



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING AGENDA
MONDAY, NOVEMBER 11, 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: 5:45 p.m. – Planning and Zoning Conference Room

1. Roll Call

BRIEFING SESSION

2. Board to appoint Chairman and Vice Chairman
3. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard at the November 11, 2024, public hearing.

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

4. Call to Order
5. Pledge of Allegiance

CITIZEN COMMENTS

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

OLD BUSINESS

7. None.

NEW BUSINESS

8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA24-12 submitted by Cloves Grogan for property located at 427 Holly Street and consideration of the same.

9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA24-13 submitted by Todd Murphy for property located at 1326 Pine Street and consideration of the same.
10. Board of Zoning Adjustment to consider the minutes of the August 12, 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 November 8, 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, DIRECTOR PLANNING SERVICES
NATASHA GALE, PLANNER I

SUBJECT: BOARD OF ZONING ADJUSTMENT CASE #**BZA24-12**
427 HOLLY STREET

MEETING DATE: **MONDAY, NOVEMBER 11, 2024**

BACKGROUND INFORMATION:

The subject property is developed with a single-story, 1,875 square foot single-family detached residence on a 9,375 square foot (0.23 acre) lot. The lot was developed in 1967 and is platted as Block 2, Lot 5, Dellwood Acres Addition. The subject property was zoned "R-1", Single Family Dwelling prior to the 1984 City-wide Rezoning at which time it was rezoned "R-7.5", Single-Family District.

REQUEST:

The applicant intends to expand the existing residential dwelling a total of 1,828 square feet by adding 840 square feet to the first floor and adding a 988 square foot second story to the dwelling. The applicant also intends to demolish the existing shed in the rear of the property. BZA24-12 is a request for a special exception to allow the existing residential dwelling to remain as developed with an expansion and an encroachment into the required front yard setback and to allow vehicle parking within the required front yard.

The following special exception is requested:

Subsection 15.G.1, *Depth of front yard* of Section 15, "R-7.5", *Single-Family District* requires that each lot have a front yard setback of 30 feet. The existing residential structure is approximately 28 feet, 6 inches from the south property line and encroaches approximately 1-foot, 4 inches into the required front yard setback.

Subsection 15.J, *Off-Street Parking* of Section 15, "R-7.5", *Single-Family District* states that parking spaces may not be located within a required front yard. While the subject site provides two off-street parking spaces for the dwelling unit; both spaces are located in the existing driveway adjacent to the south property line and is within the required front yard.

To meet the requirement of Subsection 15.J, *Off-Street Parking*, of Section 15, "R-7.5", *Single-Family District Requirements*, the property would have to provide an 18 foot by 36-foot (648 square foot) parking pad behind the 30-foot required front yard setback line.

CONDITION:

The subject property is an existing developed lot, and the existing dwelling was built in 1967 prior to the rezoning of the subject site 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 the 30-foot front yard setback requirement and parking spaces being located not within the required front yard.

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment **approve** a special exception to the Grapevine Comprehensive Zoning Ordinance 82-73, Subsection 15.G.1, *Width of front yard* and Subsection 15.J, *Off-Street Parking* of Section 15, “R-7.5”, Single-Family District to allow the existing residential dwelling to remain as developed with an expansion and an encroachment into the required front yard setback and to allow vehicle parking within the required front yard.

/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) Dellwood Acres Gross area of parcel (to nearest tenth of acre) .23

Street frontage & distance to nearest cross street _____ Describe the Proposed Use _____

Existing Zoning _____

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 Garrett Long

Company _____

Address 427 Holly St

City Grapevine State TX Zip Code 76051

Phone 817-800-0341 Email _____

Project Representation (check one):

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

OCT 07 2024

B2A24-12

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

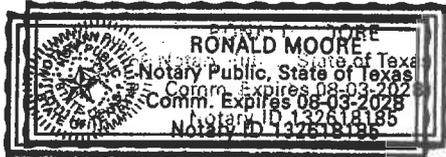
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature Garrett Long Date 10/07/2024

