

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, November 4, 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:

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

constituting a quorum, with Alternate Jonathan Gaspard absent. 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 6:00P.M.

NEW BUSINESS

Ron Stombaugh 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. George Dalton seconded the motion which prevailed by the following vote:

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

The Briefing Session was adjourned at approximately 6:10 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 2ND DAY OF DECEMBER 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, November 4, 2019, at 6:15 P.M., in the Council Chambers, 2nd Floor, 200 South Main Street, Grapevine, Texas with the following members present:

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

constituting a quorum, with Alternate Jonathan Gaspard absent. 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 6:16 P.M.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA19-09, MARK BEATTY, 306 E. DALLAS ROAD

The first item for the Board of Zoning Adjustment to consider was BZA19-09 submitted by Mark Beatty for property located at 306 East Dallas Road, Tract 30A, William Dooley Survey, A-422.

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 for one projecting wall sign, to be placed on the subject structure as shown on the building elevations.

Mr. Stombaugh explained that staff found a special condition existed for the requested special exception. Specifically, the zoning ordinance, as currently written, did not support the placement a projecting wall sign at this location relative to the current zoning of the subject property. Given the approved layout of the site, there was no

location to place a sign on site that would meet the current sign standard regulations other than on the structure. The property located within the Dallas Road Transit District Overlay, received a special exception from the Board of Zoning Adjustment at the August 6, 2018 meeting which approved a site design/layout developed in the spirit of the transit district guidelines that were in development at that time; strict adherence to the zoning ordinance for the subject property would have been in conflict with the Transit District Overlay design guidelines relative to density, coverage, setbacks and the placement of off-street parking.

With no questions for Mr. Stombaugh, Mark Beatty, of 1225 South Main 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. Beatty and no additional speakers, George Dalton made a motion to close the public hearing. John Sheppard seconded the motion which prevailed by the following vote:

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

Doug Anderson made a motion that a special condition existed for the requested special exception. Specifically, the zoning ordinance, as currently written, did not support the placement a projecting wall sign at this location relative to the current zoning of the subject property. Given the approved layout of the site, there was no location to place a sign on site that would meet the current sign standard regulations other than on the structure. The property located within the Dallas Road Transit District Overlay, received a special exception from the Board of Zoning Adjustment at the August 6, 2018 meeting which approved a site design/layout developed in the spirit of the transit district guidelines that were in development at that time; strict adherence to the zoning ordinance for the subject property would have been in conflict with the Transit District Overlay design guidelines relative to density, coverage, setbacks and the placement of off-street parking. George Dalton seconded the motion which prevailed by the following vote:

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

Doug Anderson then made a motion to grant the following special exception with regard to Section 43.E.3, Nonconforming Uses and Structures allowing for one projecting wall sign to be placed on the subject structure as shown on the building elevations. George Dalton seconded the motion which prevailed by the following vote:

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

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the October 14, 2019, Briefing Session and Public Hearing.

John Sheppard made a motion to accept the minutes of the October 14, 2019, Briefing Session. Ben Johnson seconded the motion which prevailed by the following vote:

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

Ben Johnson made a motion to accept the minutes of the October 14, 2019, Public Hearing. John Sheppard seconded the motion which prevailed by the following vote:

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

ADJOURNMENT

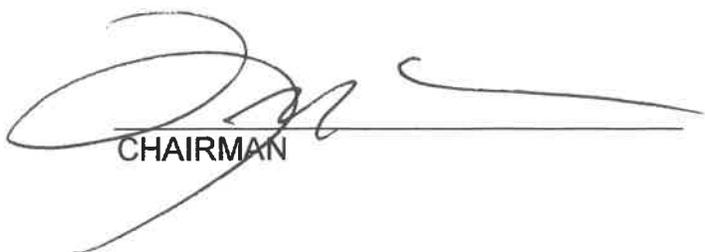
With no further discussion, George Dalton made a motion to adjourn. John Sheppard seconded the motion, which prevailed by the following vote:

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

The meeting was adjourned at approximately 6:23 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 2ND DAY OF DECEMBER 2019.

APPROVED:


CHAIRMAN

Ben Johnson
SECRETARY