

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, January 4, 2016 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 6:02 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

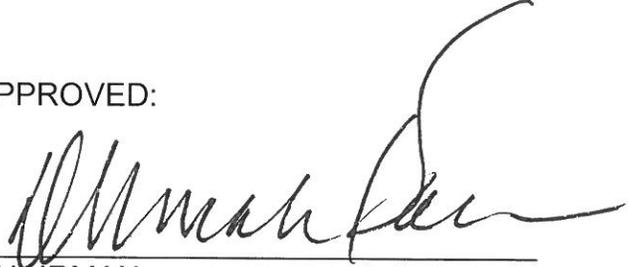
With no further discussion, Robert Rainwater made a motion to adjourn. Mike Morris seconded the motion which prevailed by the following vote:

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

The Briefing Session was adjourned at approximately 6:17 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 1ST DAY OF FEBRUARY 2016.

APPROVED:



CHAIRMAN



SECRETARY

STATE OF TEXAS
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The Board of Zoning Adjustment for the City of Grapevine, Texas, met in regular session, Monday evening, January 4, 2016 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 6:22 P.M.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA15-15, NEAL COOPER, 511 ESTILL STREET

The first item for the Board of Zoning Adjustment to consider was BZA15-15 submitted by Neal Cooper for property located at 511 Estill Street, platted as Lot 4, Block 100, College Heights Addition.

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 875 square feet allowing a lot area of 6,625 square feet for an existing lot.

Section 15.G.4., “R-7.5” Single Family District, Area Regulations, requires a minimum lot width of sixty-five feet (65’). The applicant requested a variance of fifteen-feet (15’) allowing a lot width of fifty-feet (50’) 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 is requesting a special exception to allow the existing residential structure to remain as developed along with an expansion as shown on the plot plan.

Mr. Triplett explained that Staff found special conditions existed for the requested special exception and variances. Specifically, the subject lot was originally platted in 1909 predating the City's first zoning ordinance adopted in 1955. Developed and platted property and right-of-way existed adjacent to the site on the east, west, north and south property lines respectively, eliminating the possibility to expand the site to meet the area and width requirements. The existing 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 adjacent to the south property line and the required six foot side yard setback adjacent to the east and west property lines for the existing dwelling.

Mr. Triplett stated that on January 4, 1999 the Board of Zoning Adjustment approved case 98-43 allowing an existing residential structure to remain as developed and a 480-square foot expansion on the existing lot, the expansion was never constructed. He went on to explain that the owner intended to construct a 650 square foot addition to the rear of the existing 781 square foot dwelling and a 424 square foot detached garage in the rear yard. The Historic Preservation Commission at the November 2015 meeting approved CA15-100 on the subject site for the proposed expansion.

With no questions for Mr. Triplett, Neal Cooper, representing property owner Seung Lee of 511 Estill 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. George Dalton 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 lot was originally platted in 1909 predating the City's first zoning ordinance adopted in 1955. Developed and platted property and right-of-way existed adjacent to the site on the east, west, north and south property lines respectively, eliminating the possibility to expand the site to meet the area and width requirements. The existing 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 adjacent to the south property line and the required six foot side yard setback adjacent to the east and west property lines for the existing dwelling. 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 variances to “R-7.5” Single Family District, Density Requirements: Section 15.F.2., allowing a lot area of 6,625 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 fifty-feet (50’) feet 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. Mike Morris seconded the motion which prevailed by the following vote:

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

BOARD OF ZONING ADJUSTMENT CASE BZA15-16, WILLIAM STANLEY, 4133 HARVESTWOOD DRIVE

The next item for the Board of Zoning Adjustment to consider was BZA15-16 submitted by William Stanley for property located at 4133 Harvestwood Drive, platted as Lot 9, Block 2, Countryside East 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 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 1986. The site was noncompliant with the current Zoning Ordinance (82-73) relative to the required six foot side yard setback adjacent to the north property line for the existing dwelling.

Mr. Triplett stated that the owner intended to expand the existing 2,315 square foot dwelling to include a garage addition and a 567-square foot addition above the existing garage.

With no questions for Mr. Triplett, William Stanley, representing property owner Damion Pratt of 4133 Harvestwood 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. Stanley 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 subject site was an existing developed lot, and the

existing structure was built in 1986. The site was noncompliant with the current Zoning Ordinance (82-73) relative to the required six foot side yard setback adjacent to the north property line for the existing dwelling. Mike Morris 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. Mike Morris 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 October 5, 2015, Briefing Session and Public Hearing.

Ken White made a motion to accept the minutes of the October 5, 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 October 5, 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. Mike Morris seconded the motion, which prevailed by the following vote:

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

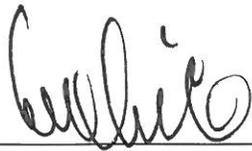
The meeting was adjourned at approximately 6:44 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 1ST DAY OF FEBRUARY 2016.

APPROVED:



CHAIRMAN



SECRETARY