



**300 W. Main Street – Council Chambers**

**MEETING AGENDA**

Zoning Board of Adjustments and Appeals

Date: April 21st, 2025

**BRIEFING:**

**5:33 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 taken during the briefing.

**Board Members In Attendance:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Barry Sandacz        | <input checked="" type="checkbox"/> Kimberly Akinrodoye |
| <input checked="" type="checkbox"/> Melinda Rodgers      | <input checked="" type="checkbox"/> Eric Hedin          |
| <input checked="" type="checkbox"/> Timothy Ibidapo      | <input checked="" type="checkbox"/> Stacy White         |
| <input checked="" type="checkbox"/> Anthony Langston Sr. | <input type="checkbox"/> CJ Ramirez                     |
| <input checked="" type="checkbox"/> Ana Coca             | <input checked="" type="checkbox"/> Vivian Morris       |
|  | <input checked="" type="checkbox"/> David Baker         |

**2. ZBA-25-03-0018 (Council District 5)** – Variances to the minimum lot width, lot depth, and lot area permitted under the Unified Development Code, located at 1215 E Main St., legally described as a portion of Lot 9, H.E. Jackson's Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District

June Sin briefed the Board on the case.

Stacy White asked if this is for a utility easement? Ms. Sin stated that no, the applicant is attempting to create 2 separate lots. The cell tower right now is leasing from the property owner. The property owner is wanting to sell the commercial portion of the lot but hold onto the cell tower.

David Baker asked so staff does not object? Staff stated no they do not.

Stacy White asked if this is a pre-sale meaning not a part of a sales contract? That is correct. Planning staff is not aware of a pending contract.

Legal counsel staff added that there is a current contract on the property. Legal was made aware of it through the Building Advisory and Appeals board. The individual contracted to sell the lot, does plan on rehabilitating the current structure, and has been under contract. They are waiting for this last component to close.

Timothy Ibidapo asked if there are any safety guidelines such as radiation because of the antennae? Staff stated that this question was brought up with previous cell tower cases.

Although it's not too relevant to the case at hand, studies from American Cancer Society have shown that no ties from cancer to the radiation from a cell tower.

**3. ZBA-25-03-0021 (Council District 6)** – Variances to the maximum area and the maximum width of a carport permitted under the Unified Development Code, located at 1651 Ernie Ln., legally described as Lot 1, Block 1, McFalls Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One District

Erin Scherer from Planning briefed the Board on the case.

**4. ZBA-25-04-0022 (Council District 5)** – Variance to the minimum side yard setback required for an accessory structure permitted under the Unified Development Code, located at 1105 Birch St., legally described as Lot 13, Block H, Northaven Addition No.2, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four District

Salvador Gonzalez Jr. from Planning briefed the Board on the case and let the Board know that the accessory structure is an in-ground pool.

Barry Sandacz asked if the pool is 2 ft from the fence to the blue or from the fence to the pool deck? The measurement would be the blue perimeter to the fence.

Eric Hedin asked if this was done by the homeowner or a contractor? Staff stated that this was done by the Homeowner and family.

David Baker asked what the City's stance is on the case? Staff stated that they did not object.

Before adjourning Barry Sandacz did mention that there were more than 9 Board members present and would be asking one of the alternate members to leave. Eric Hedin volunteered to leave.

**Briefing was adjourned at 5:48 pm**

CJ Ramirez arrived at the meeting after the Briefing concluded. Vivian Morris elected to leave.

## **CALL TO ORDER**

**6:01 P.M.**

The Zoning Board of Adjustments and Appeals is appointed by the City Council to consider variances, exceptions and appeals as prescribed by the City of Grand Prairie's Unified Development Code. In accordance with Section 211.009 of the Local Government of the State of Texas and Article 1 of the Unified Development Code of the City of Grand Prairie, the concurring vote of seven members of the Board is necessary to decide in favor of an applicant on

any matter on which the Board has jurisdiction. Members of the public may address the Board on items listed on the agenda under Public Hearing Items