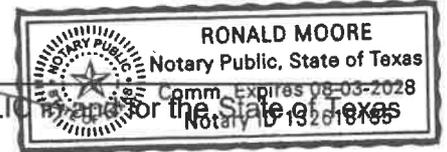
STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Garrett Long
(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 7th day of October,
20 24



Ronald Moore
NOTARY PUBLIC



Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

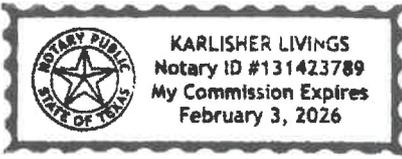
Name Cloves Grogan
Company Clean Slate Construction & Roofing
Address 326 Remington Creek DR
City Houston State TX Zip Code 77072
Phone 713-988-2818
Email _____

Applicant's Signature Cloves Grogan Date 9/30/24

STATE OF: TEXAS
COUNTY OF: HARRIS

BEFORE ME, a Notary Public, on this day personally appeared Cloves Grogan
(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 01 day of October,
20 24 OCT 07 2024



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

Karlisher Livings

NOTARY PUBLIC in and for the State of Texas

LEGAL DESCRIPTION

Address of subject property 427 Holly St Grapevine, TX 76051

Legal description of subject property

<u>5</u>	<u>2</u>	<u>Dellwood Acres</u>
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.

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

OCT. 07 2024

B2A24-12

Affidavit and Memorandum of
Purchase and Sale Agreement

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Garrett Long, who being first duly sworn, deposes and says that:

1. A contract for the purchase and sale of the real property described below was entered into by and between the Affiant, Garrett Long of Property Helpers LLC (as Buyer, by way of assignment from Trevione Hawkins), and Joe Blake (as Seller) on August 6, 2024.
2. Any interested party may contact: Garrett Long of Property Helpers LLC, whose mailing address is 427 Holly Street, Grapevine, TX 76051, and whose telephone number is (817) 800-0341.
3. ALL PROSPECTIVE PURCHASERS BEWARE, Affiant has an equitable interest in the herein described real property by virtue of a properly executed contract. Affiant is, and has been, ready, willing, and able to close this transaction.
4. The real property, having the address of 8112 East Melrose Street, White Settlement, TX 76108, and situated in Tarrant County, State of Texas, is described as follows:

Lot 36 in Block 17 of MEADOW PARK ADDITION, an Addition to Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-B, Page 209, Plat Records of Tarrant County, Texas.

Date: September 19th, 2024

Affiant:

Property Helpers LLC, a Wyoming
Limited Liability Company

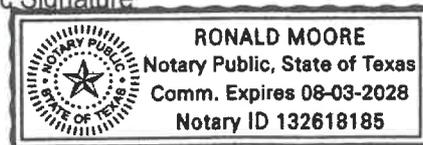
STATE OF TEXAS
COUNTY OF TARRANT

By: Garrett Long
Garrett Long, Manager

This instrument was acknowledged before me on this 19th day of September, 2024 by Garrett Long, Manager of Property Helpers LLC, a Wyoming Limited Liability Company, on behalf of said Limited Liability Company.

Ronald Moore
Notary Public Signature

OCT 07 2024



B2A24-12

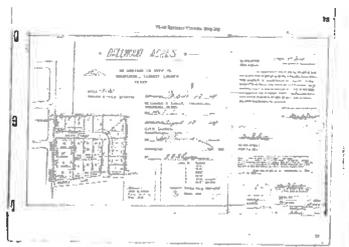
427 Holly Street- This project was submitted for a Board of Zoning Adjustment application for an approximate 1,828-square-foot expansion of the existing single-family dwelling.

i. Site Class: A1- Residential- Single Family. The variance that is being proposed for this project is that the garage was converted for more living spaces before the current owner bought the property. We are proposing the driveway as a parking space due to the expansion.

ii. Because the owner was not responsible for this garage conversion we believe that using the driveway as a parking space should be reasonable. The city was requesting parking space for this project and suggest to park the car on one side of the house. The left side has 9.2 and the right side has 9.4. Making it impossible to fit a car. The setbacks that were also provided by the city are 6ft on each side.

iii.

