



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING AGENDA
MONDAY, JUNE 3, 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 June 3, 2024, public hearing.

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

3. Call to Order
4. Pledge of Allegiance

CITIZEN COMMENTS

5. 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.
6. Administration of Oath to all person's providing testimony or other evidence.

OLD BUSINESS

7. None.

NEW BUSINESS

8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA24-06 submitted by Don Stone for property located at 942 Minters Chapel Road and consideration of the same.

9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA24-07 submitted by Michael Reeder for property located at 722 West College Street and consideration of the same.
10. Board of Zoning Adjustment to consider the minutes of the May 6, 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 31, 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 **#BZA24-06**
942 MINTERS CHAPEL ROAD

MEETING DATE: **MONDAY, JUNE 3, 2024**

BACKGROUND INFORMATION:

The subject property is developed as a one-story, 31,500 square foot office/warehouse building on an 88,182 square foot (2.024 acre) parcel. The site was annexed into the Grapevine City Limits on March 20, 1957 (Ord. 1957-06), was developed in 1966, and is proposed to be platted as Block 1, Lot 1, 942 MCR Addition. The zoning district at the time of development was either "J" Industrial District or "K" Industrial District (Ord. 1955-06), and was rezoned to "LI", Limited Industrial District on April 7, 1970 (Ord. 1970-10), and was rezoned to "LI", Light Industrial District in the 1984 City-wide Rezoning.

On May 21, 2024, City Council approved the first reading of an ordinance, conditional use permit CU24-16, on the subject site, to allow outside storage and to revise elevations in conjunction with an 31,500 square foot office/warehouse building, with the condition, that an 8-foot, approximately 376-square-foot mobile liquid containment tank be used for the requested outdoor storage to the rear of the building.

The application was submitted by Don Stone, the property owner.

REQUEST:

The applicant is requesting a special exception to allow the existing building encroachments into the required front-yard building setback, and into the required side yard adjacent to the north property line, reduce minimum open space, exceed maximum impervious area, and allow reduced landscaping regulations.

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 the allow the existing office/warehouse to remain as developed and to allow exceptions to Section 31, "LI", Light Industrial District, and to Section 53, *Landscaping Regulations*.

The subject site does not meet the following requirements:

- **Subsection 31.F.2, Minimum Open Space, of Section 31.F, Density Requirements, of Section 31, “LI”, Light Industrial District** stipulates that at least 15% of the total lot area shall be devoted to open space. The existing development includes approximately 7,246 square feet of open space which equals 8.2% of the total lot area.
- **Subsection 31.F.4, Maximum Impervious Area, of Section 31.F, Density Requirements, of Section 31, “LI”, Light Industrial District** stipulates the combined area occupied by all buildings structures, off-street parking, and paved areas shall not exceed 85% of the total lot area. The site is covered with building area or other impervious surface area of approximately 80,936 square feet or 91.8% of the total lot area.
- **Subsection 31.G.3, Front Yard, of Section 31.G, Area Regulations, of Section 31, “LI”, Light Industrial District requires** that every lot shall have a front yard of not less than 30 feet and be used as a landscaped setback area consisting of grass, shrubbery, vines or trees, except for minimum access for driveways and sidewalks. An approximate 8.5-foot building encroachment exists into the front yard setback.
- **Subsection 31.G.4, Side Yard, of Section 31.G, Area Regulations, of Section 31, “LI”, Light Industrial District requires** that every lot shall have side yards of not less than 15 feet. An approximate 8-foot building encroachment exists into the side yard setback adjacent to the north property line.
- **Subsection 53.H.1, 53.H.2, and 53.H.I, of section 53, Landscaping Regulations** enumerates multiple requirements for the minimum landscaped area within the parking and vehicular use areas, perimeter landscaping, and non-vehicular open space. None of these standards are met with the current development as it consists primarily of paved area throughout the lot.

CONDITIONS:

The subject site is an existing developed parcel. The principal structure was built in 1966, compliant with Zoning Ordinance (55-06) and prior to rezoning of the property in the 1984 City-wide rezoning to an “LI”, Light Industrial District. The zoning requirement’s for development at the time of development where less restrictive than current Zoning Ordinance requirements. Currently and as proposed, the site is not compliant with Zoning Ordinance (82-73) relative to the existing minimum open space, maximum impervious area, uninterrupted 30-foot landscaped front yard, uninterrupted 15-foot side yard setback adjacent to the north property line, and landscape regulations.

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 the commercial structure to remain as developed as shown on the plot plan, **subject to the following condition:**

1. A final plat is approved by the City Council and filed with Tarrant County.

/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) <u>942 MCR ADDITION</u>	Gross area of parcel (to nearest tenth of acre) <u>2.024</u>
Street frontage & distance to nearest cross street <u>DALLAS DRIVE ≈ 600 FT.</u>	Describe the Proposed Use <u>OFFICE WAREHOUSE</u>
Existing Zoning <u>LI</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 DON STONE
Company MINTERS 942, LLC.
Address 2210 HUTTON DRIVE SUITE 100
City CARROLLTON State TX Zip Code 75006
Phone (817) 991-1874 Email [REDACTED]

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate _____ (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 22 2024

BZA24-06

**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 *Don Stone* Date 4/19/2024

STATE OF: TX
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Don Stone
(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 22nd day of April, 2024



Christina Burke
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name _____
Company _____
Address _____
City _____ State _____ Zip Code _____
Phone _____
Email _____
Applicant's Signature _____ Date _____

STATE OF: _____
COUNTY OF: _____

APR 22 2024

BEFORE ME, a Notary Public, on this day personally appeared _____
(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 _____ day of _____,

BZA24-06

April 20, 2024

To: The Board of Zoning Adjustment

From: Minters 942, LLC - 942 Minters Chapel Road

The below request from the planning department is a result of an Application for Platting, and a Conditional Use Permit application, which are currently in work. The below review notes attached, require an Application and Plot Plan Checklist to be completed, which follows.

CU24-16

APRIL 17, 2024

OFFICE/ WAREHOUSE

942 MINTERS CHAPEL ROAD
PROPOSED TO BE PLATTED AS BLOCK A, LOT 1,
942 MCR ADDITION

Email a PDF of the revised plans by **April 23, 2024 at 12:00 p.m.** to emarohnic@grapevinetexas.gov/atriplett@grapevinetexas.gov/nlgale@grapevinetexas.gov. Verify that all text is legible on an 11"x 17" sheet. Do not reproduce final copies requested below prior to Planning Staff approval.

PROJECT DESCRIPTION: CU24-16; to revise front building elevations and to allow outdoor storage.

PLANNING SERVICES

- A Board of Zoning Adjustment (BZA) application is required to address building setback encroachments, the amount of open space, and the amount of impervious on the site. After the first reading of the ordinance for the Conditional Use request, upon favorable approval from the Board of Zoning Adjustment, a second reading of the ordinance will be required. Please submit the BZA application to Planning Services.

From the highlighted items above:

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- 1.) Building setback encroachments (Section 31, Paragraph F, Item 4, Side Yard) - The vacant lot to the north of 942 was once part of this property. It was sold off years ago and is now part of the Northfield Distribution Center. With that transaction, 942's north property line

BZA24-06

became 7 feet and 1 inch from the building, which does not meet the current criteria of a minimum 15 foot side yard.

An exemption is requested for any and all setback encroachments, as the building is an existing structure.

2.) Amount of Open Space (Section 31, Paragraph F, Item 2)

The existing property footprint does not meet the current standard. Also, the current footprint of the property cannot shrink for any reason, without the risk of increasing the contamination of the ground water going to Cottonwood Branch Creek. (See Background Information.)

An exemption is requested to this rule as meeting the standard would be detrimental to the ongoing remediation program that has been in process since 2002 and would require removing improvements to and existing property.

3.) Maximum Impervious Area (Section 31, Paragraph F, Item 4)

A sidewalk for ingress and egress of Suite 103, (the Environmental Control Office has been permitted and constructed), and a pad for the Emergency Retention Water Tank need to be added to the impervious footprint for the property. Both are depicted on the attached site plan.

Both the sidewalk and the tank pad be inside the 'Restricted Area' on the back (south side) of the building, behind an 8-foot screen wall. The tank pad will hold a 15-20,000 gallon tank for containment of the influent from the well network at Cottonwood Branch Creek. On site, emergency influent storage is necessary at this facility. In the event of an exceedance of the chromium level in the ground water being returned to the property, the Emergency Storage will give needed time to get remediation equipment on site to stop the water from entering

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the Sanitary Sewer. The sidewalk and tank pad reduce the area of open and pervious soil by approximately 600 square feet, but provides a needed sidewalk and enhances the safety and protection of the environment. Because of these facts,

an exemption is requested for the Impervious Area requirements under the current code, as removing any concrete from the existing property footprint would be detrimental to the safety and soundness of the remediation efforts and harmful to the environment.

The above requests will enhance the safety and protection of the environment and will also allow removal of the original Water Treatment Plant from the south side of the building. (Currently in full view of the public).

Approval of the requests will allow all equipment, tanks, testing, and other activities pertaining to the remediation program to be contained inside a 'Restricted Area' on the south side (back) of the building and screened with an 8-foot wall. In this way, nothing will be visible from any public street. The neighboring properties will only see the tops of two existing metal buildings and the top few feet of one tank as depicted on the attached drawings.



