

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, June 1, 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:

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

constituting a quorum. Also present were City Council Representative Chris Coy and the following City Staff:

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

CALL TO ORDER

Vice-Chairman Rainwater 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

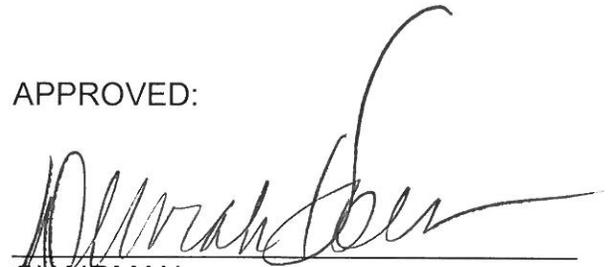
With no further discussion, George Dalton made a motion to adjourn. Ken White seconded the motion which prevailed by the following vote:

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

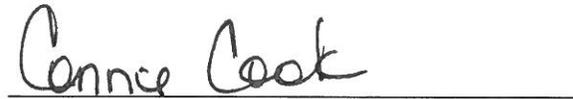
The Briefing Session was adjourned at approximately 6:16 P.M.

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

APPROVED:



CHAIRMAN



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, June 1, 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:

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

constituting a quorum. Also present were City Council Representative Chris Coy 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 6:20 P.M.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA15-04, RICK BLAZEK, 234 EAST FRANKLIN STREET

The first item for the Board of Zoning Adjustment to consider was BZA15-04 submitted by Rick Blazek for property located at 234 East Franklin Street, platted as Lot 2C & 3A, Block 31, City of Grapevine Addition.

Section 15.G.4., “R-7.5” Single Family District, Area Regulations, requires a minimum lot width of 95-feet. The applicant requested a variance of thirty-five feet (35’) allowing a lot width of sixty (60’) feet for an existing lot.

Section 43.E.3, Nonconforming Uses and Structures allows the Board of Zoning Adjustment to approve the remodeling and/or enlargement of a nonconforming use. The applicant requested a special exception allowing the existing residential structure to remain as developed along with an expansion as shown on the plot plan.

Mr. Triplett explained that Staff found a special condition existed for the requested variance and special exception. Specifically, the subject site was originally platted in 1913 predating the City’s first zoning ordinance adopted in 1955. Developed property and right-of-way existed adjacent to the subject site to the west and east respectively,

eliminating the possibility to expand the site to meet the width requirements.

Mr. Triplett went on to explain that on April 22, 2015 Historic Preservation Commission approved a Certificate of Appropriateness to construct an addition, bedroom, porch and covered terrace as well as a second story addition containing a bedroom, den and an attached single car garage and a single car covered carport at the rear of the property.

With no questions for Mr. Triplett, Josh Archer, representing property owner Rick Blazek of 8233 Mid Cities Boulevard, North Richland Hills, Texas, took the Oath of Truth; he gave a brief presentation to the Board and requested favorable consideration of the request and offered to answer any questions of the Board.

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

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

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

Ken White made a motion that a special condition existed for the requested special exception and variance. Specifically, the subject site was originally platted in 1913 predating the City's first zoning ordinance adopted in 1955. Developed property and right-of-way existed adjacent to the subject site to the west and east respectively, eliminating the possibility to expand the site to meet the width requirements. Robert Rainwater seconded the motion which prevailed by the following vote:

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

Ken White then made a motion to grant the following variance to "R-7.5" Single Family District, Area Regulations: Section 15.G.4., allowing a lot width of 60-feet (60') for an existing lot; and a motion to grant a special exception with regard to Section 43.E.3., Nonconforming Uses and Structures allowing the existing residential structure to remain as developed along with an expansion as shown on the plot plan. Robert Rainwater seconded the motion which prevailed by the following vote:

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

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the April 6, 2015, Briefing Session and Public Hearing.

Ken White made a motion to accept the minutes of the April 6, 2015 Briefing Session. Robert Rainwater seconded the motion.

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

Ken White made a motion to accept the minutes of the April 6, 2015 Public Hearing. Robert Rainwater seconded the motion which prevailed by the following vote:

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

ADJOURNMENT

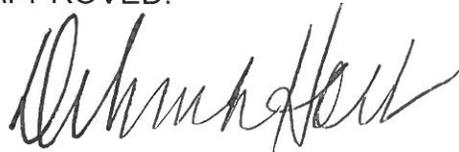
With no further discussion, Robert Rainwater made a motion to adjourn. George Dalton seconded the motion, which prevailed by the following vote:

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

The meeting was adjourned at approximately 6:28 P.M.

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

APPROVED:



CHAIRMAN



SECRETARY