

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, September 12, 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
Ken White	Secretary
Mike Morris	Member
George Dalton	Member
Tracey Dierolf	Member
John Sheppard	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

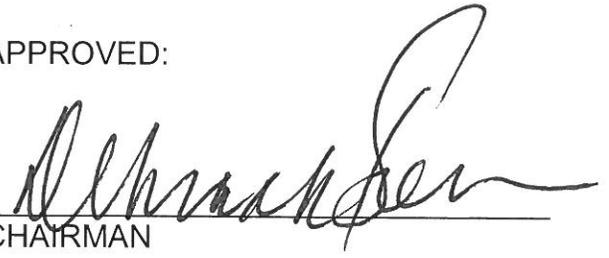
With no further discussion, Ken White made a motion to adjourn. Mike Morris seconded the motion which prevailed by the following vote:

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

The Briefing Session was adjourned at approximately 6:18 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 3RD DAY OF OCTOBER, 2016.

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, September 12, 2016 at 6:15 P.M., in the Council Chambers, 2<sup>nd</sup> Floor, 200 South Main Street, Grapevine, Texas with the following members present:

Debbie Holt	Chairman
Ken White	Secretary
Mike Morris	Member
George Dalton	Member
Tracey Dierolf	Member
John Sheppard	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 6:19 P.M.

OATH OF OFFICE

Connie Cook administered the Oath of Office to reappointed Chairman, Debbie Holt, Secretary, Ken White, Members, George Dalton and Tracey Dierolf and newly appointed Alternate, John Sheppard.

ELECTION OF OFFICERS

For office of Chairman, George Dalton re-nominated Debbie Holt. Mike Morris seconded the motion which prevailed by the following vote:

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

Debbie Holt was re-elected as Chairman.

For office of Vice-Chairman, George Dalton nominated Ken White. Debbie Holt seconded the motion which prevailed by the following vote:

Ayes: Holt, Dalton, Morris, Dierolf  
Nays: None

Absent: None  
Abstain: White

Ken White was elected as Vice-Chairman.

For office of Secretary, George Dalton nominated Tracey Dierolf. Mike Morris, seconded the motion which prevailed by the following vote:

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

Tracey Dierolf was elected as Secretary.

### PUBLIC HEARING

### BOARD OF ZONING ADJUSTMENT CASE BZA16-18, SPRY SURVEYORS, 300 WEST COLLEGE STREET

The first item for the Board of Zoning Adjustment to consider was BZA16-18 submitted by Spry Surveyors for property located at 300 West College Street, platted as Lot 1R, Block 1, First United Methodist Church.

**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 as shown on the plot plan.

Mr. Triplett explained that Staff found a special condition existed for the special exception requested. Specifically, a Move-In-Building (MIB96-05) permit was approved on the subject site for the current structure on February 18, 1997. Based upon a current survey the existing site was noncompliant with the current Zoning Ordinance (82-73) relative to the required front yard setback adjacent to West College Street and the required side yard setback adjacent to South Church Street.

With no questions for Mr. Triplett, Mark Howell, representing First United Methodist Church, of 3100 Terrace Brook Court, Colleyville, 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. Howell, and no additional speakers, Ken White made a motion to close the public hearing. George Dalton seconded the motion which prevailed by the following vote:

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

George Dalton made a motion that a special condition existed for the special exception requested. Specifically, a Move-In-Building (MIB96-05) permit was approved on the subject site for the current structure on February 18, 1997. Based upon a current survey the existing site was noncompliant with the current Zoning Ordinance (82-73) relative to the required front yard setback adjacent to West College Street and the required side yard setback adjacent to South Church Street. Ken White seconded the motion which prevailed by the following vote:

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

George Dalton 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 as shown on the plot plan. Tracey Dierolf seconded the motion which prevailed by the following vote:

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

**BOARD OF ZONING ADJUSTMENT CASE BZA16-19, SPRY SURVEYORS,  
314 WEST COLLEGE STREET**

The next item for the Board of Zoning Adjustment to consider was BZA16-19 submitted by Spry Surveyors for property located at 314 West College Street, platted as Lot 1R-2, Block 1, First United Methodist Church.

**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 as shown on the plot plan.

Mr. Triplett explained that Staff found a special condition existed for the special exception requested. Specifically, the subject site was an existing developed lot, and the existing structure was built approximately in the early 1900's, predating the City's first zoning ordinance adopted in 1955. The existing site was noncompliant with the current Zoning Ordinance (82-73) relative to front yard setback requirement.

