

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 9, 2019, 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:

Tracey Dierolf	Chairman
John Sheppard	Vice-Chairman
Ben Johnson	Secretary
Doug Anderson	Member
George Dalton	Member
Jonathan Gaspard	Alternate
John Borley	Alternate

constituting a quorum. Also present was City Council Representative Sharron Rogers and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Tracey Dierolf called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:00 P.M.

NEW BUSINESS

Albert Triplett briefed the Board of Zoning Adjustment regarding the item scheduled to be heard in the regular public hearing.

ADJOURNMENT

With no further discussion, Doug Anderson made a motion to adjourn. John Sheppard seconded the motion which prevailed by the following vote:

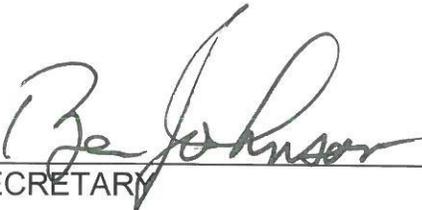
Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson, Gaspard, Borley
Nays: None
Absent: None

The Briefing Session was adjourned at approximately 6:09 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 14TH DAY OF OCTOBER 2019.

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, September 9, 2019, at 6:15 P.M., in the Council Chambers, 2nd Floor, 200 South Main Street, Grapevine, Texas with the following members present:

Tracey Dierolf	Chairman
John Sheppard	Vice-Chairman
Ben Johnson	Secretary
Doug Anderson	Member
George Dalton	Member
Jonathan Gaspard	Alternate
John Borley	Alternate

constituting a quorum. Also present was City Council Representative Sharron Rogers and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Tracey Dierolf 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 BZA19-06, NEAL COOPER, 513 EAST WORTH STREET

The first item for the Board of Zoning Adjustment to consider was BZA19-05 submitted by Stephen Porcari for property located at 513 East Worth Street, platted as Lot 4 and the East ½ of Lot 3, Block 108, College Heights 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 requested 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 1915 predating the City’s first zoning ordinance adopted in

1955. Currently and as proposed 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. The proposed expansion of the dwelling did not exacerbate the existing front yard setback adjacent to the south property line of approximately twenty-six (26') feet.

Mr. Triplett stated that the applicant intended to expand the existing dwelling to 2,614-square feet by adding an approximate 1,118 square-foot, two room, one story addition to the north side of the dwelling, and a 533 square foot detached garage in the rear yard adjacent to the north and west property lines. The Historic Preservation Commission at their May 22, 2019 meeting approved Certificate of Appropriateness CA19-32 allowing construction. The application was submitted by Neal Cooper.

With no questions for Mr. Triplett, Neal Cooper, of 404 East Wall 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, John Sheppard made a motion to close the public hearing. Ben Johnson seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

John Sheppard 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 1915 predating the City's first zoning ordinance adopted in 1955. Currently and as proposed 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. The proposed expansion of the dwelling did not exacerbate the existing front yard setback adjacent to the south property line of approximately twenty-six (26') feet. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

John Sheppard 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. Doug Anderson seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the August 5, 2019, Briefing Session and Public Hearing.

Ben Johnson made a motion to accept the minutes of the August 5, 2019, Briefing Session. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

Ben Johnson made a motion to accept the minutes of the August 5, 2019, Public Hearing. Doug Anderson seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

ADJOURNMENT

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

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

The meeting was adjourned at approximately 6:25 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 14TH DAY OF OCTOBER 2019.

APPROVED:


CHAIRMAN

Ben Johnson
SECRETARY