Submitted by Don Stone

MINTERS 942, LLC.

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BZA24-04

942 Minters Chapel Road (942MCR) Grapevine, Texas 76051 USA

Background Information

The site was initially built on in the mid-1960s, added to in the mid-1970s, and added to again in the mid-1980s, resulting in a 30,000 square foot tilt wall building footprint with an additional 3750 square feet on a mezzanine level. In the early 1990s, two small metal buildings were attached to the back of the primary tilt wall building.

The business for the entire occupancy of the facility was manufacturing chrome plated rollers. During many years between 1965-2015, the in-house processes allowed chromium containing chemicals to penetrate the slab of the building and contaminate the soil under the building and parking lot. The ground water is very shallow in the area and the chromium contamination under the building and parking lot migrated down into the ground water and spread from the building in a large plume, that migrates southeasterly toward Cottonwood Branch Creek.(CBC)

In the early 2000's, this contamination was discovered at CBC by observers noticing a bright greenish/yellow material coming out of the north bank of the creek. The authorities were contacted, and the City and State became involved in investigating, negotiating, and supervising the clean up operation that began in 2002. The property owners signed an Agreed Order with the State of Texas, paid their fines and commenced spending several million dollars to drill thousand of holes in the area to determine the size of the plume, build a 350 foot underground slurry wall at the creek, installed a well network to collect the water stopped by the slurry wall, dug a 850 foot underground pipeline to transfer effluent from three wells back to 942 MCR

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BZA 24-06

and built a Water Treatment Plant on the south side of the building to process the ground water. (In full public view from Minters Chapel Road)

Since 2003, the well system has pumped approximately 10,000 gallons of ground water per day, back to the original Water Treatment Plant (WTP) located on the South side of 942 MCR. For the first 10 years or so of the remediation protocol, the chromium was removed from the ground water influent by treating the water with various chemicals, precipitation methods, and filtering. The resultant sludge was pressed into bricks and sealed in drums that were transported and stored at approved sites. During and after treatment period, the chromium levels continued to drop and eventually got to a level that allowed the effluent from the WTP to be deposited into the Sanitary Sewer by way of a special permit issued by the City of Grapevine.

Since about 2015, when all production stopped at the facility, there has been no treatment of the water as the chromium level has remained below the maximum allowable limit. The well system continues to send approximately 10,000 gallons of water per day back to the facility, where it is deposited into the sanitary sewer. Because of the historical trend, there is no reason to keep the original (2003) Water Treatment Plant; so long as we have Emergency Storage available on the south side (back) of the building.

This plan will not only enhance the appearance of the property, but will also centralize the handling, testing and potential storage of the well water. All equipment and tanks will be screened from public view in a Restricted Area behind the main building.

We feel these changes will dramatically enhance the appearance of the property and, more importantly, enhance the safety of the remediation process and strengthen the protection of the environment.

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BZA24-06

LEGAL DESCRIPTION OF LAND

WHEREAS Mintera 942, LLC is the sole owner of a 2.024 acre tract of land situated in the Phillip D. Huggins Survey, Abstract No. 755, in the City of Grapevine, Tarrant County, Texas, and being all that certain tract of land conveyed to Mintera 942, LLC, by Special Warranty Deed recorded in Instrument Number D2223074419, of the Official Public Records of Tarrant County, Texas, and being more particularly described by makes and bounds as follows:

BEGINNING at a 1/2 iron rod found for the southeast corner of said Mintera 942 tract, some being the northeast corner of Lot 4R, Block A, Northfield Distribution Center Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D205146531, Official Public Records, Tarrant County, Texas, some being in the west right-of-way line of Mintera Chapel Road (a 72 foot right-of-way);

THENCE South 89 deg. 48 min. 40 sec. West, along the common line of said Mintera 942 tract and said Lot 4R, a distance of 389.55 feet to an 'X' cut set in concrete for the southwest corner of said Mintera 942 tract, from which a 1/2 inch iron rod found in concrete bears North 45 deg. 37 min. West, 1.3 feet, some being the most northerly northwest corner of said Lot 4R, some being in the east line of Lot 2, Block A, Northfield Distribution Center Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume A, Page 7231, Plat Records, Tarrant County, Texas;

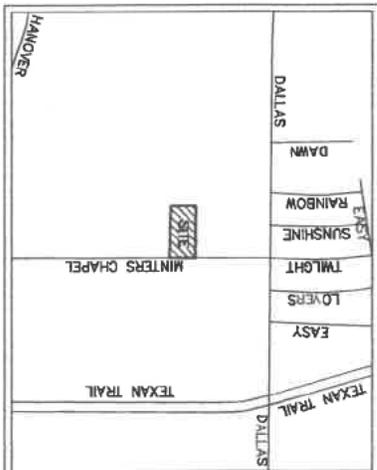
THENCE along the common line of said Mintera 942 tract and said Lot 2 as follows:

North 00 deg. 03 min. 52 sec. East, a distance of 226.20 feet to a 1/2 inch iron rod found for the northwest corner of said Mintera 942 tract;

North 89 deg. 47 min. 45 sec. East, a distance of 389.96 feet to a 1/2 inch iron rod with yellow plastic cap found for the northeast corner of said Mintera 942 tract, some being the most easterly southeast corner of said Lot 2, some being in the west right-of-way line of aforesaid Mintera Chapel Road;

THENCE South 00 deg. 10 min. 03 sec. West, along the common line of said Mintera 942 tract and said Mintera Chapel Road, a distance of 226.31 feet to the POINT OF BEGINNING and containing 88,182 square feet or 2.024 acres of computed land, more or less.

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PLAT PLAN DATA CHART

	EXISTING	REQUIRED
BUILDING HEIGHT	1-STORY, 16'-24'	MAX 50'
BUILDING AREA	31,500 SQ. FT. OR 0.723 AC.	MAX 50% OR 44,091 SQ. FT.
TOTAL LOT AREA	88,182 SQ. FT. OR 2.024 AC.	MIN. 20,000 SQ. FT.
TOTAL OPEN SPACE AREA	4,710 SQ. FT. OR 0.108 AC.	MIN. 15% OR 13,227 SQ. FT.
TOTAL PAVED AREA	51,972 SQ. FT. OR 1.193 AC.	MAX 65% WITH BUILDINGS OR 74,954 SQ. FT.
TOTAL PARKING REQUIRED	16	(REQUIRED PARKING IS 1 SPACE PER 2,000 SQ. FT. OF BUILDING FLOOR AREA)
TOTAL PARKING PROPOSED	49 REG., 2 HC, AND 8 TRAILER	(REQUIRED)

OWNER:
MINTERA 942, LLC
2210 HUTTON DRIVE, SUITE 100
CARROLLTON, TEXAS 75006
CONTACT: DONALD H. STONE

PHILLIP D. HUGGINS SURVEY, ABSTRACT NO. 755
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
88,182 SQ. FT. OR 2.024 ACRES
942 MINTERA CHAPEL ROAD
EXISTING ZONING: LI, LIGHT INDUSTRIAL
DATE OF PREPARATION: APRIL 2024

PLAT PLAN

942 MCR ADDITION
LOT 1, BLOCK A

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Member Since 1977

JOB NO.: 24-030APP
DATE: 04/19/2024
SCALE: 1" = 40'
DRAWN BY: T.R.M.
CHECKED BY: J.B.W.

1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)

