

AGENDA
CITY OF GRAPEVINE
BRIEFING SESSION
BOARD OF ZONING ADJUSTMENT
MONDAY, SEPTEMBER 9, 2019, 6:00 P.M.
PLANNING AND ZONING CONFERENCE ROOM
SECOND FLOOR – CITY HALL
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

I. CALL TO ORDER

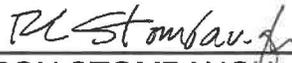
II. BRIEFING SESSION

A. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard in the September 9, 2019 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 28TH DAY OF AUGUST 2019 AT 5:00 P.M.



RON STOMBAUGH
ASSISTANT DIRECTOR, DEVELOPMENT
SERVICES

AGENDA
CITY OF GRAPEVINE
BOARD OF ZONING ADJUSTMENT MEETING
MONDAY, SEPTEMBER 9, 2019, 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. PUBLIC HEARING

- A. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA19-06 submitted by Neal Cooper, for property located at 513 East Worth Street and consideration of same.

IV. MINUTES

Board of Zoning Adjustment to consider the minutes of the August 5, 2019 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 28TH DAY OF AUGUST 2019 AT 5:00 P.M.



RON STOMBAUGH
ASSISTANT DIRECTOR, DEVELOPMENT
SERVICES

MEMORANDUM

DEVELOPMENT SERVICES

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 #BZA19-06
513 EAST WORTH STREET

MEETING DATE: **MONDAY, SEPTEMBER 9, 2019**

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 513 East Worth Street, platted as Lot 4 and the East ½ of Lot 3, Block 108, College Heights 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.

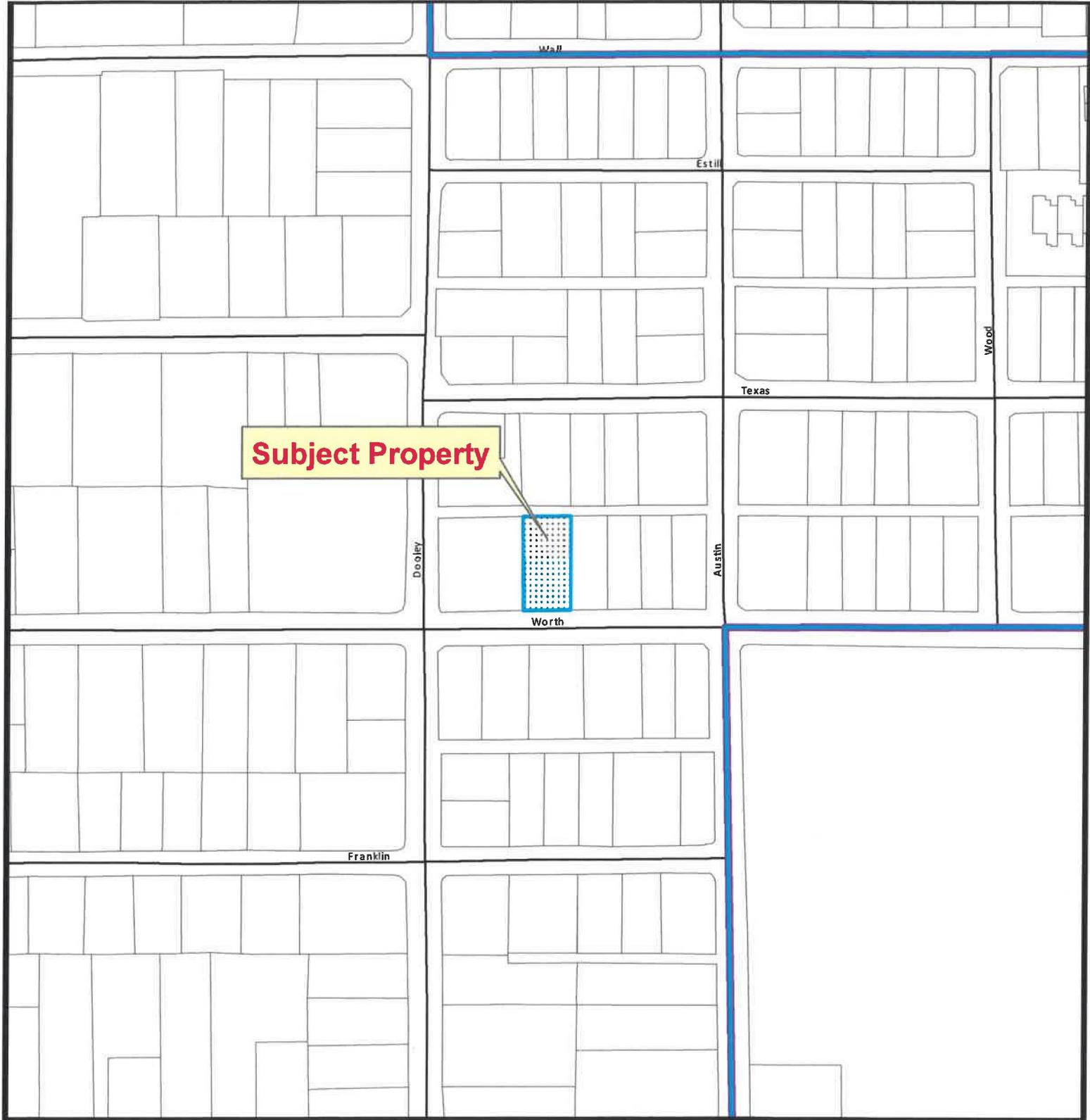
The applicant is requesting a special exception to allow the existing residential structure to remain as developed along with an expansion as shown on the plot plan.

