

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 12 2021, 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
Doug Anderson	Member
John Borley	Alternate

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

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 6:00 P.M.

ITEM 2. ROLL CALL

BRIEFING 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, John Sheppard made a motion to adjourn the Briefing Session. Ben Johnson 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 6:09 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 13TH DAY OF SEPTEMBER 2021.

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, July 12, 2021, 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
Doug Anderson	Member
John Borley	Alternate

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

Albert Triplett	Planner II
Connie Cook	Development Services Assistant

ITEM 1. 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.

ITEM 2. ROLL CALL

PUBLIC HEARING

Chairman Tracey Dierolf called the Public Hearing of the Board of Zoning Adjustment to order at approximately 6:15 P.M.

ITEM 3. CITIZEN COMMENTS

NEW BUSINESS

**ITEM 4: BOARD OF ZONING ADJUSTMENT CASE BZA21-06, RICHARD HELPPIE-SCHMIEDER, 521 ESTILL STREET**

The first item for the Board of Zoning Adjustment to consider was BZA21-06 submitted by Richard Helppie-Schmieder for property located at 521 Estill Street, platted as Lot 6, Block 100, College Heights Addition.

**Section 15.F.2., “R-7.5” Single Family District, Density Requirements, requires a minimum lot area of 7,500 square feet.** The applicant requested a variance of 875 square feet allowing a lot area of 6,625 sq. ft. for an existing lot.

**Section 15.G.1., “R-7.5” Single Family District, Area Regulations requires a minimum front yard setback of thirty-feet (30’).** The applicant requested a variance of ten-feet (10’) allowing a front yard setback of twenty-feet (20’) for an existing lot.

**Section 15.G.3., “R-7.5” Single Family District, Area Regulations requires a minimum side yard setback of six-feet (6’).** The applicant requested a variance of five-feet (5’) and two-feet (2’) allowing a side yard setback of one-foot (1’) adjacent to the west property line and a side yard setback of four feet (4’) adjacent to the east property line for an existing lot.

**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 fifteen-feet (15’) allowing a lot width of fifty-feet (50’) for an existing lot.

Mr. Triplett explained that Staff found special conditions existed for the requested variances. Specifically, the subject lot was originally platted in 1921 predating the City’s first zoning ordinance adopted in 1955. Developed, platted property and right-of-way existed adjacent to the subject site, on the east, west and north and south property lines respectively, eliminating the possibility to expand the site to meet the area and width requirements. The existing dwelling was built in 1959 prior to the rezoning of the subject site in the 1984 City Rezoning to “R-7.5” Single Family District. The proposed expansion did not exacerbate the existing nonconforming conditions.

Mr. Triplett stated that the property owner intended to expand the existing dwelling from approximately 680 square feet, to approximately 1,284 square feet by adding a 280-square foot addition to the north elevation of the dwelling for a covered patio in the rear yard adjacent to the north property line. Mr. Triplett further explained that on May 24, 2021, the Historic Preservation Commission approved Certificate of Appropriateness (CA21-33) to allow for improvements on the subject site for the covered patio.

With no questions for Mr. Triplett, Jaime Reyes of 409 E. Worth 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. Reyes 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: Gaspard

John Sheppard made a motion that special conditions existed for the requested variances. Specifically, the subject lot was originally platted in 1921 predating the City’s first zoning ordinance adopted in 1955. Developed, platted property and right-of-way

existed adjacent to the subject site, on the east, west and north and south property lines respectively, eliminating the possibility to expand the site to meet the area and width requirements. The existing dwelling was built in 1959 prior to the rezoning of the subject site in the 1984 City Rezoning to "R-7.5" Single Family District. The proposed expansion did not exacerbate the existing nonconforming conditions. Ben Johnson 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 variances to "R-7.5" Single Family District, Density Requirements: Section 15.F.2., allowing a lot area of 6,625 sq. ft. for an existing lot; and motions with regard to "R-7.5" Single Family District, Area Regulations: Section 15.G.1., allowing a front yard setback of twenty-feet (20') for an existing lot; Section 15.G.3., allowing a side yard setback of one-foot (1') adjacent to the west property line and a side yard setback of four feet (4') adjacent to the east property line for an existing lot; Section 15.G.4., allowing a lot width of fifty-feet (50') for an existing lot. George Dalton seconded the motion which prevailed by the following vote:

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

#### ITEM 6: MINUTES

Next the Board of Zoning Adjustment considered the minutes of the May 3, 2021, Briefing Session and Public Hearing.

Ben Johnson made a motion to accept the minutes of the May 3, 2021, Briefing Session. George Dalton 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 May 3, 2021, Public Hearing. Doug Anderson seconded the motion which prevailed by the following vote:

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

ADJOURNMENT

With no further discussion, Ben Johnson made a motion to adjourn. John Shepperd 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 6:27 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 13TH DAY OF SEPTEMBER 2021.

APPROVED:

  
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CHAIRMAN

  
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SECRETARY