

AGENDA
CITY OF GRAPEVINE
BOARD OF ZONING ADJUSTMENT MEETING
MONDAY, APRIL 6, 2020, 6:00
CITY HALL COUNCIL CHAMBERS, 2ND FLOOR
SECOND FLOOR – CITY HALL
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

In accordance with Orders of the Office of the Governor issued March 16, 2020, and March 19, 2020 the Board of Zoning Adjustment will conduct the meeting scheduled at 6:00 pm on April 6, 2020 in the Council Chambers at 200 South Main Street, by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

There will be no public access to the location described above.

This supplemental written notice, the meeting agenda, and the agenda packet are posted online at www.grapevintexas.gov.

The public toll-free dial-in number to participate in the telephonic meeting is 1-210-469-4097. The audio conference PIN is 945 233 075#.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. Starting at 5:00 pm on Sunday, April 5 citizens can submit a Citizen Appearance request form from the City’s website at <https://www.grapevintexas.gov/89/Agendas-Minutes>. During the meeting, the names of those that have submitted a form will be called on to speak in the order the forms were received.

Please submit forms by 5:00 pm on Monday, April 6.

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

1. Call to Order
2. Roll Call

BRIEFING SESSION

3. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard in the April 6, 2020 public hearing.

CITIZEN COMMENTS

4. Any person who is not scheduled on the agenda may address the Board under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Board regarding an item on the agenda either before or during the Board's consideration of the item, upon being recognized by the Chairman or upon the consent of the Board. In accordance with the Texas Open Meetings Act, the Board is restricted in discussing or taking action during Citizen Comments.

PUBLIC HEARING

5. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA20-01 submitted by James Gravatt for property located at 840 East Texas Street and consideration of same.

NEW BUSINESS

6. Board of Zoning Adjustment to consider the minutes of the December 2, 2019 meeting and take any necessary action.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on April 3, 2020 by 5:00 p.m.



RON STOMBAUGH
ASSISTANT DIRECTOR, DEVELOPMENT
SERVICES

MEMORANDUM

DEVELOPMENT SERVICES

MEMO TO: BOARD OF ZONING ADJUSTMENT

FROM: SCOTT WILLIAMS, DIRECTOR DEVELOPMENT SERVICES \ BUILDING OFFICIAL
RON STOMBAUGH, ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES
ALBERT L. TRIPLETT JR, PLANNER II

SUBJECT: BOARD OF ZONING ADJUSTMENT CASE #BZA20-01
840 EAST TEXAS STREET

MEETING DATE: **MONDAY, APRIL 6, 2020**

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment **approve** the following special exception to the Grapevine Comprehensive Zoning Ordinance 82-73 for property located at 840 East Texas Street, Lot 6, Block 5, D.E. Box Addition as follows:

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.

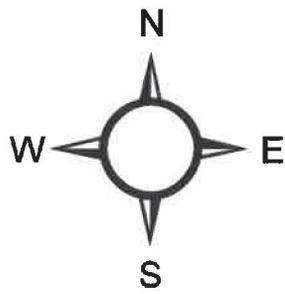
The applicant is requesting a special exception to allow the existing residential structure to remain as developed along with an expansion as shown on the plot plan.

SPECIAL CONDITION:

Staff finds that a special condition exists for the requested special exception. Specifically, the subject site is an existing developed lot, and the existing structure was built in 1952 prior to the rezoning of the site from "R-1" Single Family Dwelling District to "R-12.5" Single Family District in the 1984 City Rezoning. The proposed expansion does not exacerbate the existing side yard setback adjacent to east and west property lines respectively of approximately four feet and five feet.

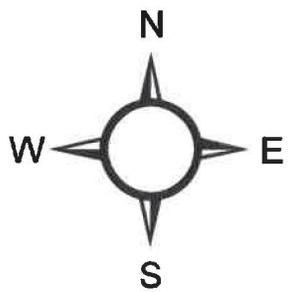
BACKGROUND INFORMATION:

The applicant intends to expand the existing dwelling from approximately 1,365-square feet to approximately 2,608-square feet by adding 706-square feet of living space to the south elevation in the rear yard adjacent to the south property line and re-enclosing a carport into a two car garage adjacent to the west and north property lines in the front yard. On January 22, 2020 the Historic Preservation Commission approved CA19-123 to allow for improvements on the subject site for the proposed expansion and to re-enclose a carport structure. The application was submitted by property owner James Gravatt.