COPY
FOR OFFICE
USE ONLY
DO NOT
REMOVE
OR
DESTROY



Legal Description: DELLWOOD ACRES ADDITION Block 2 Lot 5

Jurisdictions:

- CITY OF GRAPEVINE (01)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- GRAPEVINE-COLLEVILLE ISD (906)

State Code: A

Year Built: 1967

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2024

Notice Value: \$470,351

Protest Deadline Date: 5/24/2024

+++ Rounded

|| This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Site Number: **12140001**

Site Name: DELLWOOD ACRES ADDITION-2-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,707

Percent Complete: 100%

Land Sqft : 10,026

Land Acres : 0.2301

Pool: N

OCT 07 2024

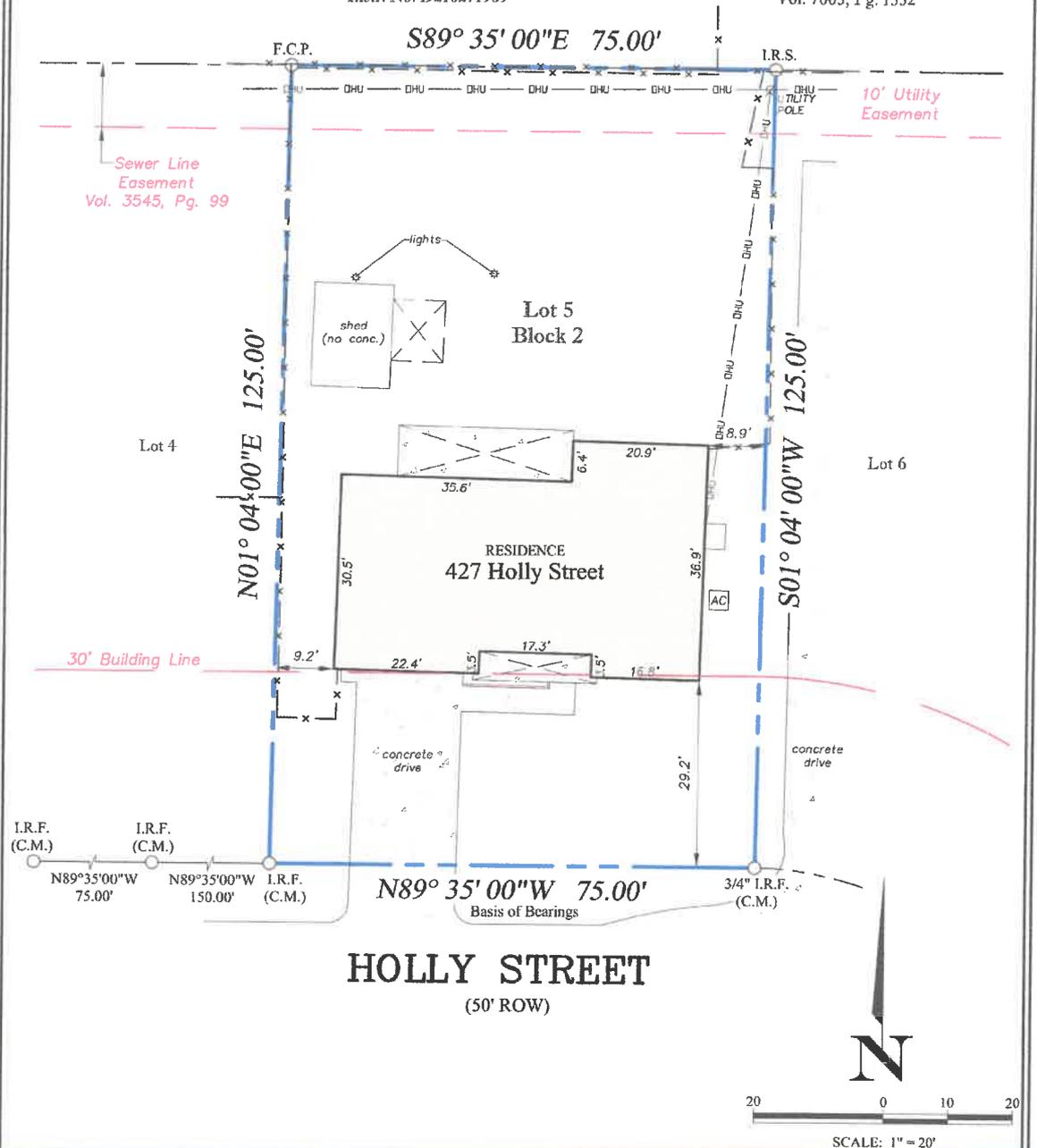
BZA24-12

427 Holly Street

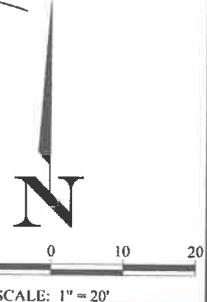
PROPERTY DESCRIPTION: Lot Five (5), in Block Two (2), Dellwood Acres, an Addition to the City of Grapevine, Tarrant County, Texas, according to Map or Plat thereof recorded in Volume 388-36, Page 75 of the Plat Records of Tarrant County, Texas.

Toce Addition
Instr. No. D216271969

Peggy D. Powers-West
Vol. 7003, Pg. 1532



HOLLY STREET (50' ROW)



FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480598 0105 K, present Effective Date of map September 25, 2009, herein property situated within Zone "X" (Unshaded).

LEGEND:

--- Boundary Line	C.M. Controlling Monument
- DHU - Overhead Utility Line	I.R.F. 1/2" Iron Rod Found (unless otherwise noted)
- x - Fence Line	I.P.F. 1/2" Iron Pipe Found
Basis of Bearings: Bearings shown hereon are based on the above mentioned record plat unless otherwise noted.	I.R.S. 1/2" Iron Rod Set "Old Town Surveying" (blue cap)

Alamo Title Co. G.F. No. ATD-16-6000162100172L
Fieldwork Date: 04/28/2021 Party Chief: JH
Job No.: 202104162 Tech: TO

**427 Holly Street,
Grapevine, Texas**

**Alamo Title
Company**

425 E. Southlake Boulevard,
Southlake, TX 76092
Ph.: 817.993.1500

SURVEYORS CERTIFICATION:
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. Use of this document is solely intended for the transaction reflected by the G.P. Number referenced hereon. Any other use is prohibited and at user's risk.

