



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING AGENDA
MONDAY, MAY 6, 2024

GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

5:45 p.m. Briefing Session – Planning and Zoning Commission Conference Room
6:15 p.m. Public Hearing – City Council Chambers

CALL TO ORDER: 5:45 p.m. – Planning and Zoning Conference Room

1. Roll Call

BRIEFING SESSION

2. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard at the May 6, 2024, public hearing.
3. Upcoming local training opportunities (flyer).

PUBLIC HEARING 6:15 p.m. – City Council Chambers

4. Call to Order
5. Pledge of Allegiance

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.
7. Administration of Oath to all person's providing testimony or other evidence.

OLD BUSINESS

8. None.

NEW BUSINESS

9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA24-04 submitted by Cory Anthony for property located at 1203 Bellaire Drive and consideration of the same.
10. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA24-05 submitted by Kindall Kreamer for property located at 417 West Wall Street and consideration of the same.
11. Board of Zoning Adjustment to consider the minutes of the February 5, 2024 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 May 3, 2024 by 5:00 p.m.



ERICA MAROHNIC, AICP
PLANNING SERVICES DIRECTOR

If you plan to attend this public hearing and you have a disability that requires special arrangements at the meeting, please contact the office of Planning Services at (817) 410-3155 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

MEMORANDUM**PLANNING SERVICES**

MEMO TO: BOARD OF ZONING ADJUSTMENT

FROM: ERICA MAROHNIC, PLANNING SERVICES DIRECTOR
ALBERT L. TRIPLETT, JR., PLANNER II

SUBJECT: BOARD OF ZONING ADJUSTMENT CASE #**BZA24-04**
1203 BELLAIRE DRIVE

MEETING DATE: **MONDAY, MAY 6, 2024**

BACKGROUND INFORMATION:

The subject property is developed as a one-story, 1,955 square foot single-family detached residence on a 9,100 square foot (0.21 acre) lot. The lot was platted in 1953 and it was developed in 1960. The subject property was zoned "R-1", Single-Family Dwelling District prior to the 1984 City-wide Rezoning at which time it was rezoned to "R-7.5", Single-Family District.

On April 6, 1960, the Board of Zoning Adjustment (BZA) approved BZA60-01 to allow a 70-foot-wide dwelling on an 80-foot wide lot.

This application was submitted by Cory Anthony, Cornerstone Renovation & Design LLC, the representative for the property owners Keith and Christine Neill.

REQUEST:

The applicant intends to expand the existing single-family detached residence by adding 491 square feet of living space to the rear of the dwelling, and a 497 square-foot detached garage in the rear yard. The 3,034 square foot building footprint area in the data summary table total includes the following: the 1,955 square foot dwelling, the 91-square foot covered front porch, the 491 square foot expansion, and the 497 square foot detached garage.

The 1953 plat includes a 10-foot side yard setback adjacent to the north property line, which the existing dwelling encroaches 5.1 feet into. The dwelling's proposed expansion encroaches 10.1 feet into the currently required 15-foot side yard building setback, adjacent to the north property line. The proposed detached garage meets the currently required side yard setback and, the currently required rear yard setback, adjacent to the north and east property lines respectively. Last, a 1.3-foot encroachment exists into the required side yard setback, adjacent to the south property line as shown on the plot plan.

The following special exception is requested:

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 dwelling to remain as developed with a 5-foot encroachment into the required front yard setback adjacent to the west property line. A 10-foot side yard building setback, is depicted on the 1953 plat, and the existing dwelling encroaches 5-1 foot into the 10-foot side yard setback adjacent to the north property line. The dwelling's proposed expansion encroaches 10.3-foot into the currently required 15-foot side yard building setback, adjacent to the north property line. Last, a 1.3-foot encroachment exists into the required side yard setback, adjacent to the south property line as shown on the plot plan.

CONDITION:

The subject property was developed in 1960 prior to the rezoning of the property in the 1984 City-wide Rezoning to "R-7.5", Single-Family District. Currently and as proposed, the site is not compliant with Zoning Ordinance (82-73) relative to *Subsection 15.G.1., Depth of front yard, Subsection 15.G.3., Width of side yard* of Section 15, *Area Regulations, and Subsection 42.D., Corner Lots* of Section 42, *Supplementary District Regulations* of the Zoning Ordinance.

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment **approve** special exception BZA24-04 to allow the existing residential dwelling to remain as developed with a 5-foot encroachment into the required front yard setback adjacent to the west property line, a 10.3-foot encroachment into the required side yard setback adjacent to the north property line, and a 1.3-foot encroachment into the required side yard setback adjacent to the south property line along with an expansion as shown on the plot plan.

/at

BOARD OF ZONING ADJUSTMENT AND PLOT PLAN
APPLICATION AND PLOT PLAN CHECKLIST

*Note that additional copies will be requested prior to the public hearing date for BZA packets.

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) Bellaire Addition Lot 1 Blk 9 Gross area of parcel (to nearest tenth of acre) 9,100 SQ FT
Street frontage & distance to nearest cross street Bellaire Drive / Vine Street Describe the Proposed Use Residential
Existing Zoning R-7.5

Property Owner Information, Authorization and Acknowledgements

All Board of Zoning Adjustment Requests are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of staff. Based on the size of the agenda, your application may be scheduled to a later date.

All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

I have read and understand all of the requirements as set forth by the application for zoning change request and acknowledge that all requirements of this application have been met at the time of submittal.