BZA20-01
840 EAST TEXAS STREET

1 inch = 200 feet



1 inch = 60 feet

BZA20-01
840 EAST TEXAS STREET

CITY OF GRAPEVINE BOARD OF ZONING ADJUSTMENT APPLICATION

1. **APPLICANT:**

NAME: James Gravatt

ADDRESS: 840 E Texas St

CITY/STATE: Grapevine TX ZIP: 76051

HOME: 817-938-2404 WORK: _____ MOBILE: _____

FAX: _____ E-MAIL: jay@rockingjconstruction

2. **PROPERTY OWNER(S):**

NAME: Same as above

ADDRESS: _____

CITY/STATE: _____ ZIP: _____

HOME: _____ WORK: _____ FAX: _____

3. **LEGAL DESCRIPTION (SUBJECT PROPERTY):**

STREET ADDRESS, LOT, BLOCK AND SUBDIVISION NAME OF THE SUBJECT PROPERTY:
(Please attach Survey of the Subject Property)

ADDRESS: 840 E Texas

LOT: 6 BLOCK: 5 SUB-DIVISION: DE Box

4. LIST THE PERTINENT SECTION(S) OF THE ZONING ORDINANCE AND INDICATE THE SPECIFIC VARIANCE AMOUNTS BEING REQUESTED. IF NECESSARY USE A SEPARATE SHEET:

Existing house encroaches on the
current side lot set back

5. STATE THE GROUNDS FOR THE REQUEST AND DETAIL ANY SPECIAL CONDITIONS WHICH CAUSE HARDSHIPS THAT IN YOUR OPINION JUSTIFY THE VARIANCE(S) OR SPECIAL EXCEPTION(S) YOU ARE REQUESTING. EXAMPLES OF SPECIAL CONDITIONS ARE: HILLS, VALLEYS, CREEKS, POWER POLES, ELEVATIONS, IRREGULAR LOT OR TRACT SHAPES, ETC. THE BOARD OF ZONING ADJUSTMENT MUST DETERMINE A SPECIAL CONDITION OR CONDITIONS EXIST(S) BEFORE MAKING A MOTION TO APPROVE A REQUEST. IF IT IS DETERMINED THAT NO SPECIAL CONDITION EXISTS, THE MOTION MUST BE TO DENY THE REQUEST.

House was built in 1962 and does not conform to existing set back for sides of the lot

6. EXPLAIN ANY UNIQUE CIRCUMSTANCES, IF APPLICABLE, NOT CONSIDERED BY THE ZONING ORDINANCE. EXAMPLES: (1) IF THE GRAPEVINE CITY COUNCIL APPROVED A PLAT PRIOR TO PRESENT ZONING ORDINANCE REQUIREMENTS; OR (2) THE ORDINANCE WAS AMENDED OR A POLICY CHANGE WAS ADOPTED AFTER INITIATION OF THE PLANS CHECK PROCESS FOR A BUILDING PERMIT OR OTHER PHASE OF THE DEVELOPMENT PROCESS.

House was built in 1962

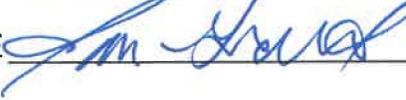
7. ATTACH A DETAILED DIAGRAM OF THE SITE DRAWN TO SCALE, AND ANY OTHER DRAWINGS OR PHOTOGRAPHS NECESSARY TO HELP EXPLAIN THE CASE TO THE BOARD. SHOW ON THE DIAGRAM ALL EASEMENTS, BUILDING LINES, ENCROACHMENTS, AND THE VARIANCE(S) REQUESTED. THE REQUESTED VARIANCE(S) SHOULD BE QUANTIFIED BY AN APPROPRIATE MEASUREMENT (DISTANCE, PERCENTAGE, ETC.)

THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

APPLICANT (PRINT) James Gravatt

APPLICANT SIGNATURE 

OWNER (PRINT) James Gravatt

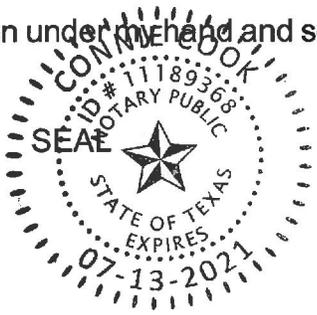
OWNER SIGNATURE 

The State of Texas

County of Tarrant

Before me Connie Cook on this day personally appeared James Gravett known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27 day of February, A.D. 2020.



Connie Cook
Notary Signature

The State of _____

County of _____

Before me _____ on this day personally appeared _____ known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, A.D. _____.

SEAL

Notary Signature

replacement cost of the structure, on the date of the damage, the right to operate such nonconforming use shall terminate.

- f. The right to maintain or operate a nonconforming use may be terminated by the Board of Adjustment in accordance with provisions of Section 67A of this Ordinance.

E. CHANGING NONCONFORMING USES:

1. Any nonconforming use may be changed to a conforming use, and once such change is made, the use shall not thereafter be changed back to a nonconforming use.
2. The Board of Adjustment may grant a change of use from one nonconforming use to another nonconforming use provided such change is to a use permitted in a zoning district where the original nonconforming use would be permitted, or provided that such change is to a use permitted in a more restrictive classification. However, such change of use and occupancy shall not tend to prolong the life of a nonconforming use. Upon review of the facts in accordance with Section 67A, the Board of Adjustment may establish a specific period of time for the return of the occupancy to a conforming use.
3. The Board of Adjustment may approve the remodeling or enlargement of a nonconforming use when such an enlargement would not tend to prolong the life of the nonconforming use. Upon review of the facts, the Board of Adjustment may establish a specific period of time for the return of the occupancy to a conforming use.

- F. LIMITATIONS ON CHANGING NONCONFORMING USES: No nonconforming use shall be changed to another nonconforming use, which requires more off-street parking spaces or off-street loading space than the original nonconforming use, unless additional off-street parking and loading space is provided so as to comply with the requirements of Sections 55 and 56.

The number of dwelling units or rooms in a nonconforming residential use shall not be increased so as to exceed the number of dwelling units or rooms existing on the effective date of this Ordinance.

No nonconforming use may be expanded or increased beyond the lot or tract upon which such nonconforming use is located as of the effective date of this ordinance except to provide off-street loading or off-street parking space upon approval of the Board of Adjustment.

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, December 2, 2019, 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:

Tracey Dierolf	Chairman
John Sheppard	Vice-Chairman
Ben Johnson	Secretary
George Dalton	Member
Johnathan Gaspard	Alternate
John Borley	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 Tracey Dierolf called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:00P.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. Ben Johnson seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Gaspard, Borley
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 3RD DAY OF FEBRUARY 2020.

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, December 2, 2019, at 6:15 P.M., in the Council Chambers, 2nd Floor, 200 South Main Street, Grapevine, Texas with the following members present:

Tracey Dierolf	Chairman
John Sheppard	Vice-Chairman
Ben Johnson	Secretary
George Dalton	Member
John Borley	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 Tracey Dierolf 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 BZA19-11, FERNANDO HERNANDEZ, 1326 WEST WALL STREET

The first item for the Board of Zoning Adjustment to consider was BZA19-11 submitted by Fernando Hernandez for property located at 1326 West Wall Street, Lot 1R, Block 1, Bowles 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 for construction of a detached carport to be located in the front one-half of the lot.

Mr. Triplett explained that staff found a special condition existed for the requested special exception. Specifically, the subject lot was an atypical lot, and placement of a detached carport in the rear one-half of the lot was impractical relative to the location of the dwelling unit and an existing detached garage. Additionally, almost one-half of the site contained an existing drainage easement for Farris Branch.

