

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, October 3, 2016 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:

Debbie Holt	Chairman
Ken White	Secretary
Mike Morris	Member
George Dalton	Member
Tracey Dierolf	Member
John Sheppard	Alternate

constituting a quorum. Also present were City Council Representative Sharron Spencer and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Holt called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:02 P.M.

NEW BUSINESS

Mr. Stombaugh and Mr. Triplett briefed the Board of Zoning Adjustment regarding the items scheduled to be heard in the regular public hearing.

ADJOURNMENT

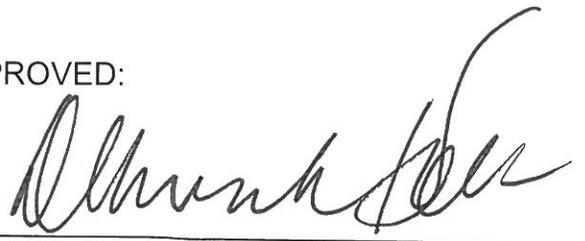
With no further discussion, Mike Morris made a motion to adjourn. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dalton, Morris, Dierolf, Sheppard
Nays: None
Absent: None

The Briefing Session 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 7TH DAY OF NOVEMBER, 2016.

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, October 3, 2016 at 6:15 P.M., in the Council Chambers, 2nd Floor, 200 South Main Street, Grapevine, Texas with the following members present:

Debbie Holt	Chairman
Ken White	Secretary
Mike Morris	Member
George Dalton	Member
Tracey Dierolf	Member
John Sheppard	Alternate

constituting a quorum. Also present were City Council Representative Sharron Spencer and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Holt called the Public Hearing Session of the Board of Zoning Adjustment to order at approximately 6:30 P.M.

PUBLIC HEARING

**BOARD OF ZONING ADJUSTMENT CASE BZA16-16 AND BZA16-17 JOHN STAAB,
2200 POOL ROAD AND 2220 POOL ROAD**

The first items for the Board of Zoning Adjustment to consider was BZA16-16 and BZA16-17 submitted by John Staab for properties located at 2200 Pool Road and 2220 Pool Road, platted as Lot 4R1A, Block 1, SH26/Pool Road Addition.

Mr. Stombaugh explained that the applicant requested that BZA16-16 and BZA16-17 be Tabled until the November 7, 2016 Board of Zoning Adjustment meeting due to a family emergency.

With no questions for Mr. Stombaugh, and no additional speakers, Ken White made a motion to Table BZA16-16 and BZA16-17. Mike Morris seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dalton, Morris, Dierolf
Nays: None
Absent: None

BOARD OF ZONING ADJUSTMENT CASE BZA16-21, NEAL COOPER, 713 TEXAS STREET

The next item for the Board of Zoning Adjustment to consider was BZA16-21 submitted by Neal Cooper for property located at 713 East Texas Street, platted as Lot 11, Block 105, 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 500-square feet allowing a lot area of 7,000 square feet for an existing lot.

Section 15.G.4., “R-7.5” Single Family District, Area Regulations, requires a minimum lot width of 65-feet. The applicant requested a variance of fifteen-feet (15’) allowing a lot width of fifty (50’) feet 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 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 variances and special exception. 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 south property lines respectively, eliminating the possibility to expand the site to meet the area and width requirements. The existing dwelling was built in 1940 prior to the rezoning of the subject site in the 1984 City Rezoning to “R-7.5” Single Family District.

With no questions for Mr. Triplett, Neal Cooper, of 613 East Texas 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, Ken White made a motion to close the public hearing. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dalton, Morris, Dierolf
Nays: None
Absent: None

Ken White made a motion that a special condition existed for the requested variances and special exception. 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 south property lines respectively, eliminating the possibility to expand the site to meet the area and width requirements. The existing dwelling was built in 1940 prior to the rezoning of the subject site in the 1984 City Rezoning to “R-7.5” Single Family District. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dalton, Morris, Dierolf
Nays: None
Absent: None

Ken White then made a motion to grant the following variances and special exception to “R-7.5” Single Family District, Density Requirements: Section 15.F.2., allowing a lot area of 7,000 square feet for an existing lot; and a motion with regard to R-7.5” Single Family District, Area Regulations: Section 15.G.4., allowing a lot width of fifty (50’) feet for an existing lot; and a motion 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. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dalton, Morris, Dierolf
Nays: None
Absent: None

BOARD OF ZONING ADJUSTMENT CASE BZA16-22, JOHN BRADLEY, 206 SOUTH CHURCH STREET

The next item for the Board of Zoning Adjustment to consider was BZA16-22 submitted by John Bradley for property located at 206 South Church Street, platted as Lot 1, Block A, Bradley Powers Addition.