Owner Name Keith & Christine Heil
Company -
Address PO Box 1281
City Collegville State TX Zip Code 76034
Phone 817-319-7930 email [REDACTED]

Project Representation (check one):

- I will represent the application myself; OR
 I hereby designate Cory Anthony (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

APR 01 2024
BZA24-04

BOARD OF ZONING ADJUSTMENT AND PLOT PLAN APPLICATION AND PLOT PLAN CHECKLIST

APR 01 2024

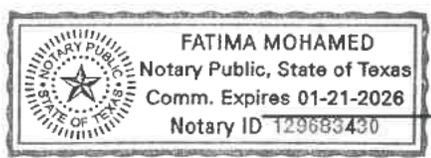
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature Keith Aaron & Christine Hovel Neill Date 3/29/24

STATE OF: TEXAS
COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared KEITH AARON & CHRISTINE HOVEL NEILL (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 29TH day of MARCH, 2024



Fatima Mohamed
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) Builder

Name Cory Anthony
Company Cornerstone Renovation & Design LLC.
Address 225 Rancho Grande Trail
City Keller State TX Zip Code 76248
Phone 817-266-5767
Email [REDACTED]

Applicant's Signature Cory Anthony Date 3-29-24

STATE OF: TEXAS
COUNTY OF: TARRANT

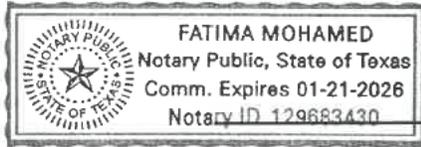
BEFORE ME, a Notary Public, on this day personally appeared CORY BRENT ANTHONY (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the applicant for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 29TH day of MARCH, 2024

BZA 24-04

BOARD OF ZONING ADJUSTMENT AND PLOT PLAN APPLICATION AND PLOT PLAN CHECKLIST

2024



Fatima Mohamed
 NOTARY PUBLIC in and for the State of Texas

LEGAL DESCRIPTION

Address of subject property 1203 Bellaire Dr

Legal description of subject property

1 9 Bellaire Addition, Section B
 Lot Block Subdivision

BOARD OF ADJUSTMENT APPLICATION PROCEDURAL TIMETABLE:

Application Deadline	First Monday of the month.
Days 1-7	Planning and other City staff review.
Day 8	Staff will issue comments and request additional information.
Day 15	Applicant submits revised plans or additional requested information.
Day 16	Notice is published in newspaper and mailed to adjacent property owners.
Day 20	Packets distributed to Board of Adjustment Members, City Council and applicants are informed of the public hearing date/presentation requirements.
Day 30	Board of Adjustment Public Hearing

POTENTIAL OUTCOMES:

Denial	Approval	Continuance
Requires majority vote by members present. Appeal may be filed within 10 days of public hearing with district court. If appeal is not pursued, then there is a one-year waiting period to reapply for the same request on the same property.	Requires ¾ vote for approval.	Further research and/or information is requested by the Board of Adjustment.

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**BOARD OF ZONING ADJUSTMENT AND PLOT PLAN
APPLICATION AND PLOT PLAN CHECKLIST**

*Applicants are strongly encouraged to read and familiarize themselves with [Section 68, Board of Adjustment](#) of the Zoning Ordinance.

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BOARD OF ZONING ADJUSTMENT AND PLOT PLAN APPLICATION AND PLOT PLAN CHECKLIST

PLOT PLAN CHECKLIST:

The following is a listing of requirements for a complete plot plan. A completed checklist must be submitted with the Board of Zoning Adjustment application. Applicants must indicate compliance with standards by checking the box adjacent to the standard below. Failure to comply with standards could result in rejection of the application and/or delay of the requested approval.

****Note that if a corresponding development application is submitted for consideration by another commission or City Council, the site plan package submitted with the corresponding entitlement request will be utilized for the BZA request as well.***

Section 1 – Plot Plan Format & General Standards (check if provided; indicate NA if not applicable)

Plot Plans shall comply with the following plan format and general standards:

- Sheet size shall be 11" x 17", black and white drawing on bond paper in landscape view. No blue-line color copies will be accepted.
- Plot plans must be clear and legible. Use a variety of line types and line weights. Do not screen information. Do not use grey-scale shading.
- Permissible scale for plot plans is engineer scales at 1" = 10', 20', 30', 40', or 50'. Architectural scales are not acceptable.
- Title block shall be in the lower, right-hand corner of the plot plan. The title block shall contain: BZA case number; plan type; project name (address), subdivision name, lot and block; gross acreage; city, county and state name; survey and abstract name; and date of preparation.

Title Block Format:

<p>Plot Plan for XXXX Street Name Lot X, Block X, Subdivision Name Addition City of Grapevine, Tarrant County, Texas X,XXX sq. ft. Zone: "R-7.5", Single Family Residential District Date of Preparation: Month, Year</p>
--

- Provide 1 1/2" x 5" blank area above title block for city approval stamps.
- Label company name, preparer name, address, and phone number of plot plan preparer (e.g., surveyor, engineer, architect etc.) in the vicinity of the title block.
- Legal description of the property shall be indicated on the plot plan.
- Label company name, contact name, address, and phone number of current property owner in the vicinity of the title block.
- Plot plan must be oriented so that north is to the top or left-hand side of the sheet.
- Provide north arrow, graphic scale, and written scale in close proximity to each other.
- Provide a vicinity map in the same orientation of plot plan showing subject property, north arrow, scale (or labeled "not to scale"), and adjacent thoroughfares.
- State purpose of request (e.g., "The purpose of this Board of Zoning Adjustment request is _____.")

