

AGENDA
CITY OF GRAPEVINE
BOARD OF ZONING ADJUSTMENT MEETING
MONDAY, AUGUST 3, 2020, 6:00 P.M.
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 of the State of Texas, the Grapevine Board of Zoning Adjustment will conduct the meeting scheduled at 6:00 pm on August 3, 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). The Board Members of Board of Zoning Adjustment may attend this meeting in person.

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.grapevinetexas.gov.

The public toll-free dial-in number to participate in the telephonic meeting is 1-210-469-4097. The audio conference PIN is 216 544 942#.

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, July 5, citizens can submit a Citizen Appearance request form from the City’s website at <https://www.grapevinetexas.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. The deadline to submit request will be 5:00 pm on Monday August 3, 2020.

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. Conduct Oaths of Office for reappointed Board Members.
4. Elect a Chairman and Vice-Chairman.

5. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled on tonight's agenda. No action will be taken.

ADJOURNMENT OF BREIFING SESSION

PUBLIC HEARING: 6:15 p.m.

CITIZEN COMMENTS

6. 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.

NEW BUSINESS

7. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA20-05 submitted by John Wingate for property located at 2820 Peninsula Drive and consideration of same.
8. Board of Zoning Adjustment to consider the minutes of the July 6, 2020 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 July 29, 2020 by 5:00 p.m.



RON STOMBAUGH
ASSISTANT DIRECTOR, 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 #BZA20-05
2820 PENINSULA DRIVE

MEETING DATE: **MONDAY, AUGUST 3, 2020**

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment **approve** the following variances to the Grapevine Comprehensive Zoning Ordinance 82-73 for property located at 2820 Peninsula Drive, platted as Lot 1, Block 3, Placid Peninsula as follows:

Section 15.G.1., “R-7.5” Single Family District, Area Regulations requires a minimum front yard setback of 30-feet. The applicant is requesting a variance of five-feet (5’) to this requirement, and if approved by the Board would allow a front yard depth of twenty-five (25’) feet for an existing lot.

Section 15.G.3., “R-7.5” Single Family District, Area Regulations requires a minimum side yard setback of six (6’) feet. The applicant is requesting a variance of three-feet (3’) and if approved by the Board, would allow a side yard setback of three (3’) feet for an existing lot.

SPECIAL CONDITION:

Staff finds that special conditions exist for the requested variances. Specifically, this is an irregularly shaped lot that narrows from 101 feet along its frontage adjacent to Peninsula Drive to 49 feet at the rear property line. In addition, the lot is further compromised by a ten-foot drainage easement along the northeastern and eastern property lines further reducing the buildable area at the front building line.

BACKGROUND INFORMATION:

It is the applicant’s intent to build a 2,577 square foot pad on the subject property that is triangularly shaped and compromised by a ten-foot drainage easement along the eastern property boundary which contains a below-grade culvert with the opening to the culvert located midway within the easement. To build an appropriate structure given the narrowing of the lot and provide reasonable separation from the opening of the culvert the applicant is requesting to encroaching into the front yard setback five feet and the northwestern side yard setback three feet. Contained within your packet is an acknowledgement by the property owner that the three-foot encroachment into the side yard setback will add to the building separation requirement of the adjacent lot to the northwest.

CITY OF GRAPEVINE BOARD OF ZONING ADJUSTMENT APPLICATION

1. APPLICANT:

NAME: Origin Homes, Inc.
ADDRESS: 8330 LBJ FRWY #140
CITY/STATE: Dallas, TX ZIP: 75243
HOME: 281 682 1444 WORK: _____ MOBILE: _____
FAX: _____ E-MAIL: development@originhomes.co

2. PROPERTY OWNER(S):

NAME: Peter & Jennifer Crisi
ADDRESS: Box 5975
CITY/STATE: Dhahran, Saudi Arabia ZIP: 31311
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: 2820 Peninsula Dr Grapevine TX
LOT: 1 BLOCK: 3 SUB-DIVISION: Placid - Peninsula Addition

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

SECTION 15.G.1. REQUIRED - 30 FEET FRONT YARD, FIVE FEET VARIANCE TO 25 FEET FRONT YARD
SECTION 15.G.3. REQUIRED - SIX FEET SIDE YARD, THREE FEET VARIANCE TO THREE FEET SIDE YARD ADJACENT TO THE WEST PROPERTY LINE



