

AGENDA
CITY OF GRAPEVINE
BRIEFING SESSION
BOARD OF ZONING ADJUSTMENT
MONDAY, OCTOBER 1, 2018, 6:00 P.M.
PLANNING AND ZONING CONFERENCE ROOM
SECOND FLOOR – CITY HALL
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

I. CALL TO ORDER

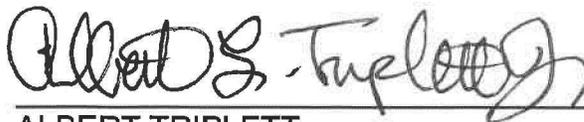
II. BRIEFING SESSION

A. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard in the October 1, 2018 public hearing.

III. ADJOURNMENT

IF YOU PLAN TO ATTEND THIS PUBLIC MEETING AND YOU HAVE A DISABILITY THAT REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE OFFICE OF DEVELOPMENT SERVICES AT (817) 410-3158 AT LEAST 24 HOURS IN ADVANCE. REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR NEEDS.

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551.001 et seq. ACTS OF THE 1993 TEXAS LEGISLATURE, THE BOARD OF ZONING ADJUSTMENT BRIEFING SESSION AGENDA WAS PREPARED AND POSTED ON THIS THE 27TH DAY OF SEPTEMBER 2018 AT 5:00 P.M.



ALBERT TRIPLETT
PLANNER II

AGENDA
CITY OF GRAPEVINE
BOARD OF ZONING ADJUSTMENT MEETING
MONDAY, OCTOBER 1, 2018, 6:15 P.M.
CITY HALL COUNCIL CHAMBERS, 2ND FLOOR
SECOND FLOOR – CITY HALL
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

I. CALL TO ORDER

II. ROLL CALL

III. NEW BUSINESS

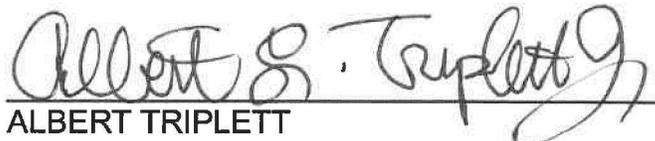
A. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA18-08 submitted by Josh Archer, for property located at 314 East Franklin Street and consideration of same.

IV. Board of Zoning Adjustment to consider the minutes of the August 6, 2018 meeting and take any necessary action.

V. ADJOURNMENT

IF YOU PLAN TO ATTEND THIS PUBLIC HEARING AND YOU HAVE A DISABILITY THAT REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE OFFICE OF DEVELOPMENT SERVICES AT (817) 410-3158 AT LEAST 24 HOURS IN ADVANCE. REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR NEEDS.

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551.001 et seq. ACTS OF THE 1993 TEXAS LEGISLATURE, THE BOARD OF ZONING ADJUSTMENT MEETING AGENDA WAS PREPARED AND POSTED ON THIS THE 27TH DAY OF SEPTEMBER 2018 AT 5:00 P.M.


ALBERT TRIPLETT
PLANNER II

MEMO TO: BOARD OF ZONING ADJUSTMENT

FROM: SCOTT WILLIAMS, DIRECTOR DEVELOPMENT SERVICES \ BUILDING OFFICIAL
RON STOMBAUGH, ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES
ALBERT L. TRIPLETT JR, PLANNER II

SUBJECT: BOARD OF ZONING ADJUSTMENT CASE #BZA18-08
314 EAST FRANKLIN STREET

MEETING DATE: MONDAY, OCTOBER 1, 2018

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment **approve** the following special exception to the Grapevine Comprehensive Zoning Ordinance 82-73 for property located at 314 East Franklin Street, platted as the east 70.16 feet of Lot 2, plus 12 feet of an abandoned alley, Block 30, City of Grapevine Addition as follows:

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 is requesting a special exception to replace the existing residential structure with a new structure along with a new detached garage as shown on the plot plan.

SPECIAL CONDITION:

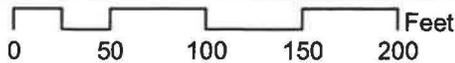
Staff finds that a special condition exists for the requested special exception. Specifically, the existing dwelling was built in 1940 predating the City’s first zoning ordinance adopted in 1955. Currently and as proposed the site is noncompliant with the current zoning ordinance (82-73) relative to the front yard setback and the rear yard setback for a proposed detached garage.