SPECIAL CONDITION:

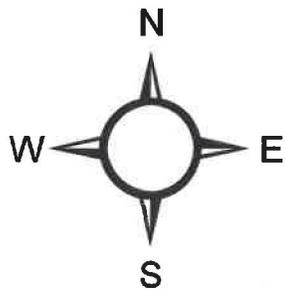
Staff finds that a special condition exists for the requested special exception. Specifically, the subject site is an existing developed lot, and the existing structure was built in 1915 predating the City's first zoning ordinance adopted in 1955. Currently and as proposed the site is noncompliant with the current Zoning Ordinance (82-73) relative to the required 30-foot front yard setback adjacent to the south property line. The proposed expansion of the dwelling does not exacerbate the existing front yard setback adjacent to the south property line of approximately twenty-six (26') feet.

BACKGROUND INFORMATION:

The applicant intends to expand the existing dwelling from approximately 1,496-square feet to 2,614-square feet by adding an approximate 1,118 square-foot, two room, one story addition to the north side of the dwelling within the rear yard adjacent to the north property line. A new approximate 533-square foot detached garage is proposed in the rear yard adjacent to the north and west property lines. The Historic Preservation Commission at their May 22, 2019 meeting approved Certificate of Appropriateness CA19-32 to allow for the construction of a detached garage and a one story addition on the back wall of the dwelling within the rear yard of the subject site. The application was submitted by Neal Cooper.

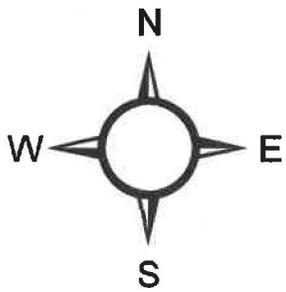


Subject Property



BZA19-06
513 EAST WORTH STREET

1 inch = 200 feet



BZA19-06
513 EAST WORTH STREET

1 inch = 60 feet

AUG 07 2019

BZA19-06
19-3235

CITY OF GRAPEVINE BOARD OF ZONING ADJUSTMENT APPLICATION

1. **APPLICANT:**

NAME: NEAL COOPEN / COPPEN STREET HOMES
ADDRESS: P.O. Box 1025
CITY/STATE: GRAPEVINE, TX ZIP: 76099
HOME: 214-435-4502 WORK: 817-727-3467 MOBILE: _____
FAX: _____ E-MAIL: NEAL@COPPENSTREETHOMES.COM

2. **PROPERTY OWNER(S):**

NAME: JOE + JANA GARCIA
ADDRESS: 203 CHURCH ST
CITY/STATE: GRAPEVINE, TX ZIP: 76051
HOME: 817-727-3467 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: 513 E WORTH
LOT: A + E + HALF 3 BLOCK: 103 SUB-DIVISION: COLLEGE HEIGHTS ADDITION

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

R7.5 G1 - DEPTH OF FRONT YARD 30 FEET. VARIANCE REQUEST 3'-0 1/2"

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.

HOUSE WAS BUILT IN APPROXIMATELY 1905 AND THE
LOCATION OF THE FRONT OF THE HOUSE PREDATES
THE CURRENT ZONING ORDINANCE.

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.

ZONING WAS ADOPTED AFTER HOUSE WAS BUILT.

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.)

