GRAND PRAIRIE
TEXAS

300 W. Main Street – Council Chambers

MEETING AGENDA

Zoning Board of Adjustments and Appeals

Date: September 21, 2026

BRIEFING: **5:30 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
- ☐ David Yaqubian
- ☐ CJ Ramirez
- ☒ Vivian Morris
- ☒ Dr. Carolyn Wicker
- ☐ Dr. Angela Luckey-Vaughn
- ☐ Jonathan Head

2. ZBA-26-08-0053 (Council District 2) – Special Exception for a garage conversion permitted under the Unified Development Code, located at 837 W. Crossland Blvd., legally described as Lot 35, Block A, Woodcrest Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned Planned-Development-27 (PD-27).

Erin Scherer from Planning briefed the Board on the case.

Dr Carolyn Wicker asked about the 2-space parking requirement. Staff stated that the driveway can hold 2 vehicles and is 18 ft. x 25 ft.

3. ZBA-26-08-0055 (Council District 6) – Special Exception for a garage conversion permitted under the Unified Development Code, located at 4813 Overland Trl., legally described as Lot 29, Block SS, Trailwood Addition No. 8, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-81 (PD-81) District.

Salvador Gonzalez from Planning briefed the Board on the case.

Christopher de Wolfe asked if anything is done with the property examples that did not obtain permits. Staff answered that they cannot say for certain if the examples were legally permitted due to age of records.

Briefing adjourned at 5:48 P.M.

CALL TO ORDER **6:00 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
- ☐ David Yaqubian
- ☒ CJ Ramirez
- ☒ Vivian Morris
- ☒ Dr. Carolyn Wicker
- ☐ Dr. Angela Luckey-Vaughn
- ☒ Jonathan Head

INVOCATION:

Debbi Johnston led the invocation.

APPROVAL OF MINUTES:

The motion to approve the minutes from August 17, 2026 was made by **Debbi Johnston**
The motion was seconded by **Anthony Langston**

Motion was approved **8** to **0** **Jonathan Head** abstained from the vote

PUBLIC HEARING:

2. ZBA-26-08-0053 (Council District 2) – Special Exception for a garage conversion permitted under the Unified Development Code, located at 837 W. Crossland Blvd., legally described as Lot 35, Block A, Woodcrest Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned Planned-Development-27 (PD-27).

Erin Scherer from Planning presented the case to the Board.

This is an application for Special Exception to convert the existing 260-square-foot attached garage into additional living area for use as a dining room. The existing residence was built in 1984 and has approximately 1,469 square feet of living area. With the approved conversion, this would increase the total living area to approximately 1,729 square feet. Homes within this neighborhood are approximately 1,455 square feet to 1,951 square feet. The requested increase in living area is generally consistent with the overall character of the surrounding neighborhood and is not anticipated to adversely affect the established residential development pattern. The requested Special Exception relates to the minimum off-street parking requirements established in the Unified Development Code, which requires two off-street parking spaces when an enclosed garage is converted to living area. The existing attached garage is 260 square feet and provides parking for a single vehicle. The subject property has an existing 18 ft. x 25 ft concrete driveway that will provide sufficient off-street parking and satisfy the parking requirement. The subject property is

not located within the required 300-foot buffer of another legally permitted garage conversion. The nearest legally permitted garage conversion is approximately 490 feet from the property.

32 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: Rubia Jaimes

Address: 837 W Crossland Blvd Grand Prairie, TX 75052

A motion to close the public hearing and approve the case was made by **Shebra Hackett**

The motion was seconded by **Christopher de Wolfe**

Motion was approved: **9** Yays to **0** Nays.

Members that opposed:

3. ZBA-26-08-0055 (Council District 6) – Special Exception for a garage conversion permitted under the Unified Development Code, located at 4813 Overland Trl., legally described as Lot 29, Block SS, Trailwood Addition No. 8, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-81 (PD-81) District.

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

This application is a request for a Special Exception to convert the existing 340-square-foot attached garage into additional living area for use as a bedroom. The existing residence, which was built in 1980, is approximately 1,455 square feet of living area. The total living area would increase to 1,795 square feet if the conversion is approved. The requested increase is generally consistent with the character of the surrounding neighborhood and is not anticipated to adversely affect the established development pattern. The requested Special Exception also relates to the minimum off-street parking requirements established in the Unified Development Code, which requires two off-street parking spaces when an enclosed garage is converted to living area. The existing attached garage is 340 square feet and provides parking for two vehicles. The property has an existing 18 ft. x 25 ft. concrete driveway that will provide sufficient off-street parking and satisfy the parking requirement. The subject property is not located within the required 300-foot buffer of another legally permitted garage conversion. The nearest legally permitted garage conversion is located approximately 530 feet from the subject property, at 810 Coffeyville Trl.

52 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: Angel Prieto (Not present)

Address:

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

The motion was seconded by **Anthony Langston**

Motion was approved: **9** Yays to **0** Nays.

Members that opposed:

CITIZENS COMMENTS:

ADJOURNMENT: The meeting was adjourned at 6:16 P.M.

City of Grand Prairie
Planning Department
OCT 20 2026
Received

Signed on this the 19th day of October 2026

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

by: Debbi Johnston
Printed Name: Debbi Johnston
Title: Vice Chair