**Board Members In Attendance:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Barry Sandacz        | <input checked="" type="checkbox"/> Kimberly Akinrodoye |
| <input checked="" type="checkbox"/> CJ Ramirez           | <input type="checkbox"/> Debbie Hubacek                 |
| <input checked="" type="checkbox"/> Timothy Ibidapo      | <input checked="" type="checkbox"/> Stacy White         |
| <input checked="" type="checkbox"/> Anthony Langston Sr. | <input checked="" type="checkbox"/> David Baker         |
| <input checked="" type="checkbox"/> Ana Coca             | <input checked="" type="checkbox"/> Melinda Rodgers     |

**INVOCATION:**

**David Baker** led the invocation.

**APPROVAL OF MINUTES:**

The motion to Approve the minutes made by **David Baker**

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

**Motion Carried 9-0**

**PUBLIC HEARING:**

**2. ZBA-25-03-0018 (Council District 5)** – Variances to the minimum lot width, lot depth, and lot area permitted under the Unified Development Code, located at 1215 E Main St., legally described as a portion of Lot 9, H.E. Jackson's Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District

June Sin presented the case to the Board. This variance request is to minimize lot width from 50 feet to 34 feet, minimize lot depth from 100 feet to 68 feet and to minimize lot area from 5000 square feet to 2423 square feet.

The applicant wants to replat the existing commercial lot into two commercial lots. The existing lot is developed with a one-story building and fenced AT&T cell tower yard.

16 notices were sent, 0 were returned in favor, 0 returned opposed and there is not an HOA

Staff does not object to the request. June Sin 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:** Letisia Sanchez

**Address:** 226 NE 5<sup>th</sup> St Grand Prairie, TX 75050

Ms. Sanchez is a representative for the owner. The owner would like to keep the antenna for leasing but would like to sell the other portion.

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

The motion was seconded by **Ana Coca**

Motion passed: **2** yays to **0** Nays.

Members that opposed:

**3. ZBA-25-03-0021 (Council District 6)** – Variances to the maximum area and the maximum width of a carport permitted under the Unified Development Code, located at 1651 Ernie Ln., legally described as Lot 1, Block 1, McFalls Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One District

Erin Scherer presented the case. The variance request is for an increase to the maximum width of a carport from 26ft to 30 ft and an increase to the maximum area of a carport from 500 square feet to 780 square feet.

Staff wants to note that in the surrounding neighborhood there are several examples of accessory structures similar to this one.

14 notices were sent out, 2 returned in favor, 0 in opposition and there is not a Homeowners Association.

Staff does not object to the request.

Erin Scherer 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:** Debbie Johnston

**Address:** 1651 Ernie Ln Grand Prairie, TX 7505

The reason we are requesting 30 is because the structure is 30 feet. The applicant's husband uses a walker and would like the carport for his accessibility.

Diane Edmondson of 4134 Robinson Rd Grand Prairie, TX 75052 is in support of the request and in attendance.

Jeanine Walker of 1622 Ernie Ln Grand Prairie, TX 75052 is in support of the request and in attendance.

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

The motion was seconded by **Timothy Ibidapo**

Motion passed: **2** yays to **0** Nays

Members that opposed:

**4. ZBA-25-04-0022 (Council District 5)** – Variance to the minimum side yard setback required for an accessory structure permitted under the Unified Development Code, located at 1105 Birch St., legally described as Lot 13, Block H, Northaven Addition No.2, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four District

Salvador Gonzalez Jr. presented the case. This variance is to decrease the minimum side yard setback for an accessory structure (pool) from 3 feet to 2 feet.

The pool is 198 square feet and is inground. It is already constructed. It was built and then saw that it was too close to the property line.

58 notices were sent out, 0 were returned in favor, 0 returned opposed, and there is not a Homeowners Association.

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:** Not present

**Address:**

The motion to close the public hearing and approve the case with the Staff conditions was made by **David Baker**

The motion was seconded by **Kimberly Akinrodoye**

Motion passed: **2** yays to **0** Nays

Members that opposed:

**CITIZENS COMMENTS:**

**ADJOURNMENT : The meeting was adjourned at 6:15 pm**

Signed on this the \_\_\_\_\_ day of May, 2024

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

**by:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_