



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING AGENDA
MONDAY, AUGUST 12, 2024

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

5:30 p.m. Briefing Session – Planning and Zoning Commission Conference Room
6:15 p.m. Public Hearing – City Council Chambers

CALL TO ORDER: 5:30 p.m. – Planning and Zoning Conference Room

1. Roll Call

BRIEFING SESSION

2. Board of Zoning Adjustment to consider rescheduling the November Board of Zoning Adjustment Meeting from November 4, 2024, to November 11, 2024.
3. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard at the August 5, 2024, public hearing.

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

4. Call to Order
5. Conduct Oaths of Office for appointed and reappointed Board Members
6. Board to appoint Chairman and Vice Chairman
7. Pledge of Allegiance

CITIZEN COMMENTS

8. 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.
9. Administration of Oath to all person's providing testimony or other evidence.

OLD BUSINESS

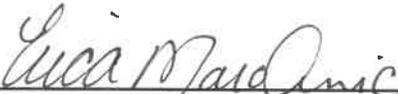
10. None.

NEW BUSINESS

11. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA24-08 submitted by Los Amigos for property located at 202 East Northwest Highway and consideration of the same.
12. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA24-09 submitted by Fabien Goury for property located at 326 East Texas Street and consideration of the same.
13. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA24-10A and BZA24-10B submitted by David Hill for property located at 507 Lucas Drive and consideration of the same.
14. Board of Zoning Adjustment to consider the minutes of the June 3, 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 August 9, 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
NATASHA GALE, PLANNER I

SUBJECT: BOARD OF ZONING ADJUSTMENT CASE **#BZA24-08**
202 EAST NORTHWEST HIGHWAY

MEETING DATE: **MONDAY, AUGUST 12, 2024**

BACKGROUND INFORMATION:

The subject site was developed in 1980 as a 2,156 square foot single-story, commercial building with a 139 square foot storage building on a 10,183 square foot (0.234 acre) parcel and is proposed to be platted as Block 1, Lot 1, Los Amigos Addition. The subject property was zoned "C-2", Community Business District prior to the 1984 City-wide Rezoning at which time it was rezoned to "HC", Highway Commercial District.

On July 16, 2024, City Council approved the first reading of an ordinance, conditional use permit CU24-23, on the subject site, to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with an existing restaurant.

The application was submitted by Arturo Gutierrez, the property tenant.

REQUEST:

The applicant is requesting a special exception to allow the existing storage building to remain as developed located less than 10-feet from the existing primary structure.

The following special exception is requested:

Subsection 26.G.6, *Distance Between Buildings* of Section 26 "HC", Highway Commercial District, requires a minimum distance between detached principal or secondary buildings on the same lot to be no less than ten (10) feet.

CONDITIONS:

The subject site is an existing developed parcel. The primary and secondary structures were built in 1980 prior to rezoning of the property in the 1984 City-wide Rezoning to "HC", Highway Commercial District. The zoning requirement's for development at the time of development were 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 secondary structure being located less than 10-feet from the primary structure.

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment **approve** a special exception to the Grapevine Comprehensive Zoning Ordinance 82-73, Subsection 26.G.6, *Distance Between Buildings*, of Section 26 “HC”, Highway Commercial District to allow the existing storage building to remain as developed located less than 10-feet from the existing primary structure 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.

/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.

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) 202 E. NW HWY GRAPEVINE TX 76051
Street frontage & distance to nearest cross street

Gross area of parcel (to nearest tenth of acre)

Describe the Proposed Use

Existing Zoning HC

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 ARTURO GUTIERREZ
Company LOS AMIGOS GRAPEVINE
Address 202 E. NW. HWY
City GRAPEVINE State TX Zip Code 76051
Phone 817-798-7964 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
JUN 03 2024

BZA24-08

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.

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)	Gross area of parcel (to nearest tenth of acre)
Street frontage & distance to nearest cross street	Describe the Proposed Use
Existing Zoning	

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 KATHY VAIL
Company _____
Address 7004 WALBASH CIRCLE
City DALLAS State TX Zip Code 75214
Phone (214) 543-8591 Email _____

Project Representation (check one):

- I will represent the application myself; OR
 I hereby designate ARTURO GUTIERREZ (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

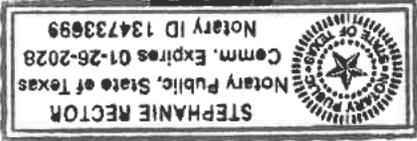
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature Kathy Williford Vail Date 05-31-24

STATE OF: Texas
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Kathy Williford Vail (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 31st day of May, 2024



Stephanie Reesor
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name ARTURO GUTIERREZ
Company LOS ANGELES
Address 202 E. NW HWY
City GRAPEVINE State TX Zip Code 76051
Phone (817) 798-7964
Email _____

Applicant's Signature [Signature] Date 5/31/2024

STATE OF: Texas
COUNTY OF: TARRANT



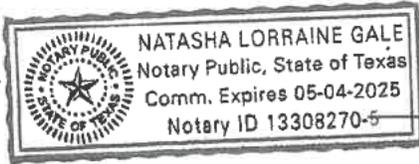
BEFORE ME, a Notary Public, on this day personally appeared Arturo Gutierrez (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the applicant for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 31 day of May

BZA 24-08

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

20 24



N. Gale

NOTARY PUBLIC in and for the State of Texas

LEGAL DESCRIPTION

Address of subject property 202 E. NW HWY GRAPEVINE, TX 76051

Legal description of subject property

_____	_____	_____
Lot	Block	Subdivision

BOARD OF ADJUSTMENT APPLICATION PROCEDURAL TIMETABLE:

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

<p>Denial</p> <p>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.</p>	<p>Approval</p> <p>Requires ¾ vote for approval.</p>	<p>Continuance</p> <p>Further research and/or information is requested by the Board of Adjustment.</p>
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BZA24-08 **RECEIVED**
 JUN 03 2024

**CITY OF GRAPEVINE
NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT**

**BZA24-08
202 EAST NORTHWEST HIGHWAY**

WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 5 PM
ON MONDAY, AUGUST 12, 2024

Procedure to Respond:

As (a Property Owner within 200 feet of the subject tract) or (an interested citizen), I
(approve) (protest) and/or (have the following comments)

Printed Property Owner Name and Address, or Lot, Block and Subdivision:

Wright 430 Main LLC - 216 & 306 E. Northwest Hwy, Grapevine, TX 76051

Signature:  (Phone No.) 817-481-2594
Printed Name of Signee: Lemoine Wright Title: Manager

Direct questions, mail, and email responses to:

Telephone: (817) 410-3155
Email: planning@grapevintexas.gov
Board of Zoning Adjustment
Department of Planning Services
City of Grapevine
200 S. Main Street
Grapevine, TX 76051

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 #BZA24-09
326 EAST TEXAS STREET, COTTAGE #3

MEETING DATE: **MONDAY, AUGUST 12, 2024**

BACKGROUND INFORMATION:

Previous Board of Zoning Adjustment (Board) Action:

- March 7, 2022, the Board denied BZA22-05 for a special exception to allow exterior renovations of two existing dwellings, Cottages #1 and #2.
- December 6, 2021, the Board did not successfully pass a motion for BZA21-10 for a special exception to increase the building median height of Cottages #1 and #2 from 12.5 feet to 16 feet.
- November 7, 2016, the Board approved BZA16-24 for a special exception to construct a screened-in porch and to enclose an existing patio on the existing primary structure.
- August 5, 2002, the Board approved BZA02-12 for a approval and special exception respectively, to allow three existing single-family residential structures to remain as developed cottages and an expansion to the rear of the existing primary structure.

Previous Historic Preservation Commission Action:

- August 2, 2024, Certificate of Appropriateness CA23-28 approved to add two sky lights on rear roof, and to widen windows on rear elevation to Cottage #1 and to Cottage #2.
- June 3, 2024, Certificate of Appropriateness CA23-28 approved corrected roof line on Cottage #3
- February 12, 2024, Certificate of Appropriateness CA23-28 approved installation of exterior windows on Cottage #3
- February 12, 2024, Certificate of Appropriateness CA23-13 approved the following improvement to Cottage #1, Cottage #2, and Cottage #3: repair existing foundations; repair existing siding; repair existing roofs; and replace existing windows.
- October 17, 2022, Certificate of Appropriateness CA22-56 approved a new pergola in the rear of the primary structure.
- April 27, 2022, Certificate of Appropriateness CA22-12 approved a 366 square foot addition to the east side of the primary structure.
- March 11, 2022, Certificate of Appropriateness CA22-13 approved the following improvement to Cottage #1, Cottage #2, and Cottage #3: repair existing

foundations; repair existing siding; repair existing roofs; and replace existing windows.

- September 28, 2021, Certificate of Appropriateness CA21-61 approved replacement exterior windows on the primary structure.
- September 22, 2021, Certificate of Appropriateness CA21-45 approved with conditions subject to the Board of Zoning Adjustment approval of expanded roof heights for Cottages #1 and #2.
- September 28, 2016, Certificate of Appropriateness CA16-64 approved a screened-in porch and to enclose an existing patio for the primary structure.
- December 16, 2009, Certificate of Appropriateness CA09-65 approved a garage and new covered area in the rear yard for the primary structure.
- May 24, 2006, preservation criteria adopted for the primary structure, Jackson House.

Previous City Council Action:

- September 19, 2006, Historic Landmark HL06-02 was approved.

The application was submitted by the property owner, Fabien Goury.

REQUEST:

On December 2, 2022, Building Services issued residential alteration permit #22-000783 for Cottage #3 to permit interior and exterior renovations. The floor plan of the second floor originally had three bedrooms, and the exterior east elevation included the removal of a semi-enclosed balcony/staircase landing above the first-floor exterior door, resulting in modifications to the historic roof line. However, during an inspection, Building Services observed discrepancies between the issued permit, the actual floor plan and exterior elevation. The applicant had reconfigured the interior space to have two bedrooms instead of three, and fully enclosed an approximate 37 square-foot balcony/staircase landing area as part of a bathroom expansion/reconfiguration.

The applicant is requesting approval for a 37-square-foot full-enclosure above the first-floor front door to remain as constructed.

The following approval is required:

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 Board of Adjustment may approve the remodeling or enlargement of a nonconforming use when such an enlargement would not tend to prolong the life of the nonconforming use. Upon review of the facts, the Board of Adjustment may establish a specific period of time for the return of the occupancy to a conforming use.*

ATYPICAL CONDITION:

The second-floor balcony/landing area will be fully enclosed to preserve the historic integrity and architectural character of the building while keeping the existing roofline. This two-story building, originally used as separate first and second-floor units, has been

combined into a single unit. This change, along with the reconfiguration of the second story, reduces the total number of units on the property and aligns better with historic preservation best practices. The original structural and aesthetic features will be maintained, consistent with the approved Certificate of Appropriateness CA23-28 for a corrected roofline.

RECOMMENDATION:

The changes to Cottage #3's exterior are improvements in line with the structure's historic integrity. Staff recommends the Board of Zoning Adjustment **approve** an approximate 37 square foot second floor balcony/staircase landing area enclosure to Cottage #3 as shown on the proposed floor plan and proposed east exterior elevation, consistent with Certificate of Appropriateness CA23-28.

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) Lot 3 Block 37 Gross area of parcel (to nearest tenth of acre) 24,892 sq. Ft., 0.514 Acres
Street frontage & distance to nearest cross street 127.00' west Smith St 230.00' Describe the Proposed Use Residence
Existing Zoning Single Family

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 Fabricea @ Yasmine Garcia
Company _____
Address 326 East Texas Street
City Grapevine State Tx Zip Code 76051
Phone 817.239.7116 Email _____

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.

BZA 2/4/20

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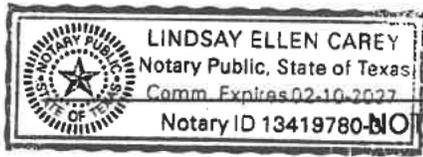
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature [Signature] Date July 1st 2024

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Fabien Groumy
(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 1 day of July,
2024



NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) Contractor

Name Groumy Fabien
Company _____
Address 326 East Texas street
City GRAPEVINE State TX Zip Code 76051
Phone 817-239-7116
Email [Redacted]

Applicant's Signature [Signature] Date July 1st 2024

STATE OF: Texas
COUNTY OF: Tarrant

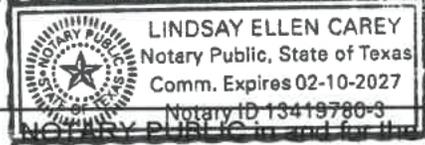
BEFORE ME, a Notary Public, on this day personally appeared Fabien Groumy
(printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the applicant for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 1 day of July,

