



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/19/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Salvador Gonzalez Jr., Planner

TITLE: ZBA-25-04-0026 (Council District 2) – Special Exception for a side yard carport and a variance to the minimum side yard setback for a side yard carport permitted under the Unified Development Code, located at 3659 Forest Trail Dr., legally described as Lot 35, Block A, Arbor Creek Addition, City of Grand Prairie, Tarrant County, Texas, zoned Single Family-Two District

APPLICANT: Cerna, Balmore

RECOMMENDED ACTION: Staff does not object to the request

SUMMARY:

Special Exception for a side yard carport and a variance to the minimum side yard setback for a side yard carport permitted under the Unified Development Code, located at 3659 Forest Trail Dr., legally described as Lot 35, Block A, Arbor Creek Addition, City of Grand Prairie, Tarrant County, Texas, zoned Single Family-Two District.

1. Special Exception: Construction of a carport
2. Variance: Reduce the minimum side setback
Required Setback: 3 feet
Requested Setback: 0 feet

PURPOSE OF REQUEST:

The applicant is requesting a special exception for an already constructed 225 square foot side yard carport at 3659 Forest Trail Dr for the purpose of storing a boat. The proposed carport is 25 feet deep, 9 feet wide, and 7 feet tall and is attached to the primary structure. The applicant is also seeking a variance to reduce the minimum side yard setback from the required setback of 3 feet to 0 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 May 9 and May 18.

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

35 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. The applicant has installed a gutter to prevent offsite drainage.

***Staff Evaluation:** The exception and variance are not expected to 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:** The exception and variance are 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 and variance are not expected to authorize the operation of a use other than those already allowed in the Single Family-Two Residential District.*

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

***Staff Evaluation:** The exception and variance are 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 and variance may alter the essential character of the district. There are no existing legally permitted carports in the neighborhood. Additionally, the proposed area of the carport is significantly more than is allowed.*

- 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 and variance are 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-24-04-0026 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.**