out of control

Mr. Pulley stated that he hired the wrong individuals.

Clayton Hutchins asked if Mr. Pulley was aware of some of the events being advertised. Mr. Pulley stated he was not until the officers informed him. Mr. Hutchins asked who is ultimately responsible for the location and events that take place there and what do plan on doing to ensure more incidents do not occur. Mr. Pulley stated that he is the responsible individual and would obtain better staffing

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

Michelle Madden

The motion was seconded by **Debbie Hubacek**

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

Members that objected:

NEW BUSINESS:

This will be Michelle Madden's last meeting with ZBA. She will be moving to PNZ. The Board and staff thanked her for serving

CITIZENS COMMENTS:

ADJOURNMENT: The meeting was adjourned at 6:35 PM

Signed on this the _____ day of August 2022

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

by: _____
Printed Name: _____
Title: _____



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 08/15/2022

REQUESTER: Monica Espinoza

PRESENTER: June Sin, Planner

TITLE: ZBA-22-07-0024 (Council District 5) – Special exception for a side yard carport and a 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

APPLICANT: Maria Licea

RECOMMENDED ACTION: Staff objects to this request, but recommends the following condition

1. The carport shall be placed min. 2 feet from the property line to allow for adequate drainage

SUMMARY:

Special exception for a side yard carport and a 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.

- A. Special Exception: Construction of a carport
- B. Variance: Reduction of the internal side yard setback required by SF-4 zoning district
 - Required setback: 3 feet
 - Requested width: 0 feet

PURPOSE OF REQUEST:

The applicant is requesting a special exception to build a 452-square-foot carport at 705 NE 29th Street. Article 6 of the Unified Development Code requires that carports be approved through the ZBA process and meet city requirements. The proposed carport is 35 ft x 12.9 ft with a height of 12 feet and will be detached from the primary structure. There are two legally permitted carports at 733 NE 29th Street and 726 NE 29th Street (Case numbers BA170202 & BA170203), 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 August 5 and August 14.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on August 5.

41 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 the 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. Staff investigated the surrounding area and found similar side yard variances were requested for other carports in the neighborhood. A variance of a 2-foot side yard was granted for a carport at 733 NE 29th Street (BA170202). A variance of a 2.5-foot side yard was granted at 726 NE 29th Street (BA170203).*

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

***Staff Evaluation:** Staff suggests that the special exception and the 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 the variance 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 special exception and the 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 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 the 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 objects to ZBA-22-07-0024 as requested, but recommends the following condition:

1. The carport shall be placed min. 2 feet from the property line to allow for adequate drainage, limiting the impact on the adjacent property.