JGC
QAC

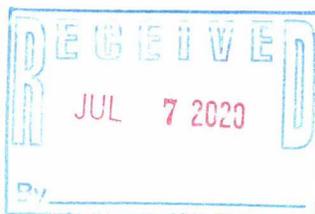
5. STATE THE GROUNDS FOR THE REQUEST AND DETAIL ANY SPECIAL CONDITIONS WHICH CAUSE HARDSHIPS THAT IN YOUR OPINION JUSTIFY THE VARIANCE(S) OR SPECIAL EXCEPTION(S) YOU ARE REQUESTING. EXAMPLES OF SPECIAL CONDITIONS ARE: HILLS, VALLEYS, CREEKS, POWER POLES, ELEVATIONS, IRREGULAR LOT OR TRACT SHAPES, ETC. 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.

Due to a city culvert and drainage easement that has been installed to the middle of the property

A building commensurate with the surrounding properties is not possible without the side and front setback

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.

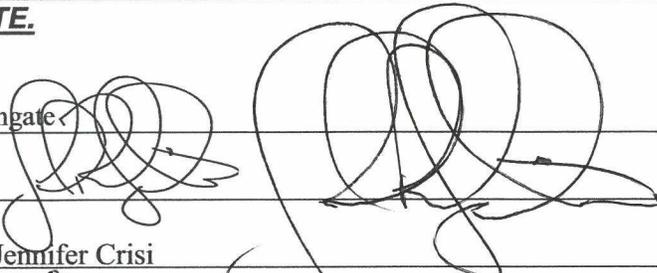
7. ATTACH A DETAILED DIAGRAM OF THE SITE DRAWN TO SCALE, AND ANY OTHER DRAWINGS OR PHOTOGRAPHS NECESSARY TO HELP EXPLAIN THE CASE TO THE BOARD. SHOW ON THE DIAGRAM ALL EASEMENTS, BUILDING LINES, ENCROACHMENTS, AND THE VARIANCE(S) REQUESTED. THE REQUESTED VARIANCE(S) SHOULD BE QUANTIFIED BY AN APPROPRIATE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



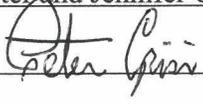
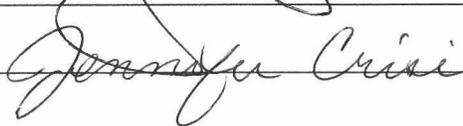
JRC
Gal

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) _____ John Wingate _____

APPLICANT SIGNATURE _____  _____

OWNER (PRINT) _____ Peter and Jennifer Crisi _____

OWNER SIGNATURE _____  _____  _____



The State of Texas

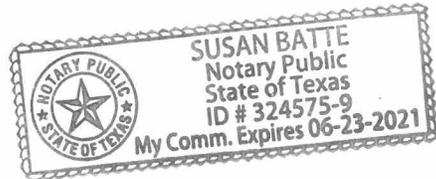
County of Tarrant

Before me Susan Batte on this day personally appeared John Wingate 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 7th day of July, A.D. 2020.

SEAL

Susan Batte
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



5. Maximum Impervious Area: The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed sixty (60) percent of the total lot area.
6. Minimum Floor Area: The minimum square footage of a dwelling unit shall be not less than twelve hundred (1,200) square feet of floor area.

G. AREA REGULATIONS:

The following minimum standards shall be required:

1. Depth of front yard, feet – 30
A minimum of fifty (50) percent of the area of the lot within the required front yard setback shall be a landscaped area.
2. Depth of rear yard, feet - 25
3. Width of side yard on each side, feet - 6
4. Width of lot, feet - 65
Except reverse frontage lots shall be a minimum of ninety-five (95) feet in width.
5. Depth of lot, feet - 100
6. DISTANCE BETWEEN BUILDINGS: The minimum distance between principal or accessory buildings on adjacent lots shall be not less than twelve (12) feet.
7. Only one single-family detached dwelling shall be permitted on each lot or lot of record, as the case may be.

