

AGENDA
CITY OF GRAPEVINE
BRIEFING SESSION
BOARD OF ZONING ADJUSTMENT
MONDAY, OCTOBER 14, 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 October 14, 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 7TH DAY OF OCTOBER 2019 AT 5:00 P.M.



RON STOMBAUGH
ASSISTANT DIRECTOR, DEVELOPMENT
SERVICES

AGENDA
CITY OF GRAPEVINE
BOARD OF ZONING ADJUSTMENT MEETING
MONDAY, OCTOBER 14, 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 BZA19-07 submitted by Jerry Kohlscheen, for property located at 1239 Pine Street and consideration of same.

B. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA19-08 submitted by Jason Drew, for property located at 530 East Worth Street and consideration of same.

C. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA19-09 submitted by Mark Beatty, for property located at 306 East Dallas Road and consideration of same.

IV. Board of Zoning Adjustment to consider the minutes of the September 9, 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 7TH DAY OF OCTOBER 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 #BZA19-07
1239 PINE STREET

MEETING DATE: **MONDAY, OCTOBER 14, 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 1239 Pine Street, platted as Lot 7, Block 2, Sky Harbor 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.

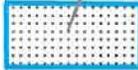
SPECIAL CONDITION:

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 1954 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 six-foot side yard setback adjacent to the south property line. The proposed expansion of the dwelling does not exacerbate the existing side yard setback adjacent to the south property line of approximately five (5') feet.

BACKGROUND INFORMATION:

The applicant intends to expand the existing dwelling from approximately 2,135-square feet to 2,675-square feet by adding an approximate 540 square-foot, one room, one story addition to the east side of the dwelling within the rear yard adjacent to the south property line. The application was submitted by Jerry Kohlscheen.