**BOARD OF ZONING ADJUSTMENT AND PLOT PLAN
APPLICATION AND PLOT PLAN CHECKLIST**

Section 2 - Site Information *(check if provided; indicate NA if not applicable)*

For the site, provide the following:

- Show, label and dimension to-scale the location, use and arrangement of all existing and proposed buildings, driveways, flatwork, lot lines, fences and screening methods on the site.
- Label the lot size in acres and square feet; subdivision name, lot and block on the plot plan drawing.
Label the all existing and proposed structure's size in square feet and their height in linear feet on the plot plan drawing.
- Show, label and dimension existing and proposed building front, side and rear setbacks.
- Show location and dimension all off-street parking and driveways.
Show location, dimension and label adjacent streets, roadways, driveways, and lot/tract entrances, sidewalks, walkways and pathways, including type of surface material.
- Show and label location and height of fences, or screen plantings, and the type or kind of building materials or plantings to be used for fencing or screening.
- Final architectural elevations of proposed structures with the type or kind of building materials used.
- Note computations in a chart form showing the amount required and provided: height in stories and feet, total building area, total lot area, floor area ratio, total impervious area, total open space (landscaped area), total building and paved areas, number and size of dwelling units, number of bedrooms in residential uses, and building separations. A site data table example is provided below.
- Provide Standard Plot Plan Notes:
 1. Mechanical and electrical equipment including air conditioning units, shall be designed, installed and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view.
 2. All requirements of the City of Grapevine soil erosion control ordinance shall be met during the period of construction.

**BOARD OF ZONING ADJUSTMENT AND PLOT PLAN
APPLICATION AND PLOT PLAN CHECKLIST**

PLOT PLAN DATA SUMMARY TABLE FORMAT:

Plot Plan Data Summary Table		
Item	Minimum Required	Provided
General Site data		
Zoning (from zoning map)	R-7.5	R-7.5
Land Use (from Zoning Ordinance; include all applicable uses)	Single Family	Single Family
Total Lot Area (square feet and acres)	7,500 SQFT	10,635 SQFT
First Floor-Building Footprint Area (square feet)	No min.	SQFT
Total Building Area (square feet)	1,200 SQFT min.	SQFT
Building Height (feet/# stories)	35-feet/2 Stories	SQFT
Floor Area Ration (Ration x.xx.1)	0.40 or 40%	SQFT
Area Regulations		
Front Yard	30 FT/50% Landscaped min.	FT
Rear Yard	25 FT min.	FT
Side Yard	6 FT min.	FT
Lot Width	65 FT min.	70 FT
Lot Depth	100 FT min.	136 FT
Distance Between Buildings	12 FT min.	FT
Impervious Area		
Building Footprint Area (square feet)	1,200 SQFT min.	SQFT
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	SQFT	SQFT
Other Impervious Area	SQFT	SQFT
Total Open Space (square feet and percentage)	XX SQFT/40%	SQFT/XX%
Total Impervious Area (square feet and percentage)	XX SQFT/ 60%	SQFT/XX%

Section 3 - Adjacent Property Information (check if provided; indicate NA if not applicable)

For immediately adjacent properties:

- For platted properties, show lot lines and label subdivision name, lot and block designation, and plat recording information for each lot. For unplatted properties, show parcel lines and label future land use designations, record owner, and deed record information for each parcel.
- Label zoning of immediately adjacent properties.

Cornerstone Renovations & Design

Project Narrative:

Section 15 of Zoning Ordinance. Following R-7.5 Setback Requirements.

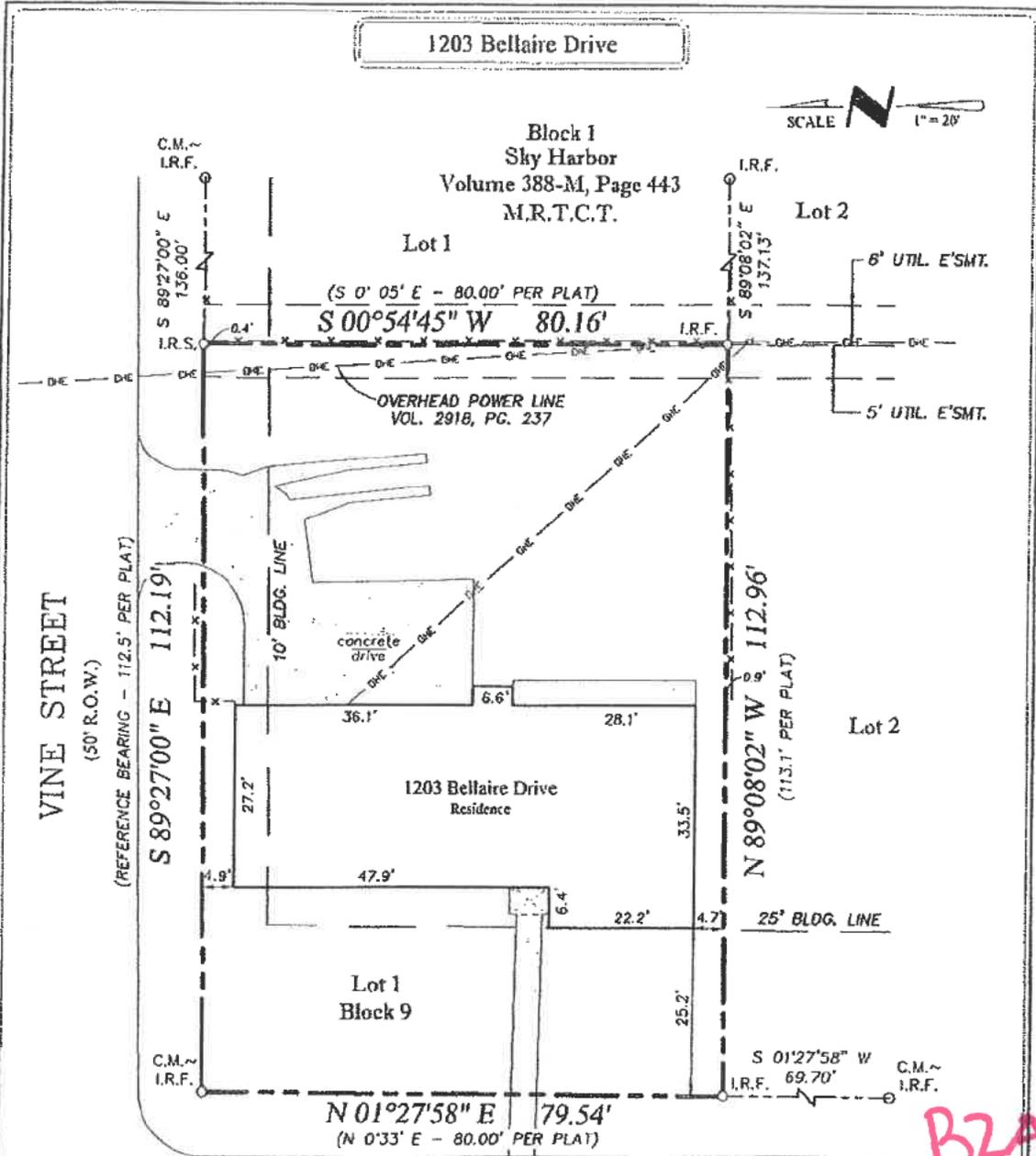
We are requesting a Board of Zoning Adjustment for a Special Exception for the property at 1203 Bellaire Dr. Being lot 1 Block 9, Bellaire Addition Section B.