Mr. Triplett stated that the subject site and the adjacent lot to the east were on the same property prior to a 2017 replat. The existing detached garage and two (2) storage buildings were accessory to a dwelling which existed prior to the replat. The subject site was currently developed with a single family residential dwelling, a detached garage and two (2) storage buildings. With this request the applicant proposed to construct a 500 square foot detached carport within the front one-half of the subject site, east of the existing dwelling. The dwelling was approximately 174 feet west of the front property line adjacent to West Wall Street. The proposed carport would meet the 10-foot setback requirement from all buildings and the six-foot (6') side yard setback.

With no questions for Mr. Triplett, Chris Harstrom, of 3813 Peppertree Drive, Carrollton, Texas, representing property owner, Daniel Shipman 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. Harstrom and no additional speakers, John Sheppard made a motion to close the public hearing. George Dalton seconded the motion which prevailed by the following vote:

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

Ben Johnson made a motion that a special condition existed for the requested special exception. Specifically, the subject lot was an atypical lot, and placement of a detached carport in the rear one-half of the lot was impractical relative to the location of the dwelling unit and an existing detached garage. Additionally, almost one-half of the site contained an existing drainage easement for Farris Branch. George Dalton seconded the motion which prevailed by the following vote:

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

Ben Johnson then made a motion to grant the following special exception with regard to Section 43.E.3, Nonconforming Uses and Structures allowing for construction of a detached carport to be located in the front one-half of the lot. John Sheppard seconded the motion which prevailed by the following vote:

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

NEW BUSINESS

Next the Board of Zoning Adjustment considered the approval of the 2020 Meeting Agenda Schedule.

John Sheppard made a motion to accept the 2020 Meeting Agenda Schedule. Ben Johnson seconded the motion which prevailed by the following vote:

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

MINUTES

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

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

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

Ben Johnson made a motion to accept the minutes of the November 4, 2019, Public Hearing. John Borley seconded the motion which prevailed by the following vote:

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

ADJOURNMENT

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

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

The meeting was adjourned at approximately 6:22 P.M.

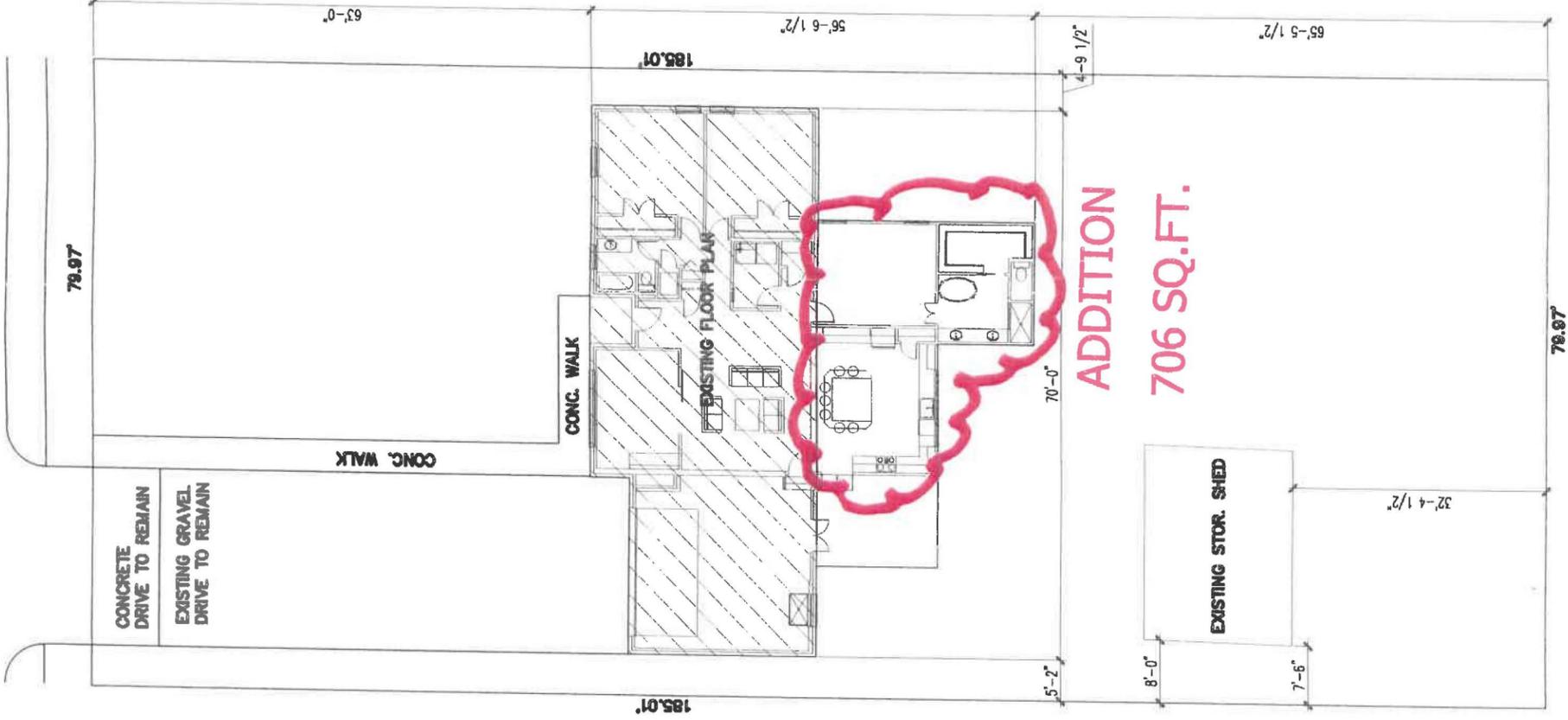
PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 3RD DAY OF FEBRUARY 2020.