Subject Property



Hanger Line

Bellaire

Pine

Airline

Main

Hanover

Hill

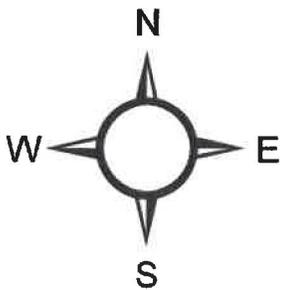
Capitol

Private

SH 121 SB ENTER MAIN

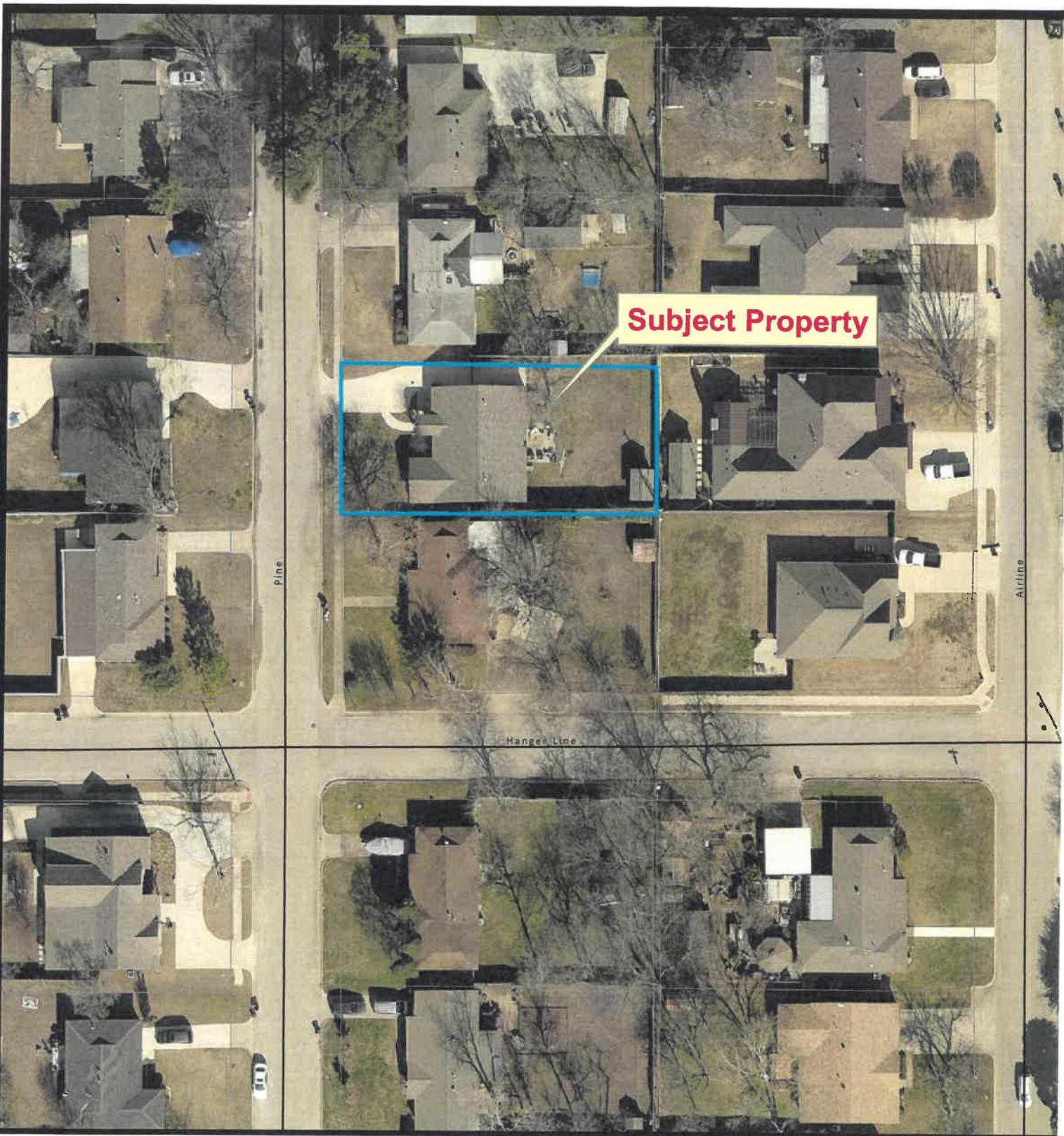
SH 114

SH 121 SB ENTER TEXAN TRL



BZA19-07
1239 PINE STREET

1 inch = 200 feet

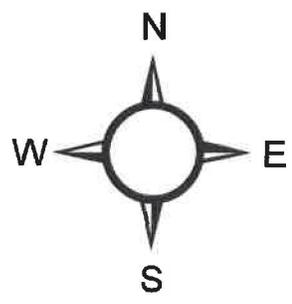


Subject Property

Pine

Airline

Hanger Line



BZA19-07
1239 PINE STREET

1 inch = 60 feet

CITY OF GRAPEVINE BOARD OF ZONING ADJUSTMENT APPLICATION

1. APPLICANT:

NAME: Jerry Kohlscheen
 ADDRESS: 1239 S. Pine St.
 CITY/STATE: Grapevine, TX ZIP: 76051
 HOME: 4 WORK: 817-488-2720 MOBILE: 469-693-3306
 FAX: _____ E-MAIL: j.kohlscheen@efintl.com

2. PROPERTY OWNER(S):

NAME: Jerry Kohlscheen / Efficient Facilities Intl. (EFI)
 ADDRESS: 8239 S. Pine St / 802 Port America Place, St. 100
 CITY/STATE: Grapevine, TX ZIP: 76051
 HOME: _____ WORK: 817-488-2720 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: 1239 S. Pine St.
 LOT: 7 BLOCK: 2 SUB-DIVISION: Sky Harbor 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:

—
 — **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 current residence was built in 1953
and doesn't comply with current codes as it
relates to additions enclosed*

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.