As shown on the submitted Survey, the existing residence is over the current side yard setback requirements.

Unique circumstances include residence was constructed in the 1960's and the current setback requirements are different than what existing on the current property.

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BZA24-04



1203 Bellaire Drive

SCALE 1" = 20'

Block 1
Sky Harbor
Volume 388-M, Page 443
M.R.T.C.T.

VINE STREET
(50' R.O.W.)
(REFERENCE BEARING - 112.5' PER PLAT)

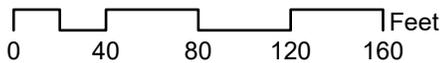
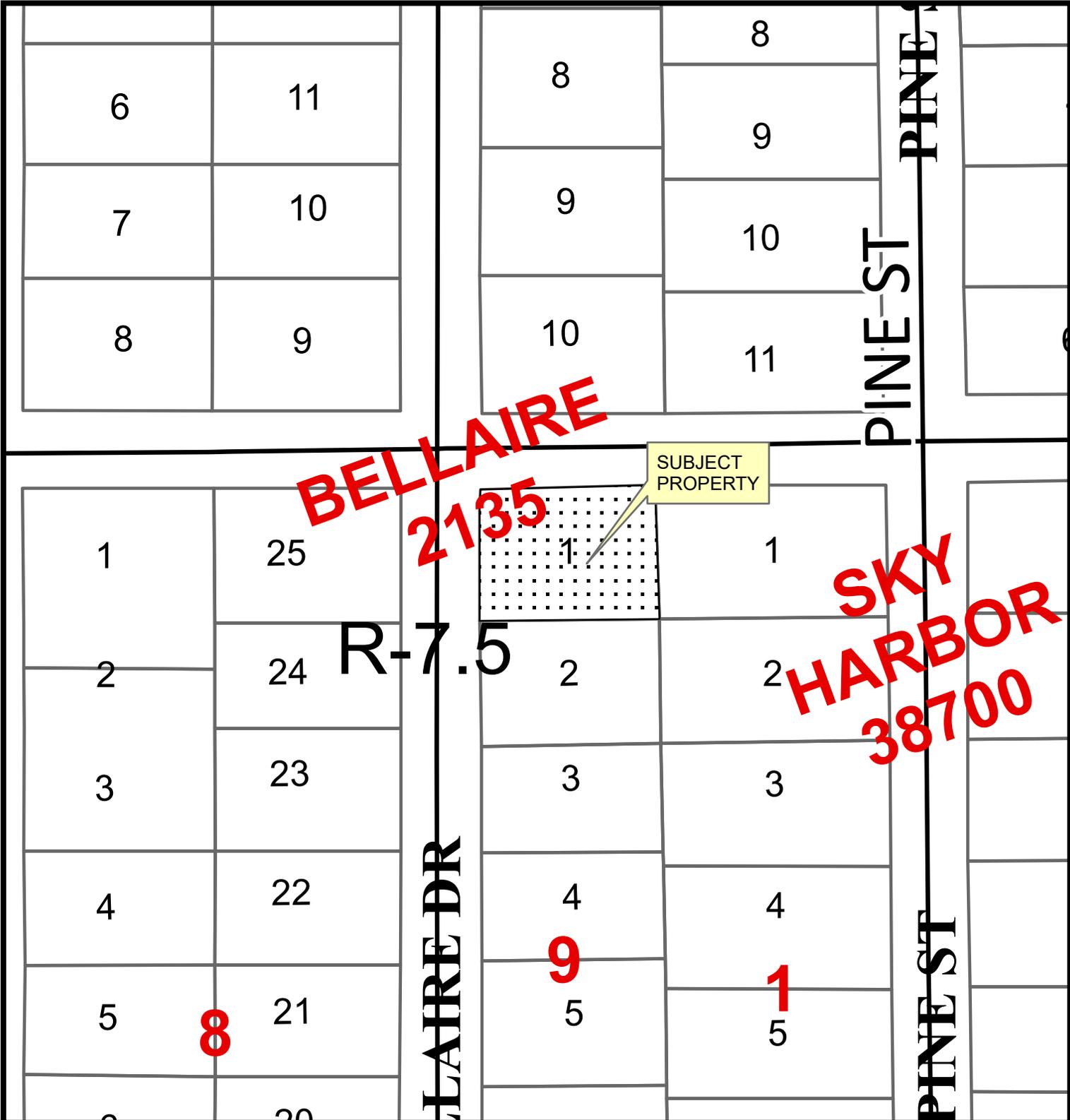
BELLAIRE DRIVE
(50' R.O.W.)

