

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, November 5, 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:

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

Vice-Chairman Ron Cook called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:00 P.M.

ROLL CALL

Vice-Chairman Cook held roll call and announced that all were present except Chairman Debbie Holt.

NEW BUSINESS

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

ADJOURNMENT

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

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

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 3RD DAY OF DECEMBER, 2012.

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, November 5, 2012, at 6:15 P.M., in the Council Chambers, 200 South Main Street, Grapevine, Texas with the following members present:

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

Vice-Chairman Ron Cook called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:15 P.M.

ROLL CALL

Vice-Chairman Cook held roll call and announced that all were present except Chairman Debbie Holt.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA12-13, MARTIN O'CONNOR, 1331 WEST WALL STREET

The next item for the Board of Zoning Adjustment to consider was BZA12-13 submitted by Martin O'Connor for property located at 1331 West Wall Street, proposed to be platted as Lots 1 & 2, Block 1, Shamrock Ventures Addition.

Section 15.H., "R-7.5" Single Family District, Buffer Area Regulations requires a minimum buffer of 40-feet from the adjoining property line for all principle buildings and structures.

The applicant requested variances of fifteen-feet (15') and twenty-feet (20') allowing buffer areas of twenty (20') feet along the northern property line for the proposed Lot 1 and the western property line for the proposed Lot 2 and twenty-five (25') feet along the northern property line for the proposed Lot 2.

Mr. Stombaugh explained that Staff found special conditions existed for the requested

variances. Specifically, both proposed lots met all requirements relative to width, depth and area for the "R-7.5" Single Family District. The 40 foot buffer placed a hardship on the development of the two (2) lots. The buffer requirement reduced the buildable width to 39 feet and eliminated 49 percent of the lot from being built upon for a principal structure for the proposed Lot 1. The buildable area of the proposed Lot 2 would be reduced by 38 percent and further be compromised by a buffer along the western and northern property lines.

Mr. Stombaugh explained that the applicant requested a variance of 20 feet along the northern property line for the proposed Lot 1, and a small portion of the western property line for the proposed Lot 2, as well as 15 feet to the northern property line for the proposed Lot 2. He stated that the 40 foot buffer would be maintained to the north of the subject property so adequate buffering would be present between the newly created residential property and the remaining "PO" Professional Office District property.

He went on to state that on October 16, 2012 Council approved on the first reading of an ordinance a zone change request to rezone the subject site from "PO" Professional Office District to "R-7.5" Single Family District for the development of two (2) single family lots, and if approved by the Board the second reading of the ordinance for the subject site would be scheduled to be considered by Council at their November 20, 2012 meeting.

With no questions for Mr. Stombaugh, Jim O'Connor of 1712 Avalon Drive, Colleyville, 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. O'Connor 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: Cook, White, Rainwater, Dalton, DeAngelo
Nays: None
Absent: Holt

Ken White made a motion that a special condition existed for the variances requested. Specifically, both proposed lots met all requirements relative to width, depth and area for the "R-7.5" Single Family District. The 40 foot buffer placed a hardship on the development of the two (2) lots. The buffer requirement reduced the buildable width to 39 feet and eliminated 49 percent of the lot from being built upon for a principal structure for the proposed Lot 1. The buildable area of the proposed Lot 2 would be reduced by 38 percent and further be compromised by a buffer along the western and northern property lines. Robert Rainwater 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 that a special condition existed with regard to the following variance to Section 15.H., "R-7.5" Single Family District, Buffer Area

Regulations allowing buffer areas of twenty (20') feet along the northern property line for the proposed Lot 1 and the western property line for the proposed Lot 2 and twenty-five (25') feet along the northern property line for the proposed Lot 2. Robert Rainwater seconded the motion which prevailed by the following vote:

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

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the August 27, 2012, Briefing Session and Public Hearing.

Robert Rainwater made a motion to accept the minutes of the August 27, 2012, Briefing Session and Public Hearing. Sal DeAngelo seconded the motion which prevailed by the following vote:

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

ADJOURNMENT

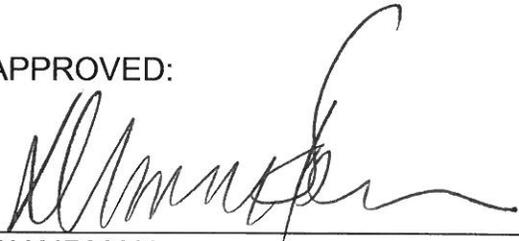
With no further discussion, Ken White made a motion to adjourn. Robert Rainwater seconded the motion, which prevailed by the following vote:

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

The meeting was adjourned at approximately 6:20 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 3RD DAY OF DECEMBER, 2012.

APPROVED:



CHAIRMAN

SECRETARY