BZA24-09

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

20 24



LEGAL DESCRIPTION

Address of subject property 326 East Texas St Grapevine TX

Legal description of subject property
Original form of Grapevine

3 37 _____
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

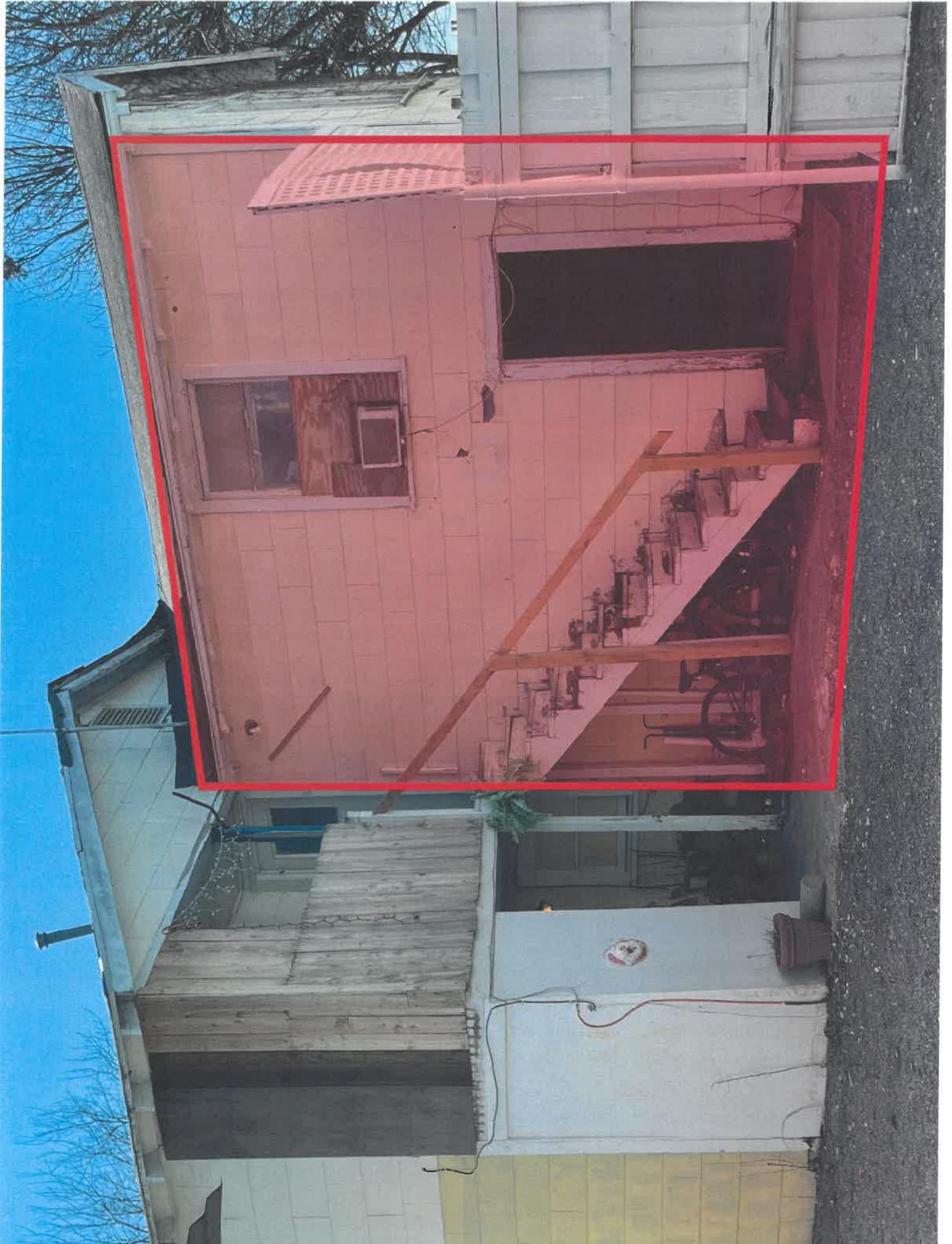
POTENTIAL OUTCOMES:

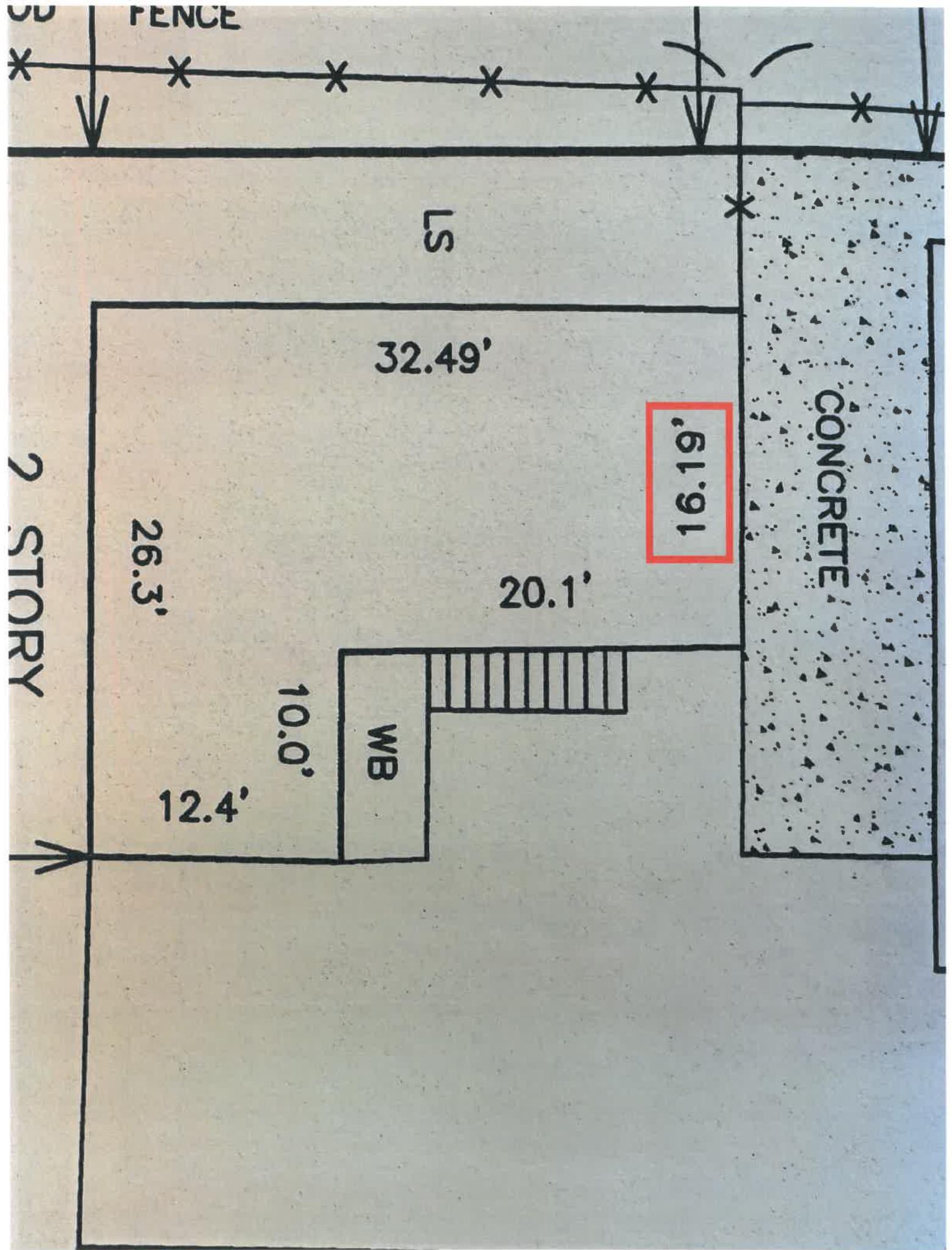
Denial	Approval	Continuance
Requires majority vote by members present. Appeal may be filed within 10 days of public hearing with district court. If appeal is not pursued, then there is a one-year waiting period to reapply for the same request on the same property.	Requires ¾ vote for approval.	Further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

B2A24-09









FENCE

LS

32.49'

16.19'

CONCRETE

2 STORY

26.3'

20.1'

10.0'

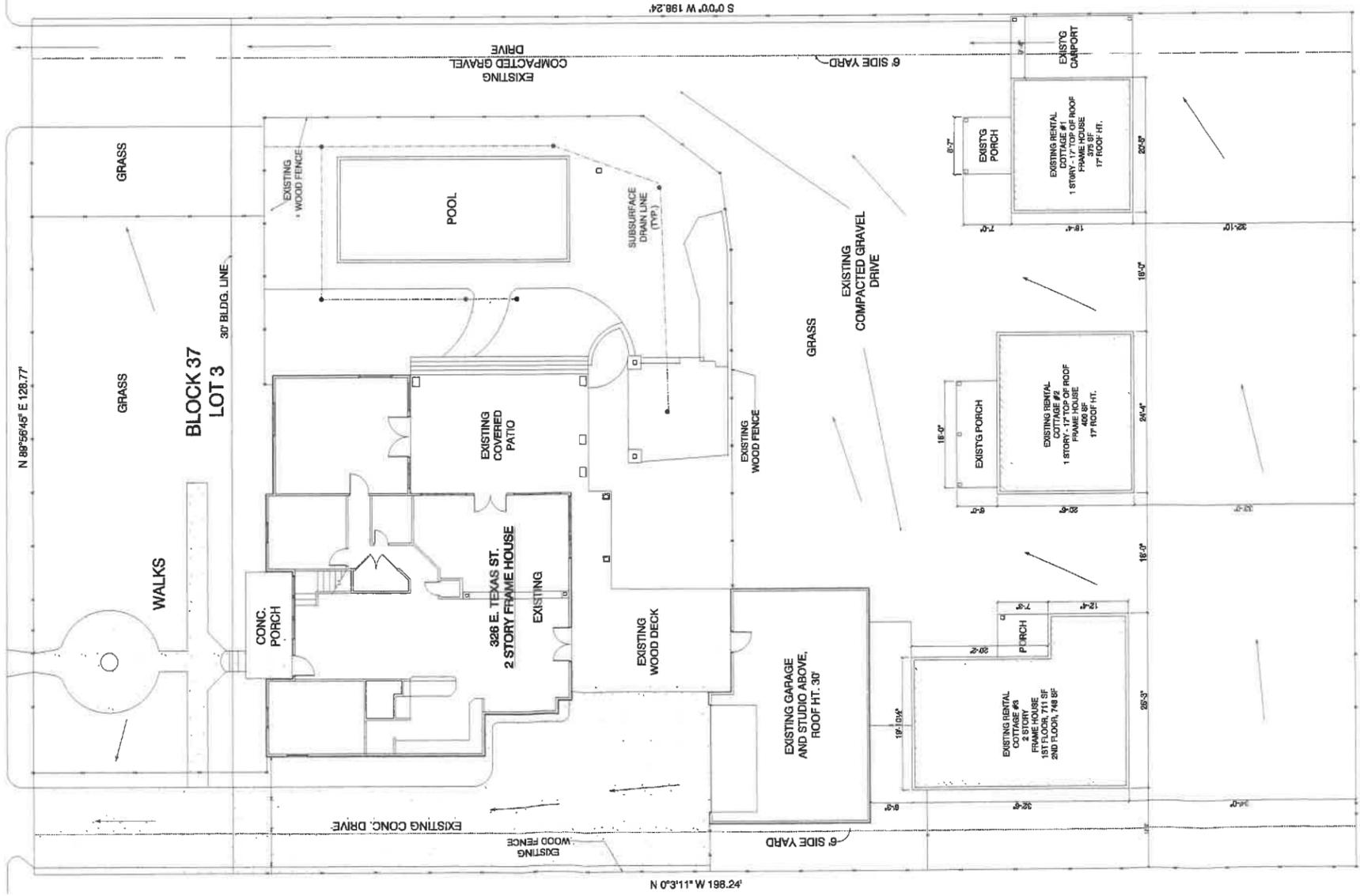
WB

12.4'





EAST TEXAS STREET



NOTE: ARROW INDICATES SURFACE DRAINAGE FLOW, (TYPICAL)

LOT COVERAGE ANALYSIS

326 E. TEXAS STREET
TWO STORY RESIDENTIAL
ZONING R7.5

FIRST FLOOR MAIN LIVING AREA - A/C	1,660 SF
TOTAL FIRST FLOOR AREA - HVAC	1,660 SF
FRONT PORCH	108 SF
COVERED PATIO	585 SF
WOOD DECK	375 SF
GARAGE	800 SF
RENTAL COTTAGE #1 (SINGLE STORY, EXISTING HT. - 13 FT.)	375 SF
RENTAL COTTAGE #2 (SINGLE STORY, EXISTING HT. - 13 FT.)	500 SF
RENTAL COTTAGE #3 - 1st FLR AREA	711 SF
2nd FLR AREA	748 SF
TOTAL BUILDING AREA COVERAGE	5,114 SF
BUILDING COVERAGE (MAX. ALLOWED - 40%)	20.2%
LOT WIDTH	128.8'
LOT DEPTH	198.2'
LOT AREA	25,528 SF
DRIVEWAY AREA (CONC. & GRAVEL)	4,380 SF
SIDEWALK	380 SF
BACKYARD CONCRETE DECK	3,050 SF
PORCHES, PATIOS & CARPORTS	1,016 SF
TOTAL FLATWORK	8,826 SF
TOTAL IMPERVIOUS AREA	13,977 SF
IMPERVIOUS PERCENTAGE (MAX. ALLOWED - 60%)	54.8%

PLOT PLAN FOR
326 E. TEXAS STREET
LOT 3 BLOCK 37
ORIGINAL TOWN OF GRAPEVINE
CASE #249
CITY OF GRAPEVINE, TARRANT CO., TEXAS
LOT AREA 25,528 S.F.
ZONE R-7.5 SINGLE FAMILY
RESIDENTIAL DISTRICT

RECEIVED
AUG 06 2024
By: _____

GOURY RESIDENCE AND RENTAL COTTAGES
326 E. TEXAS STREET
GRAPEVINE, TEXAS

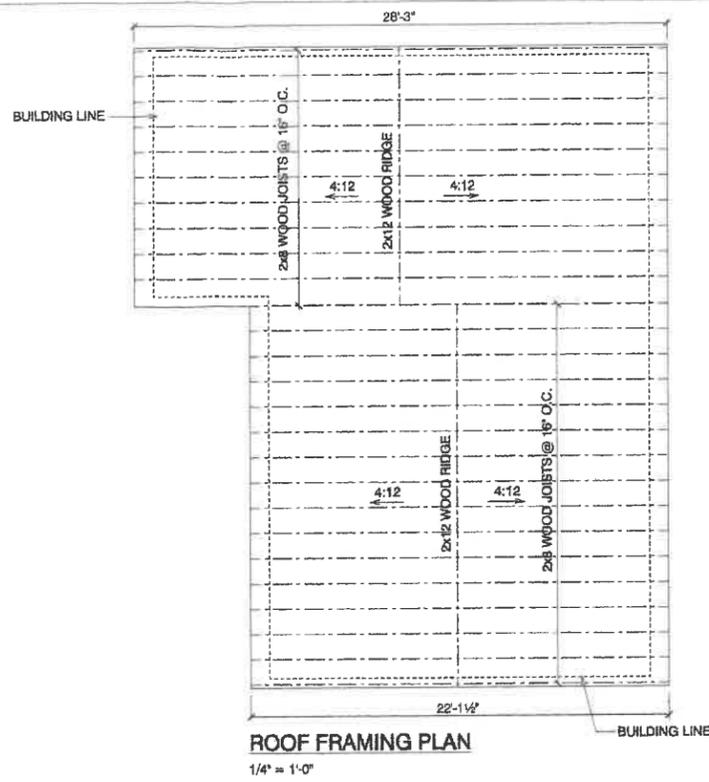
DATE: FEBRUARY 23, 2022
REVISED: JUNE 8, 2022
JULY 5, 2024

drawn by
sheet no.