*A new addition is requested and we would
like to keep it in line with exist structure*

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) Terry Kohlscheen
APPLICANT SIGNATURE Terry Kohlscheen
OWNER (PRINT) Terry Kohlscheen / Efficient Facilities Int'l.
OWNER SIGNATURE Terry Kohlscheen

The State of Texas

County of Tarrant

Before me 9.3.19 on this day personally appeared Jerry Kohlscheen 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 3rd day of September, A.D. 2019.

SEAL



Trish Jefferson

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.

OCT 7 1
OCT 07 2019

**CITY OF GRAPEVINE
NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT**

**CASE #BZA19-07
1239 Pine Street**

WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 5 PM ON MONDAY, OCTOBER 14, 2019

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**)



Printed Property Owner Name and Address, or Lot, Block and Subdivision:

TODD MURPHY
1229 S. PINE ST. GRAPEVINE TX 76051

Signature: Todd Murphy (Phone No.) 917 946 9769

Printed Name of Signee: TODD MURPHY 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

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 #BZA19-08
530 EAST WORTH STREET

MEETING DATE: **MONDAY, OCTOBER 14, 2019**

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment **approve** the following variances to the Grapevine Comprehensive Zoning Ordinance 82-73 for property located at 530 East Worth Street, platted as Lot 8, Block 110, College Heights Addition as follows:

Section 15.F.2., “R-7.5” Single Family District, Density Requirements, requires a minimum lot area of 7,500 square feet. The applicant is requesting a variance of 500-square feet and if approved by the Board, would allow a lot area of 7,000 square feet for an existing lot.

Section 15.G.1, “R-7.5” Single Family District, Area Regulations requires a minimum front yard setback of 30-feet. The applicant is requesting a variance of nine-feet (9’) to this requirement, and if approved by the Board would allow a front yard depth of 21-feet for an existing lot.

Section 15.G.4., “R-7.5” Single Family District, Area Regulations requires a minimum lot width of sixty-five (65’) feet. The applicant is requesting a variance of fifteen-feet (15’) and if approved by the Board, would allow a lot width of fifty-feet (50’) for an existing lot.