H. RESERVED

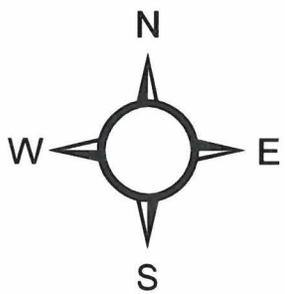
I. HEIGHT REGULATIONS:

The following maximum height regulations shall be observed:

1. Height of principal structure, two (2) stories not to exceed thirty-five (35) feet.
2. Height of accessory structure, one (1) story not to exceed sixteen (16) feet.

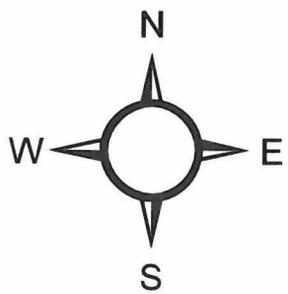
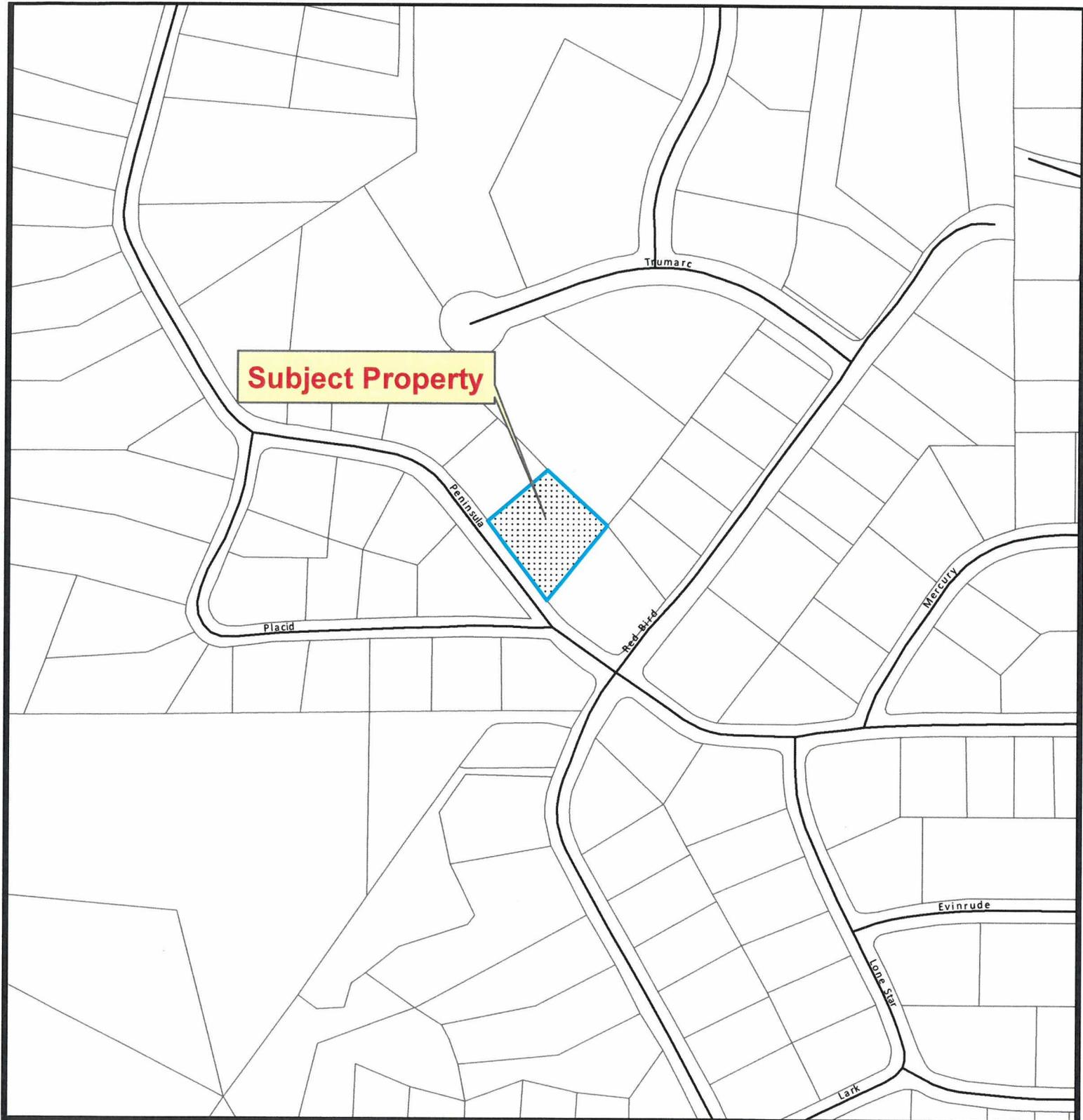


