

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, July 6, 2020, at 6:00 P.M. in the Council Chambers, 2<sup>nd</sup> Floor, 200 South Main Street, Grapevine, Texas 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 Board Member Johnathan 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

ITEM 1. CALL TO ORDER

Chairman Tracey Dierolf called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:00P.M.

ITEM 2. ROLL CALL

ITEM 3. BREIFING SESSION

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

ADJOURNMENT OF BRIEFING SESSION

With no further discussion, Doug Anderson made a motion to adjourn the Briefing Session. 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.

## PUBLIC HEARING

### ITEM 4. CITIZEN COMMENTS

There was no one wishing to speak during citizen comments.

### ITEM 5. BOARD OF ZONING ADJUSTMENT CASE BZA20-04, ANNE LAPKIN, 904 W. TEXAS STREET

The first item for the Board of Zoning Adjustment to consider was BZA20-04 submitted by Anne Lapkin for property located at 904 West Texas Street, Tract 9R03U, A. Foster Survey, Abstract No. 518.

**Section 15.G.4., “R-7.5” Single Family District, Area Regulations requires a minimum lot width of sixty-five feet (65’).** The applicant requested a variance of five-feet (5’) allowing a lot width of sixty-feet (60’) for an existing lot.

**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 variance and special exception. Specifically, developed property existed to the east and west eliminating the possibility of expanding the lot to meet the width requirements. The existing dwelling was built in 1950 per Tarrant Appraisal District predating the City’s first zoning ordinance adopted in 1955. The proposed expansion did not exacerbate the existing side yards adjacent to the east and west property lines respectively of approximately six-feet (6’) and five-feet (5’) and the front yard setback adjacent to the south property line of approximately ten-feet (10’).

Mr. Triplett stated that the applicant intended to expand the existing dwelling from approximately 1,849 square feet to approximately 2,824 square feet by adding 1,118 square feet of living space in the rear yard adjacent to the west and north property lines, replacement of existing porches with a new 92 square foot porch and a 429 square foot attached carport. As well as an unenclosed 113 square foot covered patio adjacent to the north elevation in the rear yard.

With no questions for Mr. Triplett, Anne Lapkin of 904 W. Sunset Street, Grapevine, Texas, took the oath of truth she gave a brief presentation to the Board and requested favorable consideration of her request and offered to answer any questions of the Board.

With no questions for Ms. Lapkin 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, Borley  
Nays: None  
Absent: Gaspard

John Sheppard made a motion that a special condition existed for the requested variance and special exception. Specifically, developed property existed to the east and west eliminating the possibility of expanding the lot to meet the width requirements. The existing dwelling was built in 1950 per Tarrant Appraisal District predating the City's first zoning ordinance adopted in 1955. The proposed expansion did not exacerbate the existing side yards adjacent to the east and west property lines respectively of approximately six-feet (6') and five-feet (5') and the front yard setback adjacent to the south property line of approximately ten-feet (10'). Ben Johnson seconded the motion which prevailed by the following vote:

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

John Sheppard then made a motion to grant the following variance to "R-7.5" Single Family District, Area Regulations: Section 15.G.4., allowing a lot width of sixty-feet (60') for an existing lot; and a motion to grant a 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, Borley  
Nays: None  
Absent: Gaspard

#### ITEM 6. MINUTES

Next the Board of Zoning Adjustment considered the minutes of the May 4, 2020, Briefing Session and Public Hearing.

Ben Johnson made a motion to accept the minutes of the May 4, 2020, Briefing Session. Doug Anderson seconded the motion which prevailed by the following vote:

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

Ben Johnson made a motion to accept the minutes of the May 4, 2020, Public Hearing. John Sheppard seconded the motion which prevailed by the following vote:

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

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, Borley  
Nays: None  
Absent: Gaspard

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 3RD DAY OF AUGUST 2020.

APPROVED:



CHAIRMAN



SECRETARY