

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 31, 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 Mike Lease and the following City Staff:

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 6:10 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

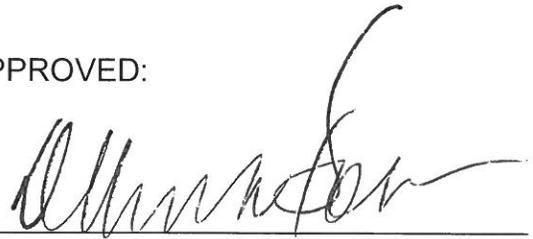
With no further discussion, Ken White made a motion to adjourn. George Dalton seconded the motion which prevailed by the following vote:

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

The Briefing Session was adjourned at approximately 6:20 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 5TH DAY OF OCTOBER 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, August 31, 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 Mike Lease 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 6:21 P.M.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA15-10, NEAL COOPER, 209 AUSTIN STREET

The first item for the Board of Zoning Adjustment to consider was BZA15-10 submitted by Neal Cooper for property located at 209 Austin Street, platted as south half of Lots 1 & 2, Block 101, College Heights.

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 1,068 square feet allowing a lot area of 6,432 square feet for an existing lot.

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-one feet (31’) allowing a lot width of sixty-four (64’) feet for an existing lot.

Section 42.D., Supplementary District, Corner Lots, requires the side yard setback on a street to be the same as the required minimum front yard setback. The applicant requested a variance of fifteen (15’) feet allowing a side yard setback of fifteen (15’) feet along the south property line for an existing lot.

Mr. Triplett explained that Staff found a special condition existed for the requested variances. Specifically, the subject site was originally platted in 1921, predating the City's first zoning ordinance adopted in 1955. The site was an existing developed lot, and the existing structure was built in 1912 prior to the rezoning of the subject site in the 1984 City Rezoning to "R-7.5" Single Family District. Developed and platted property and right-of-way existed adjacent to the subject site, eliminating the possibility to expand the site to meet the area and width requirements.

Mr. Triplett stated that the proposed south side yard setback adjacent to East Estill Street of fifteen-feet (15') did not exacerbate the existing side yard setback of fourteen-feet (14'). He went on to explain that the owner intended to demolish an existing dwelling and detached garage and construct a two-story, 3,086 square foot Folk-Victorian style house and a 477 square foot detached garage east of the dwelling in the rear yard. The Historic Preservation Commission approve a Certificate of Appropriateness on July 22, 2015.

With no questions for Mr. Triplett, Neal Cooper 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.

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, Dalton, Morris
Nays: None
Absent: None

Robert Rainwater made a motion that a special condition existed for the requested variances. Specifically, the subject site was originally platted in 1921, predating the City's first zoning ordinance adopted in 1955. The site was an existing developed lot, and the existing structure was built in 1912 prior to the rezoning of the subject site in the 1984 City Rezoning to "R-7.5" Single Family District. Developed and platted property and right-of-way existed adjacent to the subject site, eliminating the possibility to expand the site to meet the area and width requirements. Ken White 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 variances to "R-7.5" Single Family District, Density Requirements: Section 15.F.2., allowing a lot area of 6,432 square feet for an existing lot; and a motion with regard to R-7.5" Single Family District, Area Regulations: Section 15.G.4., allowing a lot width of sixty-four (64') feet for an existing lot; and a motion with regard to Section 42.D. allowing a side yard setback of fifteen (15') feet along the south property line for an existing lot. Ken White 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 August 3, 2015, Briefing Session and Public Hearing.

Ken White made a motion to accept the minutes of the August 3, 2015 Briefing Session. George Dalton seconded the motion.

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

Ken White made a motion to accept the minutes of the August 3, 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, Mike Morris 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

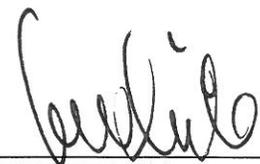
The meeting was adjourned at approximately 6:30 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 5TH DAY OF OCTOBER 2015.

APPROVED:



CHAIRMAN



SECRETARY