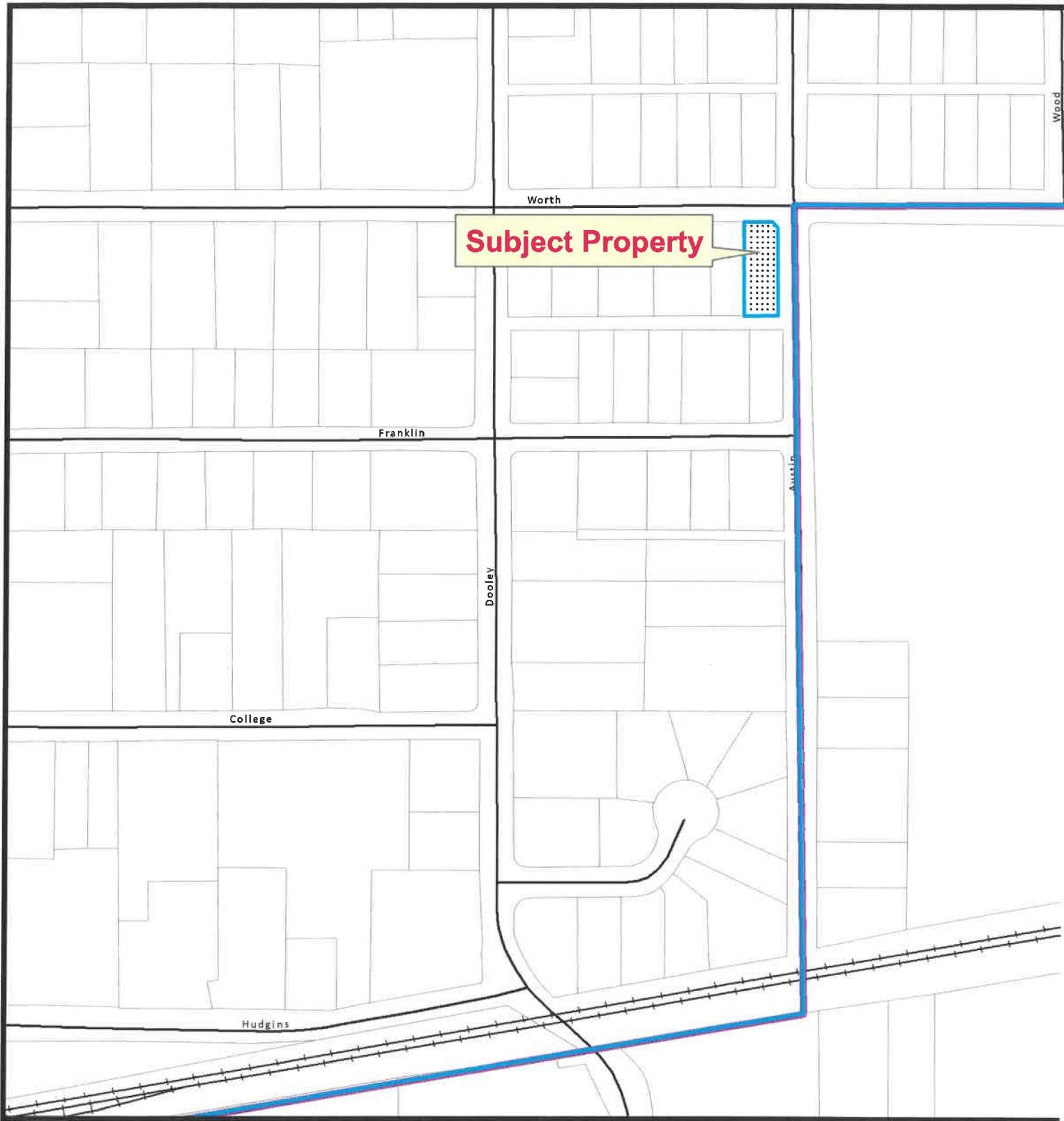
Section 42.D. Supplementary District, Corner Lots requires the side yard setback on a side street to be a minimum of fifteen-feet (15’). The applicant is requesting a variance of five-feet (5’) to allow the side yard setback of ten-feet (10’) along the east property line for an existing lot.

SPECIAL CONDITION:

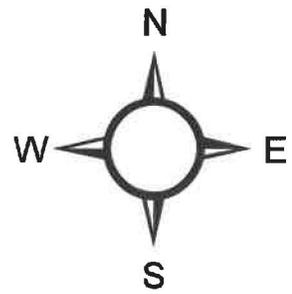
Staff finds that special conditions exist for the requested variances. Specifically, the subject lot was originally platted in 1921 predating the City’s first zoning ordinance adopted in 1955. Developed and platted property and right of-way exist adjacent to the subject site along the west and east property lines respectively, eliminating the possibility to expand the site to meet the area and width requirements.

BACKGROUND INFORMATION:

The applicant intends to expand the existing dwelling from approximately 1,103-square feet to 2,169-square feet by adding an approximate 30 square-foot covered porch and 924 square-foot, two room, one story addition to the south side of the dwelling within the rear yard adjacent to the west property line. A new 424 square-foot detached garage is proposed in the rear yard adjacent to the south and west property lines. The detached garage will have access to Austin Street. The Historic Preservation Commission at their July 24, 2019 meeting approved Certificate of Appropriateness CA19-61 to allow for the construction of a one story addition to existing dwelling and a detached garage in the rear yard of the subject site. The application was submitted by Jason Drew

