

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, February 2, 2015 at 6:00 P.M. in the Planning and Zoning Conference Room, 2<sup>nd</sup> Floor, 200 South Main Street, Grapevine, Texas, for a Briefing Session with the following members present to wit:

Debbie Holt	Chairman
Robert Rainwater	Vice-Chairman
Ken White	Secretary
George Dalton	Member
Mike Morris	Alternate
Jason Bentley	Alternate

constituting a quorum. Also present were City Council Representative Sharron Spencer and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Holt called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:00 P.M.

NEW BUSINESS

Mr. Triplett briefed the Board of Zoning Adjustment regarding the items scheduled to be heard in the regular public hearing.

ADJOURNMENT

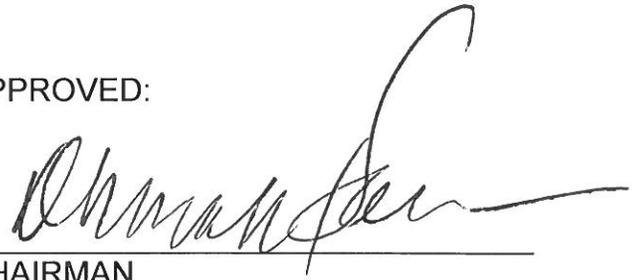
With no further discussion, George Dalton made a motion to adjourn. Ken White seconded the motion which prevailed by the following vote:

Ayes: Holt, Rainwater, White, Dalton, Morris, Bentley  
Nays: None  
Absent: None

The Briefing Session was adjourned at approximately 6:35 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 6TH DAY OF APRIL 2015.

APPROVED:

A handwritten signature in black ink, appearing to read "D. H. ...", written over a horizontal line.

CHAIRMAN

A handwritten signature in black ink, appearing to read "B. ...", written over a horizontal line.

SECRETARY

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met in regular session, Monday evening, February 2, 2015 at 6:15 P.M., in the Planning and Zoning Conference Room, 2<sup>nd</sup> Floor, 200 South Main Street, Grapevine, Texas with the following members present:

Debbie Holt	Chairman
Robert Rainwater	Vice-Chairman
Ken White	Secretary
George Dalton	Member
Mike Morris	Alternate
Jason Bentley	Alternate

constituting a quorum. Also present were City Council Representative Sharron Spencer and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Debbie Holt called the Public Hearing Session of the Board of Zoning Adjustment to order at approximately 6:38 P.M.

OATH OF OFFICE

Connie Cook administered the Oath of Office to reappointed Vice-Chairman, Robert Rainwater.

ELECTION OF OFFICERS

For office of Vice-Chairman, Ken White re-nominated Robert Rainwater. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dalton, Bentley  
Nays: None  
Absent: None  
Abstain: Rainwater

Robert Rainwater was re-elected as Vice-Chairman.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA15-01, STEVEN BINKLEY, 650 INDUSTRIAL BOULEVARD

The next item for the Board of Zoning Adjustment to consider was BZA15-01 submitted by Steven Binkley representing property owner Griffiths Corporation for property located at 650 Industrial Boulevard, platted as Lot 9A, Grapevine Industrial Park.

**Section 54, Masonry Requirements requires that all buildings and structures in the “LI” Light Industrial District shall be of exterior fire resistant construction having at least 70-percent of the total exterior walls, excluding doors and windows constructed of brick, stone, fibre reinforced cementitious board or other material of equal characteristics.** The applicant requested a variance of 32-percent allowing 38-percent masonry coverage for an existing structure and proposed 19,530 square foot expansion.

Mr. Triplett explained that Staff found a special condition existed for the requested variance. Specifically, the Board of Zoning Adjustment previously approved on January 4, 1993, case BZA92-28 which allowed a special exception to a non-conforming use and variance from the required masonry from 70-percent to 42-percent. On May 3, 2004, case BZA04-10 which allowed a variance to reduce the required masonry from 70-percent to 38-percent for a 19,250 square foot expansion.

Mr. Triplett went on to explain that the property owner intended to match the existing structure by constructing a 19,530 square foot expansion to an existing 52,265 square foot structure on the subject site.

With no questions for Mr. Triplett, applicant Steven Binkley, of 3055 Medlin Drive, Arlington, Texas, took the Oath of Truth; he gave a brief presentation to the Board and requested favorable consideration of his request and offered to answer any questions of the Board.

Debbie Holt asked for clarification of masonry tilt wall and metal construction. Mr. Binkley stated that 38-percent was tilt wall and the remaining area from the top of the tilt wall to roof would be metal.

