



ZONING BOARD OF ADJUSTMENTS AND APPEALS
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, APRIL 15, 2024 AT 5:30 PM

AGENDA

BRIEFING SESSION - 5:30 PM

The staff will brief the board and preview the cases on tonight's agenda. Board members will have the opportunity to ask questions that may facilitate the meeting and the presentation of the cases. No action will be taken during the briefing.

REGULAR MEETING - 6:00 PM

Call to Order

Invocation

APPROVAL OF MINUTES

1. Approval of the March 18, 2024 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-24-03-0010 (Council District 6) – Variance to increase the maximum wall height for a detached garage, located at 1725 Vicky Ln., legally described as Lot 1, Block A, Segovia Acreage Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One Residential District
3. ZBA-24-03-0012 (Council District 3) – Special Exception for a front yard carport and variances to increase the maximum width, and area permitted under the Unified Development Code, located at 1834 Crooks Ct., legally described Lot 9, Block 1, Phillips Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District
4. ZBA-24-03-0016 (Council District 1) – Special exception for a front yard carport permitted under the Unified Development Code, located at 2942 Nueva Tierra., legally described as Lot 1, Block E, Vista Grande Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential

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 April 12, 2024.



Monica Espinoza, Planning Secretary



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/15/2024
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: Salvador Gonzalez, Jr., Planner
TITLE: Approval of the March 18, 2024 Meeting Minutes

RECOMMENDED ACTION: Approve



300 W. Main Street – Council Chambers

MEETING AGENDA

Zoning Board of Adjustments and Appeals

Date: March 18, 2024

BRIEFING:

5:37 P.M.

The staff will brief the board and preview the cases on tonight’s agenda. Board members will have the opportunity to ask questions that may facilitate the meeting and presentation of the cases. No action will be taking place during the briefing.

Board Members In Attendance:

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

2. ZBA-24-02-0004 (Council District 5) Variance to reduce the minimum side yard setback for a single-family residence permitted under the Unified Development Code, located at 901 Hill St, legally described as Lot 1, Block 213, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six Residential District.

Salvador Gonzalez Jr. briefed the Board on the case.

3. ZBA-24-02-0005 (Council District 6)- Special exception for a garage conversion, located at 1417 Alspaugh Ln., legally described as Lot 16, Florence Hill No 1 Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-84

Salvador Gonzalez Jr. from Planning briefed the Board on the case.

Debbie Hubacek asked if there were any other garage conversions in the area. Salvador stated that he was not aware of any.

Stacy White asked what the use of the conversion would be. Salvador stated that it would be used as a living area.

David Baker stated that he feels that it is important for the conversion to match the other surrounding houses to set a precedent.

Kimberly Akinrodoye stated that if the neighbors or surrounding lots had issues then they should have responded to the notice. She also asked if they applicant supplied a plan of what the conversion will look like.

Briefing was adjourned at 5:47 pm

CALL TO ORDER

6:00 P.M.

The Zoning Board of Adjustments and Appeals is appointed by the City Council to consider variances, exceptions and appeals as prescribed by the City of Grand Prairie’s Unified Development Code. In accordance with Section 211.009 of the Local Government of the State of Texas and Article 1 of the Unified Development Code of the City of Grand Prairie, the concurring vote of seven members of the Board is necessary to decide in favor of an applicant on any matter on which the Board has jurisdiction. Members of the public may address the Board on items listed on the agenda under Public Hearing Items

Board Members In Attendance:

- Barry Sandacz
- Eric Hedin
- Timothy Ibidapo
- Anthony Langston Sr.
- Tommy Land
- Kimberly Akinrodoye
- Debbie Hubacek
- Stacy White
- Jose Linarez
- Melinda Rodgers
- David Baker

INVOCATION:

David Baker led the invocation.

APPROVAL OF MINUTES:

The motion to Approve the minutes made by **David Baker**
The motion was seconded by **Kimberly Akinrodoye**
Motion Carried 9-0

PUBLIC HEARING:

2. ZBA-24-02-0004 (Council District 5) Variance to reduce the minimum side yard setback for a single-family residence permitted under the Unified Development Code, located at 901 Hill St, legally described as Lot 1, Block 213, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six Residential District.

Salvador Gonzalez Jr presented the case to the Board. The applicant, Juan Garcia, would like to reduce the side yard setback from 15 to 7ft. 31 notices were sent out and 0 were returned. There is not an HOA and staff does not object to the request.

Salvador Gonzalez Jr. presented the following staff findings (indicated by a check or x in the blank next to the finding):

- 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.

Applicant / Spokesperson: Juan Garcia

Address: 901 Hill St Grand Prairie, TX 75050

Applicant was present.

Mr. Garcia stated that he is requesting the side yard setback reduction to build a house that is not too small. He also tried to place the garage on the side, but it is a corner lot.

After consideration of the evidence, including evidence of proper notice, the Board discussed the evidence and the documentation on the record.

A motion to close the public hearing and approve the case was made by **David Baker**

The motion was seconded by **Kimberly Akinrodoye**

Motion passed: **9** yays to **0** Nays.

Members that opposed: None

3. ZBA-24-02-0005 (Council District 6)- Special exception for a garage conversion, located at 1417 Alspaugh Ln., legally described as Lot 16, Florence Hill No 1 Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-84

Salvador Gonzalez Jr presented the case. There is a garage conversion within 300 ft and they have 2 car off street parking. 38 notices were sent out and 0 were returned. There is also not an HOA.