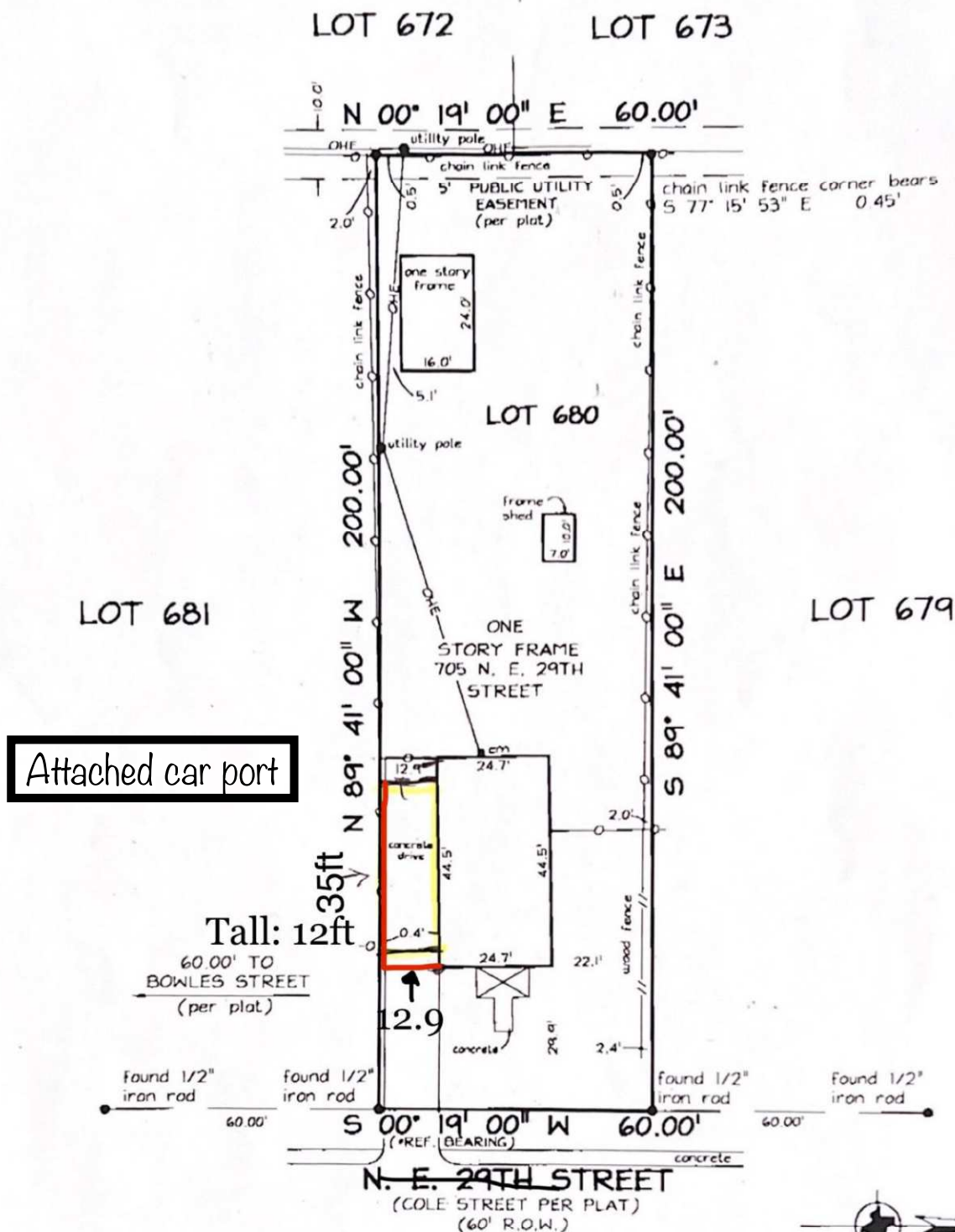
If the Board chooses to grant the applicant's request, he/she must abide by the following:

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

Item 2.