Gary D. Land
ARCHITECT
designs for commercial - industrial - residential - interiors
Dallas, Texas
469-816-5208

SA

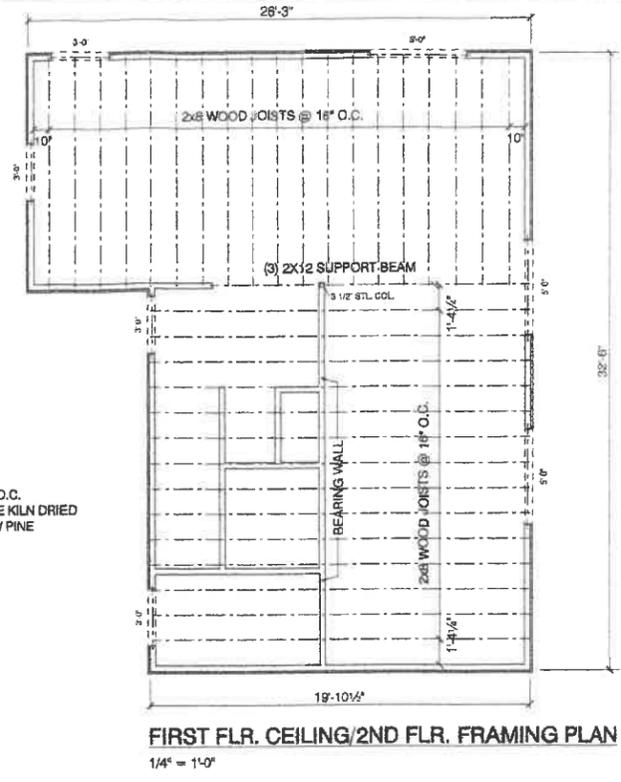
PERMIT ISSUED
12/1/22



ROOF FRAMING PLAN

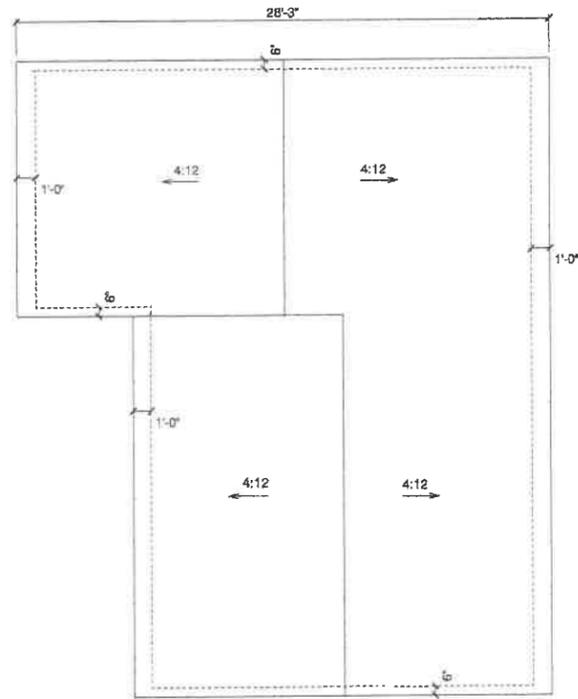
1/4" = 1'-0"

JOISTS - 2X8 @ 16" O.C.
#2 & BETTER, PRIME KILN DRIED
SOUTHERN YELLOW PINE



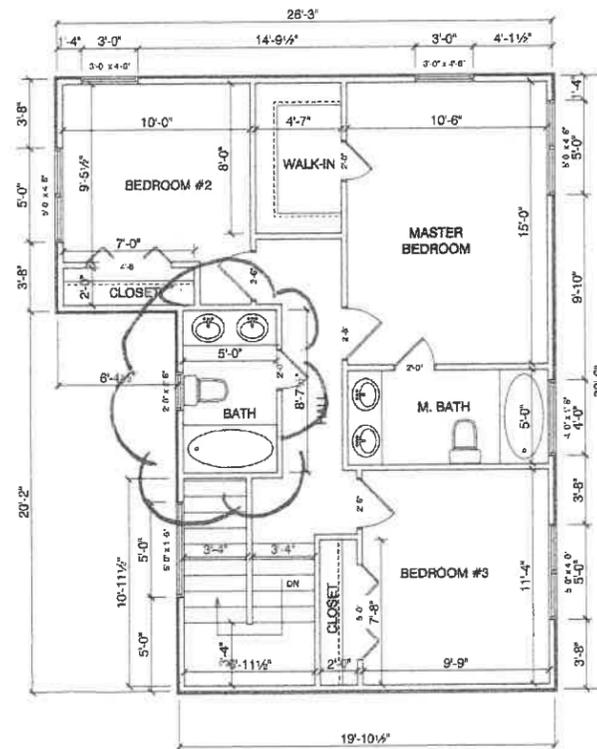
FIRST FLR. CEILING/2ND FLR. FRAMING PLAN

1/4" = 1'-0"



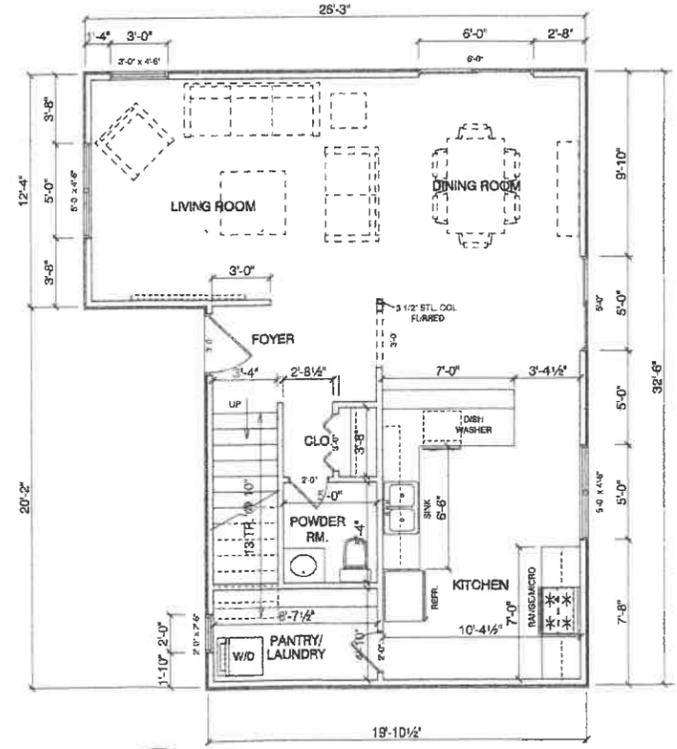
ROOF PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN

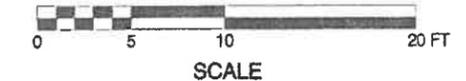
1/4" = 1'-0"



FIRST FLOOR PLAN

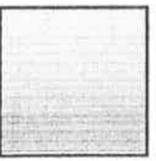
1/4" = 1'-0"

IF DRAWING IS PRINTED ON
24"X36" SHEET, SCALE IS 1/4"=1'-0"



Gary D. Land

Gary D. Land
ARCHITECT
designs for commercial - industrial - residential - interiors
Dallas, Texas 214-335-5263



GOURY RENTAL COTTAGE #3
326C EAST TEXAS ST.
GRAPEVINE, TX.

DATE: OCT. 7, 2022
REV: NOV. 15, 2022
REMOVED CANOPY

DATE: 11/15/22
REV: 11/15/22

A-1

22

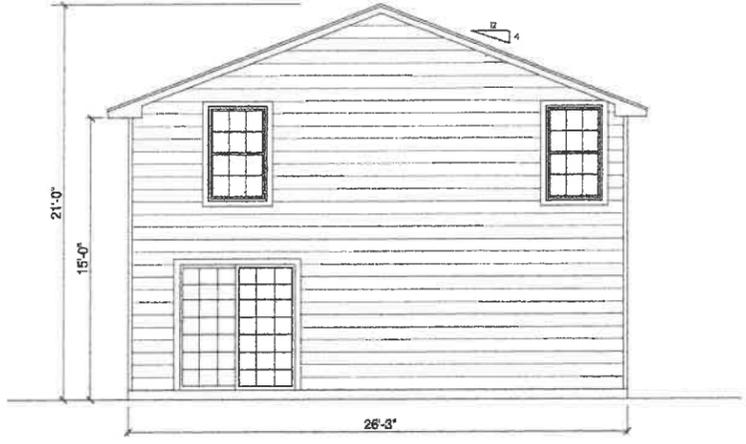
SMPT. LLC

PERMIT ISSUED
12/1/22

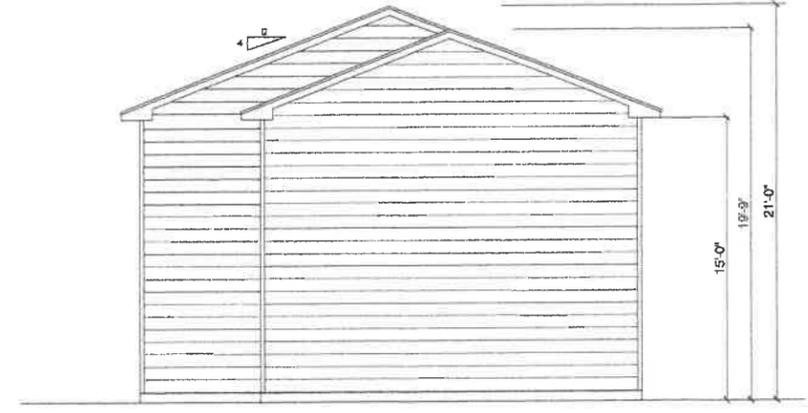
Gary D. Land
ARCHITECT
designs for commercial - industrial - residential - interiors
Dallas, Texas 214-395-5263



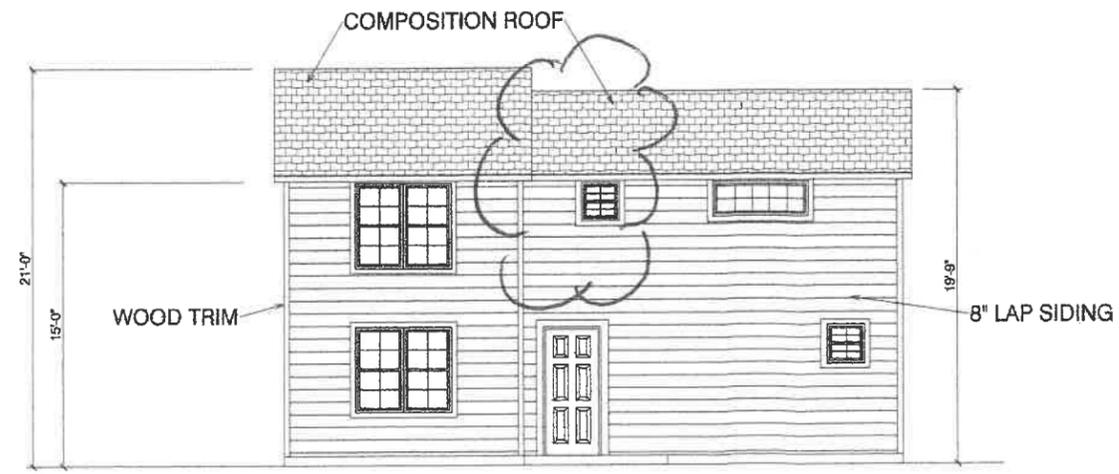
WEST ELEVATION
1/4" = 1'-0"



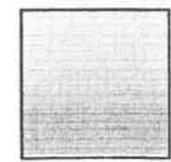
SOUTH ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

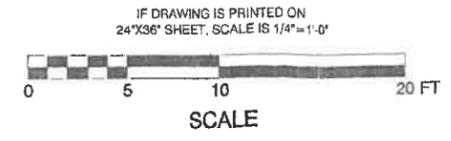


EAST ELEVATION
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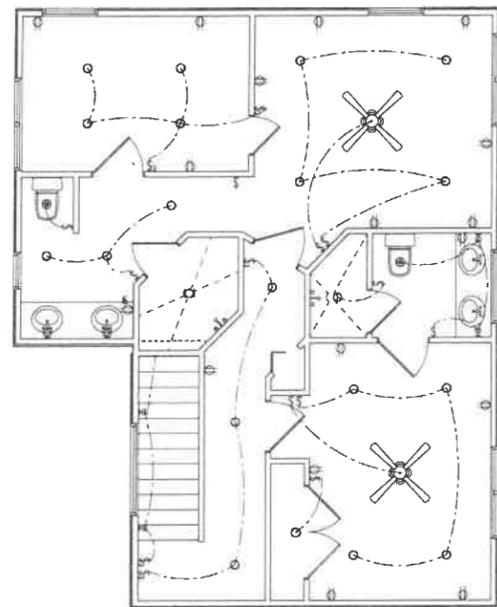


GOURY RENTAL COTTAGE #3
326C EAST TEXAS ST.
GRAPEVINE, TX.