Salvador Gonzalez Jr. presented the following staff findings (indicated by a check or x in the blank next to the finding):

- 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.

Kimberly Akinrodoye asked if the Board could make it a requirement for the door to remain

Eric Hedin stated that some individuals build a wall to close up the garage and leave the door.

Barry Sandacz is comfortable with Planning or Building Inspections determining if the door can remain or not.

Tommy White stated his concern about setting a precedent with garage conversions and leaving them as wanted.

Staff stated that the Board could propose a motion that the garage conversion be approved with the condition that if the garage door is removed and the masonry to match the façade.

Applicant was not present.

After consideration of the evidence, including evidence of proper notice, the Board discussed the evidence and the documentation on the record.

Eric Hedin made a motion to close the public hearing and approve the special exception with the condition that if the garage door is removed; the materials and façade must match the exterior of the house.

The motion was seconded by **Debbie Hubacek**

Motion passed: **8** yays to **1** Nays

Members that opposed: Melinda Rodgers

CITIZENS COMMENTS:

ADJOURNMENT : The meeting was adjourned at 6:20 pm

Signed on this the _____ day of April, 2024

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

by: _____
Printed Name: _____
Title: _____



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/15/2024
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: Salvador Gonzalez Jr., Planner
TITLE: ZBA-24-03-0010 (Council District 6) – Variance to increase the maximum wall height for a detached garage, located at 1725 Vicky Ln., legally described as Lot 1, Block A, Segovia Acreage Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One Residential District
APPLICANT: Juana Villegas
RECOMMENDED ACTION: Staff cannot support the request

SUMMARY:

Variance to increase the maximum wall height for a detached garage, located at 1725 Vicky Ln., legally described as Lot 1, Block A, Segovia Acreage Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One Residential District

- A. Variance: Increase of the maximum wall height for a detached garage greater than 200 SF
Max Wall Height Allowed: 12 feet
Requested Wall Height: 16 feet

PURPOSE OF REQUEST:

The applicant is requesting a variance to the max wall height allowed for a detached garage located within Single Family-One zoning district. The Unified Development Code (UDC) states that the maximum wall height for a detached garage greater than 200 square feet shall be 12 feet. The applicant is requesting a wall height of 16 feet to allow for the storage of a recreational vehicle.

The proposed detached garage is shown accross an existing garage. The proposed structure is 21 feet 7 inches in height, and will have an area of 2,080 square feet. Subject to the approval of this application, an approved building permit will be required prior to the final inspection of the structure. As part of the building permit review process, Building Inspections will ensure that the structure complies with all regulations.

PUBLIC NOTIFICATION:

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

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

19 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 variance is 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 variance 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 variance is 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 be in harmony with the spirit and purpose of this ordinance. The proposed structure is 21 feet and 7 inches in height which does not exceed the maximum height of allowed for a detached garage.

- 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 variance 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 variance is 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-24-03-0010 as requested

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

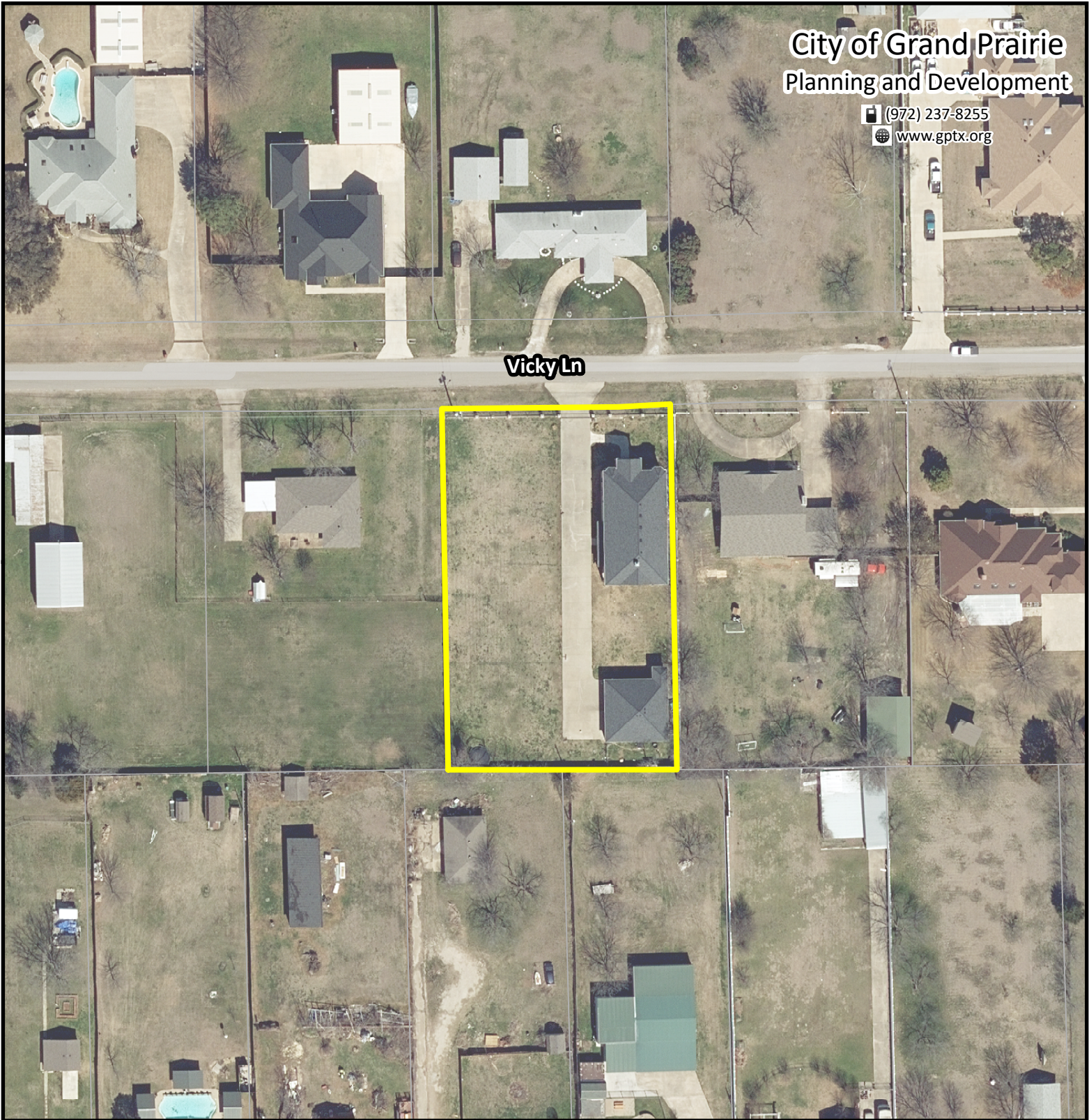
- 1. Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2021 International Building Code, the Grand Prairie Municipal Code of Ordinances, the city adopted fire codes, and with other applicable regulatory requirements administered 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-24-03-0010
1725 VICKY LN