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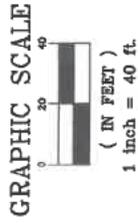
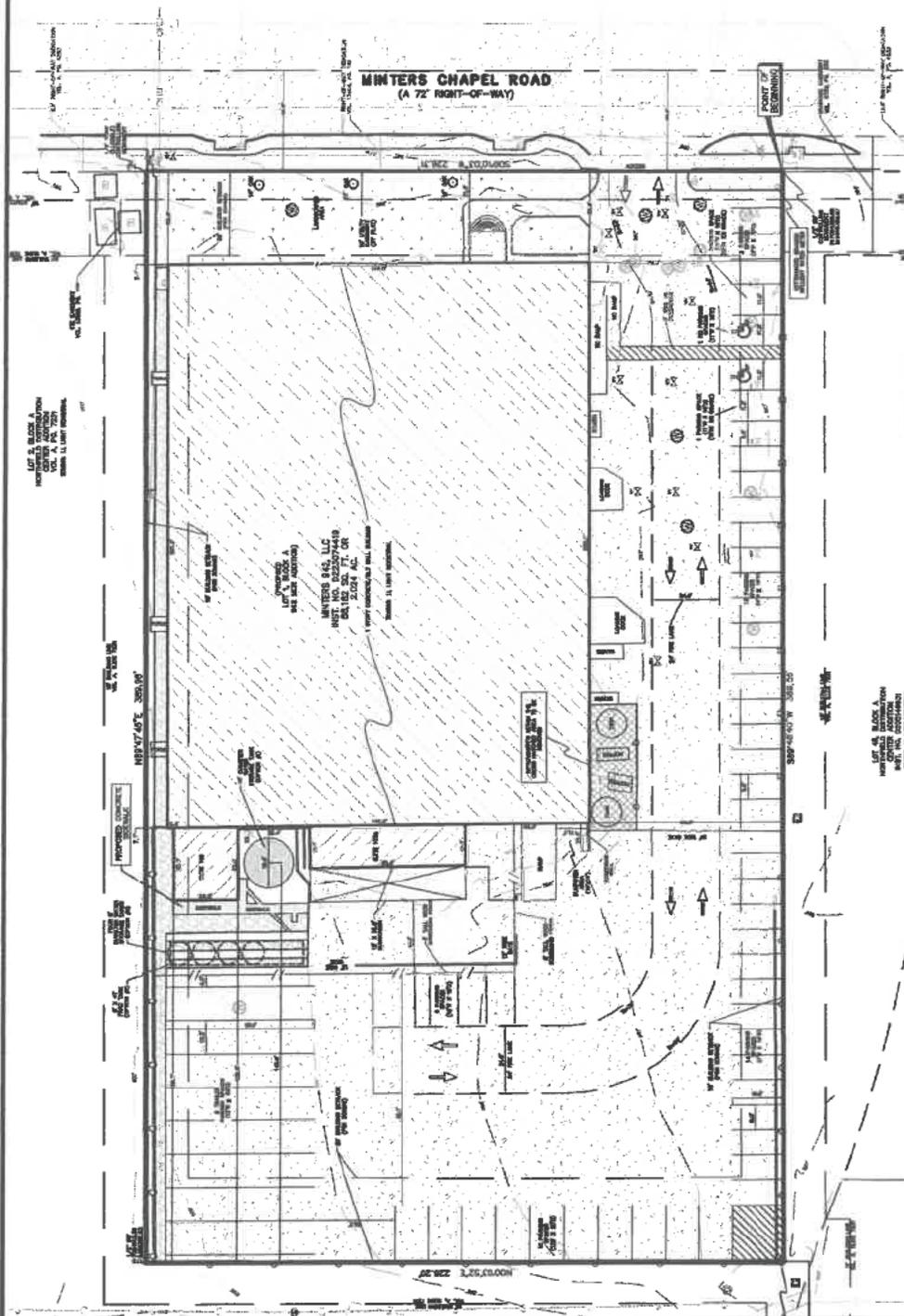
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Member Since 1977

PURPOSE STATEMENT:
The purpose of this Board of Zoning Adjustment request is to allow the existing 35,000 square foot 1-story concrete/tilt wall building to remain as developed encroaching into the north 15' building setback line

BZA24-06

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LINETYPE TABLE

---	BOUNDARY LINE
- - -	ADJOINER LINE
---	STREET CENTERLINE
- - -	EASEMENT LINE
---	BUILDING LINE
---	GATE
---	CHAIN LINK FENCE
---	CONTOUR LINE
---	WATER LINE
---	OVERHEAD SERVICE LINE
---	SEWER LINE
---	STORM WATER LINE

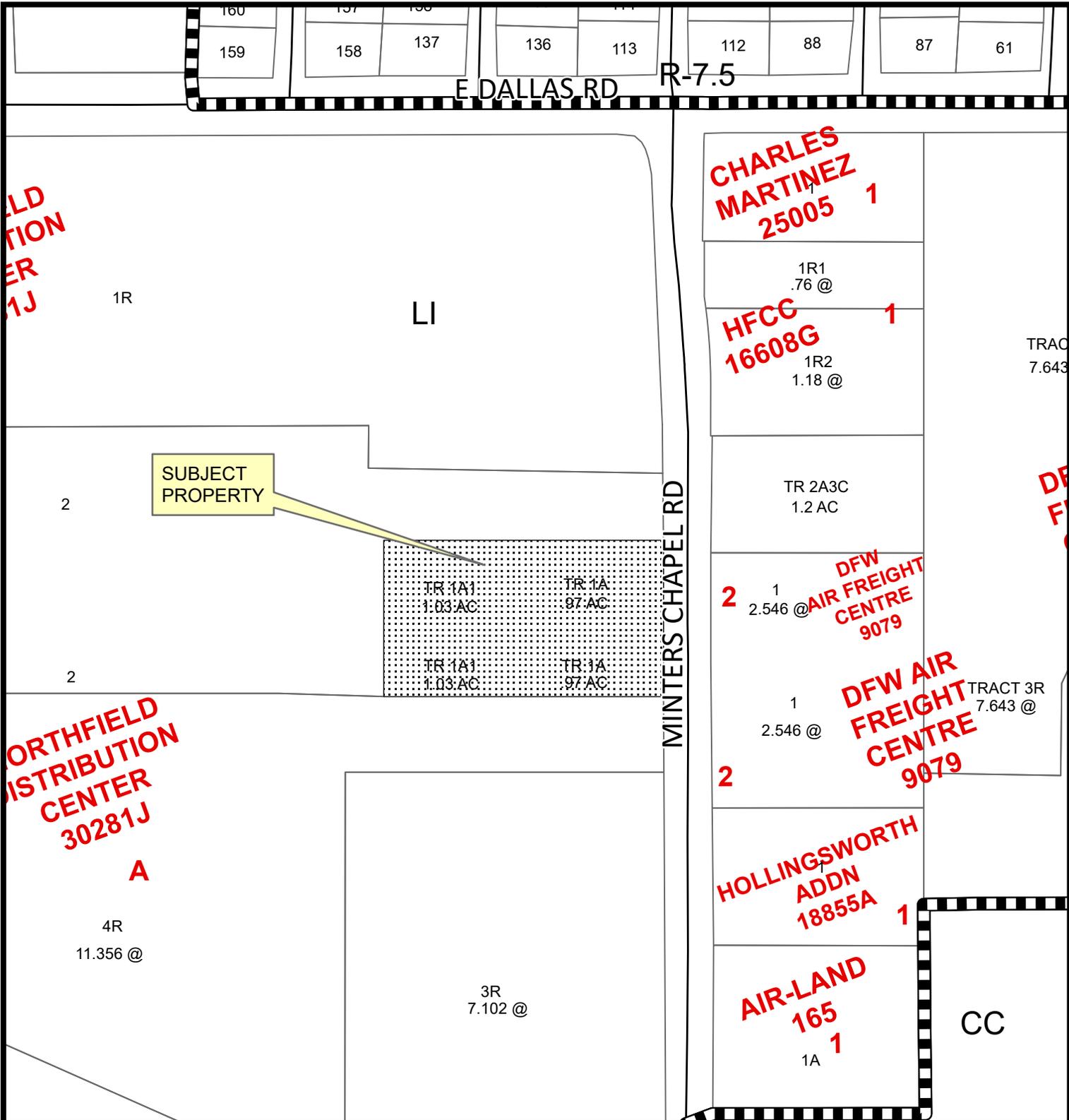
PLOT PLAN

FOR
942 MCR ADDITION
LOT 1, BLOCK A

PHILLIP D. HUDGINS SURVEY, ABSTRACT NO. 755
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
88,182 SQ. FT. OR 2.024 ACRES
942 MINTERS CHAPEL ROAD
EXISTING ZONING: LI, LIGHT INDUSTRIAL
DATE OF PREPARATION: APRIL 2024

PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com		<p>Texas Society of Professional Surveyors Member Since 1977</p>
JOB NO.: 24-030APP DATE: 04/19/2024 SCALE: 1" = 40' DRAWN BY: T.R.M. CHECKED BY: J.B.W.	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76082 817-481-1806 (O)		FIRM No. 100999-00 Member Since 1977

BZA24-06



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CHARLES MARTINEZ
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SUBJECT
PROPERTY

MINTERS CHAPEL RD

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TR:1A1 1.03 AC TR:1A 97 AC

DFW AIR FREIGHT CENTRE
9079
2 1 2.546 @

DFW AIR FREIGHT CENTRE
9079
2 1 2.546 @ TRACT 3R 7.643 @

NORTHFIELD DISTRIBUTION CENTER
30281J
A

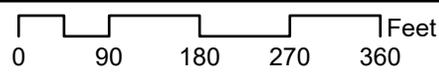
4R
11.356 @

3R
7.102 @

HOLLINGSWORTH ADDN
18855A 1

AIR-LAND
165 1A 1

CC



BZA24-06; Don Stone
942 Minters Chapel Road

Date Prepared: 5/21/2024

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.

