

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, December 3, 2012 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
Ron Cook	Vice-Chairman
Robert Rainwater	Secretary
Ken White	Member
George Dalton	Member
Salvatore DeAngelo	Alternate

constituting a quorum. Also present were City Council Representative Roy Stewart, and the following City Staff:

Ron Stombaugh	Planning and Development Manager
Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

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

ROLL CALL

Chairman Holt held roll call and announced that all were present.

NEW BUSINESS

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

ADJOURNMENT

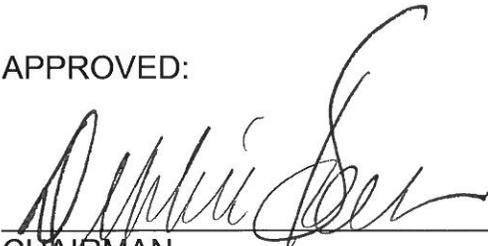
With no further discussion, Ron Cook made a motion to adjourn. Robert Rainwater seconded the motion which prevailed by the following vote:

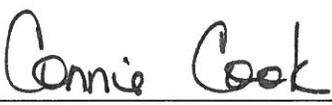
Ayes:	Holt, Cook, Rainwater, White, Dalton, DeAngelo
Nays:	None
Absent:	None

The Briefing Session was adjourned at approximately 6:10 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 1ST DAY OF APRIL, 2013.

APPROVED:


CHAIRMAN


SECRETARY

STATE OF TEXAS
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CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met in regular session, Monday evening, December 3, 2012, at 6:15 P.M., in the Council Chambers, 200 South Main Street, Grapevine, Texas with the following members present:

Debbie Holt	Chairman
Ron Cook	Vice-Chairman
Robert Rainwater	Secretary
Ken White	Member
George Dalton	Member
Salvatore DeAngelo	Alternate

constituting a quorum. Also present were City Council Representative Roy Stewart, and the following City Staff:

Ron Stombaugh	Planning and Development Manager
Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Debbie Holt called the Public Hearing Session of the Board of Zoning Adjustment to order at approximately 6:15 P.M.

ROLL CALL

Chairman Holt held roll call and announced that all were present.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA12-11, MARVIN WATKINS, 529 EAST WORTH STREET

The first item for the Board of Zoning Adjustment to consider was BZA12-11 submitted by Marvin Watkins for property located at 529 East Worth, legally described as Lot 8, Block 108, 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 500-square feet allowing a lot area of 7,000 square feet for an existing lot.

Section 15.G.1, “R-7.5” Single Family District, Area Regulations requires a minimum front yard setback of 30-feet. The applicant requested a variance of twelve-feet allowing a front yard depth of 18-feet for the existing lot.

Section 15.G.4., “R-7.5” Single Family District, Area Regulations requires a minimum lot width of 65-feet. The requested a variance of fifteen-feet allowing a lot width of 50-feet for the existing lot.

Mr. Triplett explained that Staff found special conditions existed for the requested variances. Specifically, the College Heights Addition was originally platted in 1907, predating the City’s first zoning ordinance. Right-of-way, an alley and a platted lot existed adjacent to the subject site eliminating the possibility of expansion.

Mr. Triplett explained that the property owner would like to maintain the front yard setback established by the three homes west of the subject site, which according to the owner were approximately 18-feet. The homeowner intended to expand the existing dwelling from 1,215 square feet to 2,645 square feet with a period style addition.

He went on to explain that on September 26, 2012 a Certificate of Appropriateness had been approved by the Historic Preservation Commission to relocate the house currently located on lots seven and eight of College Heights Addition to lot eight.

With no questions for Mr. Triplett, Mr. Watkins of 612 St. James Place, Coppell, Texas, took the Oath of Truth; and requested favorable consideration of his request and offered to answer any questions of the Board.

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

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

Robert Rainwater made a motion that special conditions existed for the variances requested. Specifically, the College Heights Addition was originally platted in 1907, predating the City’s first zoning ordinance. Right-of-way, an alley and a platted lot existed adjacent to the subject site eliminating the possibility of expansion. Ken White seconded the motion which prevailed by the following vote:

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

Ken White then made a motion that special conditions existed with regard to the following variances to “R-7.5” Single Family District, Density Requirements: Section 15.F.2., allowing a lot area of 7,000 square feet for an existing lot; and a motion with regard to “R-7.5” Single Family District, Area Regulations: Section 15.G.1., allowing a front yard setback of 18-feet for an existing lot and Section 15.G.4., allowing a lot width of 50-feet for an existing lot. Robert Rainwater seconded the motion which prevailed by the following vote:

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

BOARD OF ZONING ADJUSTMENT CASE BZA12-12, TONY CALLAWAY, 2150 WEST NORTHWEST HIGHWAY

The next item for the Board of Zoning Adjustment to consider was BZA12-12 submitted by Tony Callaway for property located at 2150 West Northwest Highway, legally described as Lot 3, Grapevine Plaza 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 a special exception allowing the site to remain as developed along with the addition of a monument sign as shown on the site 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 that was within the City of Southlake until a boundary adjustment with the City of Southlake occurred in November, 2008.

Mr. Triplett went on to explain that City Council approved the current zoning of the subject property in June, 2009. The site was developed in 1985, and was noncompliant relative to open space, impervious coverage, front yard setback, landscaping, off street parking, and sign setback requirements. He stated that the right-of-way acquired for improvements to State Highway 114 and the proposed improvements to the site necessitated the special exception request.

With no questions for Mr. Triplett, Mr. Callaway of 8340 Meadow Road, Dallas, Texas, took the Oath of Truth; and requested favorable consideration of his request and offered to answer any questions of the Board.

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

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

Ken White made a motion that a special condition existed for the special exception requested. Specifically, the subject site was an existing developed lot within the City of Southlake until a boundary adjustment with the City of Southlake occurred in November, 2008. Robert Rainwater seconded the motion which prevailed by the following vote:

Ayes: Holt, Cook, Rainwater, White, Dalton,
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 site to remain as developed along with the addition of a monument sign as shown on the site plan. Robert Rainwater seconded the motion which prevailed by the following vote:

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

NEW BUSINESS

Next the Board of Zoning Adjustment considered the approval of the 2013 Meeting Agenda Schedule.

Robert Rainwater made a motion to accept the 2013 Meeting Agenda Schedule with the approval of August 26, 2013 meeting date due to Holiday. George Dalton seconded the motion which prevailed by the following vote:

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

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the November 5, 2012, Briefing Session and Public Hearing.

Robert Rainwater made a motion to accept the minutes of the November 5, 2012, Briefing Session. Ron Cook seconded the motion which prevailed by the following vote:

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

Robert Rainwater made a motion to accept the minutes of the November 5, 2012, Public Hearing with an amendment to the date of the regular session from August 27, 2012 to November 5, 2012. Ken White seconded the motion which prevailed by the following vote:

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

ADJOURNMENT

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

Ayes: Holt, Cook, Rainwater, White, Dalton
Nays: None

Absent: None

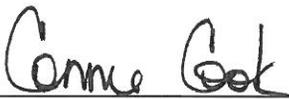
The meeting was adjourned at approximately 6:36 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 1ST DAY OF APRIL, 2013.

APPROVED:



CHAIRMAN



SECRETARY