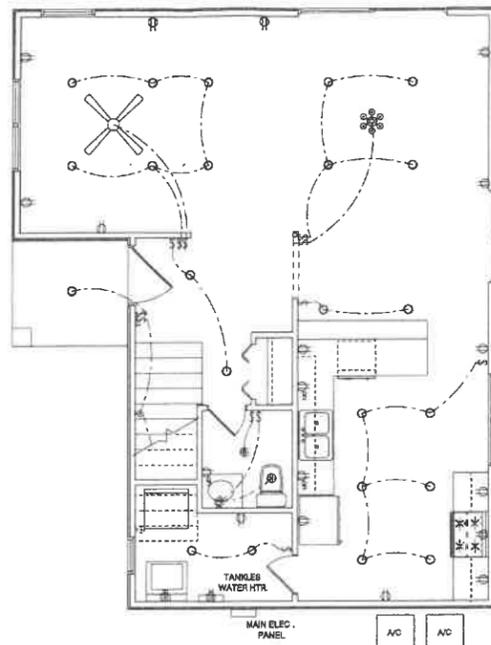
DATE: OCT. 7, 2022
REVISION: NOV. 15, 2022
REMOVED CANDLES



sheet no.
A-2



SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

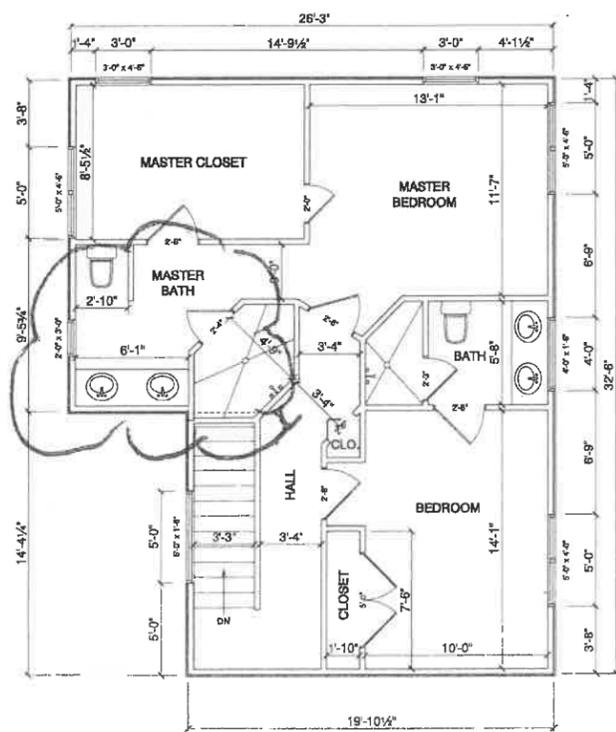


FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

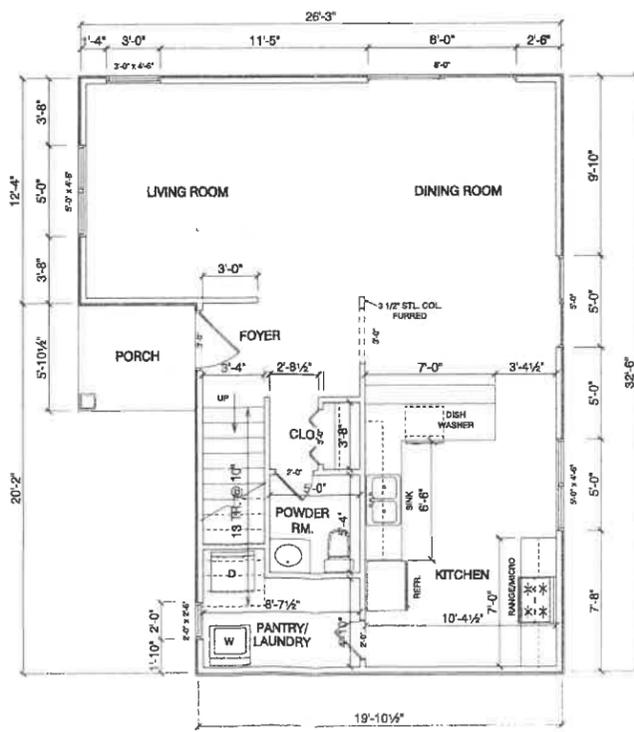
PROPOSED
08/12/24

Gary D. Land

Gary D. Land
A R C H I T E C T
designs for commercial - industrial - residential - interiors
Dallas, Texas 214-335-5263



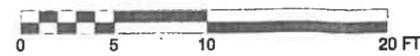
SECOND FLOOR PLAN
1/4" = 1'-0"



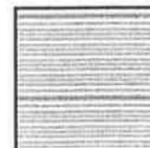
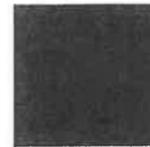
FIRST FLOOR PLAN
1/4" = 1'-0"



IF DRAWING IS PRINTED ON
24"X36" SHEET, SCALE IS 1/4"=1'-0"



SCALE



GOURY RENTAL COTTAGE #3
326C EAST TEXAS ST.
GRAPEVINE, TX.

date
revised 6.3.24

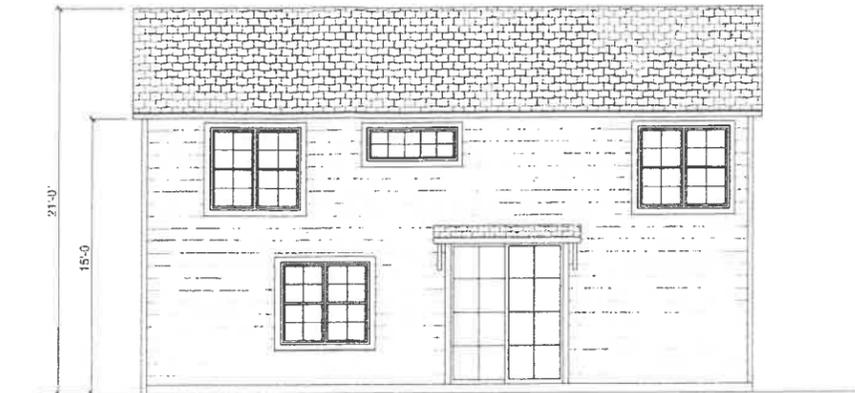
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sheet no.

A-1

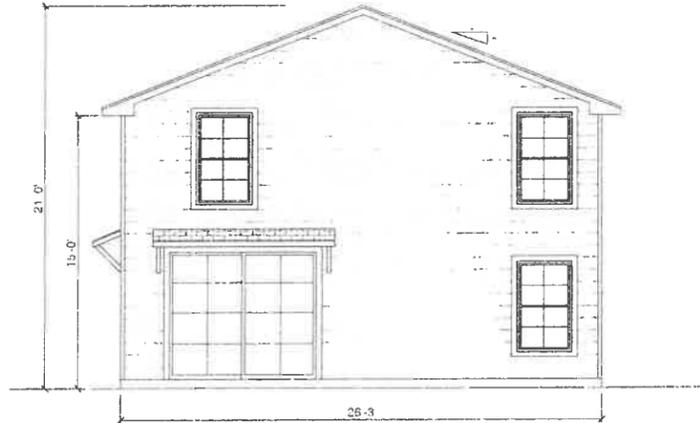


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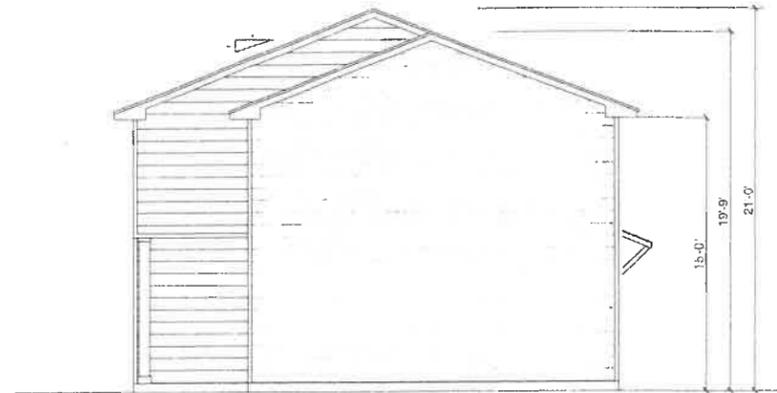
PROPOSED
 08/12/24



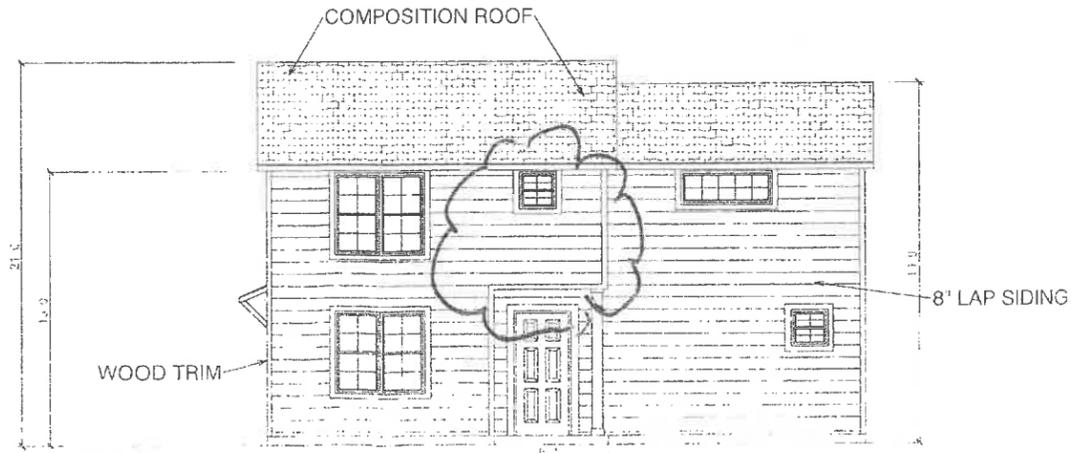
WEST ELEVATION
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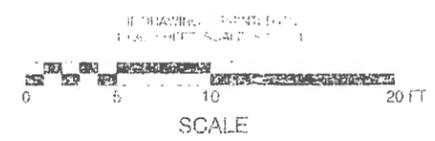
SOUTH ELEVATION
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NORTH ELEVATION
 1/4" = 1'-0"



EAST ELEVATION
 1/4" = 1'-0"



GOURY RENTAL COTTAGE #3
 326C EAST TEXAS ST.
 GRAPEVINE, TX

A-2

CITY OF GRAPEVINE
NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT

BZA24-09
326 EAST TEXAS STREET

WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 5 PM
ON MONDAY, AUGUST 12, 2024

Procedure to Respond:

As (a Property Owner within 200 feet of the subject tract) or (an interested citizen), I
approve (protest) and/or (have the following comments)

Project will be a nice investment to improve our
community -

Printed Property Owner Name and Address, or Lot, Block and Subdivision:

Steven Gay

408 E Texas St

Signature: [Signature] (Phone No.) 817-239-4495

Printed Name of Signee: Steven M. Gay Title: owner 408 E Texas St

Direct questions, mail, and email responses to:
Telephone: (817) 410-3155
Email: planning@grapevintexas.gov
Board of Zoning Adjustment
Department of Planning Services
City of Grapevine
200 S. Main Street
Grapevine, TX 76051

AUG 08 2024

CITY OF GRAPEVINE
NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT

BZA24-09
326 EAST TEXAS STREET

WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 5 PM
ON MONDAY, AUGUST 12, 2024

Procedure to Respond:

As ~~(a Property Owner~~ within 200 feet of the subject tract) or (an interested citizen), I
(approve) (protest) and/or (have the following comments)

RICHARD & MARY ANN HOLLIDAY - 319 SMITH

APPROVE

Printed Property Owner Name and Address, or Lot, Block and Subdivision:

RICHARD HOLLIDAY

317/319 SMITH ST. GRAPEVINE, TX 76051

Signature: _____

(Phone No.)

214-676-3509

Printed Name of Signee: _____

RICHARD HOLLIDAY

Title: _____

OWNER

Direct questions, mail, and email responses to:

Telephone: (817) 410-3155

Email: planning@grapevinetexas.gov

Board of Zoning Adjustment

Department of Planning Services

City of Grapevine

200 S. Main Street

Grapevine, TX 76051

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 **#BZA24-10A & B**
507 LUCAS DRIVE

MEETING DATE: **MONDAY, AUGUST 12, 2024**

BACKGROUND INFORMATION:

The subject site is a portion of a platted 13,320 square foot (0.3 acre) lot. The lot was developed in 1950 and originally platted in July of 1951 prior to the adoption of the city's first zoning ordinance in 1955. The original residence was constructed in 1950 but the lot was split by deed in 1952 and a residence was constructed on the northern portion of the same lot. Lot 18 with the original structure on the southern portion was demolished in early 2024. The site was rezoned from "R-1", Single-Family Dwelling District to "R-7.5", Single-Family District in the 1984 City-wide Rezoning.

The application was submitted by David Hill and Jill Bass, the property owners.

REQUEST:

The applicant intends to construct a 3,400 square foot residential dwelling and is requesting two separate variances on the subject site.

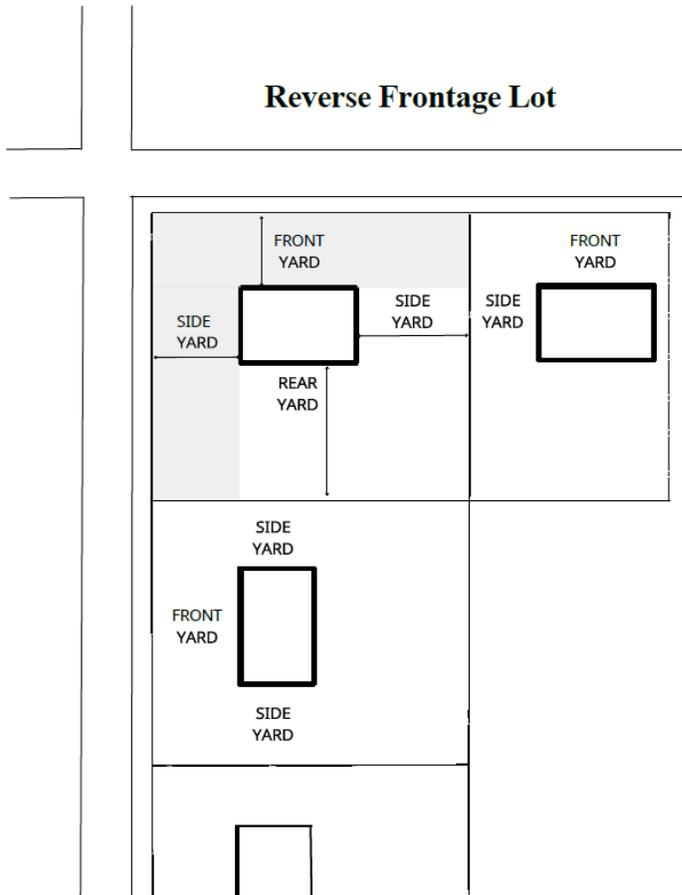
BZA24-10A is a request for a variance to the Grapevine Comprehensive Zoning Ordinance 82-73: **Subsection 15.G.4., *Minimum Lot Width*** of Section 15 "R-7.5", Single Family District, which requires a minimum lot width of 95 feet for reverse frontage lots. The applicant is requesting a variance to allow a minimum lot width of 80 feet. The existing plat from 1951 that was approved prior to the city's first zoning ordinance in 1955 features an 80-foot lot width.

BZA24-10B is a request for a variance to the Grapevine Comprehensive Zoning Ordinance 82-73: **Subsection 15.G.1, *Depth of Front Yard*** of Section 15 "R-7.5", Single Family District, which requires a front yard depth of 30 feet. The applicant is requesting a variance to reduce both front yard setbacks along Hilltop Drive and Lucas Drive to 20 feet.

The subject site is a reverse frontage lot (see diagram below) which requires a 30-foot front yard setback and a 30-foot side yard setback found in **Subsection 42.D., *Corner Lots*** of Section 42, Supplementary District Regulations of the Zoning Ordinance. This subsection states that corner lots, the side yard on the street side, when the rear yard of the subject site backs up to a front yard, shall have the same setback as the required front yard. The reverse frontage lot regulations have been in effect since the 1970 Zoning Ordinance adoption and were carried forward with the 1982 Zoning Ordinance which both occurred subsequent to the platting of the lot. The existing plat from 1951 features a 25-foot building

setback along the south property line adjacent to Hilltop Drive. The original residence was built prior to the 1984 City-wide Rezoning and was demolished at the beginning of 2024.