Subject Property



BZA20-05
2820 PENINSULA DRIVE

1 inch = 60 feet



BZA20-05
2820 PENINSULA DRIVE

1 inch = 200 feet

To Whom it May Concern:

27 June 2020

We are the owners of 2820 Peninsula Drive in Grapevine, TX. We are planning to sell Lot 1 and Lot 2 separately. We have been working with John Wingate, a builder, to come up with accommodations for the house he plans to build for his clients on Lot 1.

He has asked for an adjustment to the setback of three feet on the west side of Lot 1, between Lot 1 and Lot 2. He is also asking for a setback of nine feet on the east side of the lot.

This setback change will impact our sale of Lot 2 because the new owners will not be able to build any closer than nine feet from the lot line between Lot 1 and Lot 2.

We are willing to support this accommodation. Lot 2 is 100 feet wide, and this accommodation will still provide 85 feet of buildable width remaining for Lot 2.

Regards,


Peter A. Crisi


Jennifer L. Crisi

PROPERTY DESCRIPTION: Lot 1, Block 3, of Placid Peninsula, Section A, an addition in Tarrant County, Texas according to the map thereof recorded in Volume 388-U, Page 61 of the Plat Records of Tarrant County, Texas.

| | |
|----------|--------------------------------------|
| Date: | 06/23/2020 |
| ASC No. | D2006.2422 |
| PC/Tech | R.B. / L.G. |
| Client | Trinity Abstract and Title Co., Inc. |
| G.F. No. | 020-41201 |



Mailing Address:
2820 PENINSULA DRIVE
Grapevine, Texas 76051

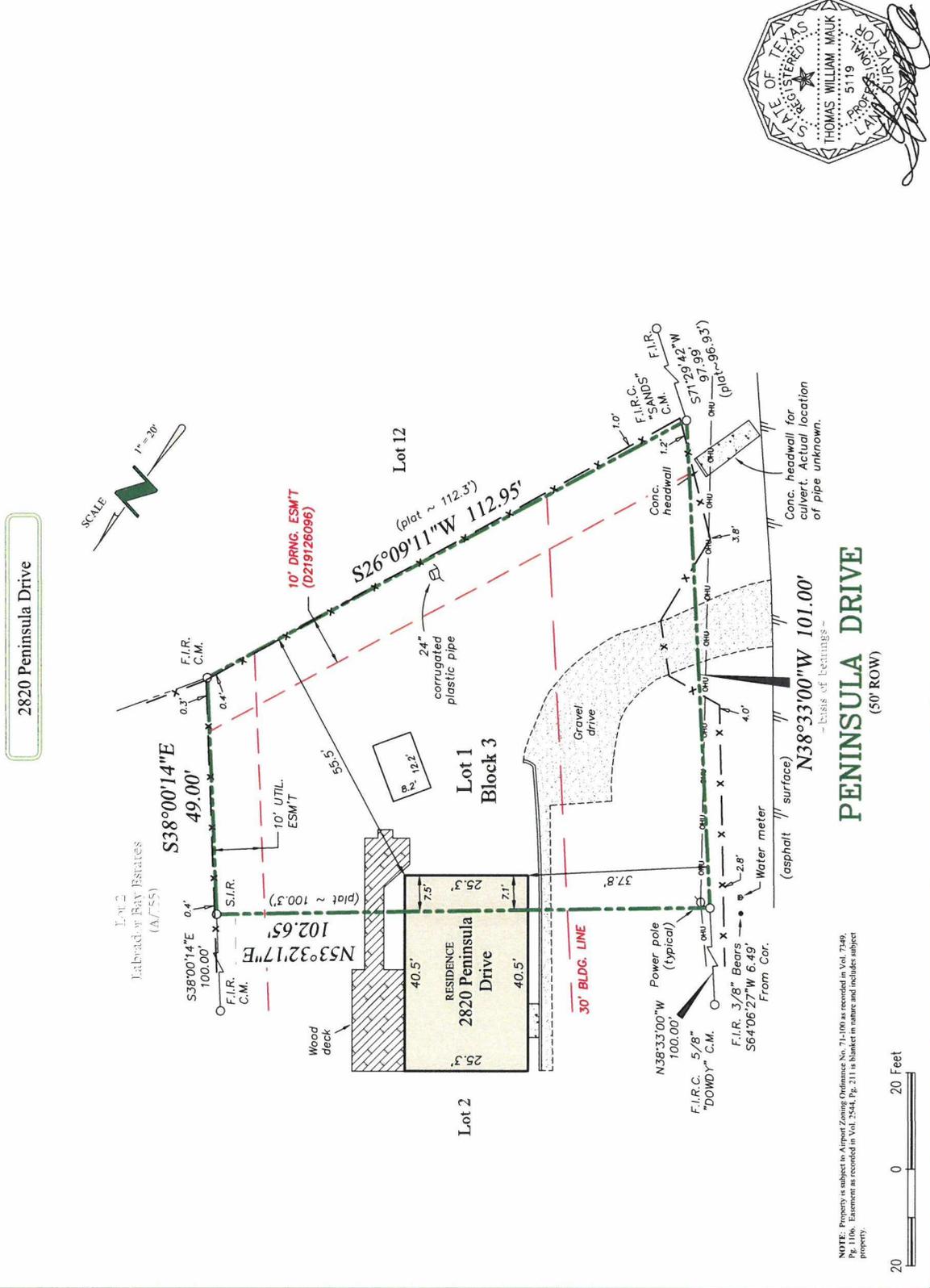
LEGEND: C.M. = Conspicuous Measurement; F.I.R. = Found Iron Rod; F.I.P. = Found Iron Pipe; F.C.P. = Fence Corner Post; O.H.U. = Overhead Utility; S.I.R. = Set Iron Rod; 1.2" diameter with yellow cap stamped "Arthur Surveying"; 1.2" diameter with yellow cap stamped "Arthur Surveying"; 1.2" diameter unless otherwise noted. — X — (fence / §. post) — DHU — (overhead utility)