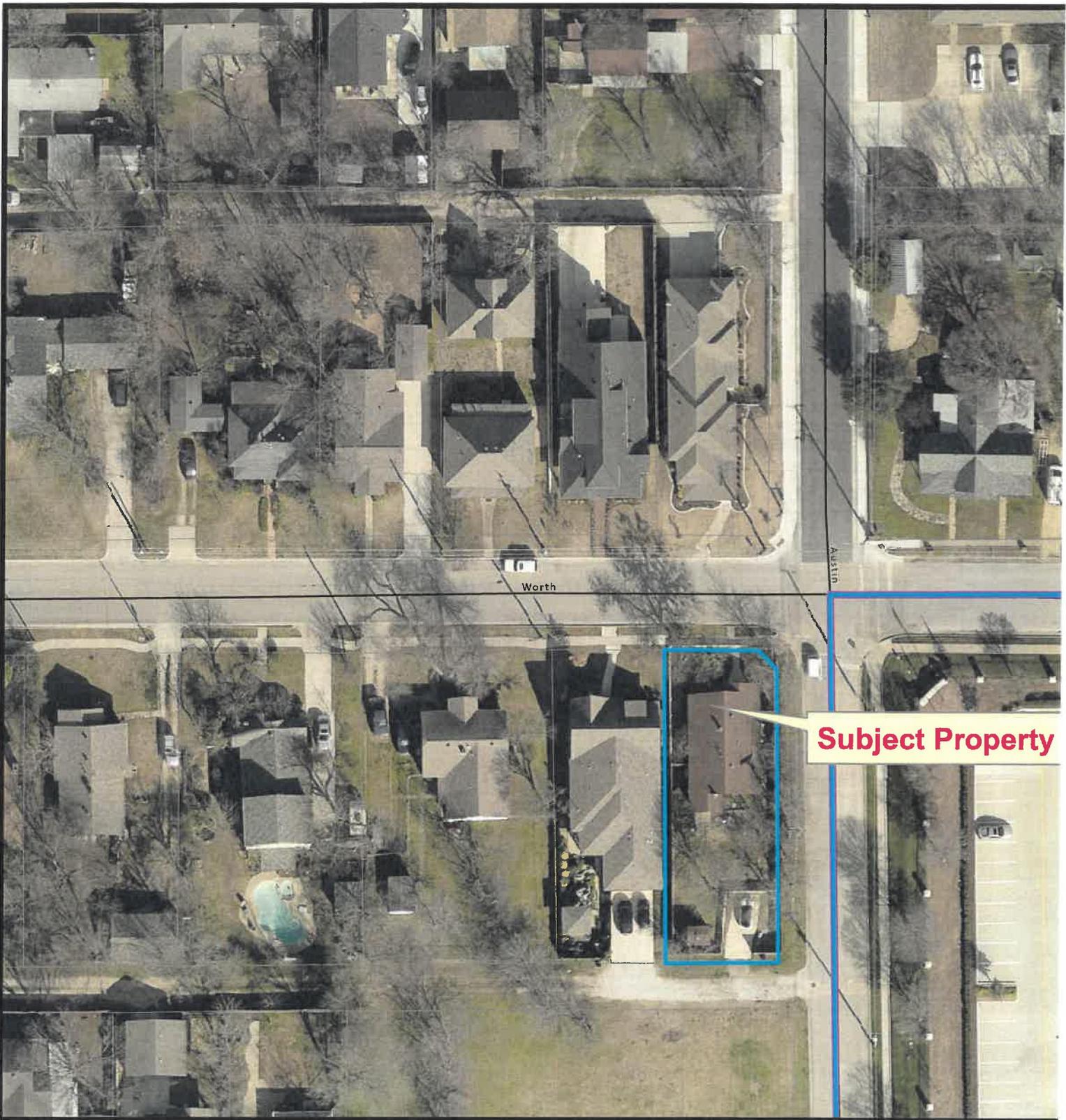


Subject Property

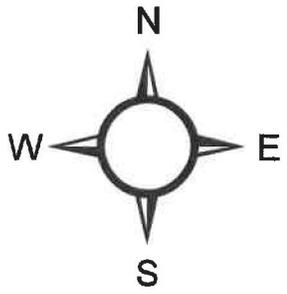


BZA19-08
530 EAST WORTH STREET

1 inch = 200 feet



Subject Property



BZA 19-08
530 EAST WORTH STREET

1 inch = 60 feet

CITY OF GRAPEVINE BOARD OF ZONING ADJUSTMENT APPLICATION

Historic

1. APPLICANT:

NAME: Sugarloaf Homes LLC.