Reverse Frontage Lot Example:



ATYPICAL CONDITION:

Staff finds that an atypical condition exists for the requested variance (BZA24-10A) on this property. Specifically, the subject property was platted and developed in 1951 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 and as proposed, the site is not compliant with Zoning Ordinance (82-73) relative to *Subsection 15.G.4, Minimum lot width* of Section 15, “R-7.5”, Single-Family District which requires that every reverse frontage lot have a width of 95 feet, the lot as it was platted and exists today has a width of 80 feet.

Staff finds that an atypical condition does not exist for the requested variance (BZA24-10B) on this property. Specifically, minimum front yard setback requirements along Hilltop Drive and Lucas Drive can be met with construction of a new residential dwelling. The proposed location of the new residence, if relocated, can accommodate Zoning Ordinance (82-73) relative to *Subsection 15.G.1., Depth of Front Yard* of Section 15, *Area Regulations* and *Subsection 42.D., Corner Lots* of Section 42, *Supplementary District Regulations* of the Zoning Ordinance.

RECOMMENDATION:

Staff acknowledges the unique challenge of rigidly applying the Zoning Ordinance to the subject site. The nonconforming lot width of 80 feet and the minimum depth of the front yard for a reverse frontage lot of 30-feet along North Lucas Drive and Hilltop Drive respectively, presents a challenge by encumbering the property for future development. Nonetheless, the proposed location of the future residence exacerbates the existing developed condition.

Staff recommends the Board of Zoning Adjustment:

1. **Approve** (BZA24-10A) for a variance to allow a minimum lot width of 80 feet as shown on the plot plan, **subject to the following conditions:**
 - a) A final plat is approved by the City Council and filed with Tarrant County, and
 - b) The existing drive approach adjacent to North Lucas Drive be removed and sidewalk maintained.
2. **Deny** (BZA24-10B) a variance to reduce both front yard setbacks to 20 feet adjacent to the south and the east property lines as shown on the plot plan.

/ng

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

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) LOT 18 Block 6 LUCAS SUB W.C. ADDITION Gross area of parcel (to nearest tenth of acre) 13,320 SQ FEET
Street frontage & distance to nearest cross street AL LUCAS DRIVE / HILLTOP DRIVE Describe the Proposed Use SINGLE FAMILY
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 DAVID HILL / JILL BASS
Company
Address 1925 LILAC LN
City GRAPEVINE State TX Zip Code 76051
Phone 817-919-1628 Email

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.

JUL 01 2024

JUL 01 2024

BZA24-10

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

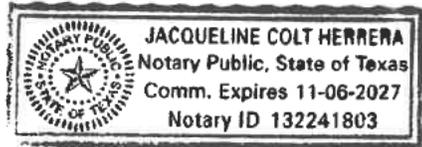
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature [Signature] Date 6/28/24

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared David Hill (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 28th day of June, 2024



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

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name David Hill/Jill Bass

Company _____

Address 1925 Lilac Ln.

City GRAPEVINE State TX Zip Code 76051

Phone 817-919-1628

Email [Redacted]

Applicant's Signature [Signature] Date 6/28/24

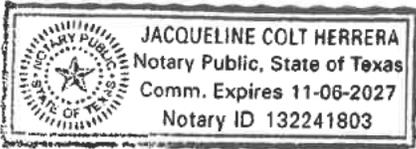
STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared David Hill (printed project representative 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 28th day of June, 2024

JUL 01 2024

B2A24-10



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

Jacqueline Colt Herrera
NOTARY PUBLIC in and for the State of Texas

LEGAL DESCRIPTION

Address of subject property 507 N. LUCAS DRIVE

Legal description of subject property 507 N. LUCAS DRIVE GRAPEVINE TX 76051

18 Lot 6 LUCAS Block WC. ADDITION Subdivision

BOARD OF ADJUSTMENT APPLICATION PROCEDURAL TIMETABLE:

Application Deadline

Days 1-7

Day 8

Day 15

Day 16

Day 20

Day 30

First Monday of the month.

Planning and other City staff review.

Staff will issue comments and request additional information.

Applicant submits revised plans or additional requested information.

Notice is published in newspaper and mailed to adjacent property owners.

Packets distributed to Board of Adjustment Members, City Council and applicants are informed of the public hearing date/presentation requirements.

Board of Adjustment Public Hearing

POTENTIAL OUTCOMES:

Denial

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.

Approval

Requires ¾ vote for approval.

Continuance

Further research and/or information is requested by the Board of Adjustment.

JUL 01 2024

*Applicants are strongly encouraged to read and familiarize themselves with Section 68. Board of Adjustment of the Zoning Ordinance.

B2A24-10

Arboriological Services, Inc.



16 STEEL ROAD • WYLIE, TX 75098

The Tree Care Experts
DALLAS (972) 442-1524
FT. WORTH (817) 849-1160
TOLL FREE (866) 55 ARBOR (552-7267)
FAX: (972) 429-0012



www.arboriological.com

"ENHANCING THE URBAN ENVIRONMENT THROUGH TREE PRESERVATION"

David Hill
351 E. Hudgins Street
Grapevine, TX 76051
RE: 507 N Lucas Drive, Grapevine, 76051

May 9, 2024

Dear Mr. David Hill,

The Shumard Red Oak tree at 507 N Lucas Drive in Grapevine, Texas, is between 64 and 82 years old, according to the closest approximate age I know. I came to this conclusion through deductive reasoning supported by information I know as a certified arborist in North Central Texas for over 20 years, through research, and from the fencing materials information you supplied. If you need more documentation, we could see if the city has any other data from past maps or land records. But here are my thoughts:

1. The most recent house on the property was built in 1950 according to the Tarrant County Appraisal District: <https://www.tad.org/property?account=01618482>. That is 74 years ago.
2. Shumard Red Oaks are native to Texas, but they naturally occur in East Texas more than North Central Texas based on information from Benny Simpson's Texas Native Trees Website through Texas A&M AgriLife Extension Service.
 - "It is found on rich bottomland soils, moist woods and along streams in the eastern third of Texas." <https://aggiehort.tamu.edu/ornamentals/natives/QUERCUSSHUMARDII.HTM>
 - Benny J. Simpson, co-founder and former president of the Texas Native Plant Society and life-long Horticulturist, pursued his more than 40-year career at the Texas A&M Research and Extension Center in Dallas. Simpson began working at the research and extension center in Dallas in 1954 when it was the Texas Research Foundation, a private agriculture organization.
3. Grapevine is located in the Cross Timber Region of Texas. In the 1800's this region consisted of native prairie areas and naturally wooded areas consisting of predominately Post Oaks, Cedar Elms, Eastern Red Cedar, and Gum Bumelias rather than trees such as Shumard Red Oak.
 - Excerpt from the City of Grapevine's Street Tree Inventory Report & Recommendations: "Sited in the state's Cross Timbers ecoregion, Grapevine was settled in the mid 1800s when farmers and ranchers began converting the most productive bottomlands and native prairies to farms and rangeland. The move left pockets of native cross timbers vegetation, dominated by post oak trees."
4. Making some assumptions, I believe the tree was planted by the original owner between the driveway & the fence or it came up from an acorn along the fence after the fence's construction. Here is a link to a photo of the house in 2007 from Google Street view: <https://maps.app.goo.gl/prpUT2cDfumAchC17>. If the tree was purchased from a nursery and planted, it could have been between 3 & 8 years old depending on how big it was when it was purchased.
5. The fencing supplies used to construct the chain link fence were likely made in the 1950s according to manufacturer information you were able to find. So, if the fence was installed in the 1950s and the tree was planted or grew as volunteer between the driveway and the fence, the tree could have slowly grown into and around the fence over time.

Taking all of this information into account, the tree could be between 82 years old (8 years old and planted in 1950) and 64 years old (planted or grew on its own within the first 10 years of home construction – 1960). So, the tree could have started its life between 1942-1960. That is an 18-year difference. If we take the middle point of that time, approximately 1951, the tree would be 73 years old.

I hope this knowledge is useful. Please don't hesitate to ask me questions or voice any concerns.

Respectfully,

Sarah Sours

Sarah Sours, B.S. Forest Management
I.S.A. Certified Arborist TX-1322
ISA Tree Risk Assessment Qualified (TRAQ)

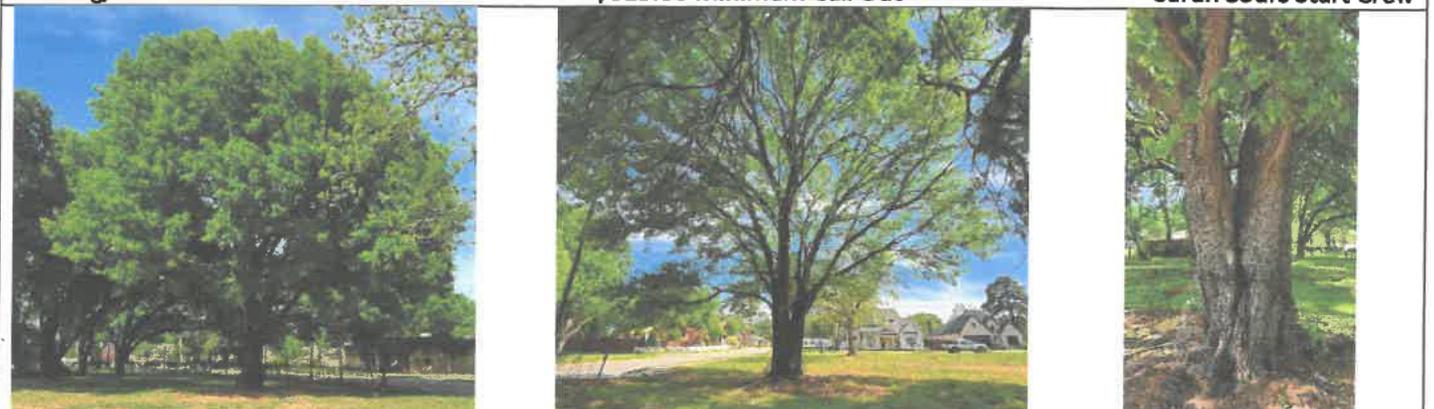
JUL 01 2024

B2A24-10

ESTIMATE SUBMITTED TO:

Name: David Hill Main: (817) 819-1628 Date: 4/12/2024
 Street: 351 E. Hudgins Street Cell: ESTIMATE 1 OF 2
 City, ST, Zip: Grapevine, TX 76051 Other: Certified Arborist: Sarah Sours
 Job Location: 507 N Lucas Drive, Grapevine 76051 Email: [REDACTED]
 Client Acct: New MAPSCO: FORT WORTH 27 G

Preferred Business Communication: *Email (preferred)

Tree Care Scope of Work		PENDING
Arborist Site Visit		Bill \$140.00 (+Tax)
Pruning/Tree Work	\$315.00 Minimum Call Out	Sarah Sours Start Crew
		
<input type="checkbox"/>	1 Shumard Red Oak (center of property/see photos above) remove deadwood 1/2" diameter & above, thin in the ends where needed, raise canopy height to 14', remove sprouts up to 14'	\$ 945.00
<input type="checkbox"/>	Recommended Option w/Pruning Above: install 2 cables (5/8") Amon-Eyes with 1/2" EHS cables) <i>see cable disclaimer below</i>	\$ 705.00
<p>Note to client: If the Box Elder trees are removed, this tree may not look even and unshapely. The canopy has grown to the south due to the competition. But I think you could prune the tree to improve the aesthetics if you want to keep the tree. It's branching structure is typical of an American Elm and will benefit from installing a cable.</p> 		
<input type="checkbox"/>	1 American Elm (back center of property) remove deadwood 1" diameter & above, thin in the ends to reduce end weight, remove 8" limb on east side to raise canopy height, raise canopy height to 14-16'	\$ 1,680.00
<input type="checkbox"/>	Recommended Option w/Pruning Above: install 1 cable (5/8" Amon-Eyes with 1/2" EHS cable)	\$ 300.00
<p>CABLE INSTALLATION NOTICE: Cable installation cannot be approved alone without recommended pruning. The proper pruning of a tree before installing hardware is essential. Trees grow over time, and this alters the weight load as well as the dynamics of the tree's structure. The installation of cables in a tree is</p>		

Handwritten: B7M24-10

We greatly appreciate the opportunity to care for you and your trees. All prices are plus sales tax unless you are exempt. **This estimate may be withdrawn by us if not accepted within 30 days.** We are insured for your protection. All work to be completed in a workman-like manner according to standard practices. We will not be responsible for damage to property not visible or where it is not specifically mentioned herein, especially underground installations. If you are aware of a solid object in, on, or around your tree or stump, you are required to notify us prior to receiving an estimate. Stump grinding is normally 6-8 inches below grade and will be done on a later date. Mulch from ground stump will be left on site unless specified otherwise in the above estimate. Any additional work requested other than above specifications may involve extra cost and is subject to completion on a separate day. All agreements are contingent upon delays beyond our control (weather, accidents, equipment failure, etc.)

Signature: _____ **Date of acceptance:** _____
 Responsibility for determining tree ownership and obtaining consent from joint owners, if any, lies strictly with customer. Customer will indemnify and hold harmless Arborological Services, Inc. from and against any and all claims, damages, liabilities, lawsuits, costs and expenses (including, without limitation, attorney's fees and court costs), for wrongful tree removal or wrongful pruning. The prices, specifications, and conditions of the work are satisfactory, and I accept the estimate. I understand that my payment is to be made in full upon receipt of an invoice (unless otherwise noted) and payable to Arborological Services, Inc., 16 Steel Road, Wylie, Texas 75098. This company reserves the right to collect interest cost (1-1/2% per month over 30 days) and attorney's fees incurred in collecting all payments due under this agreement. The Venue for all disputes, controversies and litigation arising out of this agreement shall be in Collin County, Texas.

Production Pruning/Tree Work Department	ASI Tree Disease & Insect Control Department
Amber Grisham, Scheduling Supervisor	Chris Karon, Scheduling Supervisor

Respectfully,



General Information & Support CSR | Client Services Representative

972.442.1524 | FT. Worth 817.849.1160

Toll Free: 1.866.55 ARBOR (552.7267)

WWW.ARBORIOLOGICAL.COM | ESTABLISHED 1981



JUL 01 2024

B2A24-10

EJ ACQUIRES ASSETS OF ALHAMBRA FOUNDRY COMPANY LTD.