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) NEAL COOPER

APPLICANT SIGNATURE 

OWNER (PRINT) JUAN D. GAZZERA

OWNER 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

The State of Texas

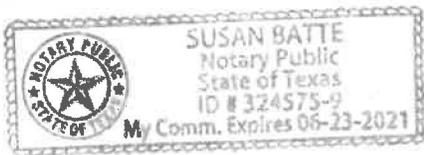
County of Tarrant

Before me Susan Batte on this day personally appeared Juan Garcia known to me (or proved to me on the oath of _____ or through 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 12th day of August, A.D. 2019.

SEAL

Susan Batte
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.

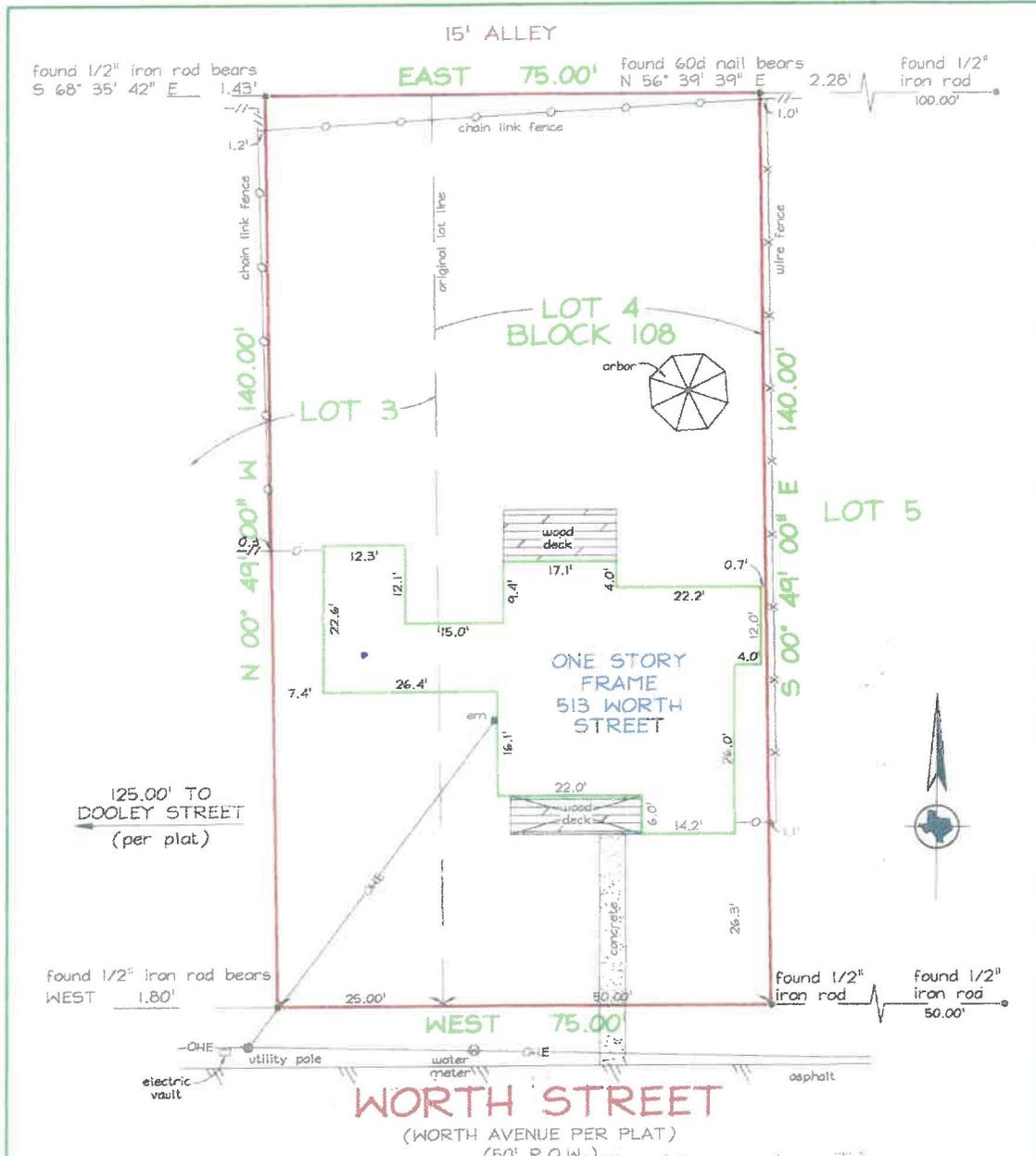
E. CHANGING NONCONFORMING USES:

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.