FLOOD NOTE: It is my opinion that the property described herein is not in a Special Flood Hazard zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480598 0105. I, the undersigned, do not have any information concerning the property situated within Zone "X" (Unshaded).

SURVEYORS CERTIFICATION: The undersigned does hereby certify that this survey was made on the ground of the property legally described herein and is correct and to the best of my knowledge and belief, and that I am a duly licensed and qualified surveyor in the State of Texas, and that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise so noted.



220 Elm St., # 200 - Lewisville, TX 75057
Ph. 972.221.9439 - TFRNP 0068300
arthurlandsurveying.com - Established 1968



PENINSULA DRIVE
- basis of bearings -
(50' ROW)

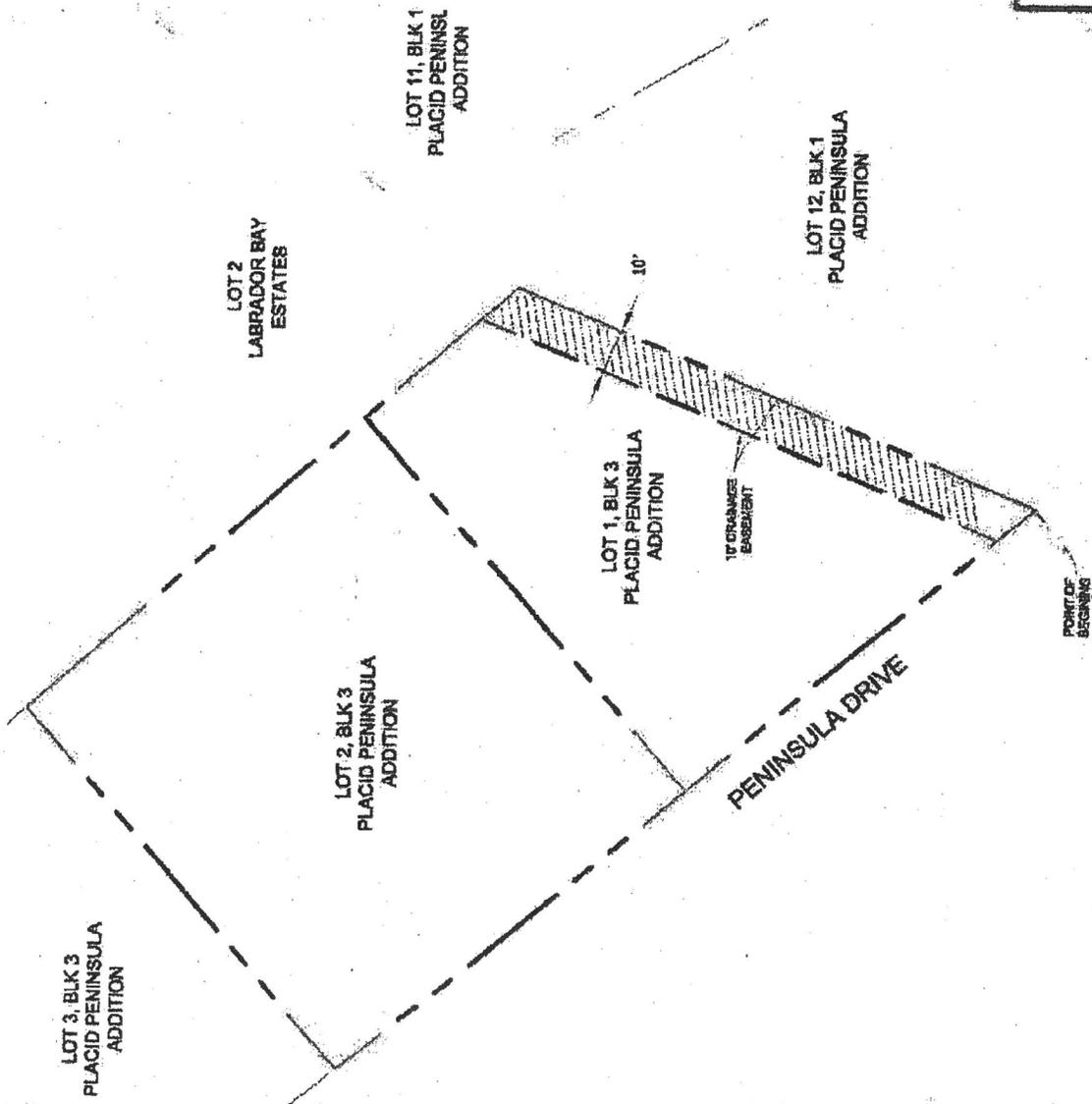
NOTE: Property is subject to Airport Zoning Ordinance No. 71-100 as recorded in Vol. 7549, Pg. 1166. Easement as recorded in Vol. 2544, Pg. 211 is blunder in nature and includes subject property.

COMMENCING at the southern most corner of a property owned by Peter Crtel and being described as Lot 1, Block 3 of the Placid Peninsula Addition and being the POINT OF BEGINNING.
 THENCE, Northwestly along the ROW line of Peninsula Drive to a point on the Southern most property line and at the intersection of a line being a 10' offset from the Eastern Property Line.
 THENCE, Northeastly along the line that is a 10' offset from the Eastern Property Line to a point on the Northern Property Line.
 THENCE, Southeastly along the Northern most Property Line to a point that is a common Property corner with Lot 12, Block 1 of the Placid Peninsula Addition.
 THENCE, Southwestly along the Eastern most property line and shared property line with Lot 12, Block 1 to the Point of Beginning.