EAST JORDAN, Mich. – As of May 13, 2022, **Alhambra Foundry Company Ltd.** has made a strategic decision to exit the foundry business and, accordingly, divest their proprietary line of municipal castings and fabricated steel products.

Global infrastructure access solutions provider EJ has acquired certain assets of Alhambra Foundry Company Ltd., located in Alhambra, California. These assets include the Alhambra brand, customer lists, inventory, and patterns. EJ will transition the manufacture of its core product lines to their manufacturing locations and maintain supply to their customer base in the California market. In addition, EJ is pleased to announce a new California sales and distribution facility located in San Bernardino, California (287 W Orange Show Lane, San Bernardino, CA 92408).

Alhambra Foundry Company Ltd., founded in 1923, is a metalwork-castings and fabrications facility that produced custom and standard products to the construction industry. EJ continues to be 100% owned by descendants of William E. Malpass, and members of the family continue to be active in managing the business.

About EJ

EJ is the leader in the design, manufacture, and distribution of access solutions for water, sewer, drainage, telecommunications, and utility networks worldwide. Descendants of William E. Malpass continue to own and operate EJ, with Corporate Headquarters located in East Jordan, Michigan. For over 135 years, the company's core strength has been employees using their expertise and knowledge to foster strong relationships while working together to achieve results.

JUL 01 2024

Fence documentation

Alhambra-Calif. 1-5/8 cap post



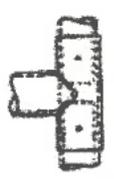
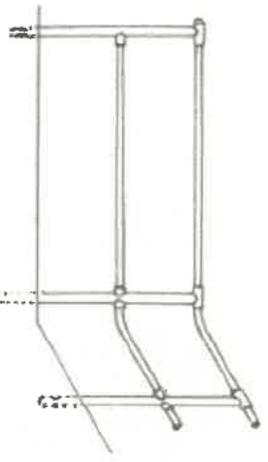
JUL 01 2024



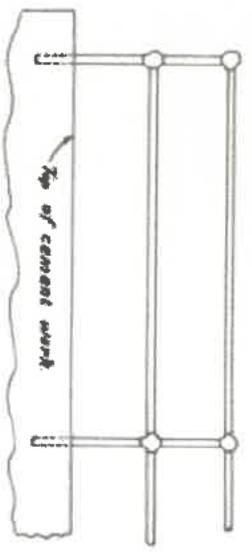
JUL 01 2024



PIPE RAILING



A-520
1 1/2" GALVANIZED PIPE COMPONENTS TO CITY OF LOS ANGELES DWG. NO. B-2499



A-521
PIPE RAILING WITH BALL PATTERN FITTINGS MADE AND RECTIFIED TO SPECIFICATIONS

Brass Date Stamps



A-500

STANDARD CONTRACTOR DATE STAMP

LETTERED AS REQUIRED
Plate No. A-500 Price \$18.00



A-501

PART NUMBER	BRASS WEIGHT (LBS)	LETTERING (LBS)	PRICE PER 1000
A-501	4 1/2"	3/4"	\$5.80

Letters Polished and Oiled for Mounting on Plywood Board.

ALL DIMENSIONS IN INCHES. ALL WEIGHTS IN POUNDS. UNLESS OTHERWISE NOTED

JUL 01 2024

PLUGS - CAPS

SIZE	L	W	PRICE
3/4	4.80	20	4.40
4	4.80	27	5.84
5	4.80	40	8.00
6	4.80	50	11.00
8	4.80	70	14.00
10	4.80	90	18.00
12	4.80	100	22.00
14	4.80	120	26.00
16	4.80	140	30.00
18	4.80	160	34.00
20	4.80	180	38.00
24	4.80	210	46.00

PLUGS L. A. STD.	SIZE	L	W	PRICE
3	3	6	1.75	
4	4	12	2.04	
5	5	23	4.00	
6	6	23	6.00	
8	8	30	10.00	
10	10	30	14.00	
12	12	30	17.00	
14	14	30	19.00	
16	16	30	22.00	
18	18	30	25.00	
20	20	30	28.00	
24	24	30	35.00	

PLUGS L. W. A. STD.	SIZE	L	W	PRICE
3	3	7	1.74	
4	4	14	2.00	
5	5	24	4.00	
6	6	24	6.00	
8	8	30	10.00	
10	10	30	14.00	
12	12	30	17.00	
14	14	30	19.00	
16	16	30	22.00	
18	18	30	25.00	
20	20	30	28.00	
24	24	30	35.00	

SIZE	L	W	PRICE
3	3.0	20	8.00
4	3.0	27	11.00
5	3.0	40	15.00
6	3.0	50	20.00
8	3.0	70	26.00
10	3.0	90	32.00
12	3.0	100	38.00
14	3.0	120	44.00
16	3.0	140	50.00
18	3.0	160	56.00
20	3.0	180	62.00
24	3.0	210	74.00

PLUGS L. A. STD.	SIZE	L	W	PRICE
3	3	6	1.75	
4	4	12	2.04	
5	5	23	4.00	
6	6	23	6.00	
8	8	30	10.00	
10	10	30	14.00	
12	12	30	17.00	
14	14	30	19.00	
16	16	30	22.00	
18	18	30	25.00	
20	20	30	28.00	
24	24	30	35.00	

PLUGS L. W. A. STD.	SIZE	L	W	PRICE
3	3	7	1.74	
4	4	14	2.00	
5	5	24	4.00	
6	6	24	6.00	
8	8	30	10.00	
10	10	30	14.00	
12	12	30	17.00	
14	14	30	19.00	
16	16	30	22.00	
18	18	30	25.00	
20	20	30	28.00	
24	24	30	35.00	

PLUGS L. W. A. STD.	SIZE	L	W	PRICE
3	3	7	1.74	
4	4	14	2.00	
5	5	24	4.00	
6	6	24	6.00	
8	8	30	10.00	
10	10	30	14.00	
12	12	30	17.00	
14	14	30	19.00	
16	16	30	22.00	
18	18	30	25.00	
20	20	30	28.00	
24	24	30	35.00	

SIZE	L	W	PRICE
3	3.0	12	3.25
4	3.0	15	4.00
5	3.0	18	4.75
6	3.0	21	5.50
8	3.0	24	6.25
10	3.0	27	7.00
12	3.0	30	7.75
14	3.0	33	8.50
16	3.0	36	9.25
18	3.0	39	10.00
20	3.0	42	10.75
24	3.0	48	12.25

PLUGS L. A. STD.	SIZE	L	W	PRICE
3	3	6	1.75	
4	4	12	2.04	
5	5	23	4.00	
6	6	23	6.00	
8	8	30	10.00	
10	10	30	14.00	
12	12	30	17.00	
14	14	30	19.00	
16	16	30	22.00	
18	18	30	25.00	
20	20	30	28.00	
24	24	30	35.00	

PLUGS L. W. A. STD.	SIZE	L	W	PRICE
3	3	7	1.74	
4	4	14	2.00	
5	5	24	4.00	
6	6	24	6.00	
8	8	30	10.00	
10	10	30	14.00	
12	12	30	17.00	
14	14	30	19.00	
16	16	30	22.00	
18	18	30	25.00	
20	20	30	28.00	
24	24	30	35.00	

PLUGS L. W. A. STD.	SIZE	L	W	PRICE
3	3	7	1.74	
4	4	14	2.00	
5	5	24	4.00	
6	6	24	6.00	
8	8	30	10.00	
10	10	30	14.00	
12	12	30	17.00	
14	14	30	19.00	
16	16	30	22.00	
18	18	30	25.00	
20	20	30	28.00	
24	24	30	35.00	

SIZE	L	W	PRICE
3/2	6.0	21	5.25
4	6.0	24	6.00
5	6.0	27	6.75
6	6.0	30	7.50
8	6.0	33	8.25
10	6.0	36	9.00
12	6.0	39	9.75
14	6.0	42	10.50
16	6.0	45	11.25
18	6.0	48	12.00
20	6.0	51	12.75
24	6.0	57	14.25

PLUGS L. A. STD.	SIZE	L	W	PRICE
3	3	6	1.75	
4	4	12	2.04	
5	5	23	4.00	
6	6	23	6.00	
8	8	30	10.00	
10	10	30	14.00	
12	12	30	17.00	
14	14	30	19.00	
16	16	30	22.00	
18	18	30	25.00	
20	20	30	28.00	
24	24	30	35.00	

PLUGS L. W. A. STD.	SIZE	L	W	PRICE
3	3	7	1.74	
4	4	14	2.00	
5	5	24	4.00	
6	6	24	6.00	
8	8	30	10.00	
10	10	30	14.00	
12	12	30	17.00	
14	14	30	19.00	
16	16	30	22.00	
18	18	30	25.00	
20	20	30	28.00	
24	24	30	35.00	

PLUGS L. W. A. STD.	SIZE	L	W	PRICE
3	3	7	1.74	
4	4	14	2.00	
5	5	24	4.00	
6	6	24	6.00	
8	8	30	10.00	
10	10	30	14.00	
12	12	30	17.00	
14	14	30	19.00	
16	16	30	22.00	
18	18	30	25.00	
20	20	30	28.00	
24	24	30	35.00	

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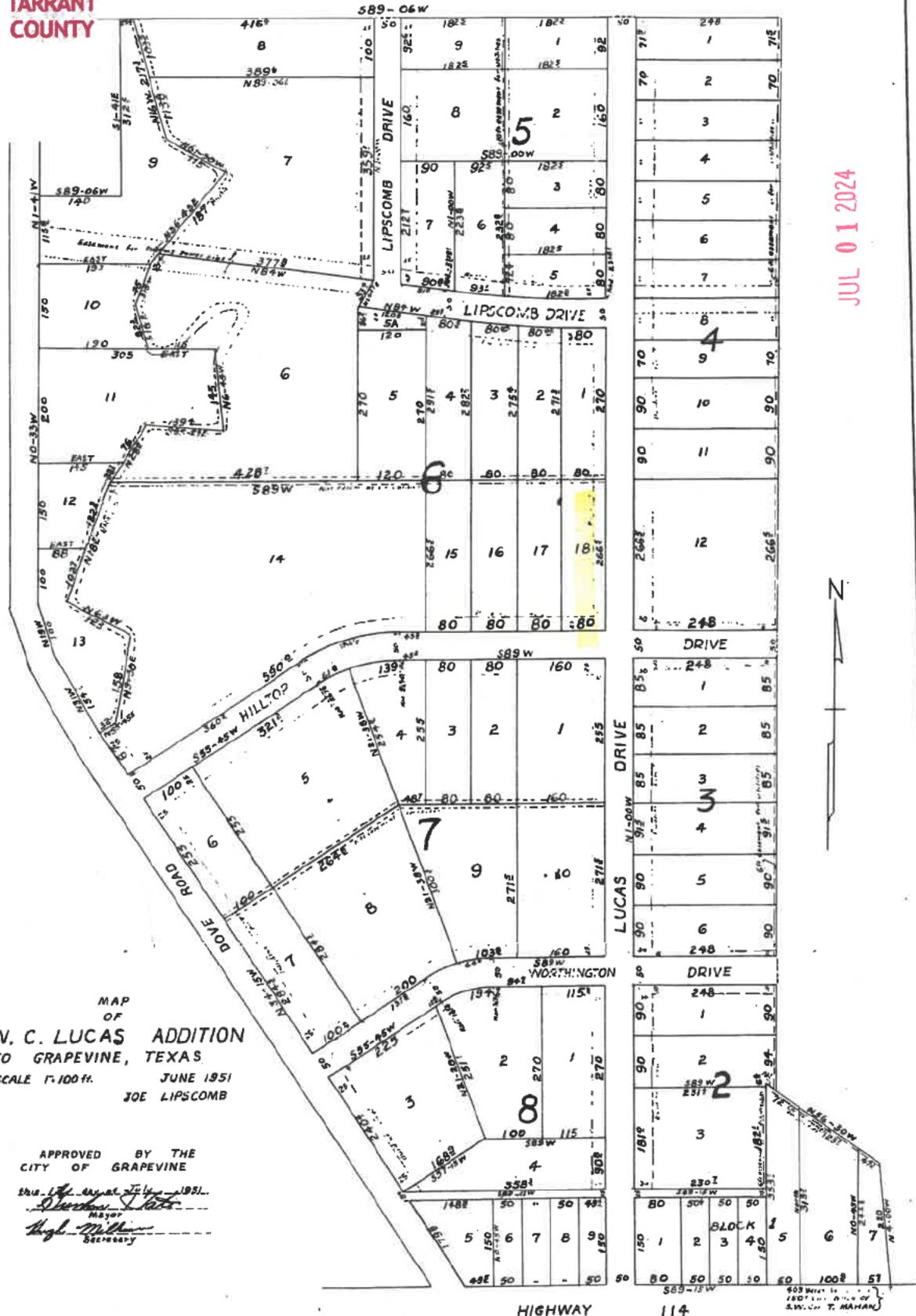
81

**COPY,
FOR OFFICIAL
DOCUMENT.**

**REFER TO
TARRANT
COUNTY**

W.C. Lucas Addition
2125 464

PLAT RECORD VOL. 388-I.



MAP
OF
W. C. LUCAS ADDITION
TO GRAPEVINE, TEXAS
SCALE 1"=100 FT. JUNE 1951
JOE LIPSCOMB

APPROVED BY THE
CITY OF GRAPEVINE
Joe Lipcomb
Mayor
Hugh Miller
Secretary

JUL 01 2024

HIGHWAY 114

603 W. 114th St. S.W. of T. MAHAN

507 Lucas Drive / currently zoned R-7.5

Board of Zoning Adjustment (BZA)

Mr. Albert Triplett,

We are currently seeking adjustment to the building line of 507 Lucas as under the new zoning rules the lot fails to meet the zoning requirements with a width of 95 feet. Supporting documents from licensed engineers currently show this lot at a width of 80 feet.

We understand that the City of Grapevine can allow a variance on a non-conforming lot, and Jill and I would appreciate consideration 507 N Lucas Drive lot 18 block 6.

In addition to the width of the lot, we have a Shumard Red Oak tree that the arborist estimates is approximately 75-86 years old. With that information, we are also submitting a new plot foundation plan for a variance of adjustment in the building line to 20' building line from current pin locations. The pin locations are positioned already 10' into the property from Lucas drive and Hilltop. That allows 10' easement from the curb in both directions.

If these requests are approved, after talking architects and staying within the values and the traditions of Grapevine, Jill and I can build our forever home and potentially save the Shumard Red Oak Tree. Jill has lived in Grapevine since 1993 and volunteers in multiple civic organizations. She also works in the city for Baylor Scott and White. We are committed to living in Grapevine and being active members of our community.