NOTES:

BEARINGS ARE ASSUMED.
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.



THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 513 WORTH STREET, and Being Lot 4 and the East 1/2 of Lot 3, Block 108, COLLEGE HEIGHTS ADDITION, an Addition to the City of Grapevine, Tarrant County, Texas, according to the Plat recorded in Volume 310, Page 13, Plat Records, Tarrant County, Texas.

There are no visible conflicts or protrusions, except as shown.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48439C0205 H, dated AUGUST 2, 1995. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

ACCEPTED BY: _____ DATE: _____

DATE: 08/18/05
FIELD DATE: 8/18/05
REVISED:
JOB NO: 205-3856 TECH: JDB
MAPSCO NO: 27-M FIELD: NS

TEXAS UNITED TITLE
GF NO. 0510314SCCB



DALLAS: PHONE 972-681-7072 FAX 972-279-1508 FT WORTH: PHONE 817-451-0522 FAX 817-498-3418
4625 EASTOVER DRIVE MESQUITE, TEXAS 75149 6465 EAST ROSEDALE SUITE 3A5 FORT WORTH, TEXAS 76112

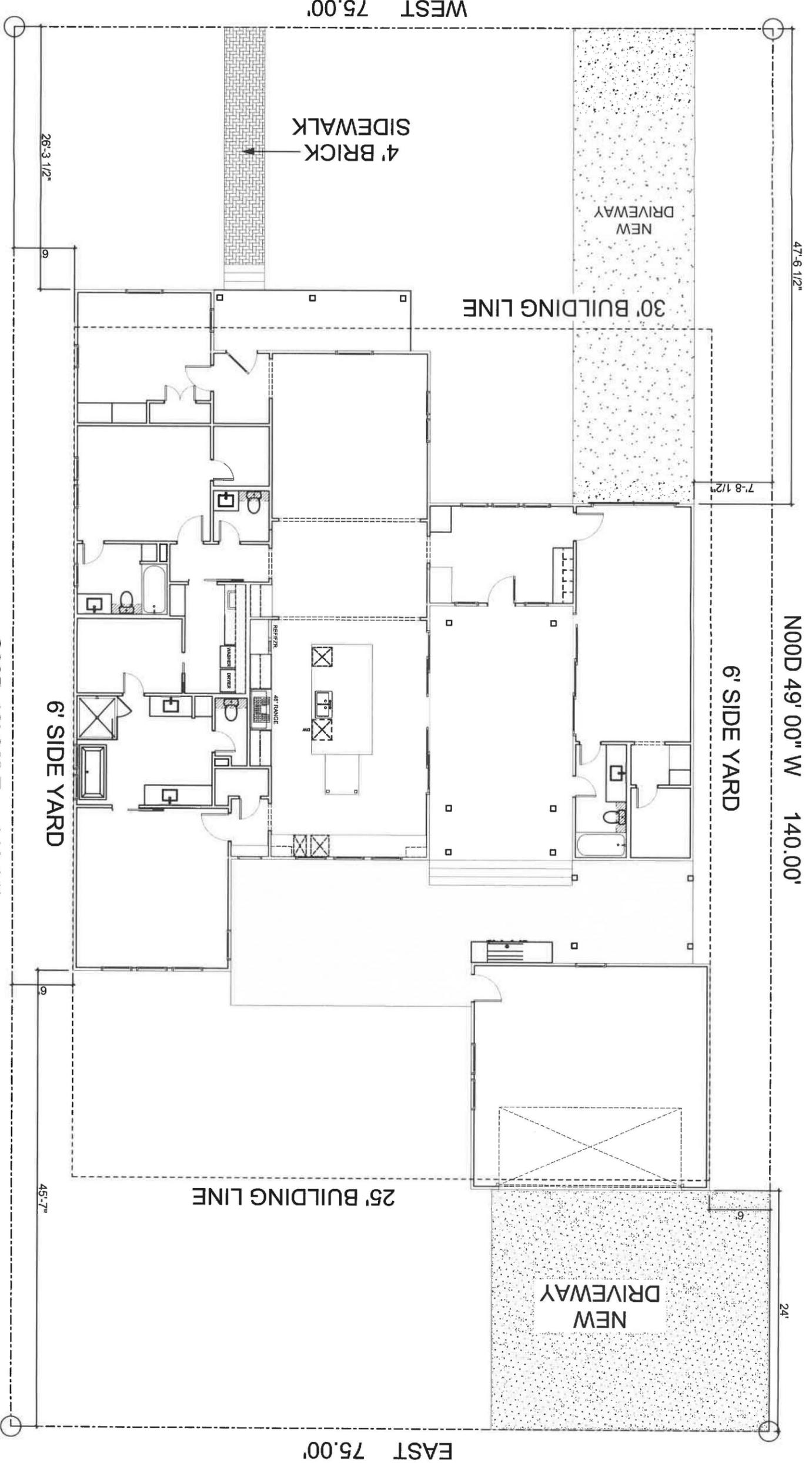
513 E. Worth St. ONE STORY RESIDENTIAL ZONING R7.5	2614 2614
FIRST FLOOR A/C	2614
TOTAL HVAC	
GARAGE	533
FRONT PORCH	117
TOTAL COVERED AREA	3264
BUILDING COVERAGE	31%
LOT WIDTH	75'
LOT DEPTH	140'
LOT AREA	10,500
DRIVEWAY AREA	660
SIDEWALK AREA	95
BACK YARD PAVERS	539
TOTAL FLATWORK	1294
TOTAL IMPERVIOUS AREA	4558
IMPERVIOUS PERCENTAGE	43%