Item 2.



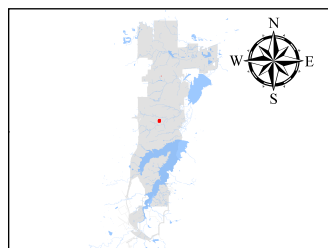
City of Grand Prairie
Planning and Development

(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 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.



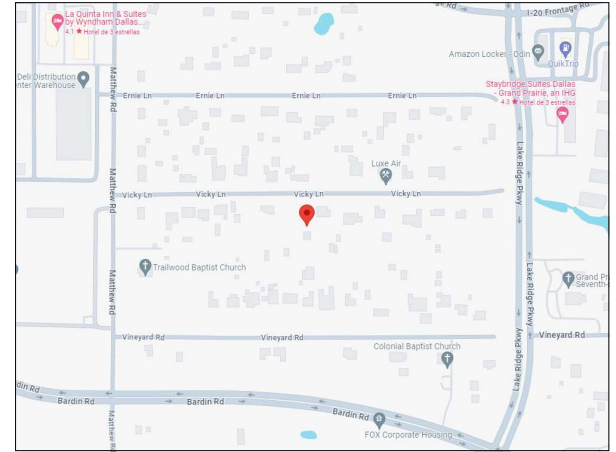
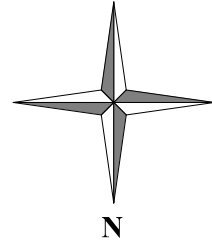
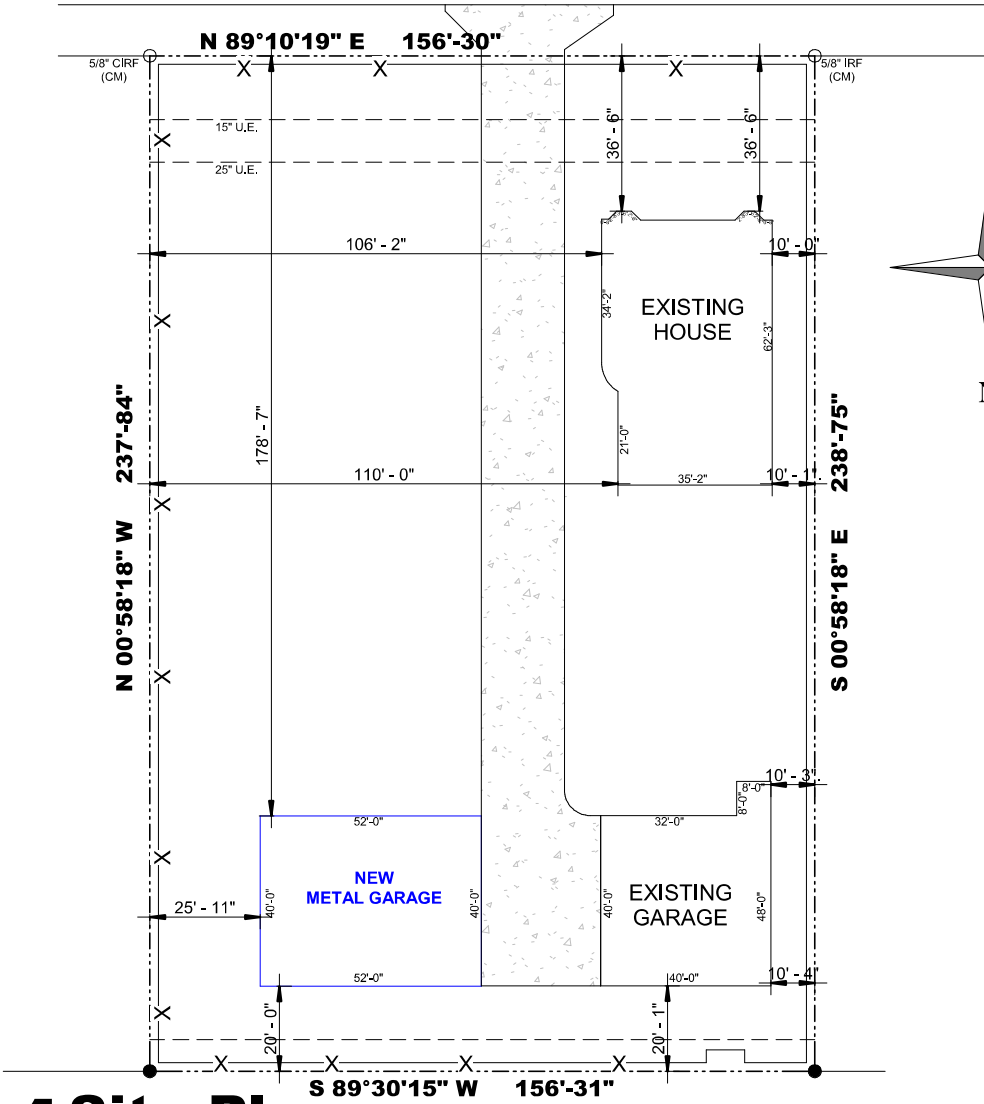
0 0.02 Miles