April 28, 2021

THOMAS WILLIAM MAUK
5119
REGISTERED PROFESSIONAL LAND SURVEYOR

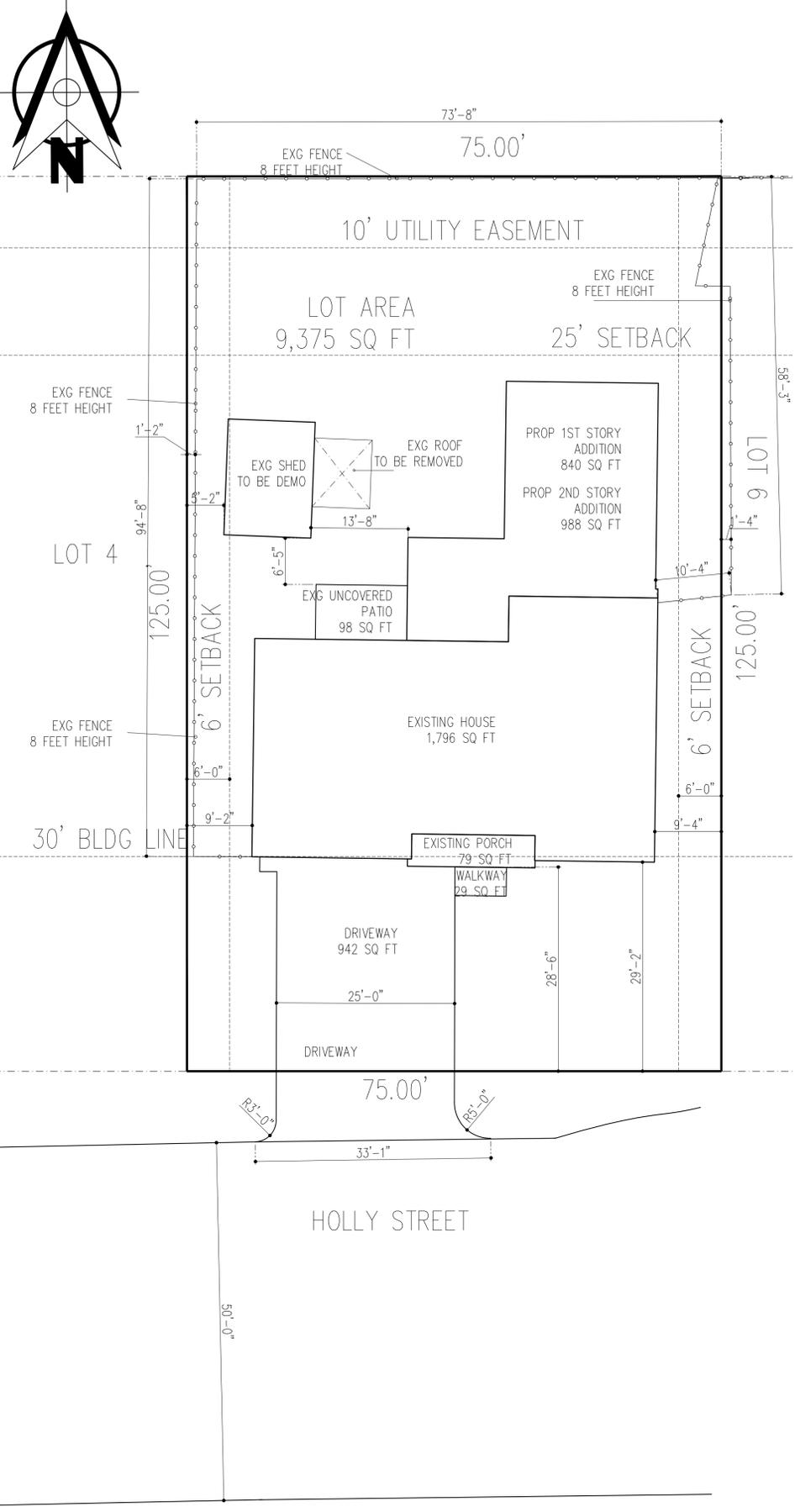
Old Town Surveying, LLC
Professional Land Surveyors

79 N. Valley Pkwy., Ste. 120, Lewisville, Texas, 75067
Ph. 469-293-8079 info@oldtownsurveying.com
TFRN Number: 10194611

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B2A24-12

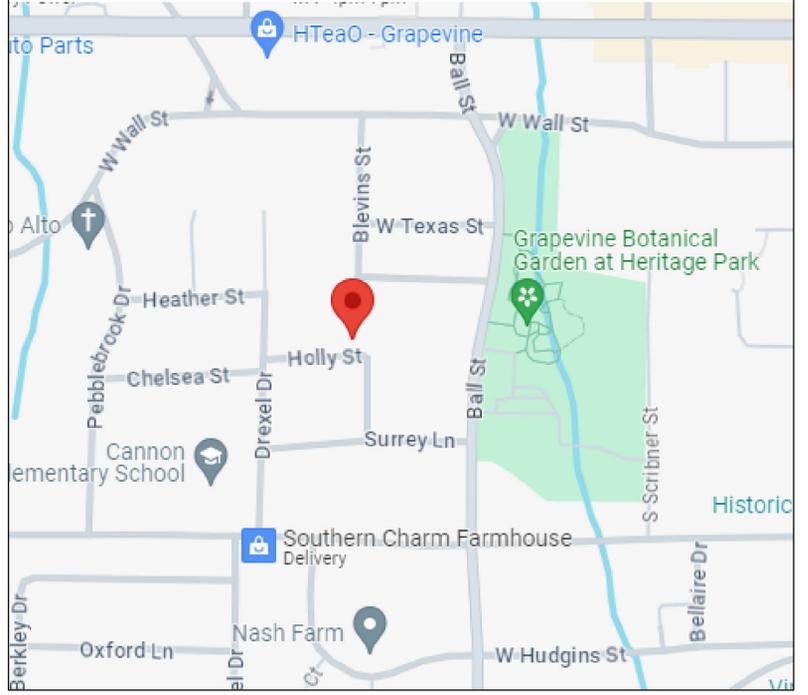
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE PLANS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WE WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS PROJECT ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.



