

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, July 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
George Dalton	Member
Mike Morris	Alternate

constituting a quorum with Secretary Ken White absent. Also present were City Council Representative Sharron Spencer and the following City Staff:

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 6:01 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

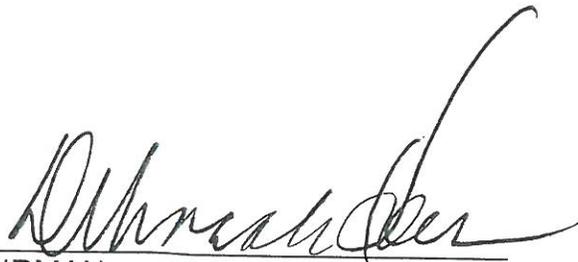
With no further discussion, Robert Rainwater made a motion to adjourn. Mike Morris seconded the motion which prevailed by the following vote:

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

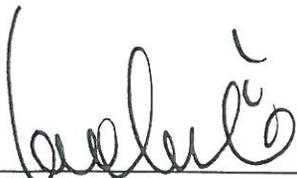
The Briefing Session was adjourned at approximately 6:10 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 3RD DAY OF AUGUST 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, July 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
George Dalton	Member
Mike Morris	Alternate

constituting a quorum with Secretary Ken White absent. Also present were City Council Representative Sharron Spencer and the following City Staff:

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 6:17 P.M.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA15-05, JOE TEAKELL, 513 SMITH STREET

The first item for the Board of Zoning Adjustment to consider was BZA15-05 submitted by Joe Teakell for property located at 513 Smith, platted as Lot 1A, Block 29, City of Grapevine Addition.

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 special exception. Specifically, the subject site was an existing developed lot; with an existing structure built in 1966 prior to the 1984 rezoning of the subject site to "R-7.5" Single Family District.

Mr. Triplett stated that on March 25, 2015, the Historic Preservation Commission approved a Certificate of Appropriateness. The owner intended to expand the existing dwelling from approximately 2,125-square feet to approximately 2,765-square feet by adding a 552-square foot addition to the dwelling and an 88-square foot covered terrace.

Mr. Triplett went on explain that the subject site was noncompliant with the current Zoning Ordinance (82-73) relative to the required 30-foot front yard setback and the six-foot (6') side yard setback adjacent to the north property line for the existing dwelling.

With no questions for Mr. Triplett, Joel Teakell of 513 Smith Street, Grapevine, 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.

With no questions for Mr. Teakell 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, Dalton, Morris
Nays: None
Absent: White

Robert Rainwater made a motion that a special condition existed for the requested special exception. Specifically, the subject site was an existing developed lot; with an existing structure built in 1966 prior to the 1984 rezoning of the subject site to "R-7.5" Single Family District. George Dalton seconded the motion which prevailed by the following vote:

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

Robert Rainwater then made a motion to grant the following 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. George Dalton seconded the motion which prevailed by the following vote:

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

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the June 1, 2015, Briefing Session and Public Hearing.

Robert Rainwater made a motion to accept the minutes of the June 1, 2015 Briefing Session. Mike Morris seconded the motion.

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

Robert Rainwater made a motion to accept the minutes of the June 1, 2015 Public Hearing. Mike Morris seconded the motion which prevailed by the following vote:

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

ADJOURNMENT

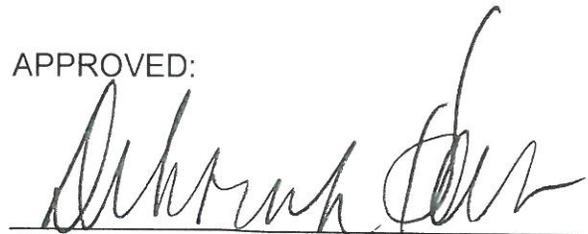
With no further discussion, Robert Rainwater made a motion to adjourn. Mike Morris seconded the motion, which prevailed by the following vote:

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

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

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 3RD DAY OF AUGUST 2015.

APPROVED:



CHAIRMAN

SECRETARY