Grand
Prairie
TEXAS

PLANNING
Date: 4/4/2024

13

1725 VICHY LANE



VICINITY MAP
for reference only

1725 VICKY LN, GRAND PRAIRIE,
TX, 75052

EXISTING HOUSE	4,758 SQ/FT
PROPOSED METAL GARAGE	2,080 SQ/FT
TOTAL NEW CONST.	2,080 SQ/FT
LOT AREA	0.85 ACRES

1 Site Plan

1" = 30'-0"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WE WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address

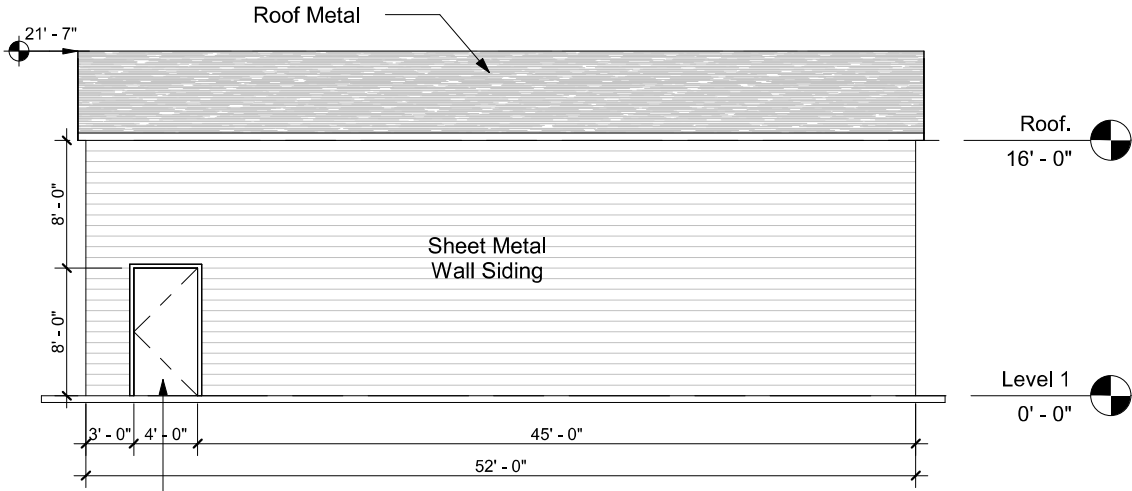
1725 Vicky Ln
Grand Prairie, TX 75052

Legal Description

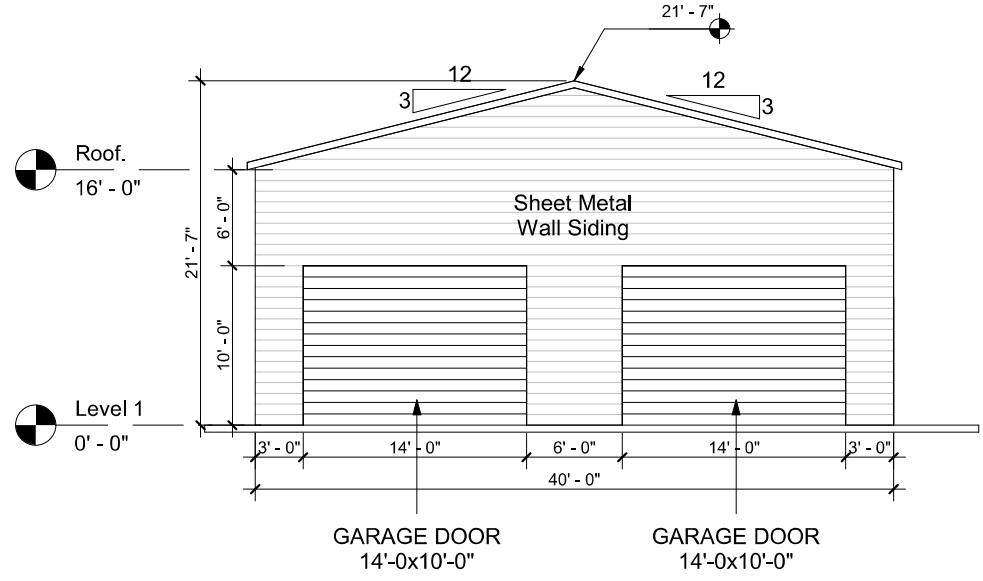
LOT 2, BLOCK 1

SITE PLAN

Project number:	1	
Date:	12/09/2023	Scale 1" = 30'-0"
Drawn by: Projects & Construction Araque		



4080
EXT.DOOR.
1 Front Elevation
1/8" = 1'-0"



2 Left Elevation
1/8" = 1'-0"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

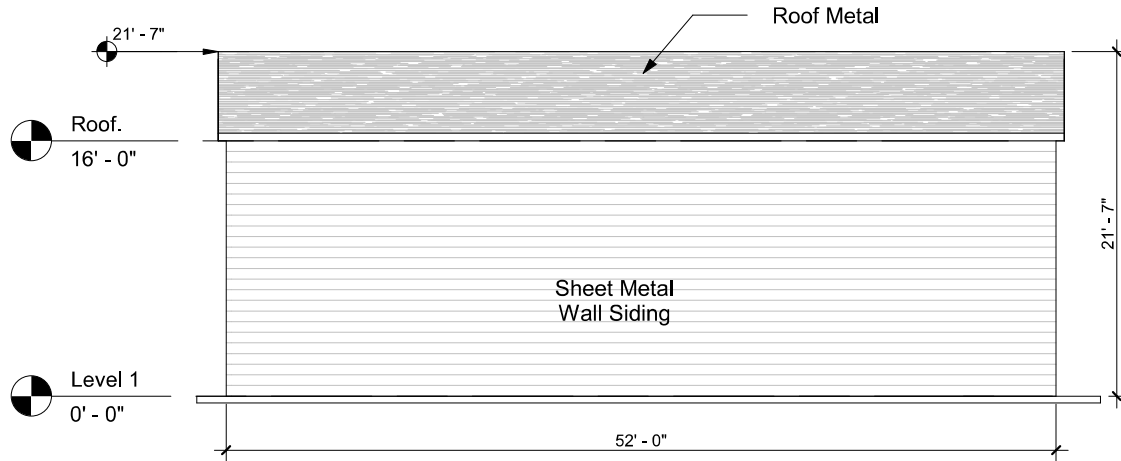
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WE WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
1725 Vicky Ln
Grand Prairie, TX 75052

Legal Description
LOT 2, BLOCK 1

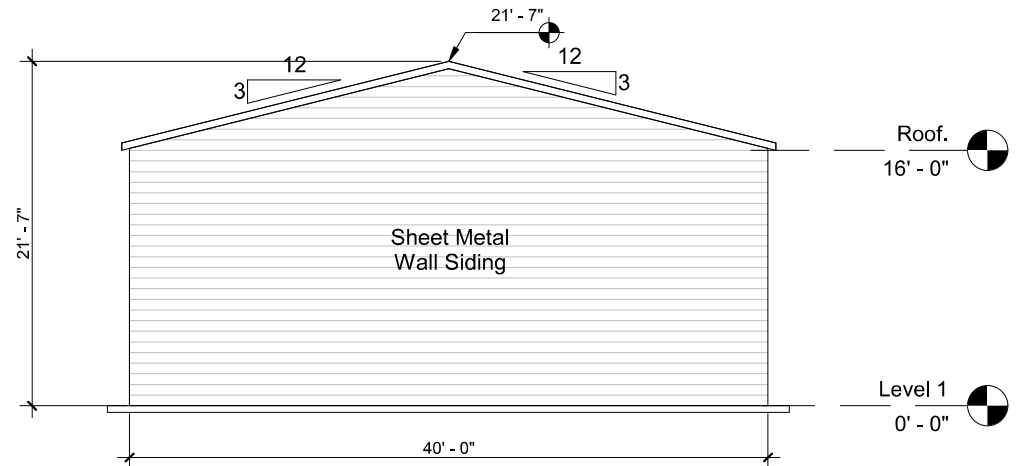
ELEVATIONS	
Project number:	
Date:	12/09/2023
Scale:	1/8" = 1'-0"
Drawn by:	Projects & Construction Araque

6



1 Rear Elevation

1/8" = 1'-0"



2 Right Elevation

1/8" = 1'-0"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WE WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address

1725 Vicky Ln
Grand Prairie, TX 75052

Legal Description

LOT 2, BLOCK 1

ELEVATIONS

Project number:		
Date:	12/09/2023	Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque		

6.1



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/15/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Salvador Gonzalez Jr., Planner

TITLE: ZBA-24-03-0012 (Council District 3) – Special Exception for a front yard carport and variances to increase the maximum width, and area permitted under the Unified Development Code, located at 1834 Crooks Ct., legally described Lot 9, Block 1, Phillips Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District

APPLICANT: Paul Levy

RECOMMENDED ACTION: Staff does not object to the request.

