

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, August 3, 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
George Dalton	Member
Mike Morris	Member
Tracey Dierolf	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. Stombaugh and 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, Robert Rainwater made a motion to adjourn. Mike Morris seconded the motion which prevailed by the following vote:

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

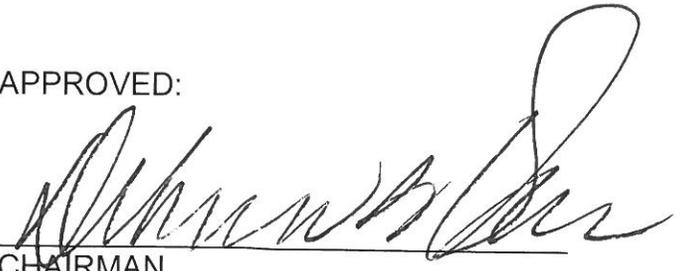
The Briefing Session was adjourned at approximately 6:23 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 31ST DAY OF AUGUST 2015.



SECRETARY

APPROVED:



CHAIRMAN

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, August 3, 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
George Dalton	Member
Mike Morris	Member
Tracey Dierolf	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 6:30 P.M.

OATH OF OFFICE

Connie Cook administered the Oath of Office to reappointed Member, Mike Morris and newly appointed Alternate Tracey Dierolf.

ELECTION OF OFFICERS

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

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

Debbie Holt was re-elected as Chairman.

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, Morris
Nays: None
Absent: None
Abstain: Rainwater

Robert Rainwater was re-elected as Vice-Chairman.

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

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

Ken White was re-elected as Secretary.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA15-06, CHRIS CLARK, 2905 MUSTANG DRIVE

The first item for the Board of Zoning Adjustment to consider was BZA15-06 submitted by Chris Clark for property located at 2905 Mustang Drive, platted as Lot 1A, Block 1, Mustang 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 apartment complex to remain as developed and recreate 18 apartment units in an existing apartment complex as shown on the plot plan.

Mr. Stombaugh explained that Staff found a special condition existed for the requested special exception. Specifically, the apartment complex, developed in the mid-1970's, was in complete compliance with zoning ordinance 70-10 in effect at that time.

Mr. Stombaugh stated that when the complex was originally developed there were (18) previously accounted for units that were conjoined to create larger living units that were in high demand at that time and has since diminished. The applicant proposed to "unmerge" them bringing back the original unit count.

Mr. Stombaugh went on to explain that in an effort to reduce the level of non-conformity relative to the current zoning ordinance, the applicant had addressed areas that were physically possible to address, specifically, the addition of landscaped islands throughout the parking area (which were not required relative to Ord. 70-10) and the inclusion of more property for additional parking that contained 56 parking spaces, 36 spaces of which were required (2 spaces per unit) for the newly recreated units. No "new" construction was proposed other than the creation of the additional parking area.

With no questions for Mr. Stombaugh, Chris Clark of 3929 Willowbend Drive, The Colony, 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.

Robert Rainwater asked what the motivation was behind disjoining the units. Mr. Clark stated, that larger units had less of a market demand and they took longer to lease.

Discussion was held with Mr. Stombaugh relative to the property being non-conforming and clarification as to why they were before the Board.

With no further questions for Mr. Clark and Mr. Stombaugh 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

Robert Rainwater made a motion that a special condition existed for the requested special exception. Specifically, the apartment complex, developed in the mid-1970's, was in complete compliance with zoning ordinance 70-10 in effect at that time. George Dalton seconded the motion which prevailed by the following vote:

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

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 apartment complex to remain as developed and recreate 18 apartment units in an existing apartment complex as shown on the plot plan. George Dalton seconded the motion which prevailed by the following vote:

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

BOARD OF ZONING ADJUSTMENT CASE BZA15-07, KEVIN SNYDER, 2005 LAKE FOREST ROAD

The next item for the Board of Zoning Adjustment to consider was BZA15-07 submitted by Kevin Snyder, for property located at 2005 Lake Forest Road, legally described as Lot 32, Lake Forest 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 as shown on the plot plan.

Mr. Triplett explained that Staff found a special condition existed for the special exception requested. Specifically, the existing lot was originally platted in 1961 prior to the June 1966 annexation of the area. The site was an existing developed lot, and the existing residential structure was built in 1968 prior to the rezoning of the subject site in the 1984 City Rezoning to "R-7.5" Single Family District. The 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 west property line for the existing dwelling.

Mr. Triplett went on to explain that the applicant applied for a special exception to facilitate the sale of the property and that no expansion was planned for the subject site. He further stated, that since the time the applicant had applied for the special exception the property had been sold.

Chairman Holt announced that two (2) letters of approval had been received.

