

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, April 6, 2015 at 6:00 P.M. in the Planning and Zoning Conference Room, 2nd 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
Mike Morris	Alternate

constituting a quorum with Member George Dalton and Alternate Jason Bentley absent. 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 6:08 P.M.

NEW BUSINESS

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

ADJOURNMENT

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

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

The Briefing Session was adjourned at approximately 6:14 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 1ST DAY OF JUNE 2015.

APPROVED:


CHAIRMAN



SECRETARY

STATE OF TEXAS
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CITY OF GRAPEVINE

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

Debbie Holt	Chairman
Robert Rainwater	Vice-Chairman
Ken White	Secretary
Mike Morris	Alternate

constituting a quorum with Member George Dalton and Alternate Jason Bentley absent. 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 6:30 P.M.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA15-03, NEAL COOPER, 526 EAST WORTH STREET

The first item for the Board of Zoning Adjustment to consider was BZA15-03 submitted by Neal Cooper representing property owner Marty Watkins for property located at 526 East Worth Street, platted as Lot 7, Block 110, College Heights Addition.

Section 15.F.2., “R-7.5” Single Family District, Density Requirements, requires a minimum lot area of 7,500 square feet. The applicant requested a variance of 500-square feet allowing a lot area of 7,000 square feet for an existing lot.

Section 15.G.4., “R-7.5” Single Family District, Area Regulations, requires a minimum lot width of 65-feet. The applicant requested a variance of fifteen-feet (15') allowing a lot width of fifty (50') feet for an existing lot.

Section 15.G.1, “R-7.5” Single Family District, Area Regulations requires a minimum front yard setback of 30-feet. The applicant requested a variance of eight feet (8'), allowing a front yard setback along the north property line of 22-feet.

Mr. Triplett explained that Staff found a special condition existed for the requested variances to lot area and lot width. Specifically, the subject site was originally platted in 1921 predating the City's first zoning ordinance adopted in 1955. Developed and platted property and right-of-way existed adjacent to the subject site, on the west, east, south and north property lines respectively, eliminating the possibility to expand the site to meet the area and width requirements.

Staff found no special condition for the requested variance to encroach into the required front yard setback.

Mr. Triplett went on to explain that the subject site was unimproved and the applicant intended to build an approximate 2,796 square foot single story dwelling as shown on the plot plan. A Certificate of Appropriateness (CA15-14) had been approved by the Historic Preservation Commission on February 25, 2015.

With no questions for Mr. Triplett, Neil Cooper, representing property owner Marty Watkins of 613 East Texas Street, Grapevine, 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.

Chairman Holt announced that two (2) letter of opposition had been received.

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

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

Ken White made a motion that a special condition existed for the variances requested with regards to lot area and lot width. Specifically, the subject site was originally platted in 1921 predating the City's first zoning ordinance adopted in 1955. Developed and platted property and right-of-way existed adjacent to the subject site, on the west, east, south and north property lines respectively, eliminating the possibility to expand the site to meet the area and width requirements. Robert Rainwater seconded the motion which prevailed by the following vote:

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

Ken White then made a motion that a special condition did not exist for the variance requested with regards to R-7.5" Single Family District, Area Regulations: Section 15.G.1 front yard setback. Robert Rainwater seconded the motion which prevailed by the following vote:

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

Ken White then made a motion to grant the following variances to "R-7.5" Single Family District, Density Requirements: Section 15.F.2., allowing a lot area of 7,000 square feet for an existing lot; and a motion with regards to R-7.5" Single Family District, Area Regulations: Section 15.G.4., allowing a lot width of fifty (50') feet for an existing lot. Robert Rainwater seconded the motion which prevailed by the following vote:

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

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the February 2, 2015, Briefing Session and Public Hearing.

Ken White made a motion to accept the minutes of the February 2, 2015 Briefing Session. Robert Rainwater seconded the motion.

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

Ken White made a motion to accept the minutes of the February 2, 2015 Public Hearing. Robert Rainwater seconded the motion which prevailed by the following vote:

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

ADJOURNMENT

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

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

The meeting was adjourned at approximately 6:25 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 1ST DAY OF JUNE 2015.

APPROVED:



CHAIRMAN

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

SECRETARY