BACKGROUND INFORMATION:

The plot plan depicts existing and proposed conditions. The existing dwelling, which will be demolished, encroaches five feet into the required thirty-foot front yard setback. The existing detached accessory structure, which will be decreased in area and remain in the current location in the rear yard, is three-feet from the rear property line and meets the setback requirement of three-feet for accessory structures.

The new dwelling as proposed encroaches four-feet into the required thirty-foot front yard setback but does not exacerbate the existing condition. The new detached garage as proposed, encroaches three-feet into the required yard of six-feet for detached garages but continues to maintain the rear yard established by the existing accessory structure immediately to the east.

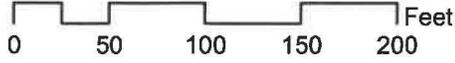
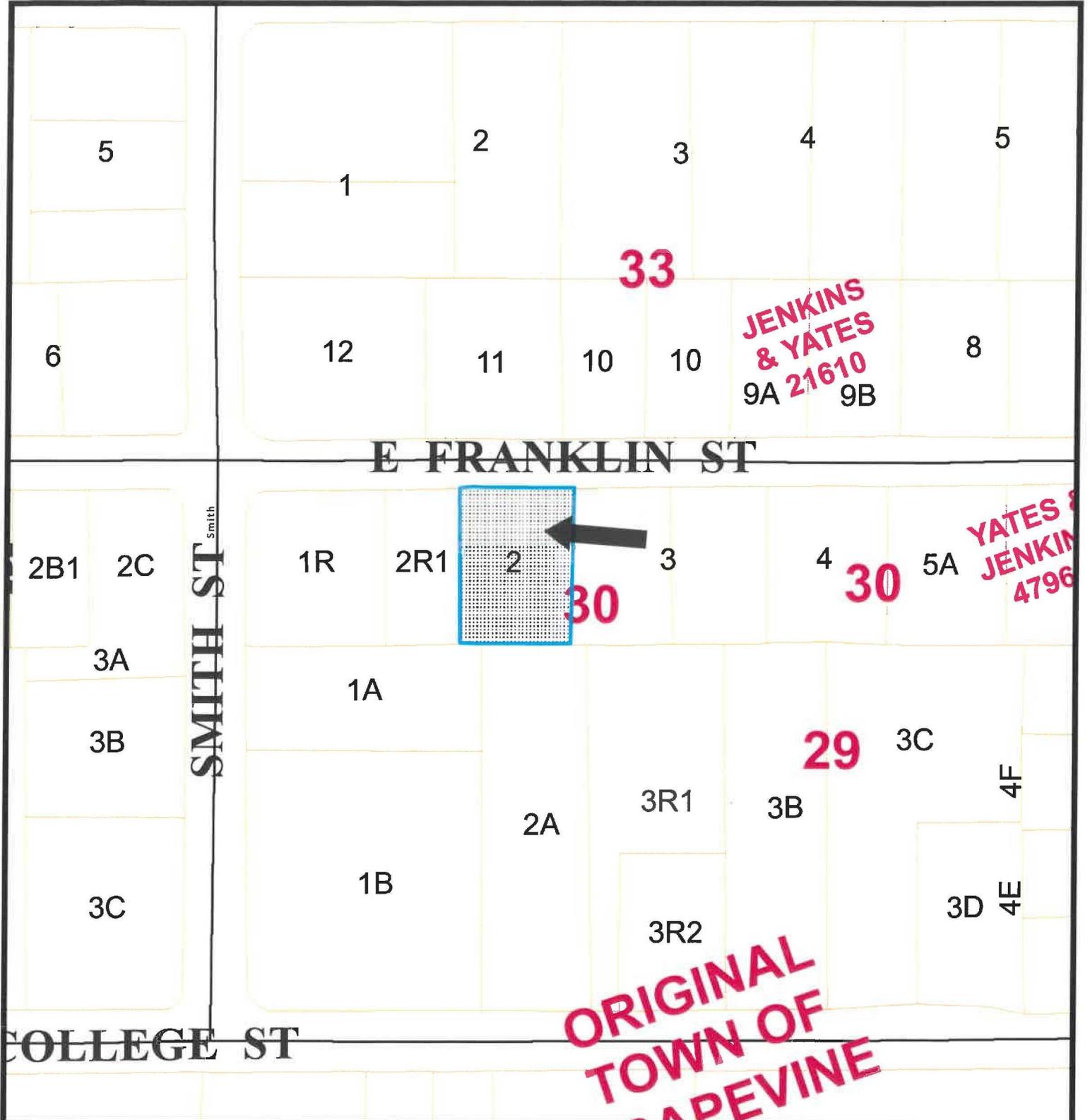
A Certificate of Appropriateness was approved by the Historic Preservation Commission on August 22, 2018 for the following: demolish the existing residence; demolish each end of a detached structure located at the rear of the property; construct a new one story dwelling and construct a new detached garage. A Historic Overlay HL18-02 was also approved on the subject site by the Commission on July 25, 2018. It is the applicant's intent to construct a new single story 1,968 square foot dwelling, partially demolish/restore an existing detached structure and construct a new 500 square foot two car garage in the southwest corner of the lot in the rear yard. The application was submitted by Josh Archer on behalf of property owner Allan Paxton.