LEGAL DESCRIPTION OF LAND

WHEREAS Minters 942, LLC is the sole owner of a 2.024 acre tract of land situated in the Phillip D. Hudgins Survey, Abstract No. 755, in the City of Grapevine, Tarrant County, Texas, and being all that certain tract of land conveyed to Minters 942, LLC, by Special Warranty Deed recorded in Instrument Number D223074419, of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 iron rod found for the southeast corner of said Minters 942 tract, same being the northeast corner of Lot 4R, Block A, Northfield Distribution Center Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D205146631, Official Public Records, Tarrant County, Texas, same being in the west right-of-way line of Minters Chapel Road (a 72 foot right-of-way);

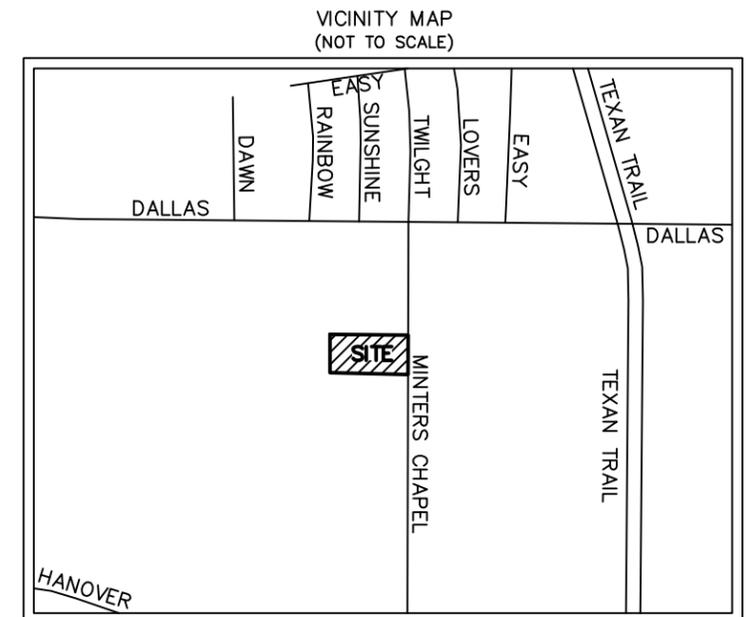
THENCE South 89 deg. 48 min. 40 sec. West, along the common line of said Minters 942 tract and said Lot 4R, a distance of 389.55 feet to an 'X' cut set in concrete for the southwest corner of said Minters 942 tract, from which a 1/2 inch iron rod found in concrete bears North 45 deg. 37 min. West, 1.3 feet, same being the most northerly northwest corner of said Lot 4R, same being in the east line of Lot 2, Block A, Northfield Distribution Center Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume A, Page 7231, Plat Records, Tarrant County, Texas;

THENCE along the common line of said Minters 942 tract and said Lot 2 as follows:

North 00 deg. 03 min. 52 sec. East, a distance of 226.20 feet to a 1/2 inch iron rod found for the northwest corner of said Minters 942 tract;

North 89 deg. 47 min. 45 sec. East, a distance of 389.96 feet to a 1/2 inch iron rod with yellow plastic cap found for the northeast corner of said Minters 942 tract, same being the most easterly southeast corner of said Lot 2, same being in the west right-of-way line of aforesaid Minters Chapel Road;

THENCE South 00 deg. 10 min. 03 sec. West, along the common line of said Minters 942 tract and said Minters Chapel Road, a distance of 226.31 feet to the POINT OF BEGINNING and containing 88,182 square feet or 2.024 acre of computed land, more or less.



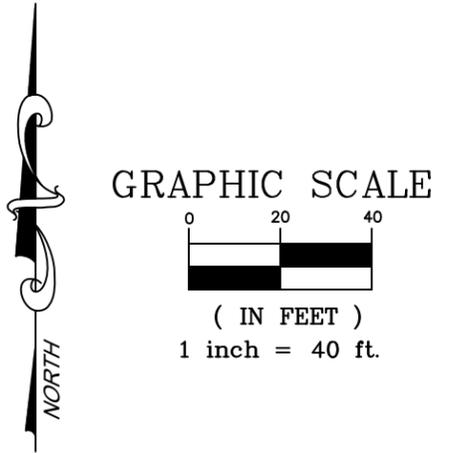
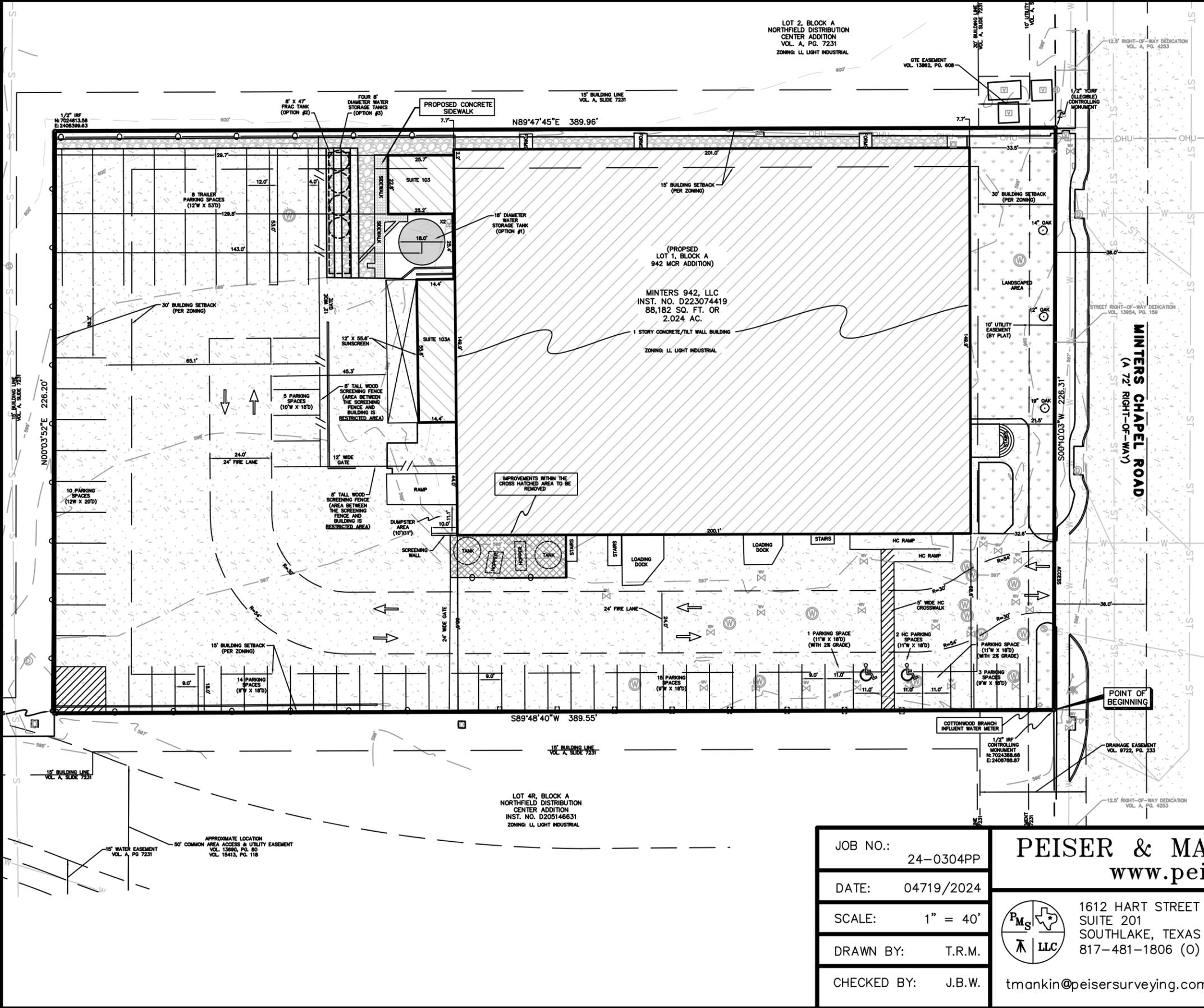
PLOT PLAN DATA CHART		
	EXISTING	REQUIRED
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TOTAL LOT AREA	88,182 SQ. FT. OR 2.024 AC.	MIN. 20,000 SQ. FT.
TOTAL OPEN SPACE AREA	4,710 SQ. FT. OR 0.108 AC.	MIN. 15% OR 13,227 SQ. FT.
TOTAL PAVED AREA	51,972 SQ. FT. OR 1.193 AC.	MAX 85% WITH BUILDINGS OR 74,954 SQ. FT.
TOTAL PARKING REQUIRED	16	(REQUIRED PARKING IS 1 SPACE PER 2,000 SQ. FT. OF BUILDING FOR WAREHOUSES)
TOTAL PARKING PROPOSED	49 REG., 2 HC, AND 8 TRAILER	

OWNER:
 MINTERS 942, LLC
 2210 HUTTON DRIVE, SUITE 100
 CARROLLTON, TEXAS 75006
 CONTACT: DONALD H. STONE

PLOT PLAN
 942 MCR ADDITION
 LOT 1, BLOCK A
 PHILLIP D. HUDGINS SURVEY, ABSTRACT NO. 755
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 88,182 SQ. FT. OR 2.024 ACRES
 942 MINTERS CHAPEL ROAD
 EXISTING ZONING: LI, LIGHT INDUSTRIAL
 DATE OF PREPARATION: APRIL 2024

PURPOSE STATEMENT:
 The purpose of this Board of Zoning Adjustment request is to allow the existing 35,000 square foot 1-story concrete/tilt wall building to remain as developed encroaching into the north 15' bulding setback line

JOB NO.: 24-0304PP	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com  1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O) tmankin@peisersurveying.com FIRM No. 100999-00	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE  Member Since 1977
DATE: 04719/2024		
SCALE: 1" = 40'		
DRAWN BY: T.R.M.		
CHECKED BY: J.B.W.		



