



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/19/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Erin Scherer, Planner

TITLE: ZBA-25-04-0027 (Council District 5) – Variance to the maximum square footage of all accessory structures permitted under the Unified Development Code, located at 517 NE 18th St., legally described as Lot 16, Block 17, Vought Manor Addition Sec. 3, City of Grand Prairie, Dallas County, Texas, zoned Two Family District

APPLICANT: Gomez, Mario

RECOMMENDED ACTION: Staff does not object to this request

SUMMARY:

Variance to the maximum square footage of all accessory structures permitted under the Unified Development Code, located at 517 NE 18th St., legally described as Lot 16, Block 17, Vought Manor Addition Sec. 3, City of Grand Prairie, Dallas County, Texas, zoned Two Family District.

1. Variance: Increase the maximum square footage of all accessory structures
Maximum square footage of all accessory structures: 686 square feet
Requested square footage of all accessory structures: 700 square feet

PURPOSE OF REQUEST:

The applicant is demolishing an existing detached garage and carport in order to build a new 400 square foot detached garage and a new 300 square foot carport. He is requesting a variance to increase the maximum allowed square footage of all accessory structures.

For residential lots under 0.50 acres, the total square footage of all accessory structures shall not exceed 50% of the footprint of the primary structure. The primary structure is 1,372 square feet. Upon construction of the new detached garage and rear carport, the total square footage will be 700 square feet. This exceeds the allowable square footage of 686 square feet (a 2% increase).

Subject to the approval of this request, 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 May 9 and May 18.

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

36 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 adjacent property owners. The applicant is meeting all setback requirements stated in Article 6 of the Unified Development Code.*

- 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 the Two Family District.*

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

***Staff Evaluation:** The 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 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 to substantially weaken the general purpose of the underlying zoning district.*

- G. The plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including but not limited to the area, shape or slope, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

Staff Evaluation: A hardship that is a unique circumstance of the property has not been found.

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

Staff Evaluation: Staff finds that the hardship is self-created.

RECOMMENDATION:

Staff does not object to ZBA-25-04-0027 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.**