Robert Rainwater asked if the masonry tilt wall would be a concrete with a masonry imprint. Mr. Binkley stated it would be aggregate.

Chairman Holt announced that one (1) letter of approval and one (1) letter of concern had been received.

With no further questions for Mr. Binkley and no additional speakers, Robert Rainwater made a motion to close the public hearing. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Holt, Rainwater, White, Dalton, Bentley  
Nays: None  
Absent: None

Ken White made a motion that a special condition existed for the variance requested. Specifically, the Board of Zoning Adjustment previously approved on January 4, 1993, case BZA92-28 which allowed a special exception to a non-conforming use and variance from the required masonry from 70-percent to 42-percent. On May 3, 2004,

case BZA04-10 which allowed a variance to reduce the required masonry from 70-percent to 38-percent for a 19,250 square foot expansion. Robert Rainwater seconded the motion which prevailed by the following vote:

Ayes: Holt, Rainwater, White, Dalton, Bentley  
Nays: None  
Absent: None

Ken White then made a motion to grant the following variance to "LI" Light Industrial District, Masonry Requirements: Section 54, allowing 38-percent masonry coverage for an existing structure and proposed 19,530 square foot expansion. Robert Rainwater seconded the motion which prevailed by the following vote:

Ayes: Holt, Rainwater, White, Dalton, Bentley  
Nays: None  
Absent: None

**BOARD OF ZONING ADJUSTMENT CASE BZA15-02, JOHN DELIN, 1809 EVERGREEN COURT**

The next item for the Board of Zoning Adjustment to consider was BZA15-02 submitted by John Deli, for property located at 1809 Evergreen Court, legally described as Lot 11, Block 5, Ridgecrest Addition.

**Section 17.F.2., "R-3.5" Two Family District, Density Requirements, requires a minimum lot area of 8,000 square feet.** The applicant requested a variance of 881-feet allowing a lot size of 7,119 square feet for an existing lot.

Mr. Triplett explained that Staff found a special condition existed for the variance requested. Specifically, the subject lot received its final platting approval in August 1984 predating the City Council adopting the "R-3.5" Two-Family District Regulations on April 16, 1985. Developed and platted property and right-of-way existed adjacent to the subject site, on the north, south, east and west property lines respectively, eliminating the possibility to expand the site to meet the area requirements.

Mr. Triplett went on to explain that the applicant would be unable to attend. He explained that the owner intended to develop a two-family dwelling which would meet all current setback requirements.

Chairman Holt announced that one (1) letter of approval had been received.

With no questions for Mr. Triplett, and no additional speakers, Robert Rainwater made a motion to close the public hearing. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Holt, Rainwater, White, Dalton, Bentley  
Nays: None  
Absent: None

Ken White made a motion that a special condition existed for the requested variance. Specifically, the subject lot received its final platting approval in August 1984 predating the City Council adopting the "R-3.5" Two-Family District Regulations on April 16, 1985. Developed and platted property and right-of-way existed adjacent to the subject site, on the north, south, east and west property lines respectively, eliminating the possibility to expand the site to meet the area requirements. Robert Rainwater seconded the motion which prevailed by the following vote:

Ayes: Holt, Rainwater, White, Dalton, Bentley  
Nays: None  
Absent: None

Ken White then made a motion to grant the following variance to "R-3.5" Two-Family District, Density Requirements: Section 17.F.2., allowing a lot area of 7,119 square feet for an existing lot; and a motion with regard to front yard setback, Board required applicant to maintain a (30') thirty-foot front yard setback. Robert Rainwater seconded the motion which prevailed by the following vote:

Ayes: Holt, Rainwater, White, Dalton, Bentley  
Nays: None  
Absent: None

#### MINUTES

Next the Board of Zoning Adjustment considered the minutes of the December 1, 2014, Briefing Session, Public Hearing & Joint Workshop Session.

Ken White made a motion to accept the minutes of the December 1, 2014 Briefing Session, Public Hearing and Joint Workshop Session. George Dalton seconded the motion.

Ayes: Holt, Rainwater, White, Dalton, Bentley  
Nays: None  
Absent: None

#### ADJOURNMENT

With no further discussion, Robert Rainwater made a motion to adjourn. Jason Bentley seconded the motion, which prevailed by the following vote:

Ayes: Holt, Rainwater, White, Dalton, Bentley  
Nays: None  
Absent: None

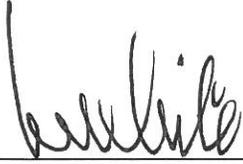
The meeting was adjourned at approximately 6:50 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 6TH DAY OF APRIL 2015.

APPROVED:



CHAIRMAN



SECRETARY