ADDRESS: PO Box 1596

CITY/STATE: Grapevine, Tx ZIP: 76099

HOME: _____ WORK: _____ MOBILE: 512-203-0708

FAX: _____ E-MAIL: jason@copperstreethomes.com

2. PROPERTY OWNER(S):

NAME: Taylor Bunn

ADDRESS: 530 E Worth St.

CITY/STATE: Grapevine, Tx ZIP: 76051

HOME: 214-606-8880 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: 530 E Worth St.

LOT: 8 BLOCK: 110 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:

Section 15.F.2., "R-7.5" Single Family District, Density Requirements, requires a minimum lot area of 7,500 square feet. A variance allowing a lot area of 7,000 square feet for an existing lot.

Section 15.G.1., "R-7.5" Single Family District, Area Regulations requires a minimum front yard setback of 30-feet. A variance allowing a front yard depth of 21-feet for an existing lot.

Section 15.G.4., "R-7.5" Single Family District, Area Regulations requires a minimum lot width of sixty-five (65') feet. A allowing a lot width of fifty-feet (50') for an existing lot.

Section 42.D. Supplementary District, Corner Lots requires the side yard setback on a side street to be a minimum of fifteen-feet (15'). A variance allowing side yard setback of ten-feet (10') along the east property line for an existing lot.

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.

Platted prior to the zoning ordinance. No room for expansion.

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.

Platted prior to the zoning ordinance. No room for expansion.

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)

~~Taylor Bunn~~

APPLICANT SIGNATURE

~~Taylor Bunn~~

OWNER (PRINT)

Taylor Bunn

OWNER SIGNATURE

Taylor Bunn

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) Jason Drew

APPLICANT SIGNATURE 

OWNER (PRINT) _____

OWNER SIGNATURE _____

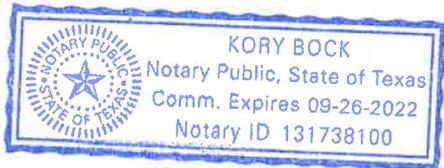
The State of Texas

County of Tarrant

Before me Kory Bock on this day personally appeared Taylor Bunn known to me (or proved to me on the oath of or through TX DL 09022633 (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 6 day of September, A.D. 2019.

SEAL



[Signature]
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

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 Connie Cook on this day personally appeared Jason Drew known to me (or proved to me on the oath of _____ or through DL# 12941455 (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 3rd day of September, A.D. 2019.



Connie Cook
Notary Signature

D. LIMITATION OF USES:

1. No more than three (3) persons unrelated by blood or marriage may occupy residences within an R-7.5 Single Family District.
2. Storage of mechanical or farm equipment incidental to any permitted or conditional use shall be screened in accordance with the provisions of Section 50, Alternate B or E, from any adjacent residential development or use.
3. Private or public alleys shall not be located in the 25 foot required rear yard.
4. No Storage boxes or any other containers to be picked up or dropped off by curbside self-storage services, moving services and other similar services shall be placed within a public right-of-way. Storage containers to be picked up or dropped off by such services shall be visible from a public right-of-way or adjacent property for a period not exceeding seventy-two (72) consecutive hours, and not more than two (2) instances during any thirty (30) day period.

E. PLAN REQUIREMENTS:

No application for a building permit for the construction of a principal building shall be approved unless a plat, meeting all requirements of the City of Grapevine, has been approved by the City Council and recorded in the official records of Tarrant County.

