

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 1, 2019, 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:

George Dalton	Chairman
Tracey Dierolf	Vice-Chairman
John Sheppard	Secretary
Ben Johnson	Member
D. Todd Parrish	Alternate
Jonathan Gaspard	Alternate

constituting a quorum, with Member, Doug Anderson 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

CALL TO ORDER

Chairman George Dalton called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:01 P.M.

NEW BUSINESS

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

ADJOURNMENT

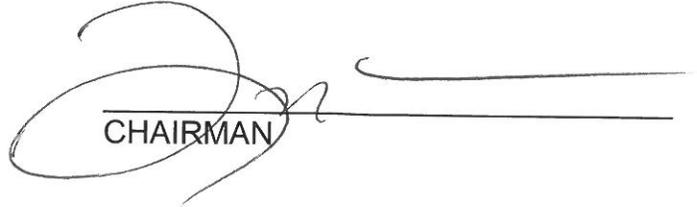
With no further discussion, Jonathan Gaspard made a motion to adjourn. John Sheppard seconded the motion which prevailed by the following vote:

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

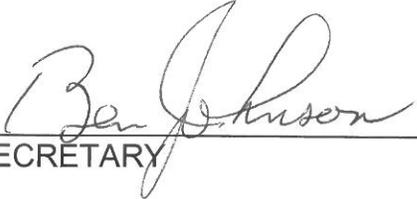
The Briefing Session was adjourned at approximately 6:10 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 5TH DAY OF AUGUST 2019.

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, April 1, 2019, 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:

George Dalton	Chairman
Tracey Dierolf	Vice-Chairman
John Sheppard	Secretary
Ben Johnson	Member
D. Todd Parrish	Alternate
Jonathan Gaspard	Alternate

constituting a quorum, with Member, Doug Anderson 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

CALL TO ORDER

Chairman George Dalton 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 BZA19-02, THERESA MEYER, 603 E. WORTH STREET**

The first item for the Board of Zoning Adjustment to consider was BZA19-02 submitted by Theresa Meyer for property located at 603 East Worth Street, platted as Lots 1 & 2, Block 109, College Heights 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 relocation of an existing detached garage and 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 special exception. Specifically, the subject site was an existing developed lot, and the existing structure was constructed in 1920 predating the City's first zoning ordinance adopted in 1955. The proposed relocation of the detached garage and proposed expansion did not exacerbate the existing front yard setback adjacent to Worth Street of approximately twenty-feet. Currently and as proposed the site was noncompliant with the current Zoning Ordinance (82-73) relative to the required 30-foot front yard setback adjacent to the south property line.

Mr. Triplett stated that the existing dwelling, encroached approximately ten-feet (10') into the required thirty-foot front yard setback adjacent to Worth Street. The applicant intended to demolish a portion on the residential structure and expand the dwelling to 2,145 square feet. An existing detached garage currently located in the rear yard adjacent to the north and west property lines would be relocated to the east side of the dwelling and a new two-car detached garage would be constructed in the rear yard adjacent to the north and west property lines. An existing shed and gazebo remained in their current location in the rear yard.

With no questions for Mr. Triplett, property owner, Steven Wheeler of 925 South Main 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.

Chairman Dalton announced that one (1) letter of approval had been received.

With no further questions for Mr. Wheeler and no additional 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, Gaspard  
Nays: None  
Absent: Anderson

Tracey Dierolf 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 constructed in 1920 predating the City's first zoning ordinance adopted in 1955. The proposed relocation of the detached garage and proposed expansion did not exacerbate the existing front yard setback adjacent to Worth Street of approximately twenty-feet. Currently and as proposed the site was noncompliant with the current Zoning Ordinance (82-73) relative to the required 30-foot front yard setback adjacent to the south property line. Ben Johnson seconded the motion which prevailed by the following vote:

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

Tracey Dierolf 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. John Sheppard seconded the motion which prevailed by the following vote:

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

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the March 4, 2019, Briefing Session and Public Hearing.

Ben Johnson made a motion to accept the minutes of the March 4, 2019, Briefing Session. John Sheppard seconded the motion which prevailed by the following vote:

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

Ben Johnson made a motion to accept the minutes of the January 7, 2019, Public Hearing. Jonathan Gaspard seconded the motion which prevailed by the following vote:

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

ADJOURNMENT

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

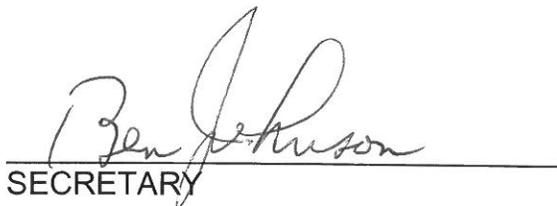
Ayes: Dalton, Dierolf, Sheppard, Johnson, Gaspard  
Nays: None  
Absent: Anderson

The meeting was adjourned at approximately 6:20 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 5TH DAY OF AUGUST 2019.

APPROVED:

  
CHAIRMAN

  
SECRETARY