SUMMARY:

Special Exception for a front yard carport and variances to increase the maximum width, and area permitted under the Unified Development Code, located at 1834 Crooks Ct., legally described Lot 9, Block 1, Phillips Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential District.

- A. Special Exception: Construction of a front yard carport
- B. Variance: Increase the maximum permitted area of a carport
Allowed: 500 square feet
Requested: 644 square feet
- C. Variance: Increase the maximum permitted width of a carport
Allowed: 26 feet
Requested: 28 feet

PURPOSE OF REQUEST:

The applicant is requesting a special exception for a 644 square foot carport at 831 Crooks Court. Article 6 of the Unified Development Code requires that carports, and any associated variances, be approved through the ZBA process. The proposed carport has a width of 28 feet. The depth is approximately 23 feet. The height of the carport is 10 feet.

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

PUBLIC NOTIFICATION:

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

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

65 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 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 believes that the special exception and 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 that the special exception and variances will not authorize the operation of a use other than those already allowed in the 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 variances may 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 suggests that the granting of this special exception and variances 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 variances 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-24-03-0012.

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

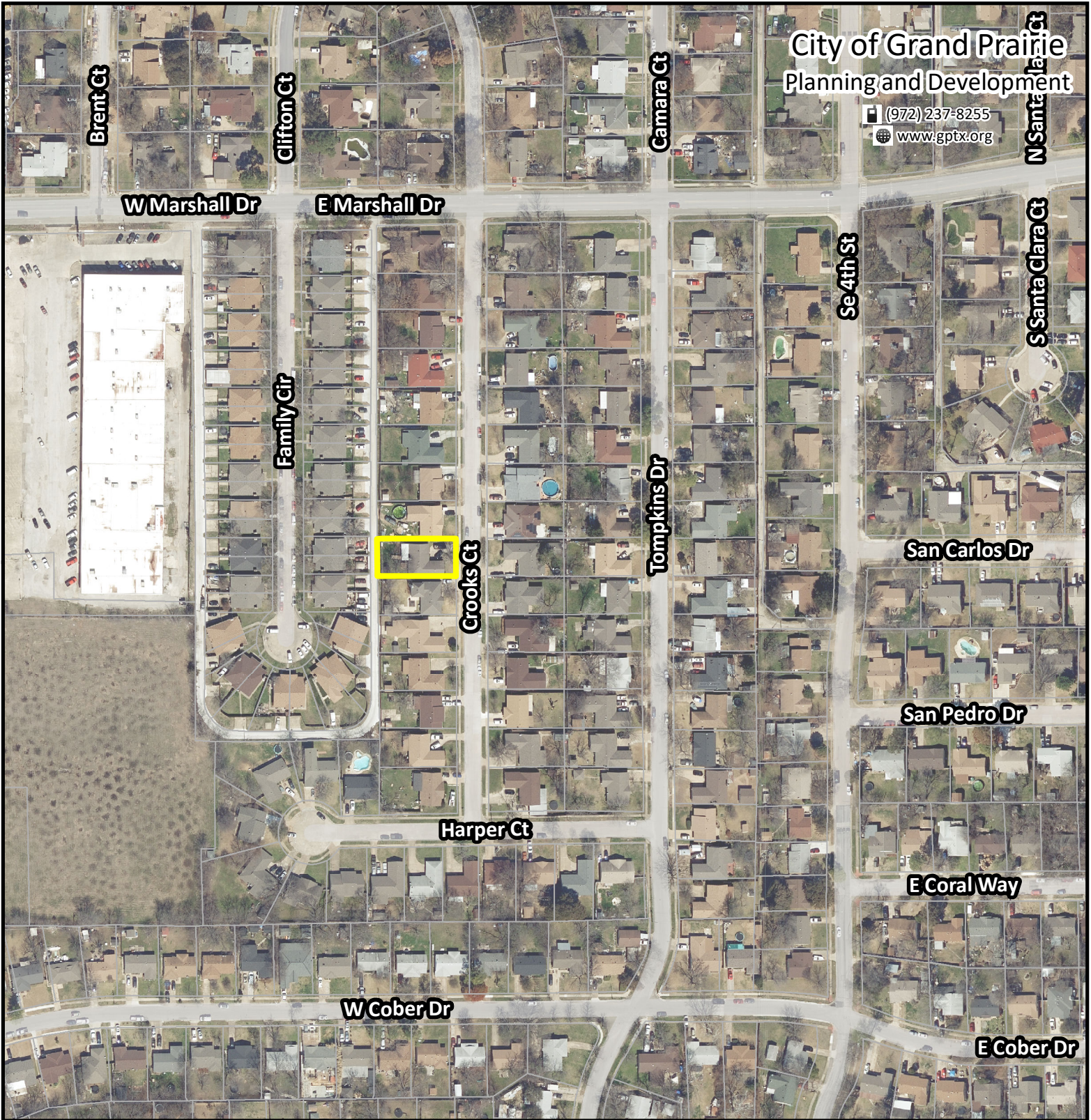
- Any construction or building allowed by this variance must conform to the requirements set forth by the Unified Development Code, the 2021 International Building Code, the Grand Prairie Municipal Code of Ordinances, the city adopted fire codes, and with other applicable regulatory requirements administered 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-24-03-0012
 1834 CROOKS CT

Item 3.