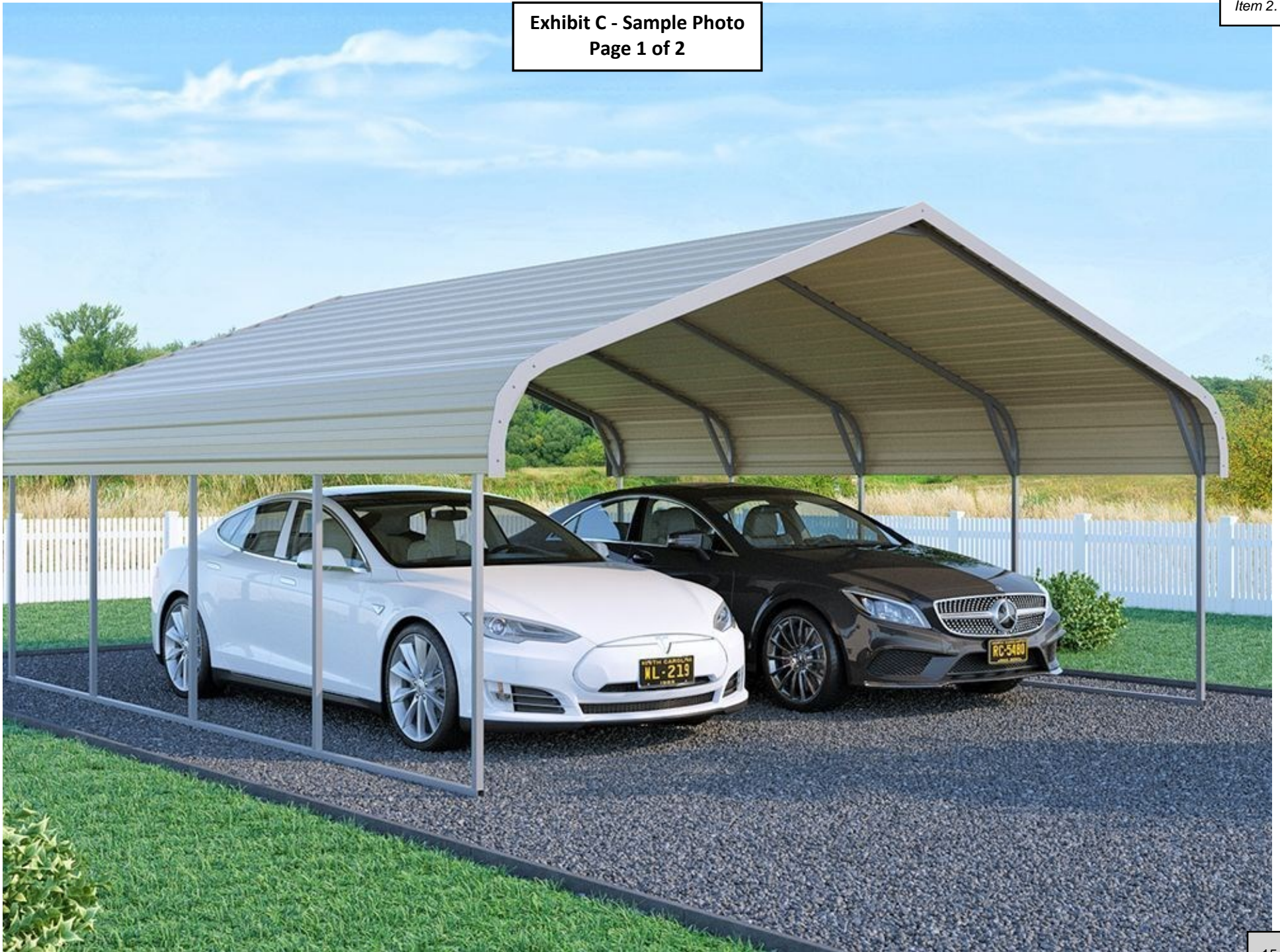
NOTES:

BEARINGS ARE BASED ON PLAT.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 705 N. E. 29TH STREET, and Being Lot 680 of the MINNIE BOWLES SUBDIVISION OF RESERVED TRACTS OF BURBANK GARDENS, UNITS ONE (1) AND TWO (2), an Addition to the City of Grand Prairie, Dallas County, Texas according to the Plat thereof recorded in Volume 5, Page 236 of the Map Records of Dallas County, Texas.

There are no visible conflicts or protrusions, except as shown.











CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 08/15/2022

REQUESTER: Monica Espinoza

PRESENTER: June Sin, Planner

TITLE: 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 1618 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

APPLICANT: Yannete Ortega

RECOMMENDED ACTION: Staff does not object to this request

SUMMARY:

Special Exception for a front yard carport and a variance to increase the maximum area permitted under the Unified Development Code, located at 1618 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.

- A. Special Exceptions: Construction of a carport
- B. Variance: Increase the maximum area of a carport
 Allowed area: 500 square feet
 Requested area: 600 square feet

PURPOSE OF REQUEST:

The applicant is requesting a special exception to build a 600 square foot carport at 1618 Kingston 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 20 ft x 30 ft with a height of 9 feet and will be detached from the primary structure. There is a legally permitted carport at 1614 SE 4th Street, within the 800-foot buffer (Case Number BZ191011). Subject to 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 August 5 and August 14.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on August 5.

