

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 4, 2013 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
Ron Cook	Vice-Chairman
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 except Secretary Robert Rainwater.

NEW BUSINESS

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

ADJOURNMENT

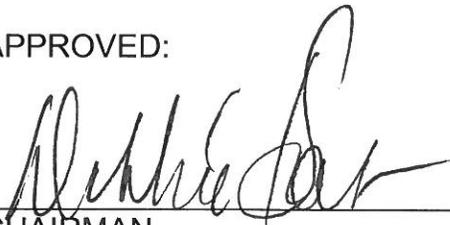
With no further discussion, Ron Cook made a motion to adjourn. George Dalton seconded the motion which prevailed by the following vote:

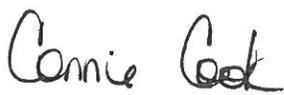
Ayes: Holt, Cook, White, Dalton, DeAngelo  
Nays: None  
Absent: None

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 1ST DAY OF APRIL, 2013.

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, March 4, 2013 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
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 except Secretary Robert Rainwater.

PUBLIC HEARING

**BOARD OF ZONING ADJUSTMENT CASE BZA13-01, JOHN VAN TIL, 1384 SHANNON STREET**

The first item for the Board of Zoning Adjustment to consider was BZA13-01 submitted by John Van Til for property located at 1384 Shannon Street proposed to be platted as Lot 2, Reagan Shores Estates 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 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 requested special exception. Specifically, the site was an existing developed lot; with a structure that was built in 1960 prior to the city wide rezoning of the site in 1984 to "R-7.5" Single

Family District and was noncompliant with the current zoning ordinance relative to the ten-foot (10') separation between the dwelling and the existing garage.

Mr. Triplett stated that the applicant intended to plat the subject site into two (2) lots. The southern portion of the site would continue to be used as a single family residence and detached garage. The proposed northern lot would conform to current zoning requirements of the district.

With no questions for Mr. Triplett, property owner John Van Til of 2623 Peninsula Drive, Grapevine, 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. Van Til and no additional speakers, Ken White made a motion that a special condition existed for the requested special exception. Specifically, the site was an existing developed lot; the existing structure was built in 1960 prior to the city wide rezoning of the site in 1984 to "R-7.5" Single Family District and was noncompliant with the current zoning ordinance relative to the ten-foot (10') separation between the dwelling and the existing garage. Sal DeAngelo seconded the motion which prevailed by the following vote:

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

Ken White then made a motion to grant the following special exception to Section 43.E.3., Nonconforming Uses and Structures allowing the existing residential structure and detached garage to remain as developed as shown on the plot plan. Sal DeAngelo seconded the motion which prevailed by the following vote:

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

**BOARD OF ZONING ADJUSTMENT CASE BZA13-02, ROBERT BINTLIFF, 510 SMITH STREET**

The next item for the Board of Zoning Adjustment to consider was BZA13-02 submitted by Robert Bintliff for property located at 510 Smith Street proposed to be platted as Lot 3R1, Block 31, Original Town 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 as shown on the plot plan.

Mr. Triplett explained that Staff found a special condition existed for the requested special exception. Specifically, the site was an existing developed lot; with a structure that was built in 1965 prior to the city wide rezoning of the site in 1984 to "R-7.5" Single

Family District and was noncompliant with the current zoning ordinance relative to the 30-foot front yard setback and the 25-foot rear yard setback for the existing dwelling.

With no questions for Mr. Triplett, property owner Mr. Bintliff of 510 Smith Street, Grapevine, Texas, took the Oath of Truth; and requested favorable consideration of his request and offered to answer any questions of the Board.

Chairman Holt announced that one (1) letter of opposition and two (2) letters of approval had been received.

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

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

Ken White made a motion that a special condition existed for the requested special exception. Specifically, the site was an existing developed lot; the existing structure was built in 1965 prior to the city wide rezoning of the site in 1984 to "R-7.5" Single Family District and was noncompliant with the current zoning ordinance relative to the 30-foot front yard setback and the 25-foot rear yard setback for the existing dwelling. George Dalton seconded the motion which prevailed by the following vote:

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

Ken White then made a motion to grant the following special exception to Section 43.E.3., Nonconforming Uses and Structures allowing the existing residential structure and detached to remain as developed as shown on the plot plan. Ron Cook seconded the motion which prevailed by the following vote:

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

## MINUTES

The Board of Zoning Adjustment did not consider the minutes of the December 3, 2012, Briefing Session and Public Hearing.

## ADJOURNMENT

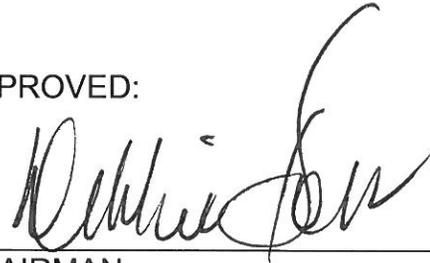
With no further discussion, Ron Cook made a motion to adjourn. George Dalton seconded the motion, which prevailed by the following vote:

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

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 1ST DAY OF APRIL, 2013.

APPROVED:



CHAIRMAN



SECRETARY