Site Data Summary Table		
Item	Required	Proposed
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	9,375 SQFT
First Floor-Building Footprint Area Residence (square feet)	No min.	2,715 SQFT
Second Floor-Building Footprint Area	NA	988 SQFT
Existing Shed	NA	198 SQFT
Total Building Area (square feet)	1,200 SQFT min.	3,703 SQFT
Building Height Residence (feet/# stories)	35-feet/2 Stories	2-Story/23'-7" FT
Lot Coverage %	0.4/ 40%	39.5%
Area Regulations		
Front Yard	30 FT/ 50% Landscaped min.	28 '6"
Rear Yard	25 FT min.	25 FT
Side Yard	6 FT min.	6 FT
Lot Width	65 FT min.	75 FT
Lot Depth	100 FT min.	125 FT
Distance Between Buildings	10 FT min.	6'5" FT
Off Street Parking (not in the required front yard)	2 spaces	0 spaces (both spaces in required front yard)
Impervious Area		
Building Footprint Area (square feet)	1,200 SQFT min.	3,703 SQFT
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)		1,069 SQFT
Total Open Space (square feet and percentage)	3,750 SQFT/ 40% min.	4,603 SQFT/ 49%
Total Impervious Area (square feet and percentage)	5,625 SQFT/ 60% max.	4,772 SQFT/ 51%

"THE PURPOSE OF BZA24-12 IS FOR SPECIAL EXCEPTIONS TO ALLOW THE EXISTING RESIDENTIAL DWELLING TO REMAIN AS DEVELOPED WITH AN EXPANSION WITH ENCROACHMENTS INTO THE REQUIRED FRONT YARD SETBACKS AND TO ALLOW VEHICLE PARKING WITHIN THE REQUIRED FRONT YARD AS SHOWN ON THE PLOT PLAN."

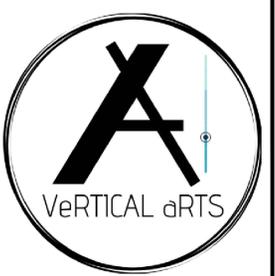
Plot Plan
for
427 Holly Street
A Heirs Foster, Abstract 518
City of Grapevine, Tarrant County, Texas
0.2301 acres or 9,375 sq. ft.
Zone: "R-7.5" Single Family District
Date of Preparation: October 2024



VICINITY MAP
for reference

PROPOSED SQUARE FOOTAGE	
EXISTING HOUSE TO BE REMODEL	1,796 S.F.
EXISTING PORCH	79 S.F.
PROPOSED 1ST STORY ADDITION	840 S.F.
PROPOSED 2ND STORY ADDITION	988 S.F.
TOTAL AREA	3,703 S.F.
TOTAL LOT COVERAGE	2,715 S.F.
LOT SIZE	9,375 S.F.
% PROPOSED COVERAGE	28.96 %

SITE PLAN
SCALE: 1" = 10'-0"



STAMP:

