

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 14, 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:

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

constituting a quorum. 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 Tracey Dierolf called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:01 P.M.

NEW BUSINESS

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

ADJOURNMENT

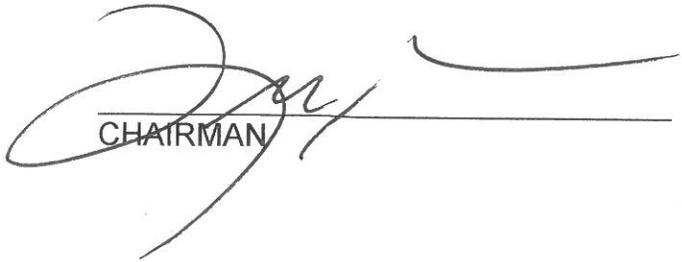
With no further discussion, John Sheppard made a motion to adjourn. Doug Anderson seconded the motion which prevailed by the following vote:

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

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 4TH DAY OF NOVEMBER 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, October 14, 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:

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

constituting a quorum. 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 Tracey Dierolf 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 BZA19-07, JERRY KOHLSCHEEN, 1239 PINE STREET**

The first item for the Board of Zoning Adjustment to consider was BZA19-07 submitted by Jerry Kohlscheen for property located at 1239 Pine Street, platted as Lot 7, Block 2, 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 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. Currently and as proposed 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. The proposed expansion of the dwelling did not exacerbate the existing side yard setback adjacent to the south property line of approximately five-feet (5').

Mr. Triplett stated that the applicant intended to expand the existing dwelling to 2,675-square feet by adding an approximate 540 square-foot, one room, one story addition to the east side of the dwelling within the rear yard adjacent to the south property line.

With no questions for Mr. Triplett, Jerry Kohlscheen, of 1239 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. Kohlscheen, James O'Hara of 1233 Pine Street, Grapevine, Texas took the Oath of Truth; he stated he was in favor of the proposed improvements.

With no questions for Mr. O'Hara and no additional speakers, Ben Johnson made a motion to close the public hearing. John Sheppard seconded the motion which prevailed by the following vote:

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

Ben Johnson 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. Currently and as proposed 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. The proposed expansion of the dwelling did not exacerbate the existing side yard setback adjacent to the south property line of approximately five-feet (5'). John Sheppard seconded the motion which prevailed by the following vote:

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

John Sheppard 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: Dierolf, Sheppard, Johnson, Dalton, Anderson  
Nays: None  
Absent: None

**BOARD OF ZONING ADJUSTMENT CASE BZA19-08, JASON DREW, 530 EAST WORTH STREET**

The next item for the Board of Zoning Adjustment to consider was BZA19-08 submitted by Jason Drew for property located at 530 East Worth Street, platted as Lot 8, Block 110, 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.1, “R-7.5” Single Family District, Area Regulations requires a minimum front yard setback of 30-feet.** The applicant requested a variance of nine-feet (9’) allowing a front yard depth of 21-feet for an existing lot.

**Section 15.G.4., “R-7.5” Single Family District, Area Regulations requires a minimum lot width of sixty-five (65’) feet.** The applicant requested a variance of fifteen-feet (15’) allowing a lot width of fifty-feet (50’) for an existing lot.

**Section 42.D. Supplementary District, Corner Lots requires the side yard setback on a side street to be a minimum of fifteen-feet (15’).** The applicant requested a variance of five-feet (5’) allowing a side yard setback of ten-feet (10’) along the east property line for an existing lot.

Mr. Triplett explained that Staff found a special condition 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 and platted property and right of-way existed adjacent to the subject site along the west and east property lines respectively, eliminating the possibility to expand the site to meet the area and width requirements.

Mr. Triplett stated that the property owner intended to expand the existing dwelling to 2,169-square feet. The proposed expansion included an approximate 30 square-foot covered porch and a 924 square-foot, two room, one story addition to the south side of the dwelling. A new 424 square-foot detached garage was proposed in the rear yard adjacent to the south and west property lines with access to Austin Street. Mr. Triplett explained that the Historic Preservation Commission approved CA19-61 at their July 24, 2019 meeting.

With no questions for Mr. Triplett, Jason Drew, of 1408 Mockingbird 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. Drew and no additional speakers, George Dalton made a motion to close the public hearing. Doug Anderson seconded the motion which prevailed by the following vote:

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

John Sheppard made a motion that a special condition 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 and platted property and right of-way existed adjacent to the subject site along the west and east property lines respectively, eliminating the possibility to expand the site to meet the area and width requirements. Ben Johnson seconded the motion which prevailed by the following vote:

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

John Sheppard 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 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.1., allowing a front yard depth of 21-feet for an existing lot; Section 15.G.4., allowing a lot width of fifty (50') feet for an existing lot; and a motion with regard to Section 42.D. Supplementary District, Corner Lots, allowing a side yard setback of ten-feet (10') along the east property line for an existing lot. Ben Johnson seconded the motion which prevailed by the following vote:

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

**BOARD OF ZONING ADJUSTMENT CASE BZA19-09, MARK BEATTY, 306 E. DALLAS ROAD**

The next item for the Board of Zoning Adjustment to consider was BZA19-09 submitted by Mark Beatty for property located at 306 East Dallas Road, Tract 30A, William Dooley Survey, A-422.

Mr. Stombaugh explained that the applicant requested that BZA19-09 be Tabled until the November 4, 2019 Board of Zoning Adjustment meeting due to a previous commitment.

With no questions for Mr. Stombaugh, and no additional speakers, Doug Anderson made a motion to Table BZA19-09. George Dalton seconded the motion which prevailed by the following vote:

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

### MINUTES

Next the Board of Zoning Adjustment considered the minutes of the October 14, 2019, Briefing Session and Public Hearing.

Ben Johnson made a motion to accept the minutes of the October 14, 2019, Briefing Session. George Dalton seconded the motion which prevailed by the following vote:

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

Ben Johnson made a motion to accept the minutes of the October 14, 2019, Public Hearing. Doug Anderson seconded the motion which prevailed by the following vote:

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

### ADJOURNMENT

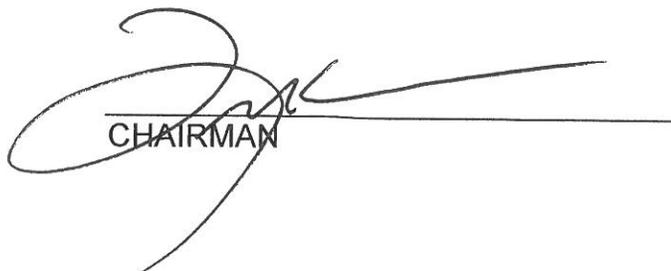
With no further discussion, George Dalton made a motion to adjourn. John Sheppard seconded the motion, which prevailed by the following vote:

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

The meeting was adjourned at approximately 6:33 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 4TH DAY OF NOVEMBER 2019.

APPROVED:

  
CHAIRMAN

*Ben Johnson*  
SECRETARY