With no questions for Mr. Triplett, Mark Howell, representing First United Methodist Church addressed the board; he requested favorable consideration of his request and offered to answer any questions of the Board.

Ken White asked Mr. Howell if there were plans to remodel the interior of the residence, he stated the church had plans to re-plat the properties so they could put them on the market to sell. He stated that once the Board of Zoning Adjustment and re-plat process were completed the parking lot behind the structures would be removed to create a rear yard. The church would then put the residence on the market to sell. The new property owners would have to complete the process of any remodeling of the property.

With no questions for Mr. Howell, and no additional speakers, Ken White made a motion to close the public hearing. George Dalton seconded the motion which prevailed by the following vote:

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

George Dalton made a motion that a special condition existed for the special exception requested. Specifically, the subject site was an existing developed lot, and the existing structure was built approximately in the early 1900's, predating the City's first zoning ordinance adopted in 1955. The existing site was noncompliant with the current Zoning Ordinance (82-73) relative to front yard setback requirement. Tracey Dierolf seconded the motion which prevailed by the following vote:

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

George Dalton 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 as shown on the plot plan. Tracey Dierolf seconded the motion which prevailed by the following vote:

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

### **BOARD OF ZONING ADJUSTMENT CASE BZA16-20, NEAL COOPER, 626 EAST WAL STREET**

The next item for the Board of Zoning Adjustment to consider was BZA16-20 submitted by Neal Cooper for property located at 626 East Wall Street, platted as Lot 7, Block 101, 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 938-square feet allowing a lot area of 6,562 square feet for an existing lot.

**Section 15.G.4., "R-7.5" Single Family District, Area Regulations, requires a minimum lot width of 65-feet.** The applicant requested a variance of fifteen-feet (15') allowing a lot width of fifty (50') feet for an existing lot.

**Section 42.D., Supplementary District, Corner Lots requires the side yard setback of fifteen-feet (15') for corner lots which are not reverse frontage lots.**

The applicant requested a variance of five (5') feet allowing a side yard of ten feet (10') feet along the east property line for an existing lot.

Mr. Triplett explained that Staff found a special condition existed for the requested variances. Specifically, the subject lot was originally platted in 1921 predating the City's first zoning ordinance adopted in 1955. Developed and platted property and right-of-way existed adjacent to the subject site, on the west, north, east and south property lines respectively, eliminating the possibility to expand the site to meet the area and width requirements. The existing dwelling was built in 1937 with an existing side yard depth of ten-feet (10') on the east property line. Strictly adhering to the side yard setback of fifteen-feet (15') for the east property line will limit the buildable width of the lot to twenty nine-feet (29'), which is impractical for compatible new home construction within this area of the city. The proposed expansion would not exacerbate the existing nonconforming conditions.

With no questions for Mr. Triplett, Neil 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, Ken White made a motion to close the public hearing. Mike Morris seconded the motion which prevailed by the following vote:

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

Ken White made a motion that a special condition existed for the requested variances. Specifically, the subject lot was originally platted in 1921 predating the City's first zoning ordinance adopted in 1955. Developed and platted property and right-of-way existed adjacent to the subject site, on the west, north, east and south property lines respectively, eliminating the possibility to expand the site to meet the area and width requirements. The existing dwelling was built in 1937 with an existing side yard depth of ten-feet (10') on the east property line. Strictly adhering to the side yard setback of fifteen-feet (15') for the east property line will limit the buildable width of the lot to twenty nine-feet (29'), which is impractical for compatible new home construction within this area of the city. Mike Morris seconded the motion which prevailed by the following vote:

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

Ken White 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 7,500 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 (50') feet for an existing lot; and a motion with regard to Section 42.D. allowing a side yard setback of ten (10') feet along the east property line for an existing lot. George Dalton seconded the motion which prevailed by the following vote:

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

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the July 11, 2016, Briefing Session and Public Hearing.

Ken White made a motion to accept the minutes of the July 11, 2016 Briefing Session. George Dalton seconded the motion.

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

Ken White made a motion to accept the minutes of the July 11, 2016 Public Hearing. Mike Morris seconded the motion which prevailed by the following vote:

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

ADJOURNMENT

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

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

The meeting was adjourned at approximately 6:45 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 3RD DAY OF OCTOBER 2016.

APPROVED:



CHAIRMAN



SECRETARY