BZA18-08
314 E Franklin Street

Date Prepared: 9/17/2018

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



BZA18-08
314 E Franklin Street

Date Prepared: 9/17/2018

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BZA18-08

CITY OF GRAPEVINE
BOARD OF ZONING ADJUSTMENT APPLICATION

BZA18-3389

1. APPLICANT:

NAME: M.S. WRIGHT & ASSOCIATES, INC.
ADDRESS: 8233 MID CITIES BLVD., SUITE "A"
CITY/STATE: NORTH RICHLAND HILLS ZIP: 76180
HOME: _____ WORK: 817-268-5555 MOBILE: _____
FAX: 817-268-5558 E-MAIL: _____

2. PROPERTY OWNER(S):

NAME: ALAN PAXTON
ADDRESS: P.O. BOX 1305
CITY/STATE: RED OAK, TX ZIP: 75154
HOME: 214-676-1944 WORK: _____ FAX: _____

3. LEGAL DESCRIPTION (SUBJECT PROPERTY):

STREET ADDRESS, LOT, BLOCK AND SUBDIVISION NAME OF THE SUBJECT PROPERTY:
(Please attach Survey of the Subject Property)

ADDRESS: 314 E. FRANKLIN STREET
LOT: ↓ BLOCK: 30 SUB-DIVISION: YATES & JENKINS
E. 60' of lot 2 1/2 E. 10' of the west 55' of Lot 2

4. LIST THE PERTINENT SECTION(S) OF THE ZONING ORDINANCE AND INDICATE THE SPECIFIC VARIANCE AMOUNTS BEING REQUESTED. IF NECESSARY USE A SEPARATE SHEET:

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. Requesting a special exception allowing the existing residential structure to remain as developed along with an expansion as shown on the plot plan.



5. STATE THE GROUNDS FOR THE REQUEST AND DETAIL ANY SPECIAL CONDITIONS WHICH CAUSE HARDSHIPS THAT IN YOUR OPINION JUSTIFY THE VARIANCE(S) OR SPECIAL EXCEPTION(S) YOU ARE REQUESTING. EXAMPLES OF SPECIAL CONDITIONS ARE: HILLS, VALLEYS, CREEKS, POWER POLES, ELEVATIONS, IRREGULAR LOT OR TRACT SHAPES, ETC. THE BOARD OF ZONING ADJUSTMENT MUST DETERMINE A SPECIAL CONDITION OR CONDITIONS EXIST(S) BEFORE MAKING A MOTION TO APPROVE A REQUEST. IF IT IS DETERMINED THAT NO SPECIAL CONDITION EXISTS, THE MOTION MUST BE TO DENY THE REQUEST.

THE EXISTING PRIMARY RESIDENCE IS LOCATED 25' FROM THE FRONT PROPERTY LINE. HPC HAS APPROVED DEMOLITION FOR THE EXISTING PRIMARY RESIDENCE. OWNER WOULD LIKE TO KEEP THIS ESTABLISHED 25' FRONT SETBACK. OWNER IS ALSO REQUESTING TO KEEP ESTABLISHED 3' REAR SETBACK FOR NEW DETACHED GARAGE TO MATCH EXISTING OUT BUILDING SETBACK.

