

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, August 6, 2018 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:

George Dalton	Chairman
Tracey Dierolf	Vice-Chairman
John Sheppard	Secretary
Ben Johnson	Member
Doug Anderson	Member
Jonathan Gaspard	Alternate

constituting a quorum with D Todd Parrish absent. Also present was City Council Representative Mike Lease and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

George Dalton called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:00 P.M.

OATH OF OFFICE

Oath of office was given to new and returning Board of Zoning Adjustment Members, George Dalton, Ben Johnson, Doug Anderson, and Jonathan Gaspard.

ELECTION OF OFFICERS

The Commission considered the Election of Officers for the Board of Zoning Adjustment.

John Sheppard moved to elect George Dalton as Chairman by acclamation. Tracey Dierolf seconded the motion, which prevailed by the following vote:

Ayes:	Dierolf, Sheppard, Johnson, Anderson
Nays:	None
Abstain:	Dalton
Absent:	Parrish

John Sheppard moved to elect Tracy Dierolf as Vice-Chairman by acclamation. Ben Johnson seconded the motion, which prevailed by the following vote:

Ayes: Dalton, Sheppard, Johnson, Anderson
Nays: None
Abstain: Dierolf
Absent: Parrish

Tracey Dierolf moved to elect John Sheppard as Secretary by acclamation. Doug Anderson seconded the motion, which prevailed by the following vote:

Ayes: Dalton, Dierolf, Johnson, Anderson
Nays: None
Abstain: Sheppard
Absent: Parrish

NEW BUSINESS

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

ADJOURNMENT

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

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

The Briefing Session was adjourned at approximately 6:15 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 1ST DAY OF OCTOBER 2018.

APPROVED:


CHAIRMAN


SECRETARY

STATE OF TEXAS
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The Board of Zoning Adjustment for the City of Grapevine, Texas, met in regular session, Monday evening, August 6, 2018 at 6:15 P.M., in the Council Chambers, 2nd Floor, 200 South Main Street, Grapevine, Texas with the following members present:

George Dalton	Chairman
Tracey Dierolf	Vice-Chairman
John Sheppard	Secretary
Ben Johnson	Member
Doug Anderson	Member
Jonathan Gaspard	Alternate

constituting a quorum with D Todd Parrish absent. Also present was City Council Representative Mike Lease and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Chairman Dalton called the Public Hearing Session of the Board of Zoning Adjustment to order at approximately 6:17 P.M.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA18-06, D L ROGERS, 306 EAST DALLAS ROAD

The first item for the Board of Zoning Adjustment to consider was BZA18-06 submitted by D L Rogers for property located at 306 East Dallas Road and proposed to be platted as Lot 1, Block 1, Darrell Estates.

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 to allow the non-residential structure to be developed as shown on the site plan.

Mr. Stombaugh explained that a special condition does exist for the applicant's special exception request. Specifically, the zoning ordinance, as currently written, does not support the development of the lot as shown on the site plan. The subject site is a parcel of property located within the Dallas Road corridor design study which is currently being written with the intent to establish use and design guidelines for this

unique portion of the city. Strict adherence to the zoning ordinance for the subject property will run counter to the design guidelines relative to density, coverage, and setbacks.

Mr. Stombaugh stated with the advent of TexRail, and the construction of the city's rail stop/hotel/parking garage located at the northeast corner of East Dallas Road and South Main Street currently underway, it is recognized that the development nature of the Dallas Road corridor will undergo significant change in the immediate future as a response to this new transportation option. A study of this corridor was currently in process which began in earnest in January of this year. Based on established concepts relative to "transit oriented development," the study will eventually lead to development guidelines for the corridor relative to uses permitted, and specific regulations pertaining to height, density, setbacks, parking as well as specific regulations relative to the actual design of structures. The property owner, Mr. Rogers, had graciously withheld development of the property at our request while we continued to make progress on the Dallas Road corridor design guidelines however, it was the applicant's goal to begin construction as reasonably soon as possible. With this in mind, the special exception request would allow the property to be developed within the spirit and intent of the new design guidelines which will be adopted at some point in the near future. Development of the property under the current standards would lead to the creation of a property that would negatively detract from those developed in the immediate and surrounding area under the new guidelines.

With no questions for Mr. Stombaugh, Darrell Rogers, took the Oath of Truth; Mr. Rogers explained the use of the proposed development and offered to answer any questions of the Board.

With no further questions or speakers, John Sheppard made a motion to close the public hearing. Doug Anderson seconded the motion which prevailed by the following vote:

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

John Sheppard made a motion that a special condition existed for the requested special exception. Specifically, the zoning ordinance, as currently written, does not support the development of the lot as shown on the site plan. Tracey Dierolf seconded the motion which prevailed by the following vote:

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

John Sheppard then made a motion to grant the following special exception with regard to Section 43.E.3, Nonconforming Uses and Structures to develop the lot as shown on the site plan. Tracey Dierolf seconded the motion which prevailed by the following vote:

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

BOARD OF ZONING ADJUSTMENT CASE BZA18-07, DAVID DEE STOUT, 1333 PINE STREET

The next item for the Board of Zoning Adjustment to consider was BZA18-07 submitted by David Dee Stout, Texas Select Builders for property located at 1333 Pine Street and platted as Lot 6, Block 5, Sky Harbor.

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 to allow the existing residential structure to remain as developed including vehicular parking within the required front yard as shown on the plot plan "A".

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 to allow the existing residential structure to remain as developed including vehicular parking within the required front yard as shown on the plot plan "B".

Mr. Stombaugh explained that no special condition existed to allow the vehicular parking to remain within the required front yard as shown on plot plan "A". Staff does however find a special condition existed for vehicular parking to be relocated on the subject site and not within the required front yard. Specifically, the subject site was an existing developed lot, and the existing structure was built in 1956 prior to the rezoning of the subject site in the 1984 City Rezoning to "R-7.5" Single Family District. The site was noncompliant with the current Zoning Ordinance (82-73) relative to off street parking to not be located in the front yard. Plot plan "B" depicts adequate width existed between the south side of the dwelling and the south property line to provide two off-street parking spaces not within the front yard.

With no questions for Mr. Stombaugh, Kevin Perkins, took the Oath of Truth; Mr. Perkins explained that the garage had been enclosed by a previous property owner that they intended to do an interior and exterior remodel of the property.

Discussion was held regarding the placement of the new driveway on the property line as depicted on plot plan "B" could create a situation where the existing trees would be damaged. It was suggested that perhaps grass pavers could be an option.

With no further questions or speakers, John Sheppard made a motion to close the public hearing. Tracey Dierolf seconded the motion which prevailed by the following vote:

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

Tracey Dierolf made a motion that a special condition did not exist for the requested special exception associated with plot plan "A". John Sheppard seconded the motion which prevailed by the following vote:

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

Tracey Dierolf then made a motion to grant the following special exception with regard to Section 43.E.3, Nonconforming Uses and Structures to develop the lot as shown on plot plan "B". John Sheppard seconded the motion which prevailed by the following vote:

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

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the June 4, 2018, Briefing Session and Public Hearing.

Tracey Dierolf made a motion to accept the minutes of the June 4, 2018, Briefing Session. Ben Johnson seconded the motion.

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

Tracey Dierolf made a motion to accept the minutes of the June 4, 2018, Public Hearing. John Sheppard seconded the motion which prevailed by the following vote:

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

ADJOURNMENT

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

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

The meeting was adjourned at approximately 6:58 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 1ST DAY OF OCTOBER 2018.

APPROVED:


CHAIRMAN


SECRETARY