With no questions for Mr. Triplett, 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

George Dalton made a motion that a special condition did not exist for the special exception requested with regards to Section 43.E.3, Nonconforming Uses and Structures. Robert Rainwater seconded the motion which prevailed by the following vote:

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

BOARD OF ZONING ADJUSTMENT CASE BZA15-08, BILL CAMPBELL, 1839 CHRIS CRAFT DRIVE

The next item for the Board of Zoning Adjustment to consider was BZA15-08 submitted by Bill Campbell for property located at 1839 Chris Craft Drive, platted as Lot 23, Shorecrest Acres.

Section 15.G.5., "R-7.5" Single Family District, Area Regulations requires a minimum lot depth of 100-feet. The applicant requested a variance of fifteen-feet (15') allowing a lot depth of 85 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 existing lot was originally platted in 1951 predating the city's first zoning ordinance adopted 1955. Developed property and right-of-way existed to the west and east respectively, eliminating the possibility to expand the site to meet the depth requirement. The site was an existing developed lot, and the permit was issued for the existing structure in April 1989.

Mr. Triplett went on to explain that the site was noncompliant with the current Zoning Ordinance (82-73) relative to the required 30 foot front yard setback, the required 25 foot rear yard setback and the required 100 foot lot depth an existing dwelling. He explained that the applicant intended to expand the existing dwelling from approximately 2,221 square feet to approximately 2,768 square feet. The proposed addition included a 547 square foot two (2) car garage along the north elevation and a bedroom and bathroom conversion of the existing garage.

With no questions for Mr. Triplett, applicant Ken Brown, representing property owner Bill Campbell, of 4503 Copperfield Drive, 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 one (1) letter of approval had been received.

With no further questions for Mr. Brown 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, Morris
Nays: None
Absent: None

Ken White made a motion that a special condition existed for the requested variance and special exception. Specifically, the existing lot was originally platted in 1951 predating the city's first zoning ordinance adopted 1955. Developed property and right-of-way existed to the west and east respectively, eliminating the possibility to expand the site to meet the depth requirement. The site was an existing developed lot, and the permit was issued for the existing structure in April 1989. 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.5., allowing a lot depth of eighty-five (85') feet for an existing lot; and a motion to grant the following special exception 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

BOARD OF ZONING ADJUSTMENT CASE BZA15-09, KEITH BARNES, 854 EAST WALL STREET

The next item for the Board of Zoning Adjustment to consider was BZA15-09 submitted by Keith Barnes for property located at 854 East Wall Street, platted as Lot 8, Block 2, D E Box 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, and the existing structure was built in 1951 predating the City's first zoning ordinance adopted in 1955. The site was noncompliant with the current Zoning Ordinance (82-73) relative to the required 35-foot front yard setback and the required eight-foot (8') and 15-foot side yard setbacks respectively adjacent to the west and east property lines for the existing dwelling.

Mr. Triplett stated that on May 27, 2015, the Historic Preservation Commission approved a Certificate of Appropriateness. He went on to explain that the applicant intended to expand the existing dwelling from approximately 2,108-square feet to approximately 2,188 square feet. The proposed addition included an 80-square foot addition to the Wall Street side of the dwelling for an expanded bathroom.

With no questions for Mr. Triplett, applicant Keith Barnes, representing property owner Ryan Flannery, of 223 East College 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.

With no further questions for Mr. Barnes 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. Specifically, the subject site was an existing developed lot, and the existing structure was built in 1951 predating the City's first zoning ordinance adopted in 1955. The site was noncompliant with the current Zoning Ordinance (82-73) relative to the required 35 foot front yard setback and the required eight-foot (8') and 15 foot side yard setbacks respectively adjacent to the west and east property lines for the existing dwelling.

Robert Rainwater seconded the motion which prevailed by the following vote:

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

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. 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 July 6, 2015, Briefing Session and Public Hearing.

Ken White made a motion to accept the minutes of the July 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 July 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, Ken White made a motion to adjourn. Mike Morris seconded the motion, which prevailed by the following vote:

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

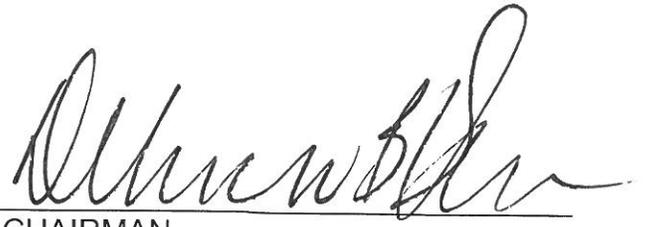
The meeting was adjourned at approximately 7:08P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 31ST DAY OF AUGUST 2015.

APPROVED:



SECRETARY



CHAIRMAN