6. EXPLAIN ANY UNIQUE CIRCUMSTANCES, IF APPLICABLE, NOT CONSIDERED BY THE ZONING ORDINANCE. EXAMPLES: (1) IF THE GRAPEVINE CITY COUNCIL APPROVED A PLAT PRIOR TO PRESENT ZONING ORDINANCE REQUIREMENTS; OR (2) THE ORDINANCE WAS AMENDED OR A POLICY CHANGE WAS ADOPTED AFTER INITIATION OF THE PLANS CHECK PROCESS FOR A BUILDING PERMIT OR OTHER PHASE OF THE DEVELOPMENT PROCESS.

7. ATTACH A DETAILED DIAGRAM OF THE SITE DRAWN TO SCALE, AND ANY OTHER DRAWINGS OR PHOTOGRAPHS NECESSARY TO HELP EXPLAIN THE CASE TO THE BOARD. SHOW ON THE DIAGRAM ALL EASEMENTS, BUILDING LINES, ENCROACHMENTS, AND THE VARIANCE(S) REQUESTED. THE REQUESTED VARIANCE(S) SHOULD BE QUANTIFIED BY AN APPROPRIATE MEASUREMENT (DISTANCE, PERCENTAGE, ETC.)



BZA18-08

THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

APPLICANT (PRINT) JOSEPH ARENBERG

APPLICANT SIGNATURE [Signature]

OWNER (PRINT) ALLAN PAXTON

OWNER SIGNATURE [Signature]



BZA18-08

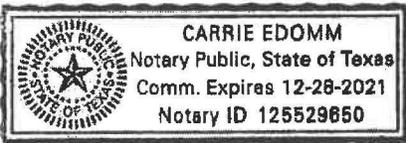
The State of Texas

County of Dallas

Before me Carrie Edomm on this day personally appeared Allan Paxton known to me (or proved to me on the oath of Texas Drivers License (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3 day of September, A.D. 2018.

SEAL



Carrie Edomm
Notary Signature

The State of _____

County of _____

Before me _____ on this day personally appeared _____ known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, A.D. _____.

SEAL

Notary Signature



replacement cost of the structure, on the date of the damage, the right to operate such nonconforming use shall terminate.

- f. The right to maintain or operate a nonconforming use may be terminated by the Board of Adjustment in accordance with provisions of Section 67A of this Ordinance.

E. CHANGING NONCONFORMING USES:

1. Any nonconforming use may be changed to a conforming use, and once such change is made, the use shall not thereafter be changed back to a nonconforming use.
2. The Board of Adjustment may grant a change of use from one nonconforming use to another nonconforming use provided such change is to a use permitted in a zoning district where the original nonconforming use would be permitted, or provided that such change is to a use permitted in a more restrictive classification. However, such change of use and occupancy shall not tend to prolong the life of a nonconforming use. Upon review of the facts in accordance with Section 67A, the Board of Adjustment may establish a specific period of time for the return of the occupancy to a conforming use.
3. The Board of Adjustment may approve the remodeling or enlargement of a nonconforming use when such an enlargement would not tend to prolong the life of the nonconforming use. Upon review of the facts, the Board of Adjustment may establish a specific period of time for the return of the occupancy to a conforming use.

- F. LIMITATIONS ON CHANGING NONCONFORMING USES: No nonconforming use shall be changed to another nonconforming use, which requires more off-street parking spaces or off-street loading space than the original nonconforming use, unless additional off-street parking and loading space is provided so as to comply with the requirements of Sections 55 and 56.

The number of dwelling units or rooms in a nonconforming residential use shall not be increased so as to exceed the number of dwelling units or rooms existing on the effective date of this Ordinance.

No nonconforming use may be expanded or increased beyond the lot or tract upon which such nonconforming use is located as of the effective date of this ordinance except to provide off-street loading or off-street parking space upon approval of the Board of Adjustment.

CITY OF GRAPEVINE
NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT

SEP 27 2018

CASE #BZA18-08
314 East Franklin Street

WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 5 PM
ON MONDAY, OCTOBER 1, 2018

Procedure to Respond:

As (a Property Owner within 200 feet of the subject tract) or (an interested citizen), I
(approve) (protest) and/or (have the following comments)

Our concern is that as houses in the neighborhood are being remodeled, the yards are not being preserved. In order to expand houses and build garages, all green space is being lost and we are left with a lot covered in concrete. This increases flooding in the neighborhood and destroys the charm of the area. Trees are lost at an alarming rate. It is time to consider lot size when allowing new structures. Printed Property Owner Name and Address, or Lot, Block and Subdivision: we need green space!