PROPERTY DESCRIPTION: Being Lot 1, Block 9, BELLAIRE ADDITION, SECTION B, an Addition to the City of Grapevine, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-V, Page 31, Map Records, Tarrant County, Texas.

<p>Republic Title of Texas, Inc. 8810 MacArthur Boulevard Irving, Texas 75063 Ph. (972) 401-0222 Fax (972) 401-0333</p>	Date:	06-23-15	<p>LEGEND - C.M. = Controlling Monument; I.R.F. = Iron Rod Found; I.P.F. = Iron Pipe Found; F.C.P. = Fence Corner Post; O.H.E. = Overhead Electric; I.R.S. = Iron Rod Set 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. X = (fence tag, fence post) — O.H.E. = (overhead power)</p> <p>FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480598-0115 K, present effective date of map, September 25, 2003, herein property situated within Zone "X".</p> <p>SURVEYORS CERTIFICATION: The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way 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 noted.</p>
	ASC No.	1506369	
	Drawn/Chk	SWIM/DLA	
	Client:	Republic Title of Texas, Inc.	
	G.F. No.	1008-153790-R1T	<p>ARTHUR SURVEYING CO. Professional Land Surveyors 220 Elm St., # 200 - Lewisville, TX 75057 Ph. 972.221.9439 - TTX# 10063809 www.arthursurveying.com Est. 1963</p>
DATE:			
<p>The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown</p>			
<p>1203 Bellaire Drive Grapevine, Texas</p>		<p> <i>Douglas L. Arthur</i></p>	

B2A24-04
APR 01 2024

PH



**BZA24-04; Cory Anthony
1203 Bellaire Drive**

Date Prepared: 4/22/2024

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

VICINITY MAP
NOT TO SCALE



Site Plan Data Summary Table

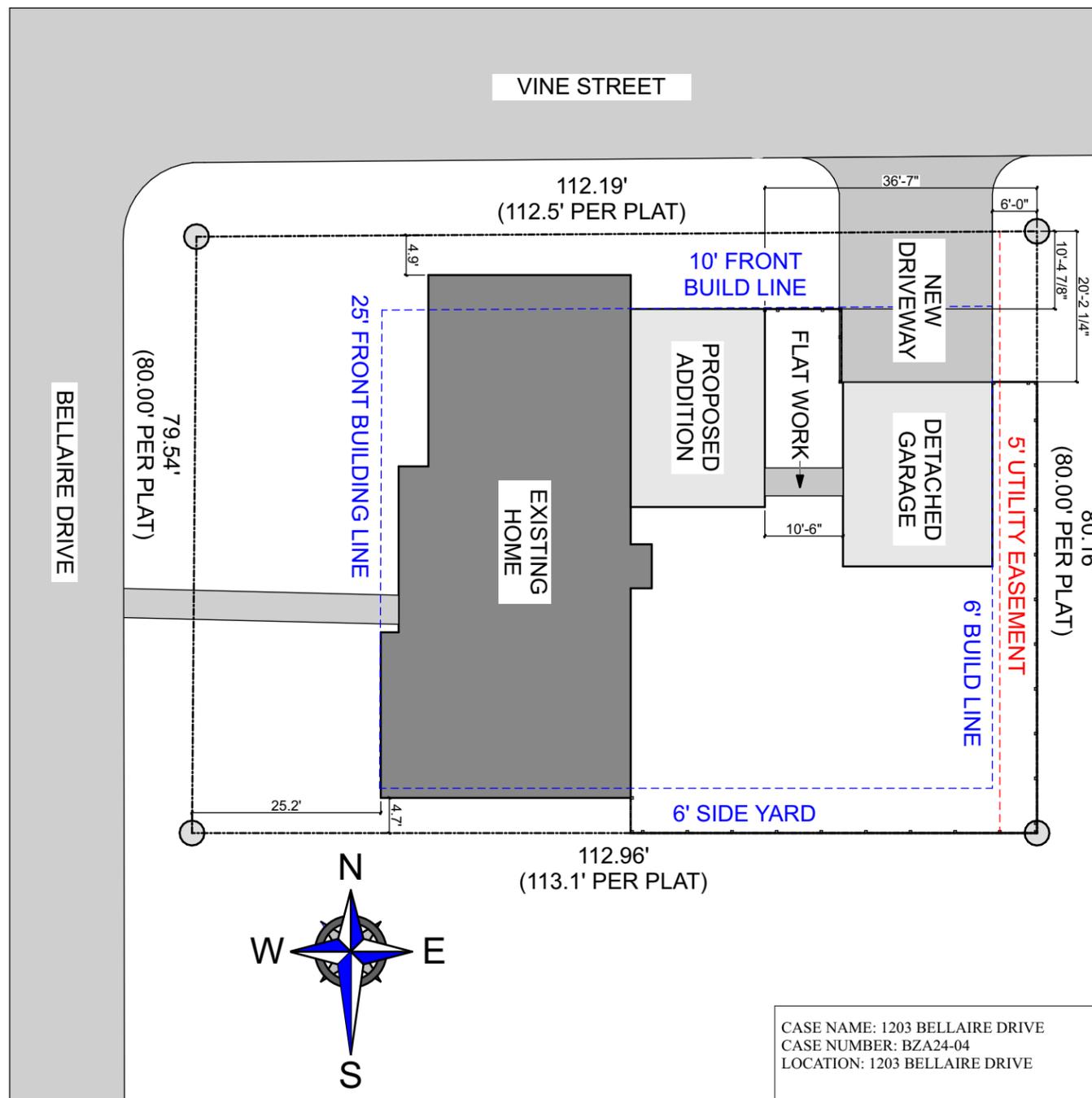
Item	Required	Provided
General Site data		
Zoning (from zoning map)	R-7.5	R-7.5
Land Use (from Zoning Ordinance; include all applicable uses)	Single Family	Single Family
Total Lot Area (square feet and acres)	7,500 SQ FT	9,100 SQFT
First Floor-Building Footprint Area (square feet)		3,034 SQFT
Accessory Structure	N/A	497
Total Building Area (square feet)	MIN. 1,200 SQ FT	2,446 SQFT
Building Height (feet/# stories) house/accessory building	35-feet/2 Stories	12'-10"
Area Regulations		
Front Yard	30 FT/50% Landscaped min.	25.2 FT
Rear Yard	25 FT min.	25 FT
Side Yard	6 FT min.	4.7', 4.9' FT
Lot Width	65 FT min.	79.54' FT
Lot Width	65 FT min.	80.16' FT
Lot Depth	100 FT min.	112.96' FT
Lot Depth	100 FT min.	112.19' FT
Distance Between Buildings	10 FT min.	10'-6" FT
Impervious Area		
Building Footprint Area (square feet)	1200 SQFT min	3,034 SQFT
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	SQFT/60%	596 SQFT
Other Impervious Area	SQFT/SQFT	N/A
Total Open Space (square feet and percentage)	3640 SQFT/40% MIN	5470 SQFT/60%
Total Impervious Area (square feet and percentage)	5460 SQFT/ 60 MAX	3630 SQFT/40%

ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

The purpose of BZA24-04 is for a special exception to allow the existing residential dwelling to remain as developed with an expansion with an encroachment into the required front yard and encroachments into the required side yard setbacks adjacent to the north and south property lines

1
A002
Site Plan
SCALE: 1" = 20'



PLOT PLAN
for
Neill Residence
LOT 1, BLOCK 9, BELLAIRE ADDITION, SECTION B
WILLIAM DOOLEY ABSTRACT, NO. A-422
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
9,100 SQ. FT.
ZONE: "R-7.5" SINGLE FAMILY DISTRICT
DATE OF PREPARATION: APRIL 10, 2024

CASE NAME: 1203 BELLAIRE DRIVE
CASE NUMBER: BZA24-04
LOCATION: 1203 BELLAIRE DRIVE

MAYOR _____ SECRETARY _____

DATE: _____

BOARD OF ZONING ADJUSTMENTS

CHAIRMAN _____

DATE: _____

SHEET: ___ OF ___

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

PLANNING SERVICES DEPARTMENT



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Buchanan Design Studio
311 S. Oak St.
FroanokeTX 76262
817-674-7020
www.buchanandesignstudio.com

Drawings and Specifications as instruments of service are and shall remain the property of the Buchanan Design Studio. This plan is to be used only for the lot and subdivision indicated on this plan, except by agreement in writing and appropriate compensation to Buchanan Design Studio.

The General Contractor is responsible for confirming and correlating dimensions at the job site. Buchanan Design Studio will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

Any reproduction is strictly prohibited.
© Buchanan Design Studio

Neill Residence
1203 Bellaire Drive
Grapevine TX 76051

Revisions

Survey
A002

MEMORANDUM**PLANNING SERVICES**

MEMO TO: BOARD OF ZONING ADJUSTMENT

FROM: ERICA MAROHNIC, PLANNING SERVICES DIRECTOR
NATASHA GALE, PLANNER I

SUBJECT: BOARD OF ZONING ADJUSTMENT CASE **#BZA24-05**
417 WEST WALL STREET

MEETING DATE: **MONDAY, MAY 6, 2024**

BACKGROUND INFORMATION:

The subject property is developed as a one-story, 2,519 square foot free-standing commercial building on a 40,839 square foot (0.938 acre) lot. The property was developed in 1953 and is platted as Block 1, Lot 2, Wright Addition. The zoning district for the subject property at the time of development was "R-2", Two Family District and the property was rezoned to "CN", Neighborhood Commercial District in the 1984 City-wide Rezoning.

On May 16, 2023, City Council approved the first reading of an ordinance, conditional use permit CU23-08 to allow a private school or non-profit of educational type to operate within the former Mt. Horum Baptist Church located at 417 West Wall Street.

On June 5, 2023, the Board of Zoning Adjustment (BZA) approved a special exception to allow vehicle parking within the required front yard adjacent to the north property line as a result of a 4,888 square foot right of way dedication associated with platting the property and approved a special exceptions to Section 53, *Landscaping Regulations*.

On June 20, 2023, City Council approved the second reading of an ordinance, conditional use permit CU23-08 to allow a private school or non-profit of educational type to operate within the former Mt. Horum Baptist Church located at 417 West Wall Street.

The application was submitted by Kindal Kreamer, Wright Construction Co., Inc., the representative for the property owner Balla C. Wright.

REQUEST:

The applicant is requesting a special exception to allow a 3-foot-tall fence within the required front yard setback adjacent to the north property for the existing Vine Academy private school.

The following special exception is requested:

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 a 3-foot-tall fence within the required front yard adjacent to the north property line as a result of a 4,888-square-foot

right-of-way dedication associated with platting the property. The City of Grapevine's Thourgouhfare plan requires a 65-foot minimum of right-of-way on West Wall Street, between South Main Street and North Dove Road. The site currently operates as a private school of educational type (Vine Academy) and the proposed fence is to ensure the safety of their students.

CONDITION:

The subject property is an existing developed property and the structure was built in 1953 prior to the rezoning of the property in the 1984 City-wide Rezoning from "R-2", Two Family District to "CN", Neighborhood Commercial District. Currently and as proposed, the site is not compliant with Zoning Ordinance (82-73) relative to the front yard requirement found in Section 24.G.3, *Area Regulations*, of Section 24, "CN", Neighborhood Commercial District regulations of the Zoning Ordinance that states that front yards shall not be used for any building, structure, fence, wall or storage area, except that signs may be permitted in this area. Due to the 4,888 square feet of right-of-way being taken due to platting the property, a portion of the proposed 3-foot-tall fence will be in the front yard setback.

