

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, October 5, 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. Triplett briefed the Board of Zoning Adjustment regarding the items scheduled to be heard in the regular public hearing.

ADJOURNMENT

With no further discussion, Mike Morris made a motion to adjourn. Ken White 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 6:10 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 4TH DAY OF JANUARY 2016.



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, October 5, 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 Holt called the Public Hearing Session of the Board of Zoning Adjustment to order at approximately 6:15 P.M.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA15-12, DAVID BUHR, 913 SOUTH CHURCH STREET

The first item for the Board of Zoning Adjustment to consider was BZA15-12 submitted by David Buhr for property located at 913 South Church Street, proposed to be platted as Lot 2RA, Block 51, Osian Commercial 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 is requesting a special exception allowing the existing non-residential structure and detached accessory structure to remain as developed along with a parking lot expansion as shown on the plot plan.

Mr. Triplett explained that Staff found a special condition existed for the requested special exception. Specifically, the majority of the site was an existing developed lot. Developed in 1960, the proposed reconfigured site was now noncompliant with the current zoning ordinance (82-73) relative to the required front yard setback and minimum front yard open space requirement.

Mr. Triplett stated that the proposed improvements to the subject site necessitated the special exception to address the existing structure within the required front yard setback and front yard landscape area. The developed portion of the subject site and the undeveloped lot to the north were proposed to be platted into one lot. The existing 1,229-square foot structure was proposed to be used for office, and a 256-square foot detached accessory structure existed on the subject site east of the primary structure within the rear yard. Site improvements on the reconfigured lot included eight off-street parking spaces and provided for 57% open space.

With no questions for Mr. Triplett, David and Cindy Buhr of 3307 Westover Court, Grapevine, Texas, took the Oath of Truth; they gave a brief presentation to the Board and requested favorable consideration of their request and offered to answer any questions of the Board.

With no questions for Mr. and Mrs. Buhr 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 special exception. Specifically, the majority of the site was an existing developed lot. Developed in 1960, the proposed reconfigured site was now noncompliant with the current zoning ordinance (82-73) relative to the required front yard setback and minimum front yard open space requirement. 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 special exception with regard to Section 43.E.3., Nonconforming Uses and Structures allowing the existing non-residential structure and detached accessory structure to remain as developed along with a parking lot 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 BZA15-13, JASON AND PATRICIA RICHARDSON, 3504 LAKERIDGE DRIVE

The next item for the Board of Zoning Adjustment to consider was BZA15-13 submitted by Jason Richardson for property located at 3504 Lakeridge Drive, platted as Lot 28, 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 is requesting a special exception to 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 1970 prior to 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 25-foot rear yard setback adjacent to the east property line for the existing dwelling.

Mr. Triplett went on to explain that the owner intended to expand the existing dwelling from approximately 2,982-square feet, to approximately 3,363-square feet with a 126-square foot addition to the rear of the dwelling and a 255-square foot covered front porch.

With no questions for Mr. Triplett, Jason Richardson of, 2220 Lakeridge Drive, Grapevine, Texas, took the Oath of Truth; he requested favorable consideration of his request and offered to answer any questions of the Board.

With no questions for Mr. Richardson 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 1970 prior to 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 25-foot rear yard setback adjacent to the east property line for the existing dwelling.

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

Ken White 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 August 31, 2015, Briefing Session and Public Hearing.

Ken White made a motion to accept the minutes of the August 31, 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 August 31, 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

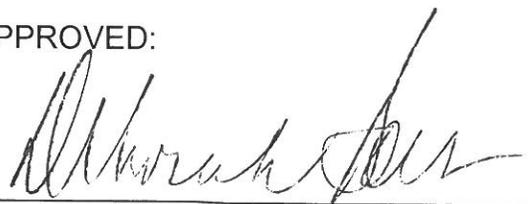
With no further discussion, Ken White made a motion to adjourn. George Dalton seconded the motion, which prevailed by the following vote:

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

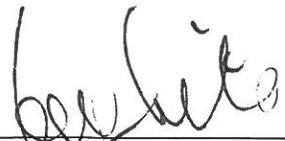
The meeting was adjourned at approximately 6:31 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 4TH DAY OF JANUARY 2016.

APPROVED:



CHAIRMAN


SECRETARY