

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, December 2, 2019, at 6:00 P.M. in the Planning and Zoning Conference Room, 2<sup>nd</sup> 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
Johnathan Gaspard	Alternate
John Borley	Alternate

constituting a quorum, with Member Doug Anderson 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

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

ADJOURNMENT

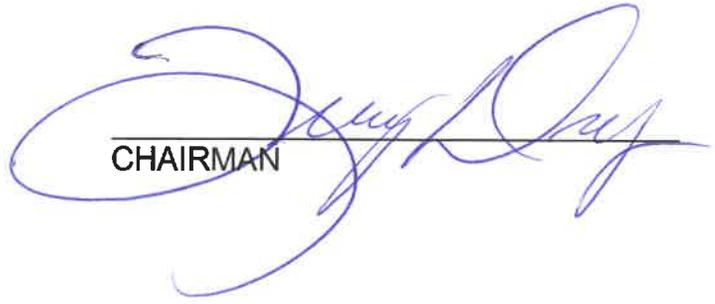
With no further discussion, Jonathan Gaspard made a motion to adjourn. Ben Johnson seconded the motion which prevailed by the following vote:

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

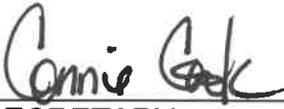
The Briefing Session was adjourned at approximately 6:10 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 3RD DAY OF FEBRUARY 2020.

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

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

constituting a quorum, with Member Doug Anderson 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 6:15 P.M.

PUBLIC HEARING

**BOARD OF ZONING ADJUSTMENT CASE BZA19-11, FERNANDO HERNANDEZ, 1326 WEST WALL STREET**

The first item for the Board of Zoning Adjustment to consider was BZA19-11 submitted by Fernando Hernandez for property located at 1326 West Wall Street, Lot 1R, Block 1, Bowles 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 a special exception allowing for construction of a detached carport to be located in the front one-half of the lot.

Mr. Triplett explained that staff found a special condition existed for the requested special exception. Specifically, the subject lot was an atypical lot, and placement of a detached carport in the rear one-half of the lot was impractical relative to the location of the dwelling unit and an existing detached garage. Additionally, almost one-half of the site contained an existing drainage easement for Farris Branch.

Mr. Triplett stated that the subject site and the adjacent lot to the east were on the same property prior to a 2017 replat. The existing detached garage and two (2) storage buildings were accessory to a dwelling which existed prior to the replat. The subject site was currently developed with a single family residential dwelling, a detached garage and two (2) storage buildings. With this request the applicant proposed to construct a 500 square foot detached carport within the front one-half of the subject site, east of the existing dwelling. The dwelling was approximately 174 feet west of the front property line adjacent to West Wall Street. The proposed carport would meet the 10-foot setback requirement from all buildings and the six-foot (6') side yard setback.

With no questions for Mr. Triplett, Chris Harstrom, of 3813 Peppertree Drive, Carrollton, Texas, representing property owner, Daniel Shipman 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. Harstrom 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, Borley  
Nays: None  
Absent: Anderson

Ben Johnson made a motion that a special condition existed for the requested special exception. Specifically, the subject lot was an atypical lot, and placement of a detached carport in the rear one-half of the lot was impractical relative to the location of the dwelling unit and an existing detached garage. Additionally, almost one-half of the site contained an existing drainage easement for Farris Branch. George Dalton seconded the motion which prevailed by the following vote:

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

Ben Johnson then made a motion to grant the following special exception with regard to Section 43.E.3, Nonconforming Uses and Structures allowing for construction of a detached carport to be located in the front one-half of the lot. John Sheppard seconded the motion which prevailed by the following vote:

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

**NEW BUSINESS**

Next the Board of Zoning Adjustment considered the approval of the 2020 Meeting Agenda Schedule.

John Sheppard made a motion to accept the 2020 Meeting Agenda Schedule. Ben Johnson seconded the motion which prevailed by the following vote:

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

**MINUTES**

Next the Board of Zoning Adjustment considered the minutes of the November 4, 2019, Briefing Session and Public Hearing.

John Sheppard made a motion to accept the minutes of the November 4, 2019, Briefing Session. John Borley seconded the motion which prevailed by the following vote:

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

Ben Johnson made a motion to accept the minutes of the November 4, 2019, Public Hearing. John Borley seconded the motion which prevailed by the following vote:

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

**ADJOURNMENT**

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

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

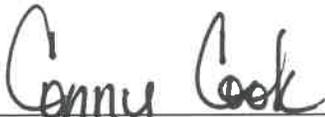
The meeting was adjourned at approximately 6:22 P.M.

**PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 3RD DAY OF FEBRUARY 2020.**

APPROVED:

A handwritten signature in blue ink, consisting of a large, stylized initial 'S' followed by a horizontal line extending to the right.

CHAIRMAN

  
SECRETARY