59 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 the variance may not substantially or permanently injure the adjacent property owners. The property is located at street corner where the driveway is significantly deeper than most of its neighbors. An additional five-foot depth of the carport would not be noticeable from the street view.*

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

***Staff Evaluation:** Staff suggests that the special exception and the 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 the variance will not authorize the operation of a use other than those already allowed in Single Family-Two 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 special exception and the 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 not alter the "essential character" of 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 the 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-22-07-0025 as requested.

If the Board chooses to grant the applicants 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, 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 3.

Kingston Dr

Squire Ct

Se 4th St

N Santa Clara Ct



Item 3.









CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 08/15/2022

REQUESTER: Monica Espinoza

PRESENTER: June Sin, Planner

TITLE: 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

APPLICANT: Priscilla Cortez

RECOMMENDED ACTION: Staff does not object to this request

SUMMARY:

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.

- A. Variance: Reduction of the rear setback required by SF-4 zoning district.
 Required Setback: 20 feet
 Requested Setback: 7.5 feet

PURPOSE OF REQUEST:

The applicant is requesting a variance to reduce the rear setback for the SF-4 zoning district for an attached garage. In April of 2022, the applicant obtained a building permit for the expansion of the existing house. The proposal showed that the new addition would be built around the existing garage. The existing garage was a non-conforming structure but did not require a variance as it was an existing condition. After the building permit was issued, the applicant demolished the existing garage and built a new garage without a permit. When a new structure is built, it needs to comply with all current standards including the 20-foot rear setback. The applicant is seeking a variance to reduce the rear setback to 7.5 feet, for the already constructed attached garage.

PUBLIC NOTIFICATION:

Legal notice of this item was published in the Fort Worth Star Telegram August 5 and August 14.

Notices to property owners were placed in the City of Grand Prairie out-going-mail on August 5.

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 such 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 suggests that the exception will not adversely affect the health, safety, or general welfare of the public. The structure is located outside the required visibility triangle and would not cause any issues for cars turning from Bennie Lane onto S. Carrier Parkway. Based on staff assessment, Bennie Lane is not likely to be a heavily-traveled street due to its proximity to Dickey Road, which is approximately 700 feet to the south.*

- 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 suggests that the exception 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 that such an 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 such a variance for an 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 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-22-07-0026 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

Item 4.

