300 W. Main Street – Council Chambers

MEETING AGENDA

Zoning Board of Adjustments and Appeals

Date: October 19, 2026

BRIEFING: **5:31 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:

☐ Kimberly Akinrodoye
☒ Debbi Johnston
☒ Shebra Hackett
☒ Anthony Langston Sr.
☒ Christopher de Wolfe
☐ Stacy White
☒ Freddie Evans
☐ David Yaqubian
☒ CJ Ramirez (5:38 p.m.)
☒ Vivian Morris
☒ Dr. Carolyn Wicker
☐ Dr. Angela Luckey-Vaughn
☐ Jonathan Head

2. ZBA-26-09-0056 (Council District 5) – Special exception for a front yard carport and variances to the front yard setback for an accessory structure, and the maximum area for a front yard carport permitted under the Unified Development Code, located at 1017 SW 2nd St., legally described as Lot 5, Block I, Grand Prairie Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three (SF-3) District.

Erin Scherer from Planning briefed the Board on the case.

Debbi Johnston asked about the property's location. Staff confirmed that the subject property is not a corner lot and is located across from an assisted living facility. Christopher de Wolfe asked about an existing carport near the subject property. Staff noted that the carport appears to be located close to the property line.

3. ZBA-26-09-0057 (Council District 5) – Special exception for a garage conversion permitted under the Unified Development Code, located at 1634 Ash St., legally described as Lot 9, Block F, Fairview Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four (SF-4) District

Salvador Gonzalez from Planning briefed the Board on the case.

Debbi Johnston asked about the existing detached garage. Staff explained that compliance with applicable building codes would be reviewed during the permitting process. Christopher de Wolfe asked about the

staff-recommended condition. Staff clarified that the additional language is specific to this case and is intended to ensure compliance with UDC requirements for detached structures. Dr. Carolyn Wicker asked how compliance would be monitored. Staff explained that Code Enforcement would monitor the structure for compliance. Anthony Langston asked whether the proposed floor plan would be considered a dwelling. Staff clarified that the proposal does not indicate that it will be an independent dwelling. Dr. Carolyn Wicker asked about Staff's position on the request. Staff stated that they had no objection. Christopher de Wolfe asked about the parking requirements. Staff explained that the development likely met the applicable parking requirements at the time it was developed.

4. ZBA-26-09-0061 (Council District 6) – Variance to the front yard setback for an attached patio permitted under the Unified Development Code, located at 807 Fair Oaks Dr., legally described as Lot 13, Block G, Lakewood Addition No. 1, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-268 (PD-268) District.

Erin Scherer from Planning briefed the Board on the case.

Debbi Johnston asked whether the case would set a precedent. Staff clarified that each case would be considered independently. Christopher de Wolfe asked about public responses. Staff confirmed that no responses had been received from neighboring property owners. Dr. Carolyn Wicker asked whether the proposal would encroach into the easement. Staff clarified that there would be no conflict with the existing easement.

Briefing adjourned at 5:59 P.M.

CALL TO ORDER **6:03 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:

☐ Kimberly Akinrodoye
☒ Debbi Johnston
☒ Shebra Hackett
☒ Anthony Langston Sr.
☒ Christopher de Wolfe
☐ Stacy White
☒ Freddie Evans
☐ David Yaqubian
☒ CJ Ramirez
☒ Vivian Morris
☒ Dr. Carolyn Wicker
☐ Dr. Angela Luckey-Vaughn
☐ Jonathan Head

INVOCATION:

Shebra Hackett led the invocation.

APPROVAL OF MINUTES:

The motion to approve the minutes from September 21, 2026 was made by **Christopher de Wolfe**

The motion was seconded by **Anthony Langston**

Motion was approved **8** to **0**

PUBLIC HEARING:

2. ZBA-26-09-0056 (Council District 5) – Special exception for a front yard carport and variances to the front yard setback for an accessory structure, and the maximum area for a front yard carport permitted under the Unified Development Code, located at 1017 SW 2nd St., legally described as Lot 5, Block I, Grand Prairie Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three (SF-3) District.

