

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, January 7, 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:

George Dalton	Chairman
John Sheppard	Secretary
Ben Johnson	Member
Doug Anderson	Member
D. Todd Parrish	Alternate

constituting a quorum, with Vice-Chairman Dierolf, Alternate Jonathan Gaspard and City Council Representative Sharron Rogers absent. Also present was Alternate City Council Representative Chris Coy and the following City Staff:

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

CALL TO ORDER

Chairman George Dalton 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 items scheduled to be heard in the regular public hearing.

ADJOURNMENT

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

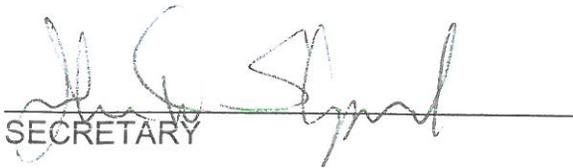
Ayes: Dalton, Sheppard, Johnson, Anderson, Parrish
Nays: None
Absent: Dierolf, Gaspard

The Briefing Session was adjourned at approximately 6:12 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 4TH DAY OF MARCH 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, January 7, 2019, 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
John Sheppard	Secretary
Ben Johnson	Member
Doug Anderson	Member
D. Todd Parrish	Alternate

constituting a quorum, with Vice-Chairman Dierolf, Alternate Jonathan Gaspard and City Council Representative Sharron Rogers absent. Also present was Alternate City Council Representative Chris Coy and the following City Staff:

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

CALL TO ORDER

Chairman George Dalton 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 BZA18-09, KEITH BARNES, 426 EAST TEXAS STREET

The first item for the Board of Zoning Adjustment to consider was BZA18-09 submitted by Keith Barnes for property located at 426 E. Texas Street, platted as Lot C, Rawls & Dalton Subdivision.

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 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 1947 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 15-foot side yard setback adjacent to the east property line. The proposed expansion did not exacerbate the existing side yard setback adjacent to South Dooley Street of approximately thirteen-feet (13').

Mr. Triplett stated that the property owner intended to expand the existing dwelling by adding 1,693 square feet to the west and south elevations which included an attached garage and living space in the rear yard adjacent to the south property line, and living space in the side yard adjacent to the west property line. A detached two car garage was proposed in the rear yard.

Mr. Triplett further explained that on July 25, 2018 and November 21, 2018 the Historic Preservation Commission approved CA18-72 and CA18-72(b) allowing for improvements on the subject site for a proposed expansion and detached garage.

With no questions for Mr. Triplett, Keith Barnes of Briarpath Construction, 820 Ridgewood Drive, Trophy Club, Texas, representing property owner Dan Bock, 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. Barnes 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: Dalton, Sheppard, Johnson, Anderson, Parrish
Nays: None
Absent: Dierolf, Gaspard

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 1947 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 15-foot side yard setback adjacent to the east property line. The proposed expansion did not exacerbate the existing side yard setback adjacent to South Dooley Street of approximately thirteen-feet (13'). Ben Johnson seconded the motion which prevailed by the following vote:

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

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 non-residential structure to remain as developed along with an expansion as shown on the plot plan. Todd Parrish seconded the motion which prevailed by the following vote:

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

BOARD OF ZONING ADJUSTMENT CASE BZA18-10, NEAL COOPER, 620 ESTILL STREET

The first item for the Board of Zoning Adjustment to consider was BZA18-10 submitted by Neal Cooper for property located at 620 Estill Street platted as Lot 4, Block 103, 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.4., “R-7.5” Single Family District, Area Regulations requires a minimum lot width of 65-feet. The applicant requested a variance of fifteen (15’) feet, allowing a lot width of eighty (50’) feet for an existing lot.

Mr. Triplett explained that Staff found a special condition existed for the variances requested. Specifically, the lot was originally platted in 1921 predating the City’s first zoning ordinance adopted in 1955. Developed property and right-of-way existed to the east, west and north respectively, eliminating the possibility to expand the site to meet the area and width requirements.

Mr. Triplett stated that the property owner intended to expand the existing dwelling by adding 2,714 square feet within the side and rear yards adjacent to the east, west and south property lines respectively. The proposed expansion included a covered patio and attached garage south of the existing dwelling in the rear yard. Access to the garage will be from an alley adjacent to the rear yard and south property line.

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.

Chairman Dalton announced that one (1) letter of approval had been received.

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

Ben Johnson made a motion that a special condition existed for the requested variances. Specifically, the lot was originally platted in 1921 predating the City’s first zoning ordinance adopted in 1955. Developed property and right-of-way existed to the east, west and north respectively, eliminating the possibility to expand the site to meet the area and width requirements. Doug Anderson seconded the motion which prevailed by the following vote:

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

Ben Johnson then made a motion to grant 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.4., allowing a lot width of fifty (50') feet for an existing lot. Doug Anderson seconded the motion which prevailed by the following vote:

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

NEW BUSINESS

Next the Board of Zoning Adjustment considered the approval of the 2019 Meeting Agenda Schedule.

Doug Anderson made a motion to accept the 2019 Meeting Agenda Schedule. Todd Parrish seconded the motion which prevailed by the following vote:

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

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the October 1, 2018, Briefing Session and Public Hearing.

John Sheppard made a motion to accept the minutes of the October 1, 2018, Briefing Session. Todd Parrish seconded the motion which prevailed by the following vote:

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

Todd Parrish made a motion to accept the minutes of the October 1, 2018, Public Hearing. John Sheppard seconded the motion which prevailed by the following vote:

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

ADJOURNMENT

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

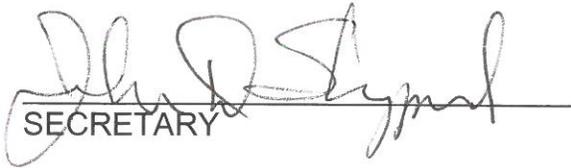
Ayes: Dalton, Sheppard, Johnson, Anderson, Parrish
Nays: None
Absent: Dierolf, Gaspard

The meeting was adjourned at approximately 6:30 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE
CITY OF GRAPEVINE, TEXAS, ON THE 4TH DAY OF MARCH 2019.

APPROVED:


CHAIRMAN


SECRETARY