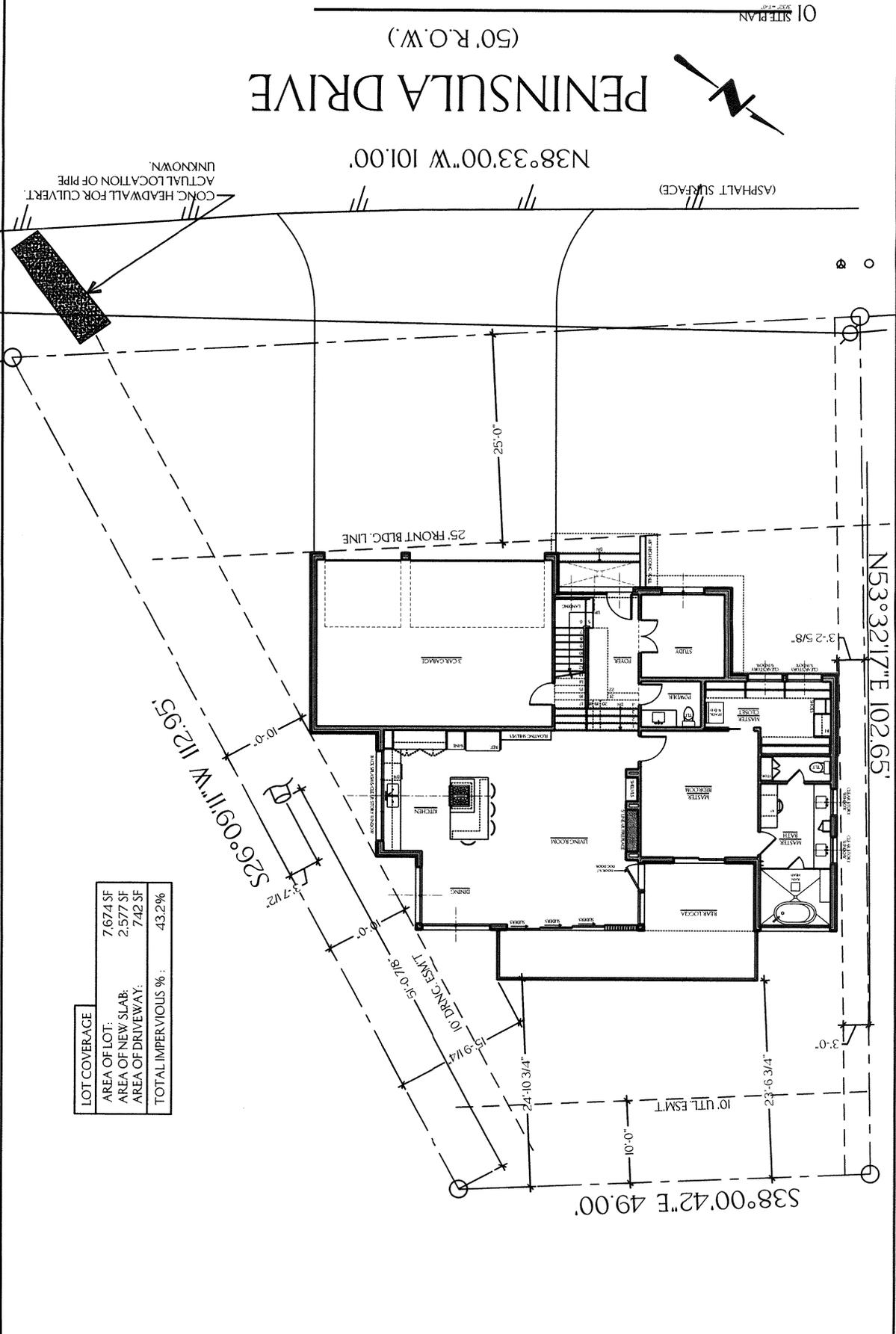
EXHIBIT A

**2820 PENINSULA DRIVE 10'
 DRAINAGE EASEMENT EXHIBIT
 LOT 1, BLOCK 3, PLACID
 PENINSULA ADDITION
 GRAPEVINE, TEXAS**

| | | | | |
|--------|---------|------|-----|-------|
| SCALE: | DATE: | DWN: | JHT | SHEET |
| 1:40 | 3/20/19 | CHK: | JR | |



| | | | |
|---|--|----------------------|-----------------------------|
| TITLE BLOCK 2820 PENINSULA DRIVE GRAPEVINE, TEXAS | | SHEET NO. 01 | DATE 05-16-2020 |
| CLIENT MONTLEON DESIGNS 330 N. 8th Street Suite# 204 Midlothian Texas 76065 monty@montleondesigns.com 469.774.4725 | | DRAWN BY MONTY | CHECKED BY MONTY |
| PROJECT 01 SITE PLAN | | APPROVED BY MONTY | REVISION DATE 05-16-2020 |
| COPYRIGHT © Montleon Design, Inc. All Rights Reserved. No part of this document, including all drawings, plans, or specifications, shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Montleon Design. | | REVISION 01 | REVISION DATE 05-16-2020 |



| | |
|----------------------|---------|
| LOT COVERAGE | 7674 SF |
| AREA OF LOT: | 7674 SF |
| AREA OF NEW SLAB: | 2577 SF |
| AREA OF DRIVEWAY: | 742 SF |
| TOTAL IMPERVIOUS % : | 43.2% |