Deborah Loots

331 East College St, Grapevine 76051

Signature: Deborah Loots (Phone No.) 972-741-2654

Printed Name of Signee: Deborah Loots Title: _____

Telephone: (817)410-3158

Direct questions and mail responses to:
Board of Zoning Adjustment
Department of Development Services
City of Grapevine
P.O. Box 95104
Grapevine, Texas 76099

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, August 6, 2018 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:

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

constituting a quorum with D Todd Parrish absent. Also present was City Council Representative Mike Lease and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

George Dalton called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:00 P.M.

OATH OF OFFICE

Oath of office was given to new and returning Board of Zoning Adjustment Members, George Dalton, Ben Johnson, Doug Anderson, and Jonathan Gaspard.

ELECTION OF OFFICERS

The Commission considered the Election of Officers for the Board of Zoning Adjustment.

John Sheppard moved to elect George Dalton as Chairman by acclamation. Tracey Dierolf seconded the motion, which prevailed by the following vote:

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

John Sheppard moved to elect Tracy Dierolf as Vice-Chairman by acclamation. Ben Johnson seconded the motion, which prevailed by the following vote:

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

Tracey Dierolf moved to elect John Sheppard as Secretary by acclamation. Doug Anderson seconded the motion, which prevailed by the following vote:

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

NEW BUSINESS

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

ADJOURNMENT

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

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

The Briefing Session was adjourned at approximately 6:15 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 1ST DAY OF OCTOBER 2018.

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, August 6, 2018 at 6:15 P.M., in the Council Chambers, 2nd Floor, 200 South Main Street, Grapevine, Texas with the following members present:

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

constituting a quorum with D Todd Parrish absent. Also present was City Council Representative Mike Lease and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Chairman Holt called the Public Hearing Session of the Board of Zoning Adjustment to order at approximately 6:17 P.M.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA18-06, D L ROGERS, 306 EAST DALLAS ROAD

The first item for the Board of Zoning Adjustment to consider was BZA18-06 submitted by D L Rogers for property located at 306 East Dallas Road and proposed to be platted as Lot 1, Block 1, Darrell Estates.

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 to allow the non-residential structure to be developed as shown on the site plan.

Mr. Stombaugh explained that a special condition does exist for the applicant's special exception request. Specifically, the zoning ordinance, as currently written, does not support the development of the lot as shown on the site plan. The subject site is a parcel of property located within the Dallas Road corridor design study which is currently being written with the intent to establish use and design guidelines for this

unique portion of the city. Strict adherence to the zoning ordinance for the subject property will run counter to the design guidelines relative to density, coverage, and setbacks.

Mr. Stombaugh stated with the advent of TexRail, and the construction of the city's rail stop/hotel/parking garage located at the northeast corner of East Dallas Road and South Main Street currently underway, it is recognized that the development nature of the Dallas Road corridor will undergo significant change in the immediate future as a response to this new transportation option. A study of this corridor was currently in process which began in earnest in January of this year. Based on established concepts relative to "transit oriented development," the study will eventually lead to development guidelines for the corridor relative to uses permitted, and specific regulations pertaining to height, density, setbacks, parking as well as specific regulations relative to the actual design of structures. The property owner, Mr. Rogers, had graciously withheld development of the property at our request while we continued to make progress on the Dallas Road corridor design guidelines however, it was the applicant's goal to begin construction as reasonably soon as possible. With this in mind, the special exception request would allow the property to be developed within the spirit and intent of the new design guidelines which will be adopted at some point in the near future. Development of the property under the current standards would lead to the creation of a property that would negatively detract from those developed in the immediate and surrounding area under the new guidelines.

With no questions for Mr. Stombaugh, Darrell Rogers, took the Oath of Truth; Mr. Rogers explained the use of the proposed development and offered to answer any questions of the Board.