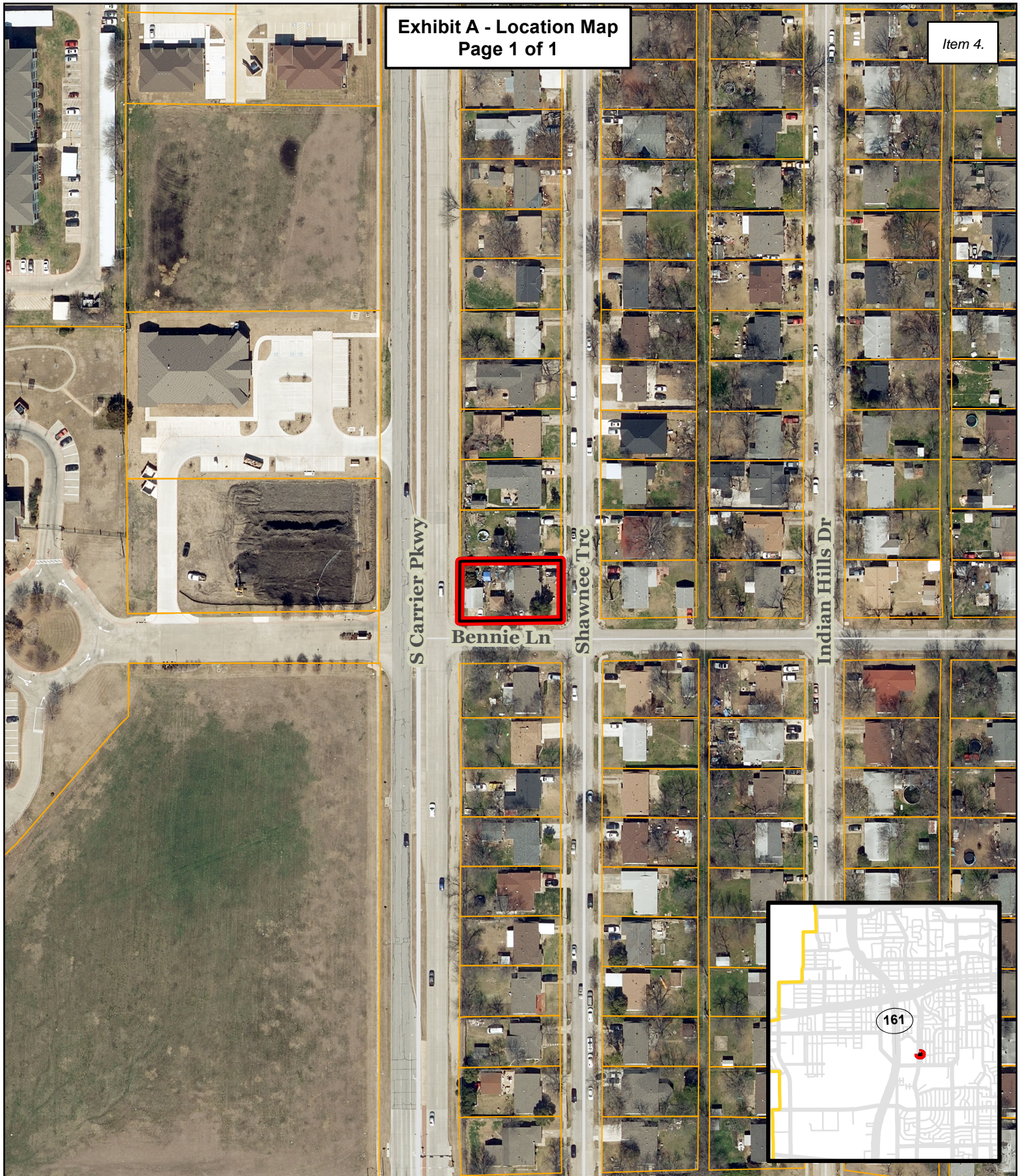
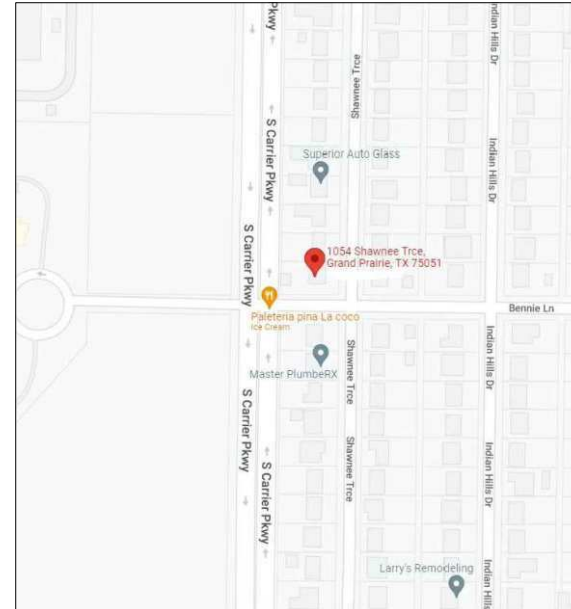
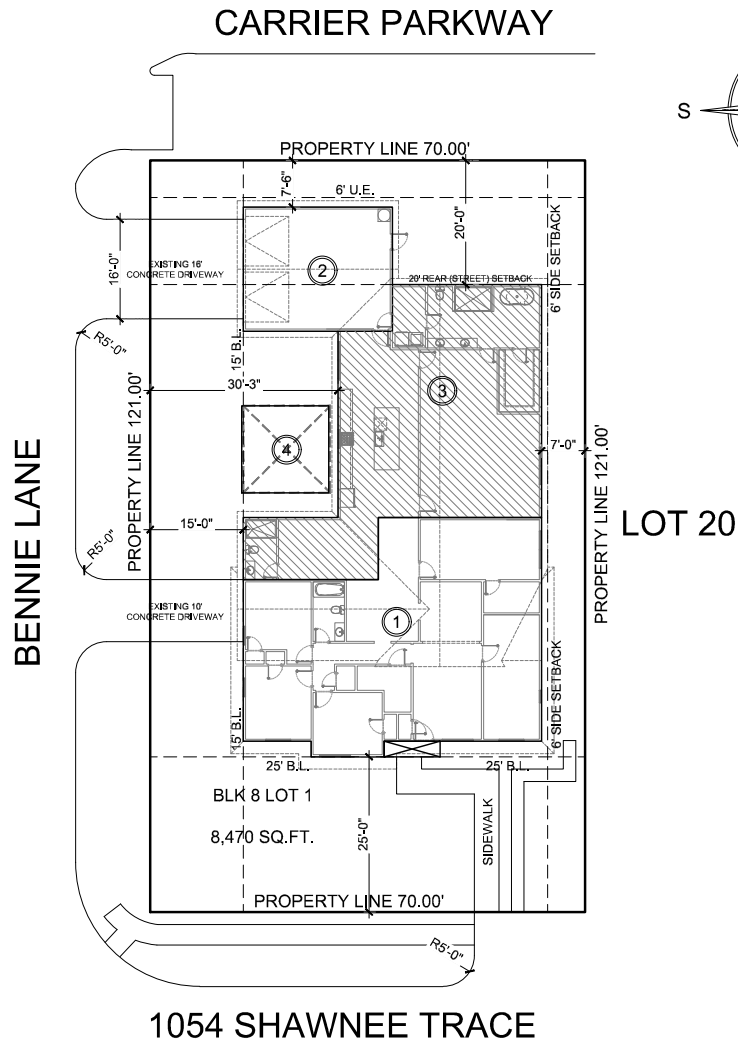
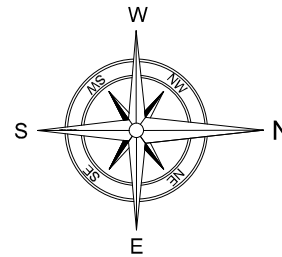