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, July 6, 2020, at 6:00 P.M. in the Council Chambers, 2nd Floor, 200 South Main Street, Grapevine, Texas with the following members present to wit:

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

constituting a quorum. With Board Member Johnathan Gaspard 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 |

ITEM 1. CALL TO ORDER

Chairman Tracey Dierolf called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:00P.M.

ITEM 2. ROLL CALL

ITEM 3. BREIFING SESSION

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, Doug Anderson made a motion to adjourn the Briefing Session. George Dalton seconded the motion which prevailed by the following vote:

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

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

PUBLIC HEARING

ITEM 4. CITIZEN COMMENTS

There was no one wishing to speak during citizen comments.

ITEM 5. BOARD OF ZONING ADJUSTMENT CASE BZA20-04, ANNE LAPKIN, 904 W. TEXAS STREET

The first item for the Board of Zoning Adjustment to consider was BZA20-04 submitted by Anne Lapkin for property located at 904 West Texas Street, Tract 9R03U, A. Foster Survey, Abstract No. 518.

Section 15.G.4., “R-7.5” Single Family District, Area Regulations requires a minimum lot width of sixty-five feet (65’). The applicant requested a variance of five-feet (5’) allowing a lot width of sixty-feet (60’) for an existing lot.

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 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 variance and special exception. Specifically, developed property existed to the east and west eliminating the possibility of expanding the lot to meet the width requirements. The existing dwelling was built in 1950 per Tarrant Appraisal District predating the City’s first zoning ordinance adopted in 1955. The proposed expansion did not exacerbate the existing side yards adjacent to the east and west property lines respectively of approximately six-feet (6’) and five-feet (5’) and the front yard setback adjacent to the south property line of approximately ten-feet (10’).

Mr. Triplett stated that the applicant intended to expand the existing dwelling from approximately 1,849 square feet to approximately 2,824 square feet by adding 1,118 square feet of living space in the rear yard adjacent to the west and north property lines, replacement of existing porches with a new 92 square foot porch and a 429 square foot attached carport. As well as an unenclosed 113 square foot covered patio adjacent to the north elevation in the rear yard.

With no questions for Mr. Triplett, Anne Lapkin of 904 W. Sunset Street, Grapevine, Texas, took the oath of truth she gave a brief presentation to the Board and requested favorable consideration of her request and offered to answer any questions of the Board.

With no questions for Ms. Lapkin 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, Anderson, Borley
Nays: None
Absent: Gaspard

John Sheppard made a motion that a special condition existed for the requested variance and special exception. Specifically, developed property existed to the east and west eliminating the possibility of expanding the lot to meet the width requirements. The existing dwelling was built in 1950 per Tarrant Appraisal District predating the City's first zoning ordinance adopted in 1955. The proposed expansion did not exacerbate the existing side yards adjacent to the east and west property lines respectively of approximately six-feet (6') and five-feet (5') and the front yard setback adjacent to the south property line of approximately ten-feet (10'). Ben Johnson seconded the motion which prevailed by the following vote:

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

John Sheppard then made a motion to grant the following variance to "R-7.5" Single Family District, Area Regulations: Section 15.G.4., allowing a lot width of sixty-feet (60') for an existing lot; and a motion to grant a 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. Ben Johnson seconded the motion which prevailed by the following vote:

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

ITEM 6. MINUTES

Next the Board of Zoning Adjustment considered the minutes of the May 4, 2020, Briefing Session and Public Hearing.

Ben Johnson made a motion to accept the minutes of the May 4, 2020, Briefing Session. Doug Anderson seconded the motion which prevailed by the following vote:

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

Ben Johnson made a motion to accept the minutes of the May 4, 2020, Public Hearing. John Sheppard seconded the motion which prevailed by the following vote:

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

ADJOURNMENT

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

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

The meeting was adjourned at approximately 6:25 P.M.

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

APPROVED:

CHAIRMAN

SECRETARY