LINETYPE TABLE	
	BOUNDARY LINE
	ADJOINER LINE
	STREET CENTERLINE
	EASEMENT LINE
	BUILDING LINE
	GATE
	CHAIN LINK FENCE
	600' CONTOUR LINE
	WATER LINE
	OVERHEAD SERVICE LINE
	SEWER LINE
	STORM WATER LINE

PLOT PLAN
 FOR
 942 MCR ADDITION
 LOT 1, BLOCK A
 PHILLIP D. HUDGINS SURVEY, ABSTRACT NO. 755
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 88,182 SQ. FT. OR 2.024 ACRES
 942 MINTERS CHAPEL ROAD
 EXISTING ZONING: LI, LIGHT INDUSTRIAL
 DATE OF PREPARATION: APRIL 2024

JOB NO.: 24-0304PP	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com
DATE: 04719/2024	
SCALE: 1" = 40'	
DRAWN BY: T.R.M.	
CHECKED BY: J.B.W.	
	1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)
	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
	tman@peisersurveying.com FIRM No. 100999-00 Member Since 1977

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 # **BZA24-07A & B**
722 WEST COLLEGE STREET

MEETING DATE: **MONDAY, JUNE 3, 2024**

BACKGROUND INFORMATION:

The subject property consists of two parcels. One parcel (457 Ball Street) is approximately 0.13 acre and is situated at the corner of Ball Street and West College Street. The homeowners acquired this parcel in 2013. The other parcel (722 West College Street), located immediately to the east, features a single-story, 2,314 square foot detached residence, along with a 578 square foot storage building and a 192 square foot storm shelter. When combined, both parcels total approximately 28,180 square feet (0.65 acre). The property was developed in 1930 prior to the adoption of the city's first zoning ordinance in 1955 and is located in the A Heirs Foster Survey, Abstract 518, Tracts 10J2, 10M3, & 10J03A. The subject property was zoned "R-2", Two-Family Dwelling District prior to the 1984 City-wide Rezoning at which time it was rezoned to "R-7.5", Single-Family District.

On August 25, 2010, the Historic Preservation Commission (HPC) approved CA10-59 to construct a new two-story addition to the existing house and a new two-car garage with workshop that was never constructed.

On January 7, 2011, Historic Preservation staff approved CA10-93 to replace exterior doors on the existing storage building along with siding on the front elevation.

On November 30, 2016, the HPC approved CA16-122 to repaint the existing house and replace the front screen door.

On November 30, 2018, Historic Preservation staff approved CA18-130 to repair and reroof the existing house with asphalt shingles.

On January 3, 2024, Historic Preservation staff approved CA23-85 to install a new, black, 5-foot-tall wrought iron fence with an 8-foot-tall arched trellis wrought iron gate.

The application was submitted by Michael Reeder, property owner.

REQUEST:

The applicant is requesting a special exception for the existing 578 square foot storage building that is located on the rear lot line adjacent to the north property line and was most likely developed in 1930 along with the residential dwelling prior to the adoption of the city's

first zoning ordinance in 1955. Subsection 42.C.3. *Secondary Buildings* of Section 42. *Supplementary District Regulations* of the Zoning Ordinance state that no secondary building shall be located nearer than three (3) feet to any side or rear lot line.

The applicant is also requesting a special exception for the location of two proposed secondary structures to be constructed outside of the rear one-half of the lot. The applicant intends to construct a 732 square foot detached garage adjacent to the west of the existing residential dwelling along with a new 18-foot-wide concrete driveway taking access from Ball Street. The applicant is also requesting a 167 square foot greenhouse south of the proposed detached garage and west of the existing residential dwelling. Both structures are proposed to be located outside of the rear one-half of the lot.

The following special exception are 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 (BZA24-07A) to allow the existing storage building to remain as developed with a rear yard encroachment of approximately 3 feet as shown on the plot plan.

BZA24-07B is a request for a special exception to allow a new one story, 732 square foot detached garage and a 167 square foot greenhouse adjacent to Ball Street to be located outside of the rear one-half of the property as shown on the plot plan.

CONDITION:

The subject property was developed in 1930 prior to the City's first Zoning Ordinance in 1955 and prior to the rezoning of the property in the 1984 City-wide Rezoning to "R-7.5", Single-Family District. Currently, the site does not comply with Zoning Ordinance (82-73) Subsection 42.C.3, which states that no secondary building should be located closer than three (3) feet to any side or rear lot line. Additionally, the ordinance specifies that unless a secondary building is attached to the primary structure, it should be located in the rear half of the lot in a residential district.

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment:

Approve (BZA24-07A) a special exception to allow the existing secondary structure to remain as developed with a 3-foot encroachment into the rear yard adjacent to the north property line as shown on the plot plan **subject to the condition:**

1. A final plat combining the two parcels (457 Ball Street and 722 West College Street) of the property is approved by the City Council and filed with Tarrant County.

Deny (BZA24-07B) a special exception for the proposed detached garage and greenhouse to be located outside of the rear one-half of the lot adjacent to the west property line 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>A. Foster Survey, Abst 518 Tract 10j2 & 10j3</u>	Gross area of parcel (to nearest tenth of acre) <u>0.52 ACRES</u>
Street frontage & distance to nearest cross street <u>128.13' / 32'</u>	Describe the Proposed Use <u>Single Family</u>
Existing Zoning <u>RT-5</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 Michael Reeder

Company _____

Address 722 W. College

City Grapevine State Texas Zip Code 76051

Phone (817) 522-8300 Email [REDACTED]

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate _____ (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.

RECEIVED
MAY 06 2024
BZA24-07

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

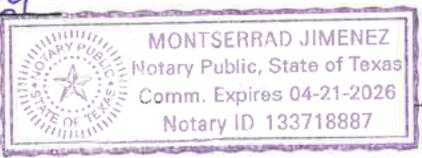
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature [Signature] Date 5/6/2024

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Michael A. Reeder
(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 6th day of May,
20 24



[Signature]
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) Owner

Name _____
Company _____
Address _____
City _____ State _____ Zip Code _____
Phone _____
Email _____
Applicant's Signature _____ Date _____

MAY 06 2024
B2A24-07

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Michael A. Reeder
(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 6th day of May 2024,

BZA24-07

Michael and Katie Reeder

722 W. College Street

A. Foster Survey, Abst 518 Tract 10J2&1-M3

5/6/24

RECEIVED

MAY 06 2024

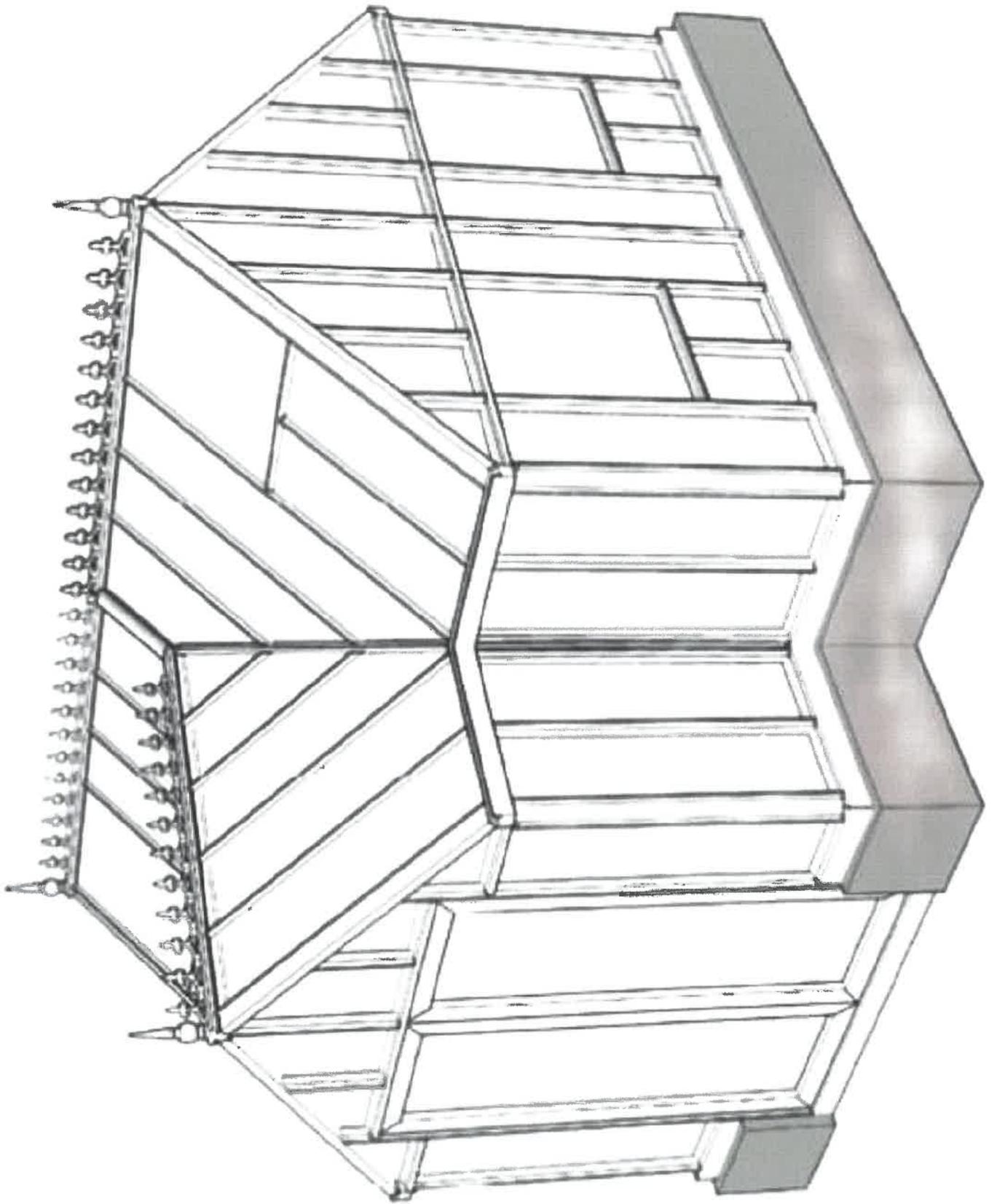
BZA24-07

This Board of Zoning Adjustments request is for the variance to ordinances for two historic existing structures located at 722 W. College Street and two planned accessory structures that do not follow one ordinance for R7.5 zoning. At the City of Grapevine's request, we seek variances for two existing historic structures that do not follow the required side-yard and rear-yard setbacks for accessory structures. In addition, we are planning to construct two new structures that do not (or do not fully) sit behind the required rear 50% of the property.