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment **approve** a special exception to the Grapevine Comprehensive Zoning Ordinance 82-73, Subsection 43.E.3, *Nonconforming Uses and Structures* to allow a 3-foot-tall fence within the required front yard adjacent to the north property line as a result of a 4,888 square foot right-of-way dedication associated with platting the property as shown on the plot plan.

/ng

BOARD OF ZONING ADJUSTMENT AND PLOT PLAN
APPLICATION AND PLOT PLAN CHECKLIST

*Note that additional copies will be requested prior to the public hearing date for BZA packets.

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) <u>Lot 2, Block 1, Wright Addition</u>	Gross area of parcel (to nearest tenth of acre) <u>0.9 acres</u>
Street frontage & distance to nearest cross street <u>Wall St. ; 100 ft to Scribner</u>	Describe the Proposed Use <u>School</u>
Existing Zoning <u>Neighborhood Commercial</u>	

Property Owner Information, Authorization and Acknowledgements

All Board of Zoning Adjustment Requests are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of staff. Based on the size of the agenda, your application may be scheduled to a later date.

All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

I have read and understand all of the requirements as set forth by the application for zoning change request and acknowledge that all requirements of this application have been met at the time of submittal.

Owner Name Balla Wright

Company _____

Address 600 W. Wall St.

City Grapevine State TX Zip Code 76051

Phone 917-481-2594 Email [REDACTED]

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Kindal Kreamer (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

BOARD OF ZONING ADJUSTMENT AND PLOT PLAN
APPLICATION AND PLOT PLAN CHECKLIST

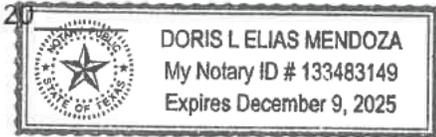
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature Balla C. Wright Date 4/5/2024

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Balla Wright
(printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 5th day of April, 2024.



Doris L. Elías Mendoza
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Kindal Kreamer

Company _____

Address 600 W. Wall St.

City Grapevine State TX Zip Code 76051

Phone 940-390-9563

Email _____

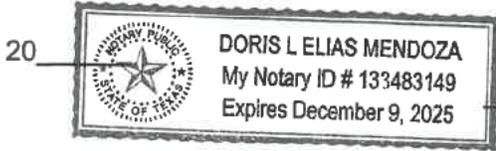
Applicant's Signature KP Date 4/5/2024

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Kindal Kreamer
(printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the applicant for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 5th day of April, 2024.

**BOARD OF ZONING ADJUSTMENT AND PLOT PLAN
APPLICATION AND PLOT PLAN CHECKLIST**



Doris Elias Mendoza
NOTARY PUBLIC in and for the State of Texas

LEGAL DESCRIPTION

Address of subject property 417 W. Wall St., Grapevine, TX 76051

Legal description of subject property
See attached.

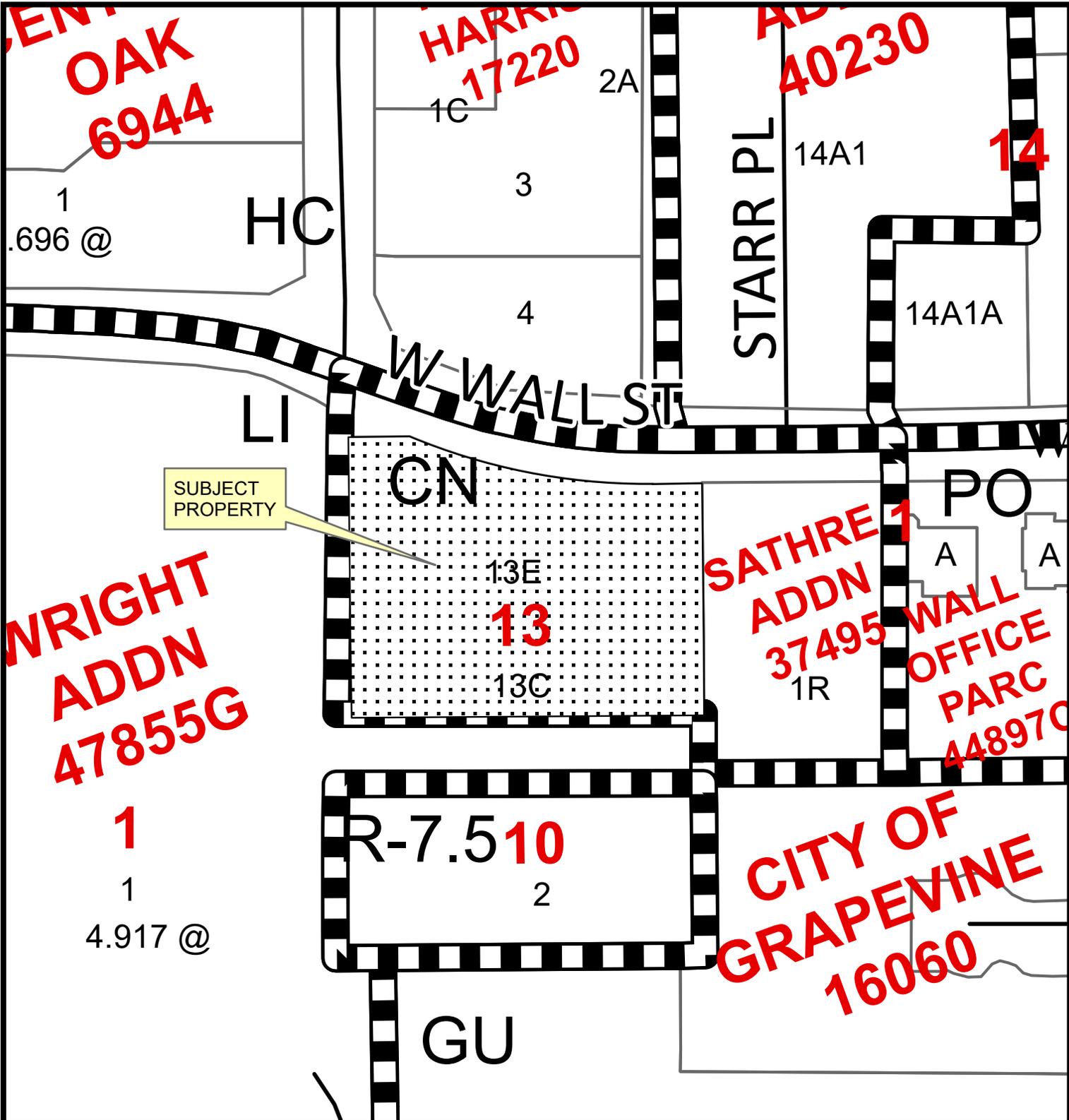
2 1 Wright Addition
Lot Block Subdivision