ADDRESS:
427 Holly Street
Grapevine, TX 76051

Legal Description:
DELLWOOD ACRES ADDITION Block 2 Lot 5

PROJECT TITLE: **SITE PLAN**

SCALE: **1" = 10'-0"**

DATE: **06/15/2024**

SHEET: **1**

MEMORANDUM

PLANNING SERVICES

MEMO TO: BOARD OF ZONING ADJUSTMENT

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

SUBJECT: BOARD OF ZONING ADJUSTMENT CASE #**BZA24-13**
1326 SOUTH PINE STREET

MEETING DATE: **MONDAY, NOVEMBER 11, 2024**

BACKGROUND INFORMATION:

The subject property is developed with a single-story, 1,376 square foot single-family detached residence on a 9,520 square foot (0.24 acre) lot. The lot was developed in 1955 and is platted as Block 4, Lot 5, Sky Harbor Addition. The subject property was zoned "R-1", Single Family Dwelling prior to the 1984 City-wide Rezoning at which time it was rezoned "R-7.5", Single-Family District.

On April 3, 2023, the Board of Zoning Adjustment denied BZA23-02 for a special exception to allow a residential dwelling to remain as developed with an expansion to enclose the existing garage with an encroachment adjacent to the north property line and to allow vehicle parking within the required front yard.

REQUEST:

The applicant intends to renovate the interior of the existing residential dwelling. BZA24-13 is a request for a special exception to allow the existing residential dwelling to remain as developed with an encroachment into the required side yard setback and to allow vehicle parking within the required front yard.

The following special exception is requested:

Subsection 15.G.3, *Width of side yard on each side* of Section 15, "R-7.5", *Single-Family District* requires that each lot have a side yard setback of 6 feet. The existing residential structure is approximately 5-feet from the north property line and encroaches approximately 1-foot into the required side yard setback.

Subsection 15.J, *Off-Street Parking* of Section 15, "R-7.5", *Single-Family District* states that parking spaces may not be located within a required front yard. While the subject site provides two off-street parking spaces for the dwelling unit; one space is located in the existing one car garage and the other is located in the existing driveway adjacent to the east property line and is within the required front yard.

The required front yard for this lot is 30 feet from the eastern property line. The existing front building elevation is set back along the 30-foot required front yard setback however,

the observed front yard setback is 25 feet per the plat for this block of the Sky Harbor Addition. To meet the requirement of Subsection 15.J, *Off-Street Parking*, of Section 15, "R-7.5", *Single-Family District Requirements*, the property would have to provide a 9 foot by 18-foot (162 square foot) parking pad behind the 30-foot required front yard setback line.

CONDITION:

The subject property is an existing developed lot, and the existing dwelling was built in 1955 prior to the rezoning of the subject site 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 the 6-foot side yard setback requirement and parking spaces being located not within the required front yard.

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment **approve** a special exception to the Grapevine Comprehensive Zoning Ordinance 82-73, Subsection 15.G.3, *Width of side yard on each side* and Subsection 15.J, *Off-Street Parking* of Section 15, "R-7.5", Single-Family District to allow the existing residential dwelling to remain as developed with an encroachment into the required side yard setback and to allow vehicle parking within the required front yard.

/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) LOTS BLOCK 4 SKY HARBOR Gross area of parcel (to nearest tenth of acre) 3500 SQ. FT
Street frontage & distance to nearest cross street 1529 S. PINE 500 FT TO HAWKLINE Describe the Proposed Use SINGLE FAMILY HOME
Existing Zoning R.7.5 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 TODD MURPHY
Company PRP VENTURES LLC
Address 1229 S PINE ST
City GRAPEVINE State TX Zip Code 76051
Phone 817 946 9769 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.

OCT 07 2024

BZA 224-13

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

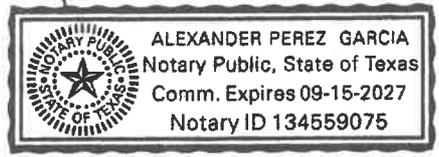
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature [Signature] Date 10.5.24

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Ford Wivermuth
(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 5 day of October, 2024



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

Project Representative Information (complete if designated by owner) N/A

Engineer Purchaser Tenant Preparer Other (specify) _____

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

STATE OF: _____
COUNTY OF: _____

BEFORE ME, a Notary Public, on this day personally