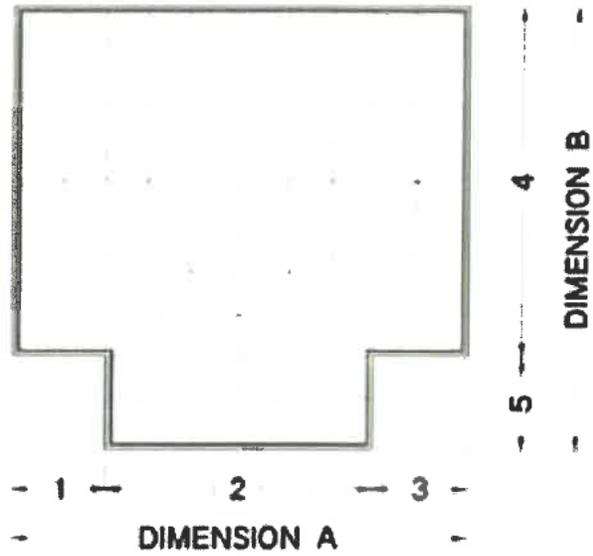
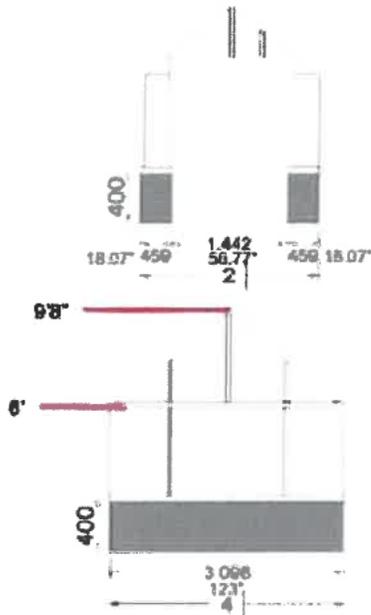
1. The Existing Storm Shelter is within 6' of the side-yard setback. – The City of Grapevine has asked that we make this request to the Board of Zoning Adjustments
2. The existing one-story structure is within 6' of side-yard setback and on the rear property line. – The City of Grapevine has asked that we make this request to the Board of Zoning Adjustments
3. New Detached Garage. - We ask for a Variance to Section 42.C.3. We are looking to build a detached garage on the west side of our property and 10' spacing from existing structures will require that the garage is built partly past the 50% mark of the property. While working through approval for the garage, it has been recommended by the Historic Preservation Department that we construct a detached structure.
4. New Greenhouse. - We ask for a variance to Section 42.C.3. We are planning to place a new greenhouse within our garden on the west side of the property. Spacing from existing and planned structures requires the greenhouse to be within the front 50% of our property. Construction of Existing structures precedes the adoption of the Ordinance requiring accessory structures to be placed in the rear 50% of the lot. Our proposed plan has a greenhouse 64.5' from the front property line. The oversized depth of our lot increases the point at which we reach the 50% rear property rule. However, this distance is still approximately 20' further from the front property line than the minimum distance required by R7.5 of 45' on a standard-sized lot.

In our enclosed documents you will find information and elevation of the proposed greenhouse, a site overhead photo with the greenhouse location marked, and site photos that show existing conditions at the proposed greenhouse location.

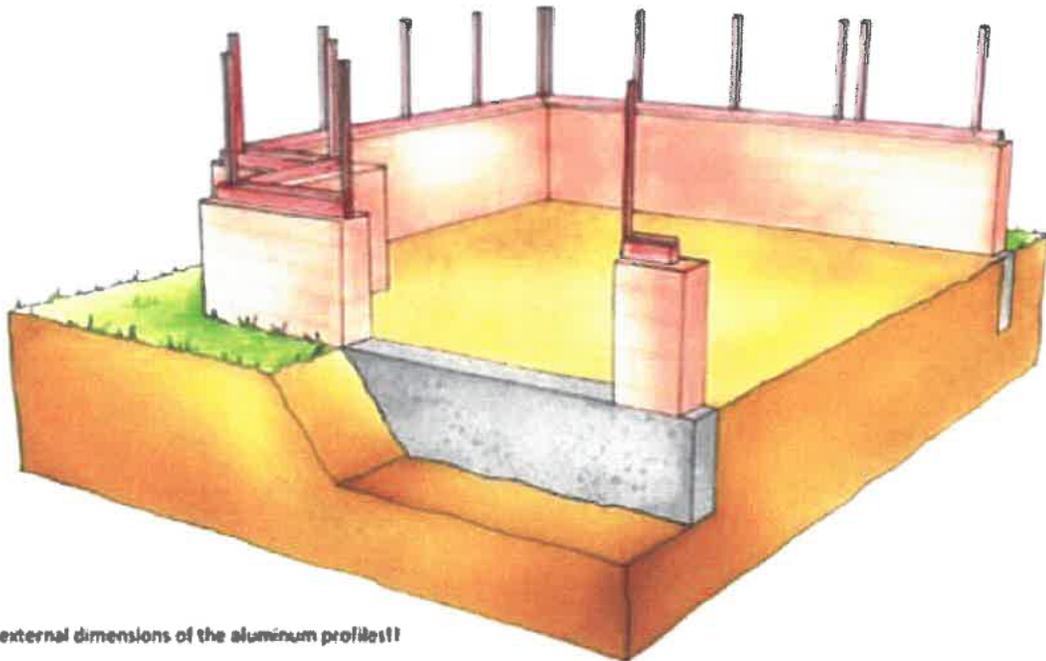
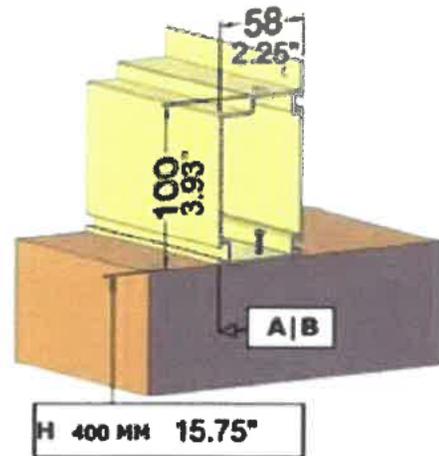
Greenhouse Information



" ROYAL T MUR"



ROYAL T MUR			
A = 1+2+3	1	829mm / 32.6"	A = 4018 158.2"
	2	2360mm / 92.9"	
	3	829mm / 32.6"	
B = 4+5	4	3098mm / 123"	B = 3927 154.6"
	5	829mm / 32.6"	



All dimensions are external dimensions of the aluminum profiles!!