F. DENSITY REQUIREMENTS:

The following density requirements shall apply:

1. Maximum Density: The maximum density within the R-7.5 District shall not exceed four (4) dwelling units per acre of gross area.
2. Lot Size: Lots for any permitted use shall have a minimum area of seventy-five hundred (7,500) square feet.
3. Minimum Open Space: All areas not devoted to buildings, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs or other suitable landscape material. In addition, all developments shall reserve open space in accordance with the provisions of Section 51.
4. Maximum Building Coverage: The combined area occupied by all main and accessory buildings and structures shall not exceed forty (40) percent of the total lot area.

5. **Maximum Impervious Area:** The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed sixty (60) percent of the total lot area.
6. **Minimum Floor Area:** The minimum square footage of a dwelling unit shall be not less than twelve hundred (1,200) square feet of floor area.

G. **AREA REGULATIONS:**

The following minimum standards shall be required:

1. **Depth of front yard, feet – 30**

A minimum of fifty (50) percent of the area of the lot within the required front yard setback shall be a landscaped area.

2. **Depth of rear yard, feet - 25**

3. **Width of side yard on each side, feet - 6**

4. **Width of lot, feet - 65**

Except reverse frontage lots shall be a minimum of ninety-five (95) feet in width.

5. **Depth of lot, feet - 100**

6. **DISTANCE BETWEEN BUILDINGS:** The minimum distance between principal or accessory buildings on adjacent lots shall be not less than twelve (12) feet.

7. **Only one single-family detached dwelling shall be permitted on each lot or lot of record, as the case may be.**

H. **RESERVED**

I. **HEIGHT REGULATIONS:**

The following maximum height regulations shall be observed:

1. **Height of principal structure, two (2) stories not to exceed thirty-five (35) feet.**
2. **Height of accessory structure, one (1) story not to exceed sixteen (16) feet.**

requirements by the end of the six-month period shall result in cancellation of the certificate of occupancy without the necessity of further notice.

C. ACCESSORY BUILDINGS:

1. An accessory building not exceeding one story in height may occupy not more than sixty (60) percent of a minimum required rear yard.
2. An accessory building exceeding one story or more in height may occupy not more than forty (40) percent of a minimum required rear yard.
3. An accessory building attached to the main building shall be made structurally a part and have a common wall with the main building and shall comply in all respects with the requirements of this Ordinance applicable to the main building. Unless so attached, an accessory building in a residential district shall be located on the rear one-half of the lot and at least ten (10) feet from any dwelling or building existing or under construction on the same lot or any adjacent lot. In all residential districts, a building or structure attached to the principal building or structure by only a breezeway having a maximum width of six (6) feet shall be considered as being a detached accessory building or structure. No accessory building shall be located nearer than three (3) feet to any side or rear lot line. In the case of a corner lot, no accessory building shall be located within any side yard required on the street side. A garage, detached from the main building, may be located no nearer than six (6) feet to any rear lot line and shall be subject to the same side yard requirements as the principal structure.
4. No swimming pool shall be located nearer than six (6) feet to any rear lot line and shall be subject to the same side yard requirements as the principal structure. Below ground swimming pools may be located no nearer than six (6) feet to the side lot line adjacent to the street. On corner lots that require a side yard to be the same as required for the front yard, pools shall be located no nearer than fifteen (15) feet to the side lot line adjacent to the street. Swimming pools may be located nearer than ten (10) feet from any dwelling or building existing as long as the excavation of the swimming pool does not in any way harm or endanger the existing building or dwelling.

D. CORNER LOTS: On corner lots, the side yard on the street side shall be the same as required for the front, except on corner lots adjacent to a segment of a side street upon which no property fronts, said segment being defined as that portion of a street between one street intersection and the next, the minimum side yard shall be fifteen (15) feet. This regulation shall not be so interpreted as to reduce the buildable width of a corner lot of twenty-eight (28) feet, nor to prohibit the erection of an accessory building on such lot where the regulation cannot be reasonably complied with.