Section 16.G.5, “R-5.0” Zero-Lot-Line District, Area Regulations requires a minimum lot depth of 100-feet. The applicant requested a variance of two-feet (2’), allowing a lot depth of ninety-eight feet (98’).

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 as shown on the plot plan.

Mr. Triplett explained that Staff found a special condition existed for the variance and special exception requested. Specifically, the subject site was an existing developed lot with developed property and right-of-way existing adjacent to the subject site, on the west and east property lines respectively, eliminating the possibility to expand the site to meet the depth requirement. The existing dwelling was built in 1945 prior to the rezoning of the subject site in the 1984 City Rezoning to “CN” Neighborhood Commercial District or as proposed the “R-5.0” Zero-Lot-Line District. The site was noncompliant with the current Zoning Ordinance (82-73) relative to the required 100-foot lot depth, the required twenty-five foot (25’) rear yard adjacent to the west property line and the fifteen-foot (15’) side yard adjacent to the north property line for the existing dwelling and detached garage.

With no questions for Mr. Triplett, Ted Luft, of 2710 Pin Oak Drive, 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. Luft and no additional speakers, Ken White made a motion to close the public hearing. Mike Morris seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dalton, Morris, Dierolf
Nays: None
Absent: None

Ken White made a motion that a special condition existed for the requested variance and special exception. Specifically, the subject site was an existing developed lot with developed property and right-of-way that existed adjacent to the subject site, on the west and east property lines respectively, eliminating the possibility to expand the site to meet the depth requirement. The existing dwelling was built in 1945 prior to the rezoning of the subject site in the 1984 City Rezoning to "CN" Neighborhood Commercial District or as proposed the "R-5.0" Zero-Lot-Line District. The site was noncompliant with the current Zoning Ordinance (82-73) relative to the required 100-foot lot depth, the required twenty-five foot (25') rear yard adjacent to the west property line and the fifteen-foot (15') side yard adjacent to the north property line for the existing dwelling and detached garage. Tracey Dierolf seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dalton, Morris, Dierolf
Nays: None
Absent: None

Ken White then made a motion to grant the following variance and special exception to "R-5.0" Single Family District, Area Regulations: Section 16.G.5., allowing a lot depth of ninety-eight feet (98') for an existing lot; and a motion with regard to Section 43.E.3., "Nonconforming Uses and Structures allowing the existing residential structure to remain as developed as shown on the plot plan. Tracey Dierolf seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dalton, Morris, Dierolf
Nays: None
Absent: None

BOARD OF ZONING ADJUSTMENT CASE BZA16-23, LARRY CARRUTH, 1240 SOUTH PINE STREET

The next item for the Board of Zoning Adjustment to consider was BZA16-23 submitted by Larry Carruth for property located at 1240 South Pine Street, platted as Lot 7, Block 1, Sky Harbor 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 special exception requested. Specifically, the subject site was an existing developed lot, and

the existing structure was built in 1954 predating the City's first zoning ordinance adopted in 1955. The site was noncompliant with the current Zoning Ordinance (82-73) relative to the required six-foot (6') side yard setback adjacent to the south property line for the existing dwelling.

Chairman Holt announced that two (2) letters of approval had been received.

With no questions for Mr. Triplett, Larry Carruth, of 1240 South Pine 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. Carruth, James O'Hara of 1233 South Pine Street, Grapevine, Texas, took the Oath of Truth; he stated that he was in favor of the project at 1240 South Pine Street.

With no questions for Mr. O'Hara and no additional speakers, Ken White made a motion to close the public hearing. Mike Morris seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dalton, Morris, Dierolf
Nays: None
Absent: None

Ken White 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 1954 predating the City's first zoning ordinance adopted in 1955. The site was noncompliant with the current Zoning Ordinance (82-73) relative to the required six-foot (6') side yard setback adjacent to the south property line for the existing dwelling. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dalton, Morris, Dierolf
Nays: None
Absent: None

Ken White 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. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dalton, Morris, Dierolf
Nays: None
Absent: None

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the September 12, 2016, Briefing Session and Public Hearing.

Tracey Dierolf made a motion to accept the minutes of the September 12, 2016 Briefing Session. Ken White seconded the motion.

Ayes: Holt, White, Dalton, Morris, Dierolf
Nays: None
Absent: None

Tracey Dierolf made a motion to accept the minutes of the September 12, 2016 Public Hearing. Ken White seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dalton, Morris, Dierolf
Nays: None
Absent: None

ADJOURNMENT

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

Ayes: Holt, White, Dalton, Morris, Dierolf
Nays: None
Absent: None

The meeting was adjourned at approximately 6:51 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 7TH DAY OF NOVEMBER 2016.

APPROVED:



CHAIRMAN

SECRETARY