Site Overhead View

Ball St



W College St

Site Photos, Existing Conditions at Proposed
Greenhouse

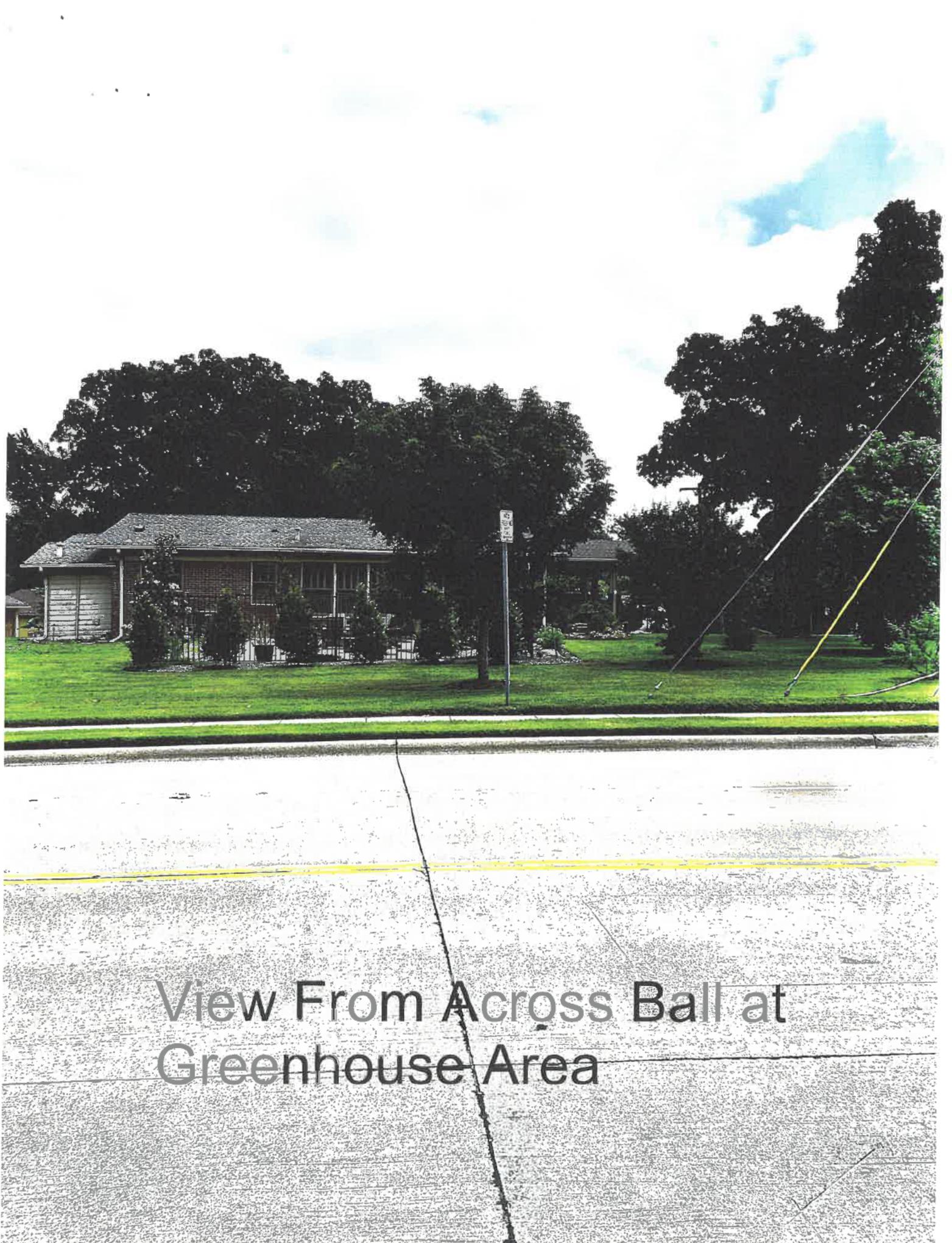


Right Side Yard, Large Tree's

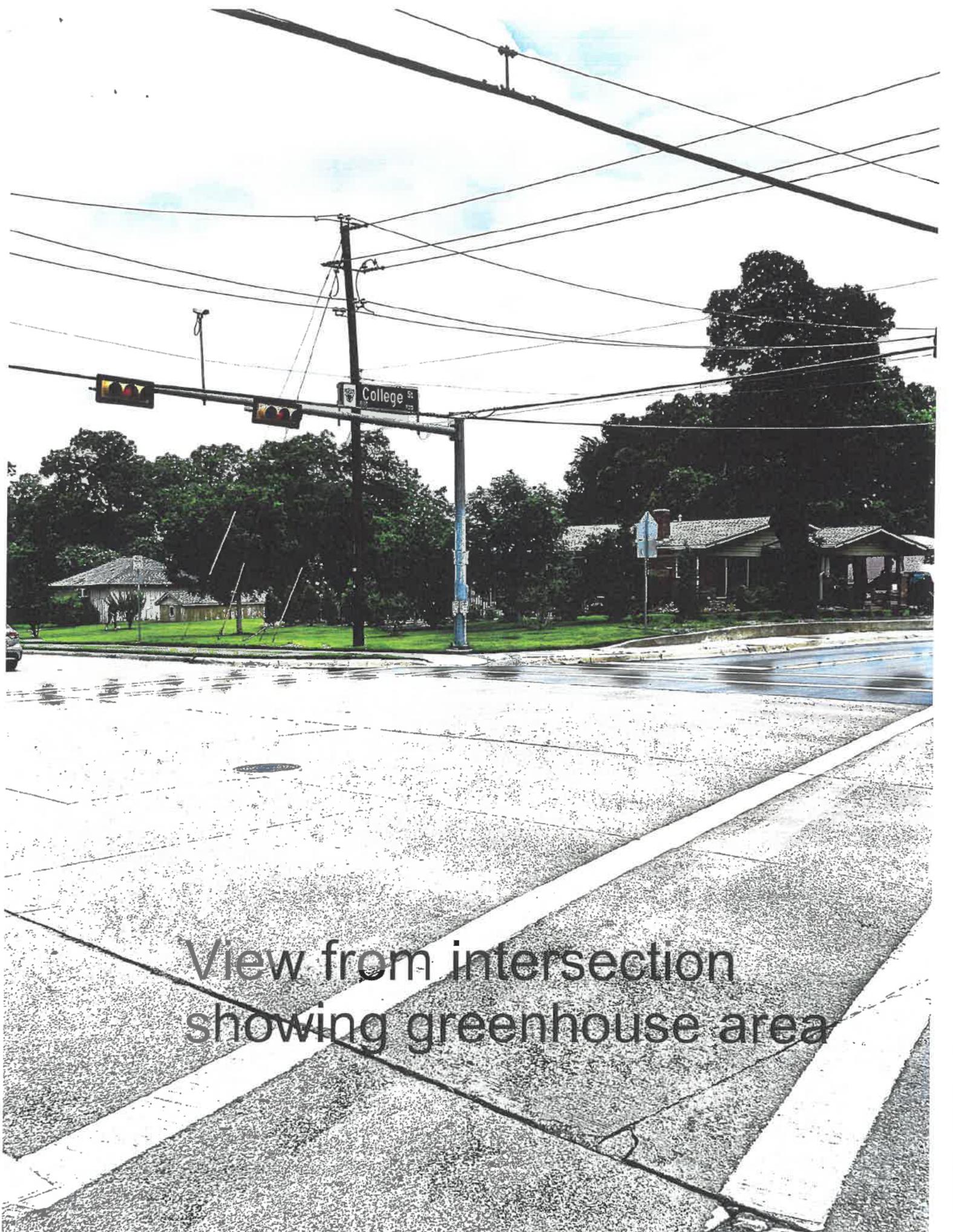


View of Left Side Yard,
Greenhouse Area



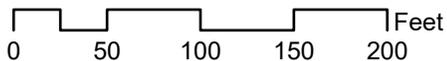
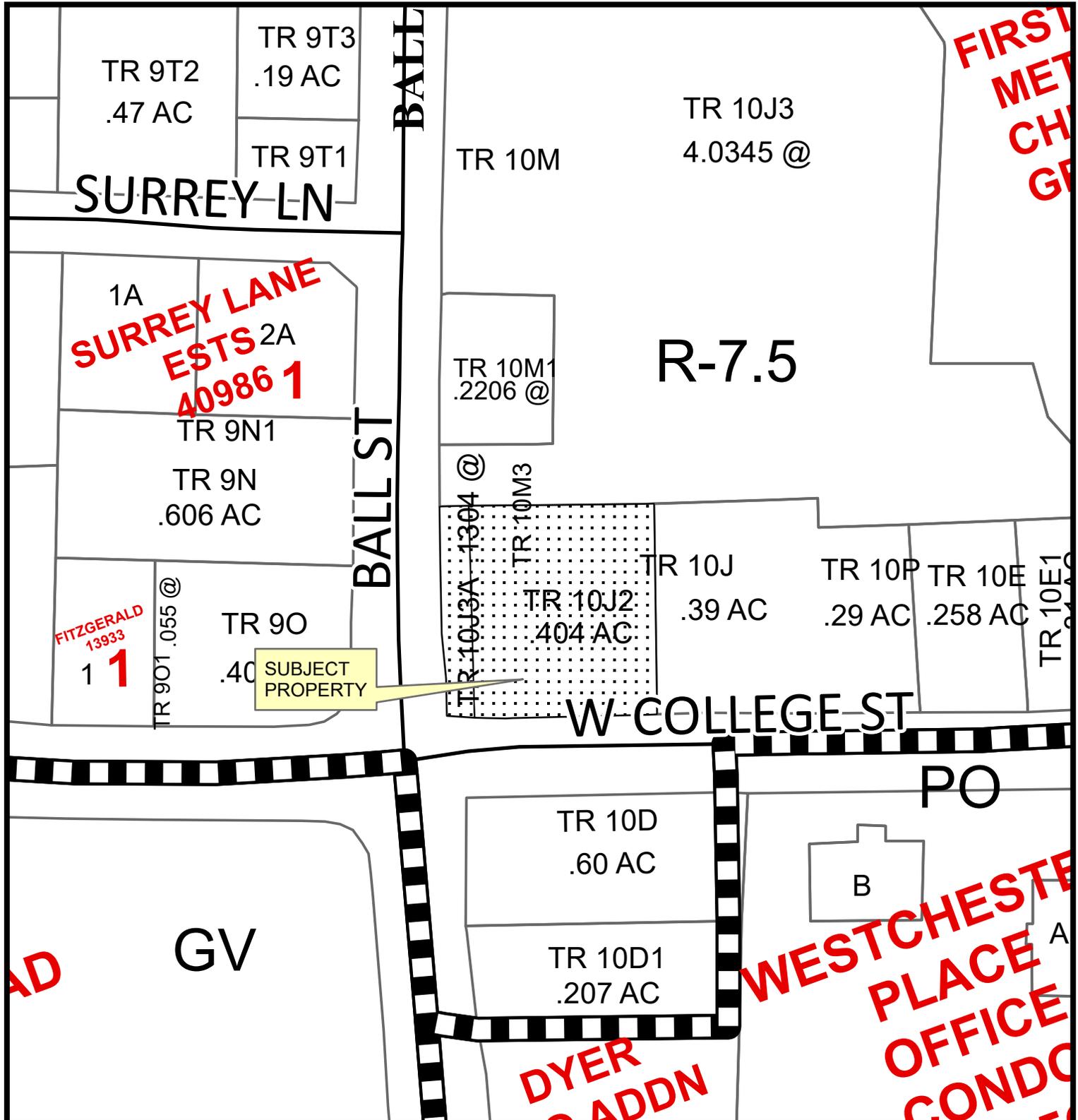