1 LOT COVERAGE (2)

SCALE: 1/4" = 1'-0"



513 E. WORTH ST.
LOT 4 BLOCK 108
COLLEGE HEIGHTS ADDITION
GRAPEVINE, TX



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 5, 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
Tracey Dierolf	Vice-Chairman
John Sheppard	Secretary
Doug Anderson	Member
Ben Johnson	Member
Jonathan Gaspard	Alternate
John Borley	Alternate

constituting a quorum, with City Council Representative Sharron Rogers absent. Also present was Alternate City Council Representative Leon Leal 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.

OATH OF OFFICE

Connie Cook administered the Oath of Office to reappointed Vice Chairman, Tracey Dierolf, Secretary, John Sheppard and newly appointed Alternate, John Borley.

ELECTION OF OFFICERS

For office of Chairman, John Sheppard nominated Tracey Dierolf. Jonathan Gaspard seconded the motion which prevailed by the following vote:

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

Tracey Dierolf was elected as Chairman.

For office of Vice-Chairman, Jonathan Gaspard nominated John Sheppard. George Dalton seconded the motion which prevailed by the following vote:

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

John Sheppard was elected as Vice-Chairman.

For office of Secretary, George Dalton nominated Ben Johnson. John Sheppard, seconded the motion which prevailed by the following vote:

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

Ben Johnson was elected as Secretary.

NEW BUSINESS

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

ADJOURNMENT

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

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

The Briefing Session was adjourned at approximately 6:18 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 9TH DAY OF SEPTEMBER 2019.

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 5, 2019, at 6:15 P.M., in the Council Chambers, 2nd Floor, 200 South Main Street, Grapevine, Texas with the following members present:

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

constituting a quorum, with City Council Representative Sharron Rogers absent. Also present was Alternate City Council Representative Leon Leal and the following City Staff:

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

CALL TO ORDER

Chairman Tracey Dierolf called the Public Hearing Session of the Board of Zoning Adjustment to order at approximately 6:24 P.M.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA19-04, LEMOINE WRIGHT, 729 FOREST STREET

The first item for the Board of Zoning Adjustment to consider was BZA19-04 submitted by Lemoine Wright for property located at 729 Forest Street, platted as Lots 1-R, Block 6, W.C. Lucas Addition.

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 five-feet (5’) to this requirement allowing a lot width of 60-feet (60’) for an existing lot.

Mr. Stombaugh explained that Staff found a special condition existed for the requested variance. Specifically, the subject site was an existing platted lot, platted initially in 1962 which was in compliance with the zoning ordinance at that time. The City’s first zoning ordinance adopted in 1955 established a minimum lot width of 60 feet for any lot used

as a “one family” residence. The City’s second zoning ordinance (Ordinance 70-10) adopted in April 1970, amended the minimum lot with for single family dwellings increasing it to 65 feet.

Mr. Stombaugh stated that an amended plat was submitted relative to the subject property showing the extent of a floodplain easement along the rear (western) portion of the property. Despite the floodplain area occupying approximately 25 percent of the lot, there still remains nearly 15,000 square feet of the lot for residential development. The “R-7.5” Single Family District required a minimum 7,500 square feet for a single family lot. No other variances were required for the development of this lot.