Exhibit B - Site Plan
Page 1 of 1



VICINITY MAP
FOR REFERENCE ONLY

AREA DISTRIBUTION		
AREA SCHEDULE		
1	EXISTING LIVING	1,540 SQ. FT.
2	EXISTING ATTACHED GARAGE	480 SQ. FT.
3	PROPOSED LIVING ADDITION	1,380 SQ. FT.
4	EXISTING DETACHED GAZEBO	196 SQ. FT.
TOTAL PROPOSED COVERAGE		3,596 SQ. FT.
LOT AREA		8,470 SQ. FT.
% LOT COVERAGE		42.4 %
LEGAL DESCRIPTION		
1:	INDIAN HILLS PARK	
2:	BLK 8 LOT 1	
3:		
4:	INT200503541854 CO-DC	
5:	0945000800100 4CP09450008	

SITE PLAN
SCALE 1" = 20'

AllAboutPermits
Drafting and Design + Permit-Expediting
Ruth Solorzano (214)970-0789

allaboutpermits@outlook.com

ADDRESS:

1054 SHAWNEE
TRACE GRAN
PRAIRIE, TX. 75051

USE:

RESIDENTIAL

DRAWN BY:

ALLABOUTPERMITS

DATE:

02/25/2022

PLAN:

SITE PLAN

SCALE:

1" = 20'-0"

01