E. HEIGHT LIMITS: Height limitations stipulated elsewhere in this Ordinance shall be modified as follows:

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 #BZA19-09
306 EAST DALLAS ROAD

MEETING DATE: **MONDAY, OCTOBER 14, 2019**

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment **approve** the applicant's request to table the special exception request to the Grapevine Comprehensive Zoning Ordinance 82-73 for property located at 306 East Dallas Road, platted as Lot 1, Block 1, Darrell Estates to the November 4, 2019 meeting and take any other action necessary.

BACKGROUND INFORMATION:

This request, originally scheduled for a Monday, October 7, 2019 meeting was postponed to a Monday, October 14, 2019 meeting due to the failure of the Fort Worth Star-Telegram to publish the advertising notice for those requests scheduled for the October 7 meeting. The applicant is unable to attend the October 14 meeting because of a scheduling conflict and has requested it be tabled to the November 4, 2019 meeting. See the attached email.

Ron Stombaugh

From: Mark Beatty <mtbm1usa@gmail.com>
Sent: Tuesday, October 8, 2019 11:44 AM
To: Ron Stombaugh
Subject: Case BZA19-09 - 306 East Dallas Road - Board Of Zoning Adjustment Hearing

***** EXTERNAL EMAIL COMMUNICATION - PLEASE USE CAUTION BEFORE CLICKING LINKS AND/OR OPENING ATTACHMENTS *****

Ron,

Thank you for taking my call this morning regarding this hearing.

My sincerely apologies on the change of plans here as I was expecting this hearing to happen in November.

That being said, unfortunately I will be out of the country on Monday, October 14th and won't be able to make the meeting.

I would respectfully request this be postponed or tabled to the November meeting, which I understand in Monday, November 4th.

Thank you so much for your help here.
Any questions please don't hesitate to reach out to me.

Thanks,

Mark

Mark Beatty
Dl Rogers Corp
(817)371-2467

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, September 9, 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. Also present was City Council Representative Sharron Rogers 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 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 item scheduled to be heard in the regular public hearing.

ADJOURNMENT

With no further discussion, Doug Anderson made a motion to adjourn. John Sheppard 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 6:09 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 14TH DAY OF OCTOBER 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, September 9, 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. Also present was City Council Representative Sharron Rogers 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 6:15 P.M.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA19-06, NEAL COOPER, 513 EAST WORTH STREET

The first item for the Board of Zoning Adjustment to consider was BZA19-05 submitted by Stephen Porcari for property located at 513 East Worth Street, platted as Lot 4 and the East ½ of Lot 3, Block 108, College Heights 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 1915 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 30-foot front yard setback adjacent to the south property line. The proposed expansion of the dwelling did not exacerbate the existing front yard setback adjacent to the south property line of approximately twenty-six (26') feet.

Mr. Triplett stated that the applicant intended to expand the existing dwelling 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, and a 533 square foot detached garage 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 allowing construction. The application was submitted by Neal Cooper.

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.

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: 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 1915 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 30-foot front yard setback adjacent to the south property line. The proposed expansion of the dwelling did not exacerbate the existing front yard setback adjacent to the south property line of approximately twenty-six (26') feet. 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. Doug Anderson 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 August 5, 2019, Briefing Session and Public Hearing.

Ben Johnson made a motion to accept the minutes of the August 5, 2019, Briefing Session. George Dalton seconded the motion which prevailed by the following vote:

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

Ben Johnson made a motion to accept the minutes of the August 5, 2019, Public Hearing. Doug Anderson 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. John Sheppard 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 6:25 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 14TH DAY OF OCTOBER 2019.

APPROVED:

CHAIRMAN

SECRETARY