With no questions for Mr. Stombaugh, property owner, Lemoine Wright of 601 W. 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.

With no questions for Mr. Wright, Julie Stratman of 715 Forest Street, Grapevine, Texas, took the Oath of Truth: she presented neighborhood concerns to the Board regarding drainage from subject property as well as an area at the end of the block that was not owned by any individual or the city and nothing had been done to take care of drainage issues it caused. She also expressed concerns the impact of additional construction would have in the area on such a narrow lot.

Chairman Dierolf suggested they contact city engineers regarding drainage issues that had been discussed. Ron Stombaugh explained that a popular zoning in the city was R-5.0 a 50 foot by 100 foot lot with a required six-foot (6’) side yard setback.

An additional speaker, Brooks Smalley, took the Oath of Truth: she presented photos to the Board regarding the unclaimed area at the end of the street.

Discussion continued regarding drainage issues and the effect of the unclaimed property at the end of the street.

Ron Stombaugh stated that their concerns were drainage issues and encouraged them to contact Senior Civil Engineer, Paul Lee in the Public Works Department.

Vice-Chairman, Sheppard, explained the purpose of the Board in regards to the special exception being requested. He further explained that the Board had nothing to do with what the builder / developer would do.

Chairman Dierolf, stated that the Board’s purpose was to determine if a special condition existed for the variance requested and if city’s ordinances allowed the Board to grant a variance.

Discussion continued as Ms. Stratman and additional neighbors voiced their concerns regarding drainage, the unclaimed property at the end of the street, removal of trees, fencing, density and public interest.

Member, George Dalton, stated that the Board could deny a request if it was self-imposed but if it were not self-imposed the Board could not deny it. The applicant did not make the lot 60-feet wide, that was done in the 1950's, and he did not make the law in the 1970's that changed it to 65-feet. It was not self-imposed so legally the Board could not deny the applicants request.

With no further questions and no additional speakers, John Sheppard made a motion to close the public hearing. George Dalton seconded the motion which prevailed by the following vote:

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

George Dalton made a motion that a special condition existed for the requested special exception. Specifically, the subject site was an existing platted lot, platted initially in 1962 which was in compliance with the zoning ordinance at that time. The City's first zoning ordinance adopted in 1955 established a minimum lot width of 60 feet for any lot used as a "one family" residence. The City's second zoning ordinance (Ordinance 70-10) adopted in April 1970, amended the minimum lot with for single family dwellings increasing it to 65 feet. Ben Johnson seconded the motion which prevailed by the following vote:

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

John Sheppard then made a motion to grant the following special exception to "R-7.5" Single Family District, Area Regulations: Section 15.G.4., allowing a lot width of 60-feet (60') for an existing lot. Ben Johnson seconded the motion which prevailed by the following vote:

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

BOARD OF ZONING ADJUSTMENT CASE BZA19-05, STEPHEN PORCARI, 218 RUTH STREET

The next item for the Board of Zoning Adjustment to consider was BZA19-05 submitted by Stephen Porcari for property located at 218 Ruth Street, platted as the North 65' of Lot 3, Block 1, D.E. Box 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 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 1952 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 six-foot (6’) foot side yard setback adjacent to the north and south property lines. The proposed expansion of the dwelling did not exacerbate the existing side yard setback adjacent to north and south property lines of approximately four (4’) feet and five (5’) feet respectively.

With no questions for Mr. Triplett, Stephen Porcari, of 218 Ruth 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.

With no questions for Mr. Porcari and no additional speakers, John Sheppard made a motion to close the public hearing. Dough Anderson seconded the motion which prevailed by the following vote:

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

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 1952 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 six-foot (6’) foot side yard setback adjacent to the north and south property lines. The proposed expansion of the dwelling did not exacerbate the existing side yard setback adjacent to north and south property lines of approximately four (4’) feet and five (5’) feet respectively. George Dalton seconded the motion which prevailed by the following vote:

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

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

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

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the April 1, 2019, Briefing Session and Public Hearing.

John Sheppard made a motion to accept the minutes of the April 1, 2019, Briefing Session. Ben Johnson seconded the motion which prevailed by the following vote:

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

John Sheppard made a motion to accept the minutes of the April 1, 2019, Public Hearing. Ben Johnson seconded the motion which prevailed by the following vote:

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

ADJOURNMENT

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

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

The meeting was adjourned at approximately 7:06 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 9TH DAY OF SEPTEMBER 2019.

APPROVED:

CHAIRMAN

SECRETARY
