

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, March 7, 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:

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, 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 6:21 P.M.

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

APPROVED:

A handwritten signature in black ink, appearing to read "Alhron Lee", written over a horizontal line.

CHAIRMAN

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

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, March 7, 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:

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 6:23 P.M.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA16-02, DARRELL JARRELL, 2940 WENTWOOD DRIVE

The first item for the Board of Zoning Adjustment to consider was BZA16-01 submitted by Darrell Jarrell for property located at 2940 Wentwood Drive, platted as Lot 7, Block 9, Oak Creek Estates.

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 1977. A form survey of the subject site was unavailable within the permit records. The site was noncompliant with the current Zoning Ordinance (82-73) relative to the required twenty five foot rear yard setback adjacent to the north property line for the existing dwelling.

Mr. Triplett stated that the owner intended to expand the existing dwelling from approximately 1,936 square feet to approximately 2,591 square feet with the addition of

a 173 square foot rear yard patio enclosure and a 482 square foot addition above the existing garage. The additions would not increase the level of non-conformity of the subject site.

With no questions for Mr. Triplett, Darrell Jarrell, representing property owners John and Shelley Christian of 629 Huntwich Dr., Bedford, Texas, took the Oath of Truth; he requested favorable consideration of the request and offered to answer any questions of the Board.

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

With no questions for Mr. Jarrell 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 1977. A form survey of the subject site was unavailable within the permit records. The site was noncompliant with the current Zoning Ordinance (82-73) relative to the required twenty five foot rear yard setback adjacent to the north property line 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

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

BOARD OF ZONING ADJUSTMENT CASE BZA16-03, JACOB STONE, 1545 OVERLOOK DRIVE

The next item for the Board of Zoning Adjustment to consider was BZA16-03 submitted by Jacob Stone for property located at 1545 Overlook Drive, platted as Lot 11, Block 1, South Shore Acres.

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.

Chairman, Debbie Holt announced that due to a Conflict of Interest, Member, George Dalton would be abstaining from voting in this case and Alternate, Tracey Dierolf would be voting in his place.

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 1971. A form survey of the subject site was unavailable within the permit records. The site was noncompliant with the current Zoning Ordinance (82-73) relative to the required thirty foot front yard setback adjacent to the north property line for the existing dwelling.

Mr. Triplett stated that the owner intended to expand the existing dwelling from approximately 1,700 square feet to approximately 1,780 square feet with the addition of an 80 square foot bathroom addition to the rear of the property. The addition would not increase the level of non-conformity of the subject site.

With no questions for Mr. Triplett, Jacob Stone of 1545 Overlook Dr., Grapevine, Texas, took the Oath of Truth; he requested favorable consideration of the request and offered to answer any questions of the Board.

With no questions for Mr. Stone 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, Morris, Dierolf
Nays: None
Absent: None
Abstain: Dalton

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 1971. A form survey of the subject site was unavailable within the permit records. The site was noncompliant with the current Zoning Ordinance (82-73) relative to the required thirty foot front yard setback adjacent to the north property line for the existing dwelling. Robert Rainwater seconded the motion which prevailed by the following vote:

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

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, Morris, Dierolf
Nays: None
Absent: None
Abstain: Dalton

BOARD OF ZONING ADJUSTMENT CASE BZA16-05, NASH MORGAN, 4106 COUNTRYSIDE DRIVE

The next item for the Board of Zoning Adjustment to consider was BZA16-05 submitted by Nash Morgan for property located at 4106 Countryside Drive, platted as Lot 2, Block 16, Countryside Estates.

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 1986. A form survey of the subject site was unavailable within the permit records. 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.

The owner intends to expand the existing dwelling from approximately 1,612-square feet, which includes an attached garage to approximately 2,179-square feet by adding a 567-square foot living room to the rear of the dwelling. The addition would not increase the level of non-conformity of the subject site.

With no questions for Mr. Triplett, Nash Morgan of 4106 Countryside Drive, Grapevine, Texas, took the Oath of Truth; he requested favorable consideration of the request and offered to answer any questions of the Board.

Chairman Holt announced that one (1) letter of protest with no explanation had been received.

With no questions for Mr. Morgan 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 subject site was an existing developed lot, and the existing structure was built in 1986. A form survey of the subject site was unavailable within the permit records. 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. 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 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 BZA16-06, LINDA AND HOWARD GARDNER, 412 EAST FRANKLIN STREET

The next item for the Board of Zoning Adjustment to consider was BZA16-06 submitted by Linda and Howard Gardner for property located at 412 East Franklin Street, platted as Lot W75'E804, Block 30, City of Grapevine.

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 originally platted in 1913 predating the City's first zoning ordinance adopted in 1955. The existing dwelling was built in 1946 predating the City's first zoning ordinance adopted in 1955.

Mr. Triplett stated that the owner intended to expand the existing residence to approximately 1,628-square feet by adding a 130 square foot bathroom, a 684 square foot kitchen and an 814 square foot living area. A detached garage was also present in the rear yard south of the dwelling. The additions would not increase the level of non-conformity on the subject site.

Mr. Triplett went on to explain that a Certificate of Appropriateness (CA15-20) for a new one-story addition and renovations of the existing dwelling and a Historic Landmark Subdistrict (HL15-02) were approved on the subject site by the Historic Preservation Commission on March 25, 2015.

With no questions for Mr. Triplett, Gary Chasteen, representing property owners Linda and Howard Gardner of 5340 Chatsworth Lane, Ft. Worth, Texas, took the Oath of Truth; he requested favorable consideration of the request and offered to answer any questions of the Board.

With no questions for Mr. Chasteen, 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 subject site was originally platted in 1913 predating the City's first zoning ordinance adopted in 1955. The existing dwelling was built in 1946 predating the City's first zoning ordinance adopted in 1955. 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 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 February 1, 2016, Briefing Session and Public Hearing.

Ken White made a motion to accept the minutes of the February 1, 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 February 1, 2016 Public Hearing. Robert Rainwater seconded the motion which prevailed by the following vote:

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

ADJOURNMENT

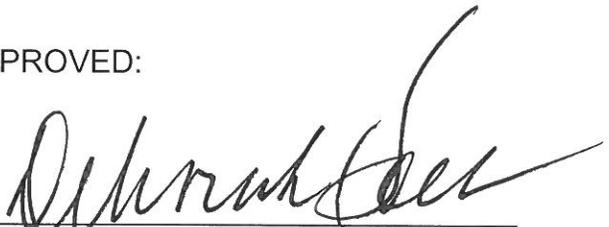
With no further discussion, Robert Rainwater made a motion to adjourn. George Dalton seconded the motion, which prevailed by the following vote:

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

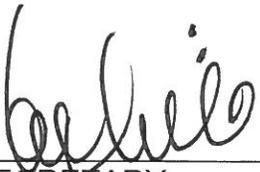
The meeting was adjourned at approximately 6:43 P.M.

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

APPROVED:



CHAIRMAN



SECRETARY