



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/19/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Erin Scherer, Planner

TITLE: ZBA-25-04-0030 (Council District 2) – Variance to the minimum side yard setback required for a primary structure permitted under the Unified Development Code, located at 2417 Ascent Ln., legally described as Lot 25, Block C, The Preserve at Forum Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-442A

APPLICANT: Akamo, Quadri

RECOMMENDED ACTION: Staff does not object to this request

SUMMARY:

Variance to the minimum side yard setback required for a primary structure permitted under the Unified Development Code, located at 2417 Ascent Ln., legally described as Lot 25, Block C, The Preserve at Forum Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-442A.

1. Variance: Reduce the minimum side setback
Required Setback: 15 feet
Requested Setback: 14 feet

PURPOSE OF REQUEST:

The applicant is requesting a setback variance to construct a new single-family home on a vacant lot. The minimum side yard setback adjacent to a street is 15 feet in Planned Development-442A. The lot is 59.92 feet wide. The applicant uses a standard footprint designed to fit on a 60-foot lot. The footprint encroaches in the street side setback by 1/2 inch.

PUBLIC NOTIFICATION:

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

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

1 notice was sent, 0 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 proposed variance is not expected to injure the appropriate use of the 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 proposed 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 proposed variance, if approved, may not be contrary to the public interest.*

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

***Staff Evaluation:** The proposed variance 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 proposed 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 proposed variance is not expected to weaken the general purpose of the zoning regulations established for the district in which the property is located.*

- 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:** The 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-25-04-0030 as requested.

If the Board chooses to grant the applicant's 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.**