BOARD OF ADJUSTMENT APPLICATION PROCEDURAL TIMETABLE:

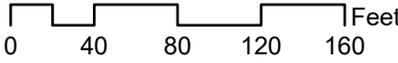
Application Deadline	First Monday of the month.
Days 1-7	Planning and other City staff review.
Day 8	Staff will issue comments and request additional information.
Day 15	Applicant submits revised plans or additional requested information.
Day 16	Notice is published in newspaper and mailed to adjacent property owners.
Day 20	Packets distributed to Board of Adjustment Members, City Council and applicants are informed of the public hearing date/presentation requirements.
Day 30	Board of Adjustment Public Hearing

POTENTIAL OUTCOMES:

Denial	Approval	Continuance
Requires majority vote by members present. Appeal may be filed within 10 days of public hearing with district court. If appeal is not pursued, then there is a one-year waiting period to reapply for the same request on the same property.	Requires ¾ vote for approval.	Further research and/or information is requested by the Board of Adjustment.



SUBJECT PROPERTY



**BZA24-05; Kindal Kreamer
417 West Wall Street**

Date Prepared: 4/22/2024

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, FEBRUARY 5, 2024

GRAPEVINE CITY HALL, COUNCIL CHAMBERS
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

5:45 p.m. Briefing Session – Planning and Zoning Conference Room

6:15 p.m. Public Hearing – City Council Chambers

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, February 5, 2024, at 5:45 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:

John Sheppard	Chairman
John Borley	Member
Andrew Muras	Member
Doug Anderson	Member
George Dalton	Member
Jack Townsend	Alternate
Jonathan Gaspard	Alternate

With no members absent, constituting a quorum. Also present was City Council Representative Sharron Rogers and the following City Staff:

Natalie Gullo	Representative for the City Attorney
Erica Marohnic	Director
Albert Triplett	Planner II
Natasha Gale	Planner I
Lindsay Carey	Planning Technician

CALL TO ORDER: 5:45 P.M. – Planning and Zoning Conference Room

Chairman Sheppard called the Briefing Session of the Board of Zoning Adjustment to order at approximately 5:45 P.M.

BRIEFING SESSION

1. Roll Call
2. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard at the February 5, 2024 public hearing.
3. Staff to brief the Board of Zoning Adjustment on the Multifamily Short-term Rental permit (STR) appeal procedure.

Albert Triplett briefed the Board on the case listed on their regular meeting agenda and took questions.

ADJOURNMENT OF BRIEFING SESSION

With no further discussion, Sheppard made a motion to adjourn the Briefing Session.

The Briefing Session was adjourned at approximately **6:07 P.M.**

Public Hearing

4. Call to Order – Sheppard called meeting to order at **6:15 P.M.**
5. Pledge of Allegiance

CITIZEN COMMENTS

6. There was no one wishing to speak during citizen comments.
7. Administration of Oath to all person's providing testimony or other evidence.
Sheppard swore in members of the audience.

OLD BUSINESS

8. None

NEW BUSINESS

9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA24-01 submitted by Phil Ware with Ware Brothers, LLC for property located at 305 Smith Street and consideration of the same.

Albert Triplett presented the proposed plan and answered questions from the Board.

BZA24-01 applicant, Phil Ware, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Motion was made to **approve** BZA application **BZA24-01A, a special exception for the following:**

Subsection 42.D., Corner Lots of Section 42, Supplementary District Regulations to allow the existing residential dwelling to remain as developed with an 8-foot encroachment into the required side yard setback adjacent to the north property line and for the detached garage to remain as developed with an expansion and a 3-foot encroachment into the

side yard setback adjacent to the south property line as shown on the plot plan:

Motion: Muras
Second: Borley
Ayes: Anderson, Sheppard, Dalton
Nays: None
Approved: 5-0

Motion was made to **approve** BZA application **BZA24-01B**, a **variance for the following**:

Subsection 15.G.5, *Minimum Lot Depth*, of Section 15, "R-7.5", Single-Family Residential to allow the existing lot a depth of 93 feet as shown on the plot plan:

Motion: Anderson
Second: Muras
Ayes: Sheppard, Dalton, Borley
Nays: None
Approved: 5-0

Motion was made to **approve** the December 4, 2023 minutes briefing session and public hearing:

Motion: Borley
Second: Muras
Ayes: Anderson, Sheppard
Nays: None
Approved: 4-0-1
Abstained: Dalton

Adjournment

Motion was made to adjourn the meeting at **6:26 P.M.**

Motion: Dalton
Second: Anderson
Ayes: Sheppard, Muras, Borley
Nays: None
Approved: 5-0

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 6th DAY OF MAY 2024.

APPROVED:

CHAIRMAN

LINDSAY CAREY
PLANNING TECHNICIAN