Supporting documents attached.

Please let us know if you need any other documents. We appreciate your consideration of the matter,

Sincerely

Jill Bass & David Hill

Arboriological Services, Inc.

16 STEEL ROAD ■ WYLIE, TX 75098



The Tree Care Experts

DALLAS (972) 442-1524

Ft. WORTH (817) 849-1160

TOLL FREE (866) 55 ARBOR (552-7267)

FAX: (972) 429-0012



www.arboriological.com

"ENHANCING THE URBAN ENVIRONMENT THROUGH TREE PRESERVATION"

David Hill
351 E. Hudgins Street
Grapevine, TX 76051
RE: 507 N Lucas Drive, Grapevine, 76051

May 9, 2024

Dear Mr. David Hill,

The Shumard Red Oak tree at 507 N Lucas Drive in Grapevine, Texas, is between 64 and 82 years old, according to the closest approximate age I know. I came to this conclusion through deductive reasoning supported by information I know as a certified arborist in North Central Texas for over 20 years, through research, and from the fencing materials information you supplied. If you need more documentation, we could see if the city has any other data from past maps or land records. But here are my thoughts:

1. The most recent house on the property was built in 1950 according to the Tarrant County Appraisal District: <https://www.tad.org/property?account=01618482>. That is 74 years ago.
2. Shumard Red Oaks are native to Texas, but they naturally occur in East Texas more than North Central Texas based on information from Benny Simpson's Texas Native Trees Website through Texas A&M AgriLife Extension Service.
 - "It is found on rich bottomland soils, moist woods and along streams in the eastern third of Texas." <https://aggiehort.tamu.edu/ornamentals/natives/QUERCUSSHUMARDII.HTM>
 - Benny J. Simpson, co-founder and former president of the Texas Native Plant Society and life-long Horticulturist, pursued his more than 40-year career at the Texas A&M Research and Extension Center in Dallas. Simpson began working at the research and extension center in Dallas in 1954 when it was the Texas Research Foundation, a private agriculture organization.
3. Grapevine is located in the Cross Timber Region of Texas. In the 1800's this region consisted of native prairie areas and naturally wooded areas consisting of predominately Post Oaks, Cedar Elms, Eastern Red Cedar, and Gum Bumelias rather than trees such as Shumard Red Oak.
 - Excerpt from the City of Grapevine's Street Tree Inventory Report & Recommendations: "Situated in the state's Cross Timbers ecoregion, Grapevine was settled in the mid 1800s when farmers and ranchers began converting the most productive bottomlands and native prairies to farms and rangeland. The move left pockets of native cross timbers vegetation, dominated by post oak trees."
4. Making some assumptions, I believe the tree was planted by the original owner between the driveway & the fence or it came up from an acorn along the fence after the fence's construction. Here is a link to a photo of the house in 2007 from Google Street view: <https://maps.app.goo.gl/prpUT2cDfumAchC17>. If the tree was purchased from a nursery and planted, it could have been between 3 & 8 years old depending on how big it was when it was purchased.
5. The fencing supplies used to construct the chain link fence were likely made in the 1950s according to manufacturer information you were able to find. So, if the fence was installed in the 1950s and the tree was planted or grew as volunteer between the driveway and the fence, the tree could have slowly grown into and around the fence over time.

Taking all of this information into account, the tree could be between 82 years old (8 years old and planted in 1950) and 64 years old (planted or grew on its own within the first 10 years of home construction – 1960). So, the tree could have started its life between 1942-1960. That is an 18-year difference. If we take the middle point of that time, approximately 1951, the tree would be 73 years old.

I hope this knowledge is useful. Please don't hesitate to ask me questions or voice any concerns.

Respectfully,

Sarah Sours

Sarah Sours, B.S. Forest Management
I.S.A. Certified Arborist TX-1322
ISA Tree Risk Assessment Qualified (TRAQ)
E-Mail: ssours@arboriological.com

Caring for People and Trees for Over 40 Years!

ESTIMATE SUBMITTED TO:

Name: David Hill Main: (817) 819-1628
 Street: 351 E. Hudgins Street Cell:
 City, ST, Zip: Grapevine, TX 76051 Other:
 Job Location: **507 N Lucas Drive, Grapevine 76051**
 Client Acct: New MAPSCO: FORT WORTH 27 G

Date: 4/12/2024

ESTIMATE 1 OF 2

Certified Arborist: Sarah Sours

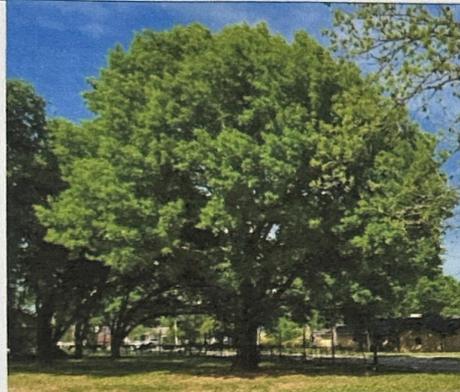
Email: dhill@nwerectors.com

Preferred Business Communication: *Email (preferred)

Tree Care Scope of Work PENDING

Arborist Site Visit Bill \$140.00 (+Tax)

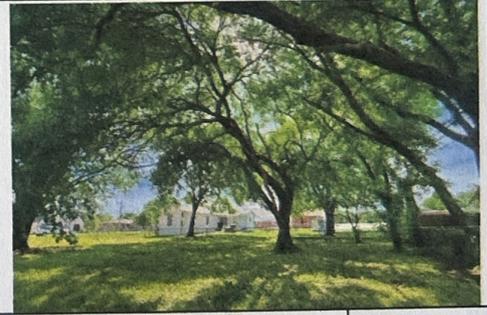
Pruning/Tree Work \$315.00 Minimum Call Out Sarah Sours Start Crew



1 Shumard Red Oak (center of property/see photos above) remove deadwood 1/2" diameter & above, thin in the ends where needed, raise canopy height to 14', remove sprouts up to 14' \$ 945.00

Recommended Option w/Pruning Above: install 2 cables (5/8") Amon-Eyes with 1/2" EHS cables) \$ 705.00
see cable disclaimer below

Note to client: If the Box Elder trees are removed, this tree may not look even and unshapely. The canopy has grown to the south due to the competition. But I think you could prune the tree to improve the aesthetics if you want to keep the tree. It's branching structure is typical of an American Elm and will benefit from installing a cable.



1 American Elm (back center of property) remove deadwood 1" diameter & above, thin in the ends to reduce end weight, remove 8" limb on east side to raise canopy height, raise canopy height to 14-16' \$ 1,680.00

Recommended Option w/Pruning Above: install 1 cable (5/8" Amon-Eyes with 1/2" EHS cable) \$ 300.00

CABLE INSTALLATION NOTICE: Cable installation cannot be approved alone without recommended pruning. The proper pruning of a tree before installing hardware is essential. Trees grow over time, and this alters the weight load as well as the dynamics of the tree's structure. The installation of cables in a tree is

We greatly appreciate the opportunity to care for you and your trees. All prices are plus sales tax unless you are exempt. **This estimate may be withdrawn by us if not accepted within 30 days.** We are insured for your protection. All work to be completed in a workman-like manner according to standard practices. We will not be responsible for damage to property not visible or where it is not specifically mentioned herein, especially underground installations. If you are aware of a solid object in, on, or around your tree or stump, you are required to notify us prior to receiving an estimate. Stump grinding is normally 6-8 inches below grade and will be done on a later date. Mulch from ground stump will be left on site unless specified otherwise in the above estimate. Any additional work requested other than above specifications may involve extra cost and is subject to completion on a separate day. All agreements are contingent upon delays beyond our control (weather, accidents, equipment failure, etc.)

Signature: _____

Date of acceptance: _____

Responsibility for determining tree ownership and obtaining consent from joint owners, if any, lies strictly with customer. Customer will indemnify and hold harmless Arboriological Services, Inc. from and against any and all claims, damages, liabilities, lawsuits, costs and expenses (including, without limitation, attorney's fees and court costs), for wrongful tree removal or wrongful pruning. The prices, specifications, and conditions of the work are satisfactory, and I accept the estimate. I understand that my payment is to be made in full upon receipt of an invoice (unless otherwise noted) and payable to Arboriological Services, Inc., 16 Steel Road, Wylie, Texas 75098. This company reserves the right to collect interest cost (1-1/2% per month over 30 days) and attorney's fees incurred in collecting all payments due under this agreement. The Venue for all disputes, controversies and litigation arising out of this agreement shall be in Collin County, Texas.

Production Pruning/Tree Work Department	ASI Tree Disease & Insect Control Department
Amber Grisham, Scheduling Supervisor E-Mail: agrisham@arborilogical.com	Chris Karon, Scheduling Supervisor E-Mail: ckaron@arborilogical.com

Respectfully,



General Information & Support CSR | Client Services Representative

972.442.1524 | FT. Worth 817.849.1160

Toll Free: 1.866.55 ARBOR (552.7267)

WWW.ARBORIOLOGICAL.COM | ESTABLISHED 1981



EJ ACQUIRES ASSETS OF ALHAMBRA FOUNDRY COMPANY LTD.

EAST JORDAN, Mich. – As of May 13, 2022, Alhambra Foundry Company Ltd. has made a strategic decision to exit the foundry business and, accordingly, divest their proprietary line of municipal castings and fabricated steel products.

Global infrastructure access solutions provider EJ has acquired certain assets of Alhambra Foundry Company Ltd., located in Alhambra, California. These assets include the Alhambra brand, customer lists, inventory, and patterns. EJ will transition the manufacture of its core product lines to their manufacturing locations and maintain supply to their customer base in the California market. In addition, EJ is pleased to announce a new California sales and distribution facility located in San Bernardino, California (287 W Orange Show Lane, San Bernardino, CA 92408).

Alhambra Foundry Company Ltd., founded in 1923, is a metalwork-castings and fabrications facility that produced custom and standard products to the construction industry. EJ continues to be 100% owned by descendants of William E. Malpass, and members of the family continue to be active in managing the business.

About EJ

EJ is the leader in the design, manufacture, and distribution of access solutions for water, sewer, drainage, telecommunications, and utility networks worldwide. Descendants of William E. Malpass continue to own and operate EJ, with Corporate Headquarters located in East Jordan, Michigan. For over 135 years, the company's core strength has been employees using their expertise and knowledge to foster strong relationships while working together to achieve results.

Fence documentation

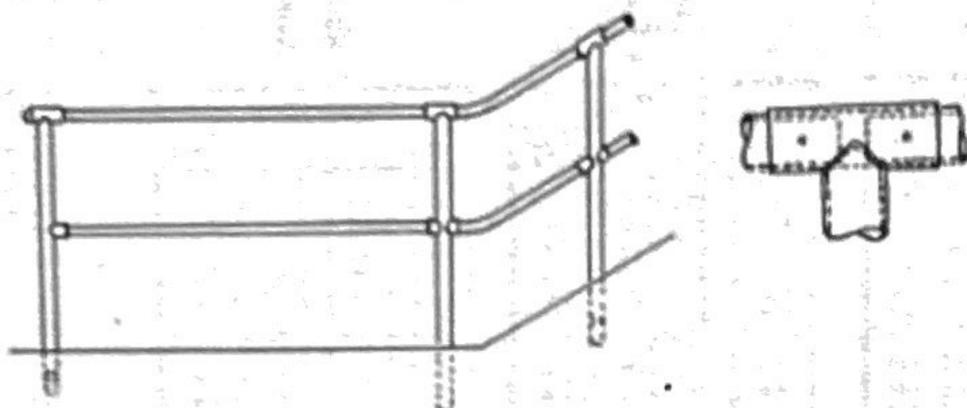
Alhambra-Calif. 1-5/8 cap post





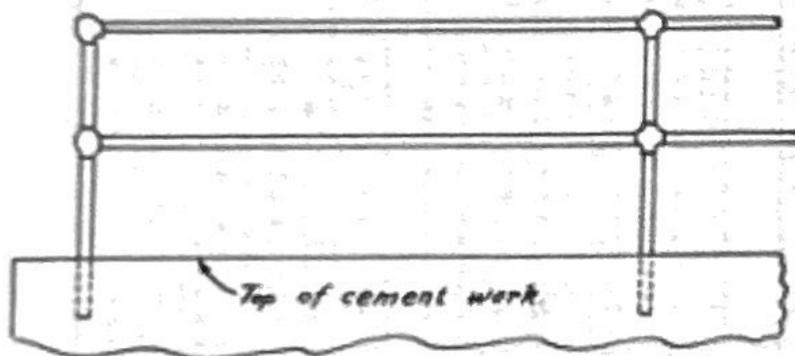


PIPE RAILING



A-520

1 1/2" GALVANIZED PIPE CONFORMS TO CITY OF LOS ANGELES DWG. NO. B-3499



A-521

PIPE RAILING WITH BALL PATTERN FITTINGS. MADE AND ERECTED TO SPECIFICATION

Bronze Date Stamps



A-500

STANDARD CONTRACTORS DATE STAMP

LETTERED AS REQUIRED

Plate No. A-500

Price \$30.00



A-501

PLATE NUMBER	HEIGHT LETTER	LETTER THICKNESS	PRICE EACH LETTER
A-501	4 1/2"	3/8"	\$5.90

Letters Polished and Drilled for Mounting on Plywood Board.