View From Across Ball at
Greenhouse Area



View from intersection showing greenhouse area

Survey

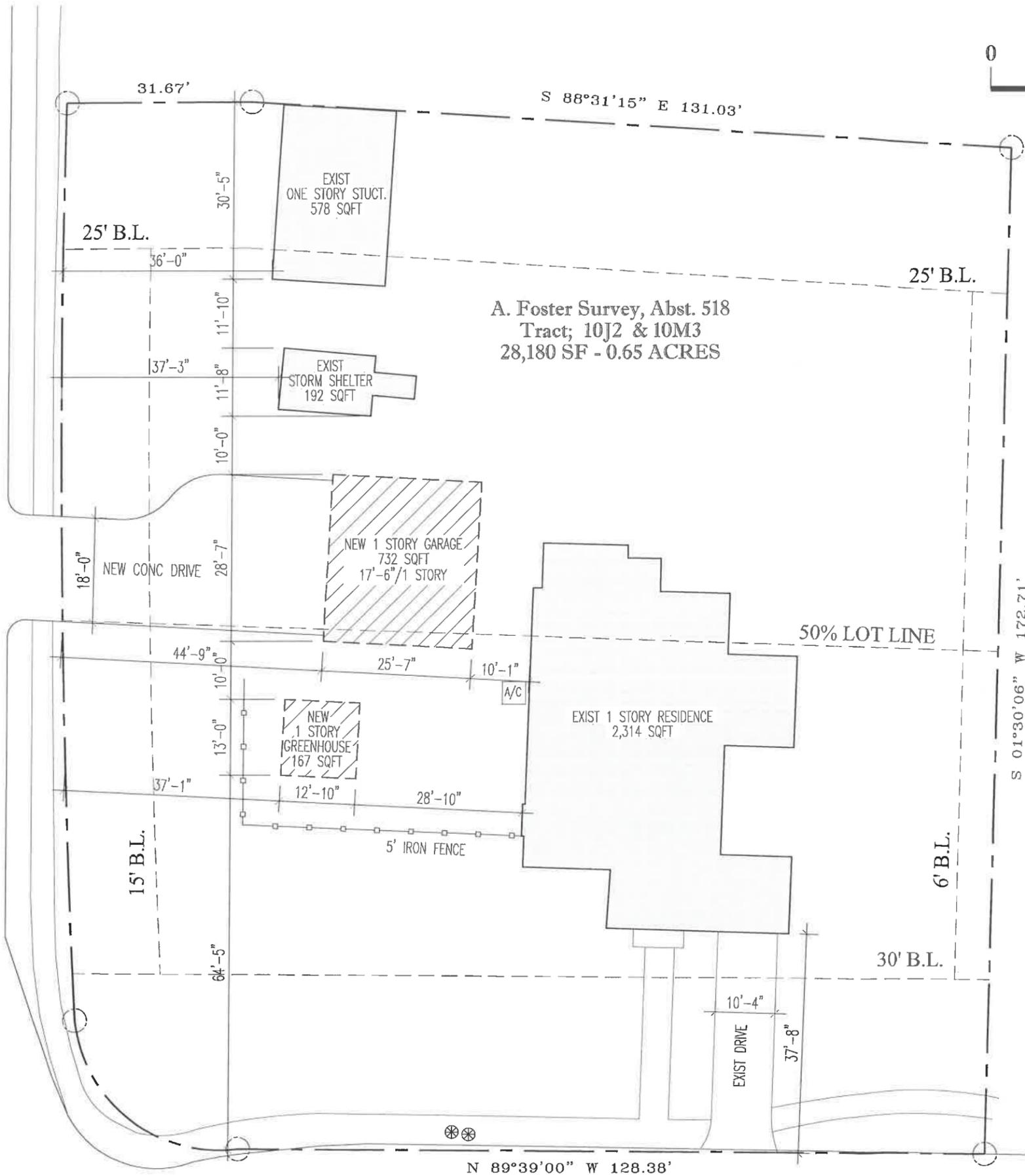


**BZA24-07; Michael Reeder
722 West College Street**

Date Prepared: 5/21/2024

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.

BALL STREET



0 10 30 50

SCALE: 1:20



VICINITY MAP

SCALE: NTS



DESIGN DEVELOPMENT SERVICES
PH. (214) 929-5086
dalordds@gmail.com

SITE DATA TABLE	REQUIRED	PROPOSED
ZONING	R-7.5	R-7.5
LAND USE	SINGLE FAMILY	SINGLE FAMILY
LOT AREA	7500 SQFT / 0.17 ACRES	28180 SQFT / 0.65 ACRES
FIRST FLOOR BLDG. FOOTPRINT	2800 SQFT	3983 SQFT
TOTAL BLDG. AREA	2800 SQFT	3983 SQFT
HOUSE BLDG. HEIGHT	35' / 2 STORY	18' / 1 STORY
GARAGE BLDG. HEIGHT	16' / 1 STORY	15'-6" / 1 STORY
LOT COVERAGE %	0.4 OR 40%	0.14 OR 14%
AREA REGULATIONS		
FRONT YARD	30'/50% LNDSCP MIN.	30'/75% LNDSCP
REAR YARD	25'	25'
SIDE YARD	6'/15'	6'/15'
LOT WIDTH	65' MIN	162'-4"
LOT DEPTH	100' MIN	179'-8"
DISTANCE BETWEEN BLDGS.	10' MIN	10'
IMPERVIOUS AREA		
BLDG FOOTPRINT AREA	2800 SQFT	3983 SQFT
SIDEWALKS PAVEMENT & FLATWORK	4200 SQFT	2236 SQFT
TOTAL OPEN SPACE	2800 SQFT / 40%	21961 SQFT / 78%
TOTAL IMPERVIOUS AREA	4200 SQFT / 60%	6219 SQFT / 22%

RECEIVED

MAY 30 2024

"The purpose of BZA24-07 is for a special exception to allow the existing secondary structure to remain as developed with an encroachment into the rear yard setback along with a proposed detached garage and greenhouse not outside of the rear one-half of the lot."

Michael & Katie Reeder
722 W. College Street
817-522-8300

Property Description:

BEING ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATED IN THE A. FOSTER SURVEY, ABSTRACT 518, CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, AND BEING A PART OF A 5.649 ACRE TRACT CONVEYED TO L. N. WOOD, ET AL, TO M. C. DEARING AND WIFE, AND RECORDED IN VOLUME 2971, PAGE 192, DEED RECORDS, TARRANT COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED TO THE FEDERAL HOME LOAN MORTGAGE CORPORATION BY DEED RECORDED AS CLERK'S DOCUMENT NO. D210052221 OF THE OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF.

STANDARD PLOT PLAN NOTES:
1. Mechanical and electrical equipment including air conditioning units, shall be designed, installed & 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.

PLOT PLAN

for

Michael & Katie Reeder
722 W. College Street
A. Foster Survey, Abst. 518 Tract; 10J2&10M3
City of Grapevine, Tarrant County, Texas

28,180 sqft. - 0.65 acres
Zoning: "R-7.5" Single Family Residential
BZA 24-07
Date of Preparation: 5-27-2024



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, MAY 6, 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, May 6, 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
Andrew Muras	Member
Doug Anderson	Member
George Dalton	Member
Jack Townsend	Alternate
Jonathan Gaspard	Alternate

With John Borley 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 May 6, 2024 public hearing.
3. Upcoming local training opportunities (flyer).

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 **5:57 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 BZA24-04 submitted by Cory Anthony for property located at 1203 Bellaire Drive and consideration of the same.

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

BZA24-04 applicant, Cory Anthony, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Motion was made to **approve** BZA application **BZA24-04, a special exception for the following:**

Grapevine Comprehensive Zoning Ordinance 82-73: Subsection 43.E.3, Nonconforming Uses and Structures, to allow the existing residential dwelling to remain as developed with an expansion including an encroachment into the required front yard setback and encroachments into the required side yard setbacks adjacent to the north and south property lines:

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

10. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA24-05 submitted by Kindal Kreamer for property located at 417 West Wall Street and consideration of the same.

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

BZA24-05 applicant, Kindal Kreamer, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Motion was made to **approve** BZA application **BZA24-05, a special exception for the following:**

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 setback adjacent to the north property:

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

Motion was made to **approve** the February 5, 2024 minutes briefing session and public hearing:

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

Adjournment

Motion was made to adjourn the meeting at **6:29 P.M.**

Motion: Dalton
Second: Anderson

Ayes: Sheppard, Townsend, Muras
Nays: None
Approved: 5-0

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE
CITY OF GRAPEVINE, TEXAS, ON THE 3rd DAY OF JUNE 2024.

APPROVED:

CHAIRMAN

LINDSAY CAREY
PLANNING TECHNICIAN