APPROVED:

CHAIRMAN

SECRETARY

840 E TEXAS



DRIVEWAY AREA 1540
 SIDEWALK AREA 264
 PATIO AREA 192
 TOTAL FLATWORK AREA 1,996

TOTAL IMPERVIOUS AREA 5057
 IMPERVIOUS PERCENTAGE 34.18%

840 E TEXAS ST.
 SINGLE STORY RESIDENTIAL

TOTAL HVAC AREA 2065

GARAGE AREA 511
 FRONT PORCH AREA 32
 TOTAL COVERED AREA 2608
 STORAGE BUILDING 453

TOTAL PAD AREA 3061

LOT WIDTH 79.97'
 LOT DEPTH 185.01'
 LOT AREA 14,795'

LOT COVERAGE% 20.69%

The Edward & Isaac Design assumes no liability for any structure built from these plans. Before construction, the purchaser, ADDRESS, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of Edward & Isaac Design LLC.

840 E TEXAS ST
 GRAPEVINE TX 76051

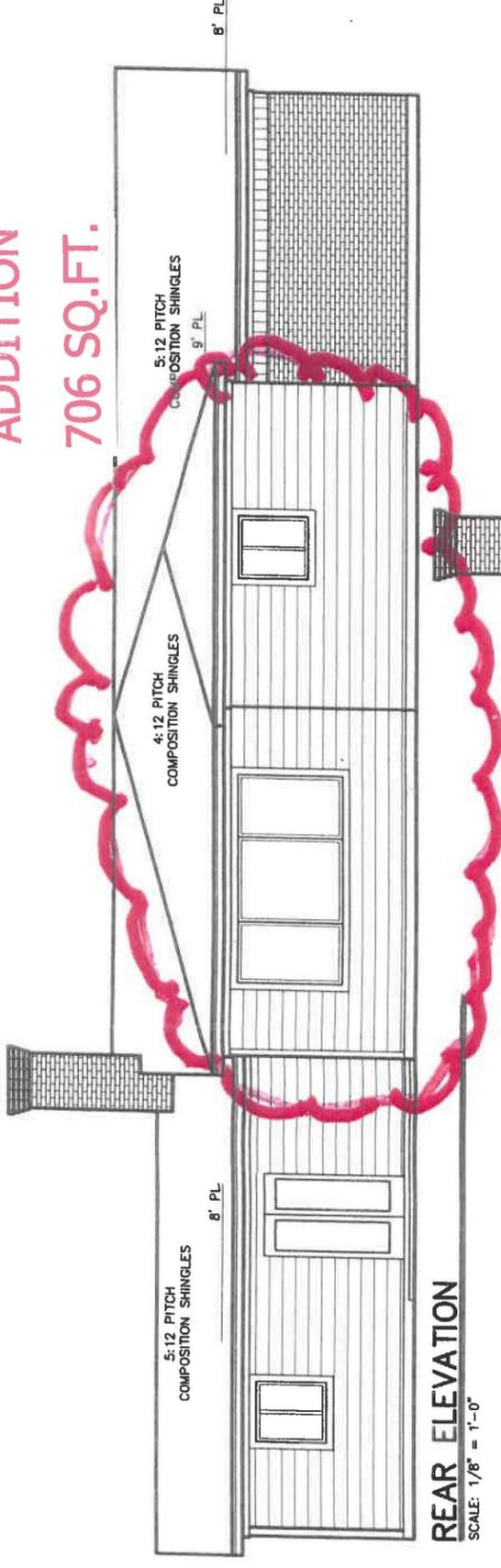
ADDRESS:



EDWARD & ISAAC
 DESIGNS LLC.
 5017 NASH LANE
 FORT WORTH, TX 76244
 OFFICE: (214) 395-4688

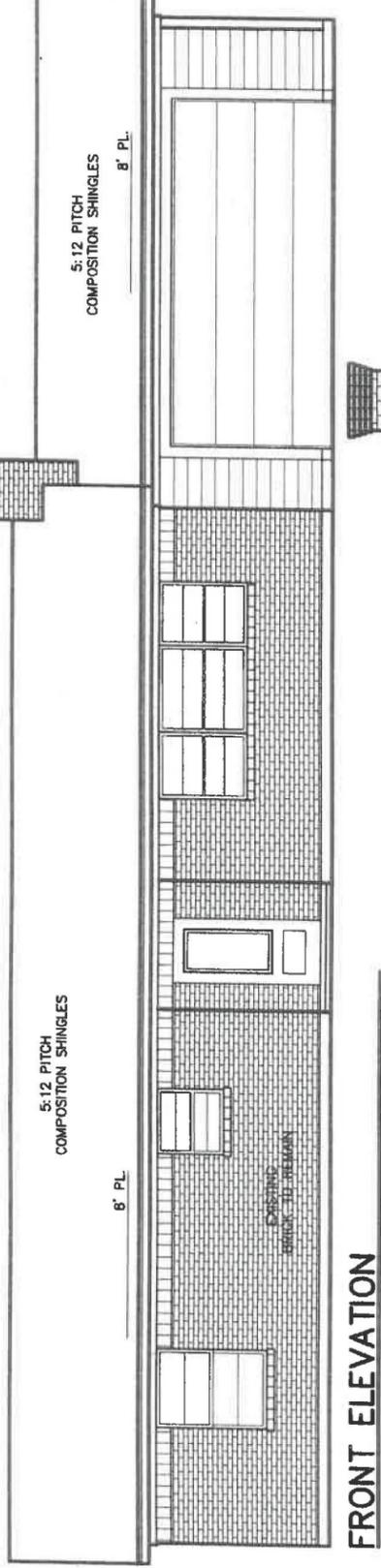
ISSUE DATE	02.26.2020
DRAFTSPERSON	MEM
PROJECT NO.	---
PLAN NUMBER	1384
SHEET NUMBER	A-6

ADDITION
706 SQ.FT.