ALL DIMENSIONS IN INCHES. ALL WEIGHTS IN POUNDS. UNLESS OTHERWISE NOTED



PLUGS — CAPS



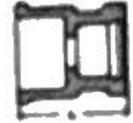
CAPS			
SIZE	L	WT	PRICE
3	4.60	20	4.40
4	4.60	27	5.94
6	4.95	40	8.00
8	4.75	58	11.00
10	4.75	84	16.00
12	4.75	108	21.00
14	4.90	149	29.00
16	5.00	201	40.20
18	5.00	249	49.50
20	5.00	310	62.00
24	5.25	438	87.60



TAPPED CAPS				
SIZE	TAP	L	WT	PRICE
3	1	5.0	20	6.00
3	1	5.0	20	6.00
3	1	5.0	20	6.00
3	1 1/2	5.0	20	6.00
3	2	5.0	20	6.75
3	2 1/2	5.0	19	6.45
3	3	5.0	19	6.70
4	1	5.0	27	7.70
4	1	5.0	27	7.70
4	1	5.0	27	7.70
4	1 1/2	5.0	27	7.70
4	2	5.0	27	8.00
4	2 1/2	5.0	26	8.70
4	3	5.0	26	8.45
6	4	5.0	25	8.70
6	1	5.0	40	9.10
6	1	5.0	40	9.50
6	1	5.0	40	9.50
6	1 1/2	5.0	40	9.50
6	2	5.0	40	9.80
6	2 1/2	5.0	39	10.00
6	3	5.0	39	10.25
6	4	5.0	38	10.50
8	1	5.0	59	13.50
8	1	5.0	59	13.50
8	1	5.0	59	13.50
8	1 1/2	5.0	59	13.50
8	2	5.0	59	14.00
8	2 1/2	5.0	58	14.25
8	3	5.0	58	14.50
8	4	5.0	57	14.50
10	1	5.0	84	20.50
10	1	5.0	84	20.50
10	1	5.0	84	20.50
10	1 1/2	5.0	84	20.50
10	2	5.0	84	21.00
10	2 1/2	5.0	83	21.50
10	3	5.0	83	22.00
10	4	5.0	82	22.00
12	1	5.0	108	24.50
12	1	5.0	108	24.50
12	1	5.0	108	24.50
12	1 1/2	5.0	108	24.50
12	2	5.0	108	25.00
12	2 1/2	5.0	107	25.50
12	3	5.0	107	26.00
12	4	5.0	106	26.00



TAPPED PLUGS				
SIZE	TAP	L	WT	PRICE
3	1	6.0	12	3.25
3	1	6.0	12	3.25
3	1	6.0	12	3.25
3	1 1/2	6.0	12	3.25
3	2	6.0	12	3.90
3	2 1/2	6.0	11	3.75
3	3	6.0	14	5.20
4	1	6.0	16	4.00
4	1	6.0	16	4.00
4	1	6.0	16	4.00
4	1 1/2	6.0	16	4.00
4	2	6.0	16	4.25
4	2 1/2	6.0	15	4.90
4	3	6.0	15	4.75
6	4	6.0	20	6.40
6	1	6.0	27	5.45
6	1	6.0	27	5.85
6	1	6.0	27	5.85
6	1 1/2	6.0	27	5.85
6	2	6.0	27	5.90
6	2 1/2	6.0	26	6.15
6	3	6.0	26	6.40
6	4	6.0	25	7.00
8	1	6.0	35	8.25
8	1	6.0	35	8.75
8	1	6.0	35	8.75
8	1 1/2	6.0	35	8.25
8	2	6.0	35	8.50
8	2 1/2	6.0	34	8.75
8	3	6.0	33	9.00
8	4	6.0	32	9.60
10	1	6.0	50	11.50
10	1	6.0	50	11.90
10	1	6.0	50	11.90
10	1 1/2	6.0	50	11.90
10	2	6.0	50	11.50
10	2 1/2	6.0	50	11.75
10	3	6.0	50	12.00
10	4	6.0	50	12.50
12	1	6.0	78	16.95
12	1	6.0	78	16.95
12	1	6.0	78	16.95
12	1 1/2	6.0	78	16.95
12	2	6.0	78	17.10
12	2 1/2	6.0	78	17.35
12	3	6.0	78	17.60
12	4	6.0	78	18.20



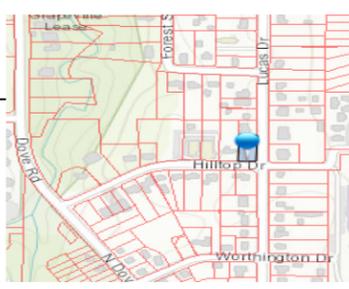
PLUG REDUCERS			
SIZE	L	WT	PRICE
3x2	6.0	21	6.25
4x2	8.0	22	5.90
4x3	8.0	32	6.00
6x2	9.6	30	6.00
6x3	10.5	41	8.20
6x4	10.5	45	9.00
8x2	9.5	40	6.00
8x3	10.5	51	10.20
8x4	10.5	55	11.00
8x6	10.7	65	12.00
10x2	9.5	60	12.00
10x3	10.5	71	14.20
10x4	10.5	75	15.00
10x6	10.5	85	17.00
12x8	10.5	110	22.00
12x2	10.5	80	16.00
12x3	10.5	91	18.20
12x4	10.5	95	19.00
12x6	10.5	105	21.00
12x8	10.5	115	23.00
12x10	10.8	130	26.00
14x3	10.5	106	26.50
14x4	10.5	110	27.50
14x6	10.5	120	30.00
14x8	10.5	140	35.00
14x10	10.5	155	38.75
14x12	10.8	165	46.25
16x3	11.0	131	32.75
16x4	11.0	135	33.75
16x6	11.0	145	36.25
16x8	11.0	160	40.00
16x10	11.0	175	43.75
16x12	11.0	190	47.50
16x14	11.4	210	52.50
18x4	11.0	160	40.00
18x6	11.0	170	42.50
18x8	11.0	185	46.25
18x10	11.0	205	51.25
18x12	11.0	225	56.75
18x14	11.0	240	60.00
18x16	11.5	260	65.00
20x4	11.0	190	47.50
20x6	11.0	200	50.00
20x8	11.0	220	55.00
20x10	11.0	230	57.50
20x12	11.0	245	61.25
20x14	11.0	260	65.00
20x16	11.0	295	73.75
20x18	11.5	320	80.00
24x4	12.5	320	80.00
24x6	12.5	330	82.50
24x8	12.5	340	85.00
24x10	12.5	350	87.50
24x12	12.5	360	90.00
24x14	12.5	370	92.50
24x16	12.5	390	97.50
24x18	12.5	400	100.00
24x20	12.5	420	105.00



PLUGS L. & STD.			
SIZE	L	WT	PRICE
3	5	8	1.76
4	6	12	2.64
6	6	22	4.40
8	6	32	6.60
10	6	36	10.00
12	6	78	17.16
14	6	89	19.58
16	7	125	27.50
18	7	160	35.20
20	7	224	49.28
24	8	312	69.20



PLUGS A. W. W. & STD.			
SIZE	L	WT	PRICE
3	5.5	7	1.54
4	5.5	8	1.76
6	5.5	14	2.80
8	5.5	24	4.80
10	6.0	38	7.60
12	6.0	50	10.00
14	6.0	65	13.00
16	6.5	86	19.20
18	6.5	121	24.20
20	6.5	156	31.20
24	8	472	94.40



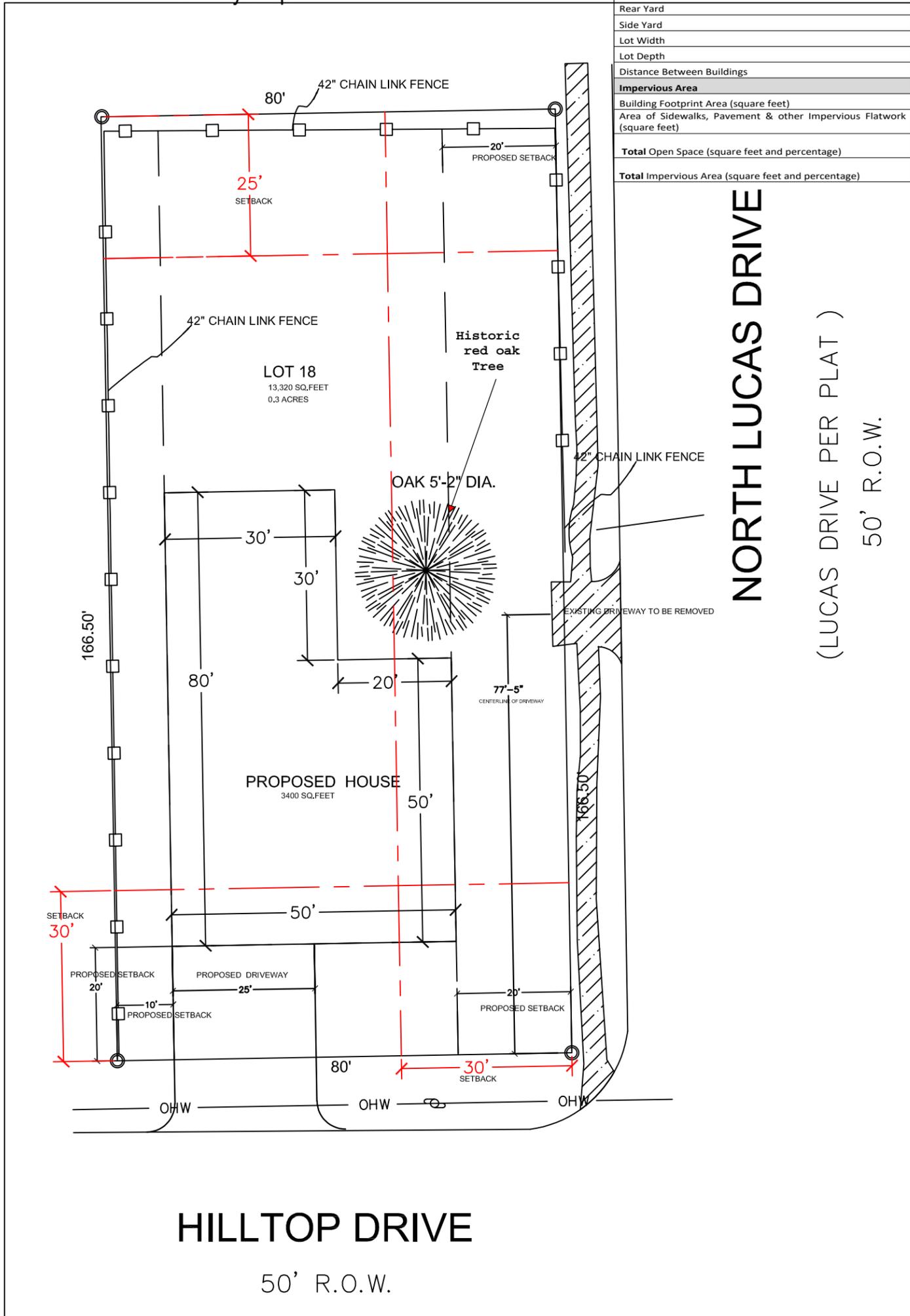
Vicinity Map

Site 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 SQFT	13,320 SQFT
First Floor-Building Footprint Area Residence (square feet)	No min.	3,400 SQFT
Total Building Area (square feet)	1,200 SQFT min.	3,400 SQFT
Building Height Residence (feet/# stories)	35-feet/2 Stories	22' FT-6"/ 1 Story
Lot Coverage %	0.4/ 40%	0.26/26%
Area Regulations		
Front Yard	30 FT/50% Landscaped min.	20 FT
Rear Yard	25 FT min.	66.5 FT
Side Yard	6 FT min./ . west	10 FT/ (west)
Lot Width	95 FT min.	80 FT
Lot Depth	100 FT min.	166.50 FT
Distance Between Buildings	10 FT min.	NA
Impervious Area		
Building Footprint Area (square feet)	1,200 SQFT min.	SQFT 3,400
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)		832.5 SQFT driveway
Total Open Space (square feet and percentage)	SQFT/ 40%MIN	SQFT/ 9097 68 %
Total Impervious Area (square feet and percentage)	SQFT/ 60% MAX	SQFT/ 4223 32 %

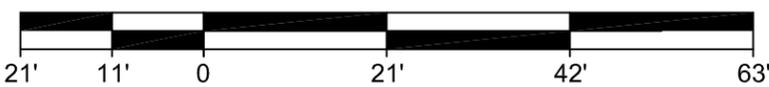


N



GRAPHIC SCALE (FEET):

Custom



Approval Block

Case # BZA24-10

Location 507 N. Lucas Drive

The purpose of BZA24-10 is to request a variance for a lot width of 80 feet. And to request a special exception for the front yard setbacks to be 20 feet along Hilltop Drive and North Lucas

PLOT PLAN

FOR

507 N. LUCAS DRIVE

LOT 18, BLOCK 6, W.C. LUCAS ADDITION

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

13,320 SQ. FT.

ZONE: "R-7.5", SINGLE FAMILY RESIDENTIAL DISTRICT

DATE OF PREPARATION: JULY 2024

The purpose of this Board Zoning Adjustment request is Building Set Back Line Variance



SGC ENGINEERING
GAINESVILLE, GA
800-581-4031

SHEET 1 OF 1

PREPARED FOR

David Hill

507 N. Lucas Drive

Grapevine, TX. 76051

Phone # 817-819-1628



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, JUNE 3, 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, June 3, 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
George Dalton	Member
Jack Townsend	Alternate
Jonathan Gaspard	Alternate

With John Borley and Doug Anderson 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
David Klempin	Historic Preservation Officer
Dewey Stoffels	Environmental Services Manager

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 June 3, 2024 public hearing.

Natasha Gale 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 **6:01 P.M.**

Public Hearing

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

CITIZEN COMMENTS

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

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.

Natasha Gale presented the proposed plan and answered questions from the Board.

BZA24-06 applicant, Don Stone, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Motion was made to **approve** BZA application **BZA24-06, a special exception for the following:**

Grapevine Comprehensive Zoning Ordinance 82-73: Subsection 43.E.3, Nonconforming Uses and Structures, to allow the existing 31,500 square foot office/warehouse to remain as developed with a 9-foot encroachment into the required front yard adjacent to the east property line, an 8-foot encroachment in the required side yard adjacent to the north property line, a reduction in minimum open space requirement, and to exceed the maximum allowed impervious area.

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

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.

Natasha Gale presented the proposed plan and answered questions from the Board.

BZA24-07 applicant, Michael Reeder, presented and answered questions from the Board.

Sharron Rogers, Council Representative, presented.

Chairman Sheppard closed the public hearing.

Motion was made to **approve** BZA application **BZA24-07A, a special exception for the following:**

Grapevine Comprehensive Zoning Ordinance 82-73: Subsection 43.E.3, Nonconforming Uses and Structures, to allow the existing secondary structure to remain as developed with an encroachment into the rear yard setback along the north property line

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

Motion was made to **deny** BZA application **BZA24-07B, a special exception for the following:**

Grapevine Comprehensive Zoning Ordinance 82-73: Subsection 43.E.3, Nonconforming Uses and Structures, to allow a proposed detached garage and greenhouse located outside of the rear one-half of the lot adjacent to the western property line

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

Motion was made to **approve** the May 6, 2024 minutes briefing session and public hearing:

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

Adjournment

Motion was made to adjourn the meeting at **6:51 P.M.**

Motion: Dalton
Second: Gaspard
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 1st DAY OF JULY 2024.

APPROVED:

CHAIRMAN

LINDSAY CAREY
PLANNING TECHNICIAN