

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, February 1, 2016 at 6:00 P.M. in the Planning and Zoning Conference Room, 2<sup>nd</sup> 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 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, White, Dalton, Morris, Dierolf  
Nays: None  
Absent: None

The Briefing Session was adjourned at approximately 6:05 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 7TH DAY OF MARCH 2016.

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SECRETARY

APPROVED:

*Handwritten signature*

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, February 1, 2016 at 6:15 P.M., in the Planning and Zoning Conference Room, 2<sup>nd</sup> 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 BZA16-01, RICK BLAZEK, 234 E. FRANKLIN STREET**

The first item for the Board of Zoning Adjustment to consider was BZA16-01 submitted by Rick Blazeke for property located at 234 East Franklin Street, platted as Lot 2C & 3A, Block 31, City of Grapevine.

**Section 15.G.4., “R-7.5” Single Family District, Area Regulations, requires a minimum lot width of ninety-five (95) feet.** The applicant requested a variance of twenty-nine feet (29’) allowing a lot width of sixty six-feet (66’) 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 special conditions existed for the requested special exception and variances. Specifically, the subject site was originally platted in 1913 predating the City’s first zoning ordinance adopted in 1955. Developed property

and right-of-way existed to the west and east respectively, eliminating the possibility to expand the site to meet the width requirements. The existing dwelling was built in 1925 predating the City's first zoning ordinance adopted in 1955.

Mr. Triplett stated that on June 1, 2015 the Board of Zoning Adjustment had approved a special exception and variance of thirty five-feet (35') allowing a lot width of 60-feet (60') on the subject site. As a result of a recent form board survey dated December 15, 2015 of the subject site, the width of the property had increased approximately six-feet (6') from 60-feet to 66.88-feet, necessitating a new special exception and variance request.

Mr. Triplett went on to explain that on April 22, 2015 Historic Preservation Commission approved a Certificate of Appropriateness to construct an addition, bedroom, porch and covered terrace as well as a second story addition containing a bedroom, den and an attached single car garage and a single car covered carport at the rear of the property.

With no questions for Mr. Triplett, Josh Archer, representing property owner Rick Blazek of 8233 Mid Cities Boulevard #A, North Richland Hills, Texas, took the Oath of Truth; he requested favorable consideration of the request and offered to answer any questions of the Board.

Chairman Holt asked what would be done with the curb cut on Franklin Street once the approach was constructed on Smith Street. He stated that it was undecided at this time, possibly gravel, but no concrete that would affect the impervious coverage.

Ron Stombaugh clarified, that any future changes to the parking area in front of the house relative to it being gravel would have to be approved by the Historic Preservation Commission.

Chairman Holt announced that one (1) letter of approval had been received.

With no further questions for Mr. Archer 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 and variance. Specifically, the subject site was originally platted in 1913 predating the City's first zoning ordinance adopted in 1955. Developed property and right-of-way existed adjacent to the subject site to the west and east respectively, eliminating the possibility to expand the site to meet the width requirements. 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.4., allowing a lot width of 66-feet (66') 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. 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 January 4, 2016, Briefing Session and Public Hearing.

Ken White made a motion to accept the minutes of the January 4, 2016 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 January 4, 2016 Public Hearing. Mike Morris seconded the motion which prevailed by the following vote:

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

### ADJOURNMENT

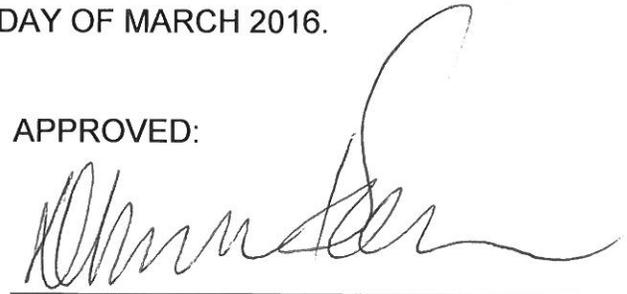
With no further discussion, Robert Rainwater made a motion to adjourn. Mike Morris seconded the motion, which prevailed by the following vote:

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

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

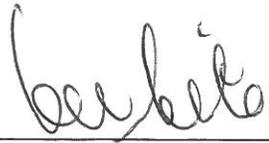
PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 7TH DAY OF MARCH 2016.

APPROVED:



A handwritten signature in black ink, appearing to read "Robert Rainwater", is written over a horizontal line.

CHAIRMAN

A handwritten signature in cursive script, appearing to read "Barbara", is written above a horizontal line.

SECRETARY