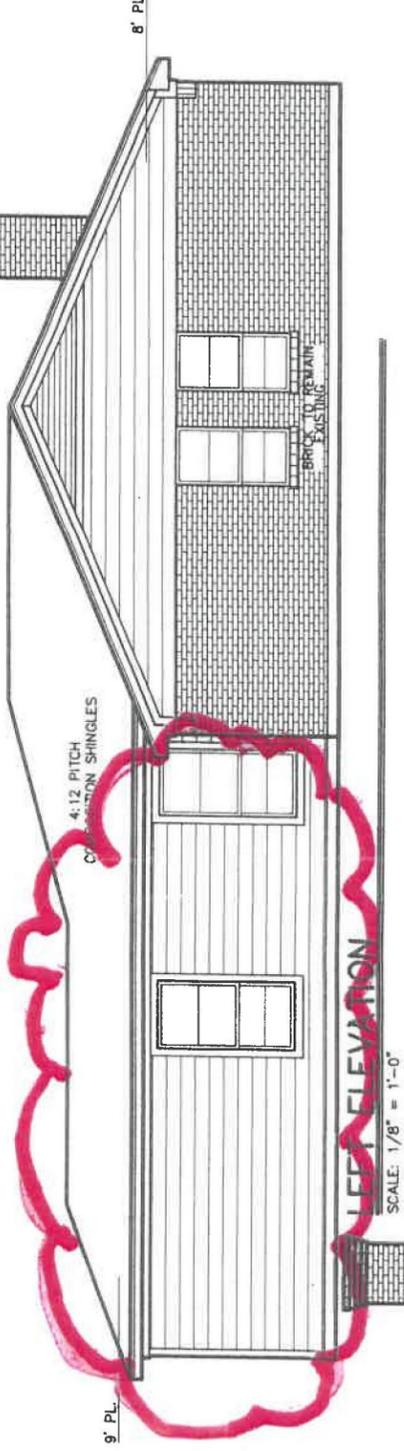


REAR ELEVATION

SCALE: 1/8" = 1'-0"



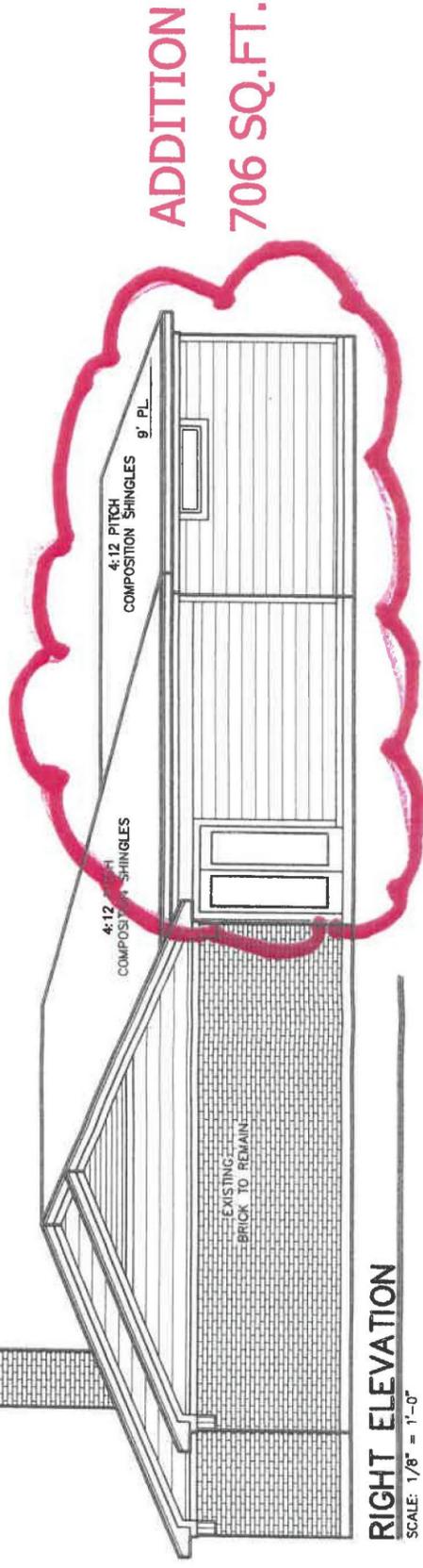
FRONT ELEVATION



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ADDITION
706 SQ.FT.



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ADDITION
706 SQ.FT.



EDWARD & ISAAC
DESIGNS LLC.
5017 NASH LANE
FORT WORTH, TX 76244
OFFICE: (214) 395-4688

ADDRESS:
840 E TEXAS ST
GRAPEVINE TX 76051

The Edward & Isaac Designs assumes no liability for any structure built from these plans. Before construction, the purchaser, dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans. With written release of Edward & Isaac LLC.

ISSUE DATE

12.19.2019

DRAFTSPERSON

MEM

PROJECT NO.

PLAN NUMBER

1384

SHEET NUMBER

A-3