

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, April 2, 2018, 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:

Debbie Holt	Chairman
Ken White	Vice-Chairman
Tracey Dierolf	Secretary
George Dalton	Member
John Sheppard	Member
D Todd Parrish	Alternate

constituting a quorum. Also present was 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 Debbie Holt called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:00 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

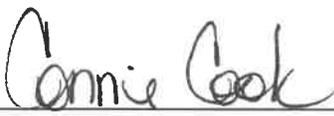
With no further discussion, Ken White made a motion to adjourn. George Dalton seconded the motion which prevailed by the following vote:

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

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 4TH DAY OF JUNE 2018.

APPROVED:

  
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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, April 2, 2018 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:

Debbie Holt	Chairman
Ken White	Vice-Chairman
Tracey Dierolf	Secretary
George Dalton	Member
John Sheppard	Member
D Todd Parrish	Alternate

constituting a quorum. Also present was 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 6:15 P.M.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA18-02, CHARLES GRADY, 1200 TEXAN TRAIL

The first item for the Board of Zoning Adjustment to consider was BZA18-02 submitted by Charles Grady for property located at 1200 Texan Trail, platted as Lot 1, DFW Freight Centre 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 the existing non-residential structure to remain as developed in addition to site improvements as shown on the site 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 non-residential structure and site was in complete compliance under the established guidelines at the time (Ord. 70-10). Developed in 1983, the site was now noncompliant with the current zoning ordinance (82-73) relative to open space, impervious coverage, and landscaping requirements.

Mr. Triplett stated that the property was currently zoned "LI" Light Industrial District and was developed as a 34,420 square foot single story office warehouse structure. The proposed use of a pet day care for dogs (Camp Bow Wow) necessitated a conditional use application and a special exception. Camp Bow Wow was proposing to establish a pet day care and boarding services for dogs within 11,290 square feet of the existing 34,420 building. Proposed exterior façade improvements included the conversion of overhead doors to windows along the south elevation and new exterior doors on the east elevation. Additional improvements to the site included installation of a ramp adjacent to the entrance, enhanced landscaping adjacent to Texan Trail and conversion of truck parking to passenger vehicle parking adjacent to the north elevation

Mr. Triplett further explained that on March 20, 2018 the City Council approved on first reading of an ordinance, the conditional use application that allowed for a pet day care with overnight boarding. The second reading of the ordinance for the subject site was scheduled to be considered by the Council of April 17, 2018.

With no questions for Mr. Triplett, Konstantine Bakintas with Baird, Hampton and Brown, representing applicants Linda and Chuck Grady, offered to answer any questions of the Board.

With no questions for Mr. Bakintas and no additional speakers, Ken White made a motion to close the public hearing. Tracey Dierolf seconded the motion which prevailed by the following vote:

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

Jerold Sklar 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 non-residential structure and site was in complete compliance under the established guidelines at the time (Ord. 70-10). Developed in 1983, the site was now noncompliant with the current zoning ordinance (82-73) relative to open space, impervious coverage, and landscaping requirements. George Dalton seconded the motion which prevailed by the following vote:

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

Jerold Sklar then made a motion to grant the following special exception with regard to Section 43.E.3, Nonconforming Uses and Structures allowing the existing non-residential structure to remain as developed in addition to site improvements as shown on the site plan. Tracey Dierolf seconded the motion which prevailed by the following vote:

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

**BOARD OF ZONING ADJUSTMENT CASE BZA18-04, COLLEEN BURCHFIELD, 411 TURNER ROAD**

The next item for the Board of Zoning Adjustment to consider was BZA18-04 submitted by Colleen Burchfield for property located at 411 Turner Road, Tracts 30G and 30M, Abstract 946, A.F. Leonard Survey.

**Section 16.G.2, “R-5.0” Zero-Lot-Line District, Area Regulations requires a minimum rear yard setback of 25-feet.** The applicant requested a variance of seven (7’) feet allowing a rear yard setback of eighteen (18’) feet for a proposed lot.

**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 twenty-one (21’) feet allowing a lot depth of seventy-nine (79) feet at its narrowest portion for a proposed lot.

Mr. Stombaugh explained that staff found a special condition existed for the variances requested. Specifically, existing, platted and developed property existed to the east and west of the subject property along with right-of-way (Turner Road) to the south; the applicant attempted to acquire additional property from the property owner to the north, but had been futile therefore eliminating the possibility of any type of expansion of the property boundaries needed to meet the ordinance requirements.

Mr. Stombaugh stated that subject property was currently unplatted and the applicant intended to plat the property into one (1) lot for the development of a single family home. At the February 5, 2018 Board of Zoning Adjustment meeting, the applicant requested a variance for lot depth for two (2) lots, however the Board denied the applicant’s request since the hardship created by subdividing the property into two (2) separate lots had been a self-imposed one. He explained that a variance for a seven foot (7’) encroachment into the rear yard setback was typical relative to the 21 foot reduction in lot depth. The Board had approved variances in the past for this type of encroachment into the rear yard setback when lot depth had been less than the minimum required, (e.g. BZA08-03, a nine foot (9’) encroachment, BZA08-05, an eight foot (8’) encroachment, BZA05-10, an eight foot (8’) encroachment).

With no questions for Mr. Stombaugh, Lee Burchfield, of 745 Trails End Circle, Hurst, 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. Burchfield 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, Dierolf, Sheppard, Dalton, Parrish  
Nays: None  
Absent: None

Ken White made a motion that a special condition existed for the requested variances. Specifically, existing, platted and developed property existed to the east and west of the subject property along with right-of-way (Turner Road) to the south; eliminating the possibility of any type of expansion of the property boundaries needed to meet the ordinance requirements. Tracey Dierolf seconded the motion which prevailed by the following vote:

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

Ken White then made a motion to grant the following variances to "R-5.0" Single Family District, Area Regulations: Section 15.F.2., allowing a rear yard setback of eighteen (18') feet for a proposed lot; and Section 15.G.4., allowing a lot depth of seventy-nine (79') feet at its narrowest portion for a proposed lot. Tracey Dierolf seconded the motion which prevailed by the following vote:

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

## MINUTES

Next the Board of Zoning Adjustment considered the minutes of the February 5, 2018, Briefing Session and Public Hearing.

Tracey Dierolf made a motion to accept the minutes of the February 5, 2018, Briefing Session. George Dalton seconded the motion.

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

Tracey Dierolf made a motion to accept the minutes of the February 5, 2018, Public Hearing. George Dalton seconded the motion which prevailed by the following vote:

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

## ADJOURNMENT

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

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

The meeting was adjourned at approximately 6:35 P.M.