Erin Scherer from Planning presented the case to the Board.

This is a request for a Special Exception to construct a 693-square-foot front yard carport, along with variances to reduce the required 5-foot front yard setback to approximately 1 foot and increase the maximum permitted carport area from 500 to 693 square feet. The subject property is outside the required 800-foot buffer of other legally permitted front and side yard carports. However, there are existing front yard carports in the neighborhood that may predate the current special exception requirement. The surrounding neighborhood consists primarily of homes built between the mid-1970s and early 2000s, with various property improvements, including additions, accessory structures, and carports.

29 notices were sent, 0 were returned in favor, 0 returned opposed and there is not a homeowner's association. Staff also does not object.

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: Brenda Lopez

Address: 1017 SW 2nd Street, Grand Prairie, TX 75051

A motion to close the public hearing and approve the case was made by **Anthony Langston**

The motion was seconded by **Shebra Hackett**

Motion was approved: **8** Yays to **0** Nays.

Members that opposed: None

3. ZBA--09-0057 (Council District 5) – Special exception for a garage conversion permitted under the Unified Development Code, located at 1634 Ash St., legally described as Lot 9, Block F, Fairview Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four (SF-4) District

Salvador Gonzalez Jr. from Planning presented the case to the Board.

This is a request for a Special Exception to convert the existing 691-square-foot garage into additional living area for use as a game room and study, increasing the residence's living area from approximately 1,034 to 1,725 square feet. Staff noted that the conversion is compatible with the surrounding residential development pattern, which generally lacks two-car garages abutting public streets. Although the property is outside the required 300-foot buffer of another legally permitted garage conversion, the existing 12-foot by 80-foot concrete driveway provides adequate off-street parking to accommodate the loss of the enclosed garage.

63 notices were sent, 0 were returned in favor, 0 returned opposed and there is not a homeowner's association. Staff does not oppose.

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

☐ 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: Jocelyn Cruz

Address: 2727 Lyndon B Johnson Fwy, Farmers Branch, TX 75235

A motion to close the public hearing and approve the case was made by **Vivian Morris**

The motion was seconded by **CJ Ramirez**

Motion was approved: **8** Yays to **0** Nays.

Members that opposed: None

4. ZBA-26-09-0056 (Council District 5) – Special exception for a front yard carport and variances to the front yard setback for an accessory structure, and the maximum area for a front yard carport permitted under the Unified Development Code, located at 1017 SW 2nd St., legally described as Lot 5, Block I, Grand Prairie Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Three (SF-3) District.

Erin Scherer from Planning presented the case to the Board.

This is a request for a variance to reduce the required 20-foot front yard setback along Lake Grove Drive to 10 feet to construct an attached 460-square-foot covered patio. The subject property is a corner lot subject to front yard setbacks along both street frontages, and a platted 10-foot utility easement further limits the area available for construction. The proposed patio would be located within the existing eight-foot board-on-board wood fence. Nearby residences generally maintain approximately 20-foot front yard setbacks.

34 notices were sent, 0 were returned in favor, 0 returned opposed and the property is within the Grand Prairie Lakewood homeowner's association (HOA). Staff does not object.

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: Brad Masters

Address: 807 Fair Oaks Drive, Grand Prairie, TX 75052

A motion to close the public hearing and approve the case was made by **Dr. Carolyn Wicker**

The motion was seconded by **CJ Ramirez**

Motion was approved: **8** Yays to **0** Nays.

Members that opposed: None

CITIZENS COMMENTS: None

ADJOURNMENT: The meeting was adjourned at 6:24 P.M.

Signed on this 16th day of November 2026

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

by: Kimberly Atkinsdyke
Printed Name: Kimberly Atkinsdyke
Title: Chair Woman