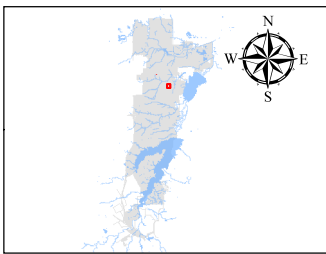


City of Grand Prairie
 Planning and Development

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-  Location
-  Parcels
-  City Limits

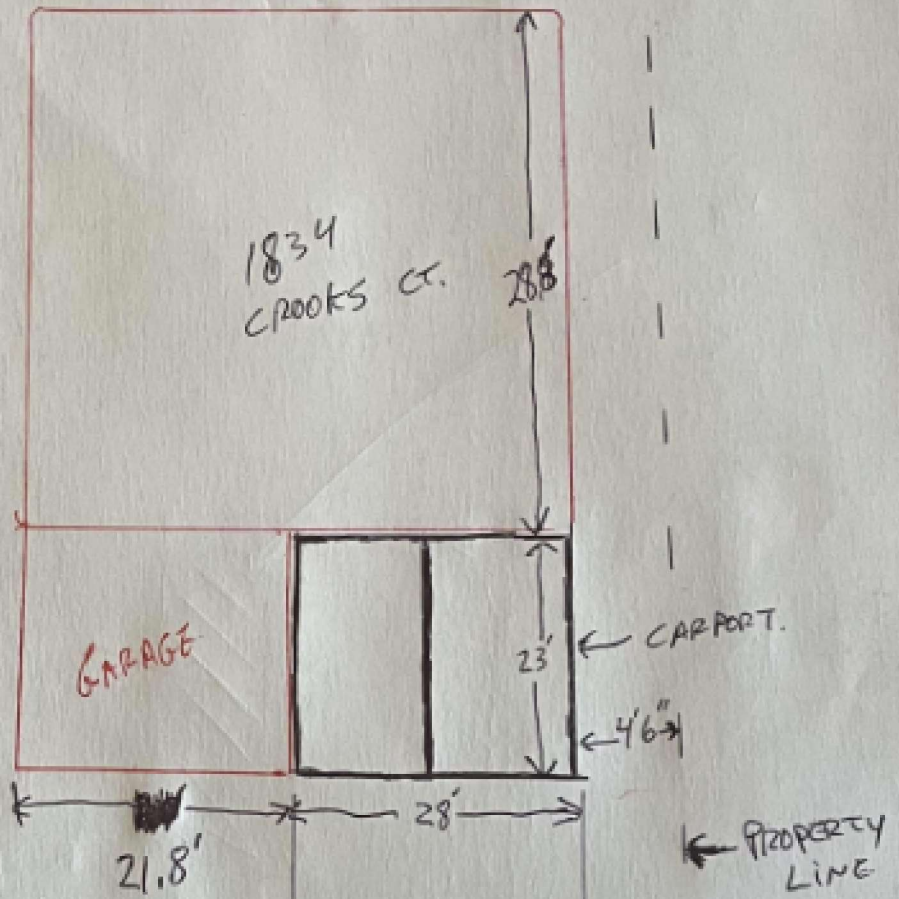
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0 0.04 Miles



PLANNING 20
 Date: 4/4/2024



644 sq ft.

CROOKS CT STREET.





CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/15/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Salvador Gonzalez Jr., Planner

TITLE: ZBA-24-03-0016 (Council District 1) – Special exception for a front yard carport permitted under the Unified Development Code, located at 2942 Nueva Tierra., legally described as Lot 1, Block E, Vista Grande Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential

APPLICANT: Maria Garica

RECOMMENDED ACTION: Staff does not object to the request

SUMMARY:

Special exception for a front yard carport permitted under the Unified Development Code, located at 2942 Nueva Tierra., legally described as Lot 1, Block E, Vista Grande Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three Residential.

A. Special Exception: Construction of a carport

PURPOSE OF REQUEST:

The applicant is requesting a special exception to build a 440 square foot front carport at 2942 Nueva Tierra. Article 6 of the Unified Development Code requires that carports be approved through the ZBA process and meet city requirements. The proposed carport is 22 feet x 20 feet with a height of 8 feet and will be attached to the primary structure. Additionally, there will be an attached covered walkway that leads to the front door of the primary structure. Staff reviewed the surrounding area and found no permitted carports within 800 feet.

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

PUBLIC NOTIFICATION:

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

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

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: The exception is not expected to substantially or permanently injure the adjacent property owners. There are existing carports in the neighborhood.

- 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.

- 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. There are no existing legally permitted carports in the neighborhood. There are existing carports 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: The exception is not expected to substantially weaken the general purpose of the underlying zoning district. There are existing carports in the neighborhood.

- 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-24-03-0016 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-24-03-0016
 2942 NUEVA TIERRA

Item 4.



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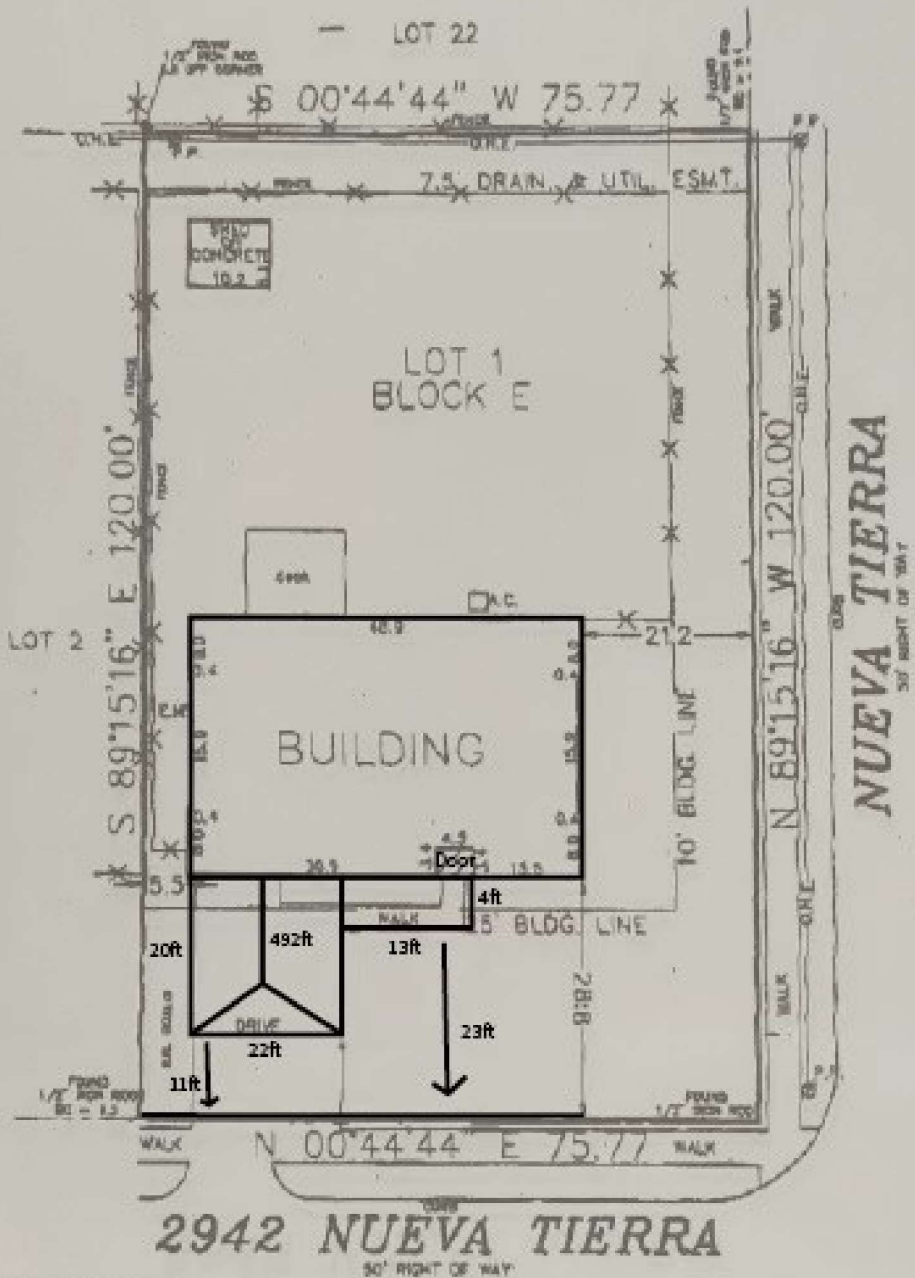
0 0.04 Miles

Grand Prairie
 TEXAS
 PLANNING

Date: 4/4/2024

Item 4.

THE PROPERTY LOCATED AT 2942 NUEVA TIERRA, GRAND PRAIRIE, TEXAS, BEING LOT 1, BLOCK E, OF SECOND INSTALLMENT, VISTA GRANDE ESTATES, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71055, PAGE 2883, MAP RECORDS, DALLAS COUNTY, TEXAS.

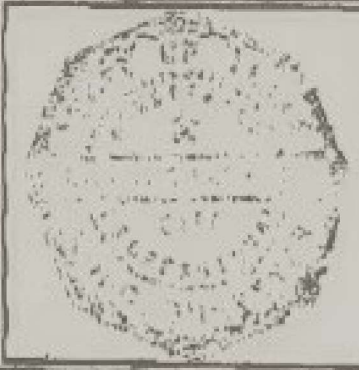


Maria Garcia

I, DONALD STEWART PEEBLES, DO HEREBY DECLARE THAT THE DRAWING SHOWN HEREON ACCURATELY REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS HAVE BEEN SET OR LOCATED AS SHOWN HEREON, ALSO THERE ARE NO ENCHROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.
FURTHERMORE, THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY F.A.R.M., DATED 1-20-95.

Donald Stewart Peebles

DONALD STEWART PEEBLES R.L.S. # 2437



SCALE: 1" = 20'
DATE: MARCH 19, 2003
C.F. NO.: 730336-C
PARTY CHIEF: J.P.
DRAWN BY: D.W.

LEGEND
P.P. POWER POLE
W.M. WATER METER
G.M. GAS METER
E.M. ELECTRIC METER
B.C. BACK OF CURB

PEEBLES & ASSOCIATES
CIVIL ENGINEERS AND PLANNERS
530 BEDFORD ROAD, SUITE 108

Exhibit C - Photo
Page 1 of 1