With no further questions or speakers, John Sheppard made a motion to close the public hearing. Doug Anderson seconded the motion which prevailed by the following vote:

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

John Sheppard made a motion that a special condition existed for the requested special exception. Specifically, the zoning ordinance, as currently written, does not support the development of the lot as shown on the site plan. Tracey Dierolf seconded the motion which prevailed by the following vote:

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

John Sheppard then made a motion to grant the following special exception with regard to Section 43.E.3, Nonconforming Uses and Structures to develop the lot as shown on the site plan. Tracey Dierolf seconded the motion which prevailed by the following vote:

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

BOARD OF ZONING ADJUSTMENT CASE BZA18-07, DAVID DEE STOUT, 1333 PINE STREET

The next item for the Board of Zoning Adjustment to consider was BZA18-07 submitted by David Dee Stout, Texas Select Builders for property located at 1333 Pine Street and platted as Lot 6, Block 5, Sky Harbor.

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 to allow the existing residential structure to remain as developed including vehicular parking within the required front yard as shown on the plot plan "A".

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 to allow the existing residential structure to remain as developed including vehicular parking within the required front yard as shown on the plot plan "B".

Mr. Stombaugh explained that no special condition existed to allow the vehicular parking to remain within the required front yard as shown on plot plan "A". Staff does however find a special condition existed for vehicular parking to be relocated on the subject site and not within the required front yard. Specifically, the subject site was an existing developed lot, and the existing structure was built in 1956 prior to the rezoning of the subject site in the 1984 City Rezoning to "R-7.5" Single Family District. The site was noncompliant with the current Zoning Ordinance (82-73) relative to off street parking to not be located in the front yard. Plot plan "B" depicts adequate width existed between the south side of the dwelling and the south property line to provide two off-street parking spaces not within the front yard.

With no questions for Mr. Stombaugh, Kevin Perkins, took the Oath of Truth; Mr. Perkins explained that the garage had been enclosed by a previous property owner that they intended to do an interior and exterior remodel of the property.

Discussion was held regarding the placement of the new driveway on the property line as depicted on plot plan "B" could create a situation where the existing trees would be damaged. It was suggested that perhaps grass pavers could be an option.

With no further questions or speakers, John Sheppard made a motion to close the public hearing. Tracey Dierolf seconded the motion which prevailed by the following vote:

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

Tracey Dierolf made a motion that a special condition did not exist for the requested special exception associated with plot plan "A". John Sheppard seconded the motion which prevailed by the following vote:

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

Tracey Dierolf then made a motion to grant the following special exception with regard to Section 43.E.3, Nonconforming Uses and Structures to develop the lot as shown on plot plan "B". John Sheppard seconded the motion which prevailed by the following vote:

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

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the June 4, 2018, Briefing Session and Public Hearing.

Tracey Dierolf made a motion to accept the minutes of the June 4, 2018, Briefing Session. Ben Johnson seconded the motion.

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

Tracey Dierolf made a motion to accept the minutes of the June 4, 2018, Public Hearing. John Sheppard seconded the motion which prevailed by the following vote:

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

ADJOURNMENT

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

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

The meeting was adjourned at approximately 6:58 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 1ST DAY OF OCTOBER 2018.

APPROVED:

CHAIRMAN

SECRETARY

314 E. FRANKLIN STREET

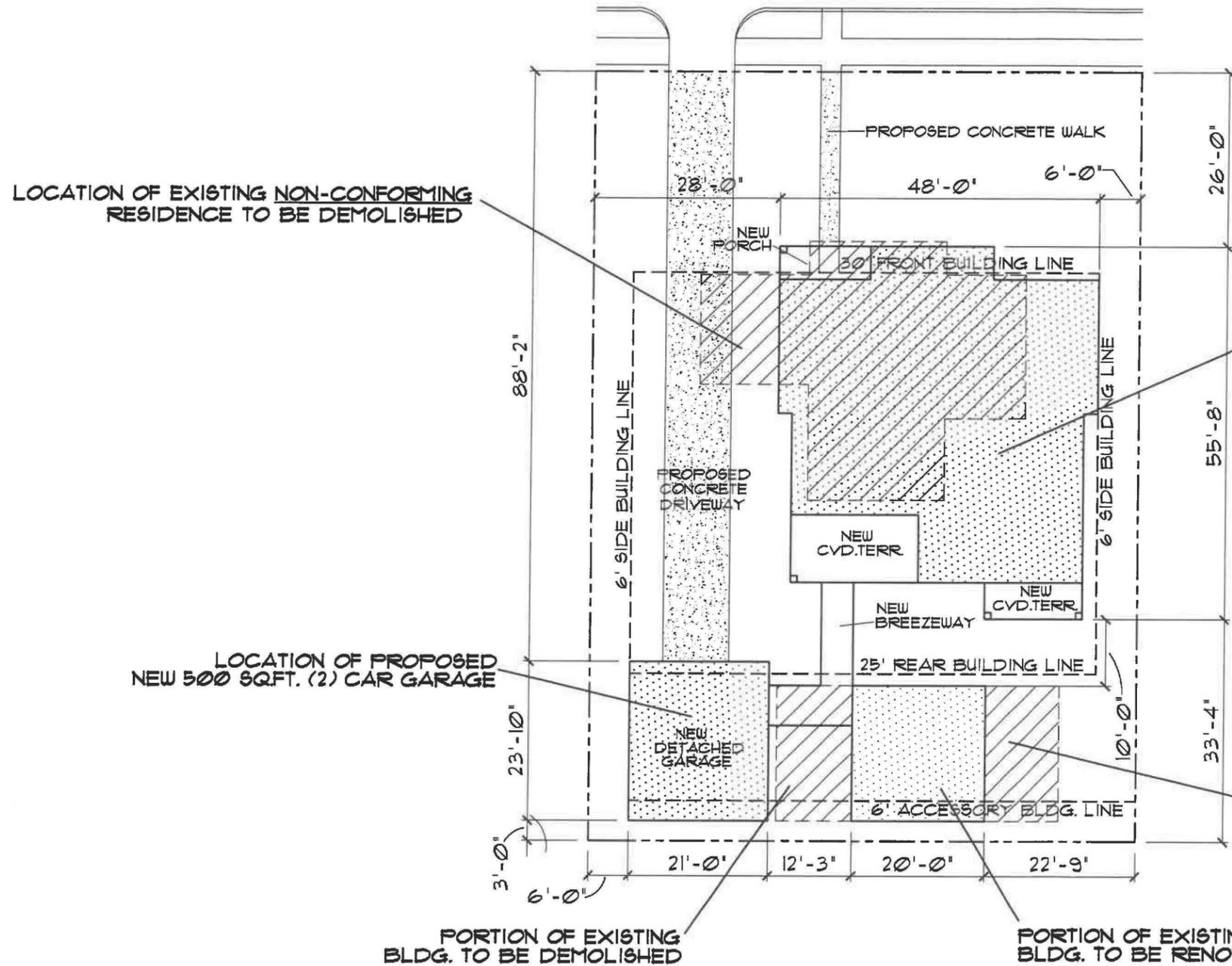


CHART DATA

PROPOSED NEW A/C	1968
PROPOSED NEW PORCH	68
PROPOSED DETACHED GARAGE	500
PROPOSED CVD. TERRACE	273
PROPOSED BREEZEWAY	164
TOTAL HOUSE COVERAGE	2973
PORTION OF EXISTING DETACHED BUILDING TO BE RENOVATED	400
TOTAL BLDG. COVERAGE	3373
LOT SIZE	9,430 SQFT.
LOT COVERAGE	35.76%
IMPERVIOUS COVERAGE	45.92%

LOCATION OF EXISTING NON-CONFORMING RESIDENCE TO BE DEMOLISHED

LOCATION OF PROPOSED NEW 500 SQFT. (2) CAR GARAGE

1,968 SQFT. RESIDENCE PROPOSED NEW

PORTION OF EXISTING BLDG. TO BE DEMOLISHED

PORTION OF EXISTING BLDG. TO BE DEMOLISHED

PORTION OF EXISTING BLDG. TO BE RENOVATED

SITE PLAN 
SCALE: 1"=20'0" NORTH

EAST 60' OF LOT 2, AND EAST 10' OF THE WEST 55' OF LOT 2, BLOCK 30 AND A 12' ALLEY ABANDONED BY ORDINANCE NO. 61-24, YATES & JENKINS ADDITION GRAPEVINE, TEXAS



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Drawn By: CLAU
Checked By: CLAU
Revisions:

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"PAXTON RESIDENCE"
314 E. FRANKLIN STREET
GRAPEVINE, TX

M. J. WRIGHT & ASSOCIATES, INC.
8233 MIDCITIES BOULEVARD STE. A, IRVING, TX 75039
OFFICE: 817/268-8585 ALUMNA@MWRITCO.COM
FAX: 817/268-8586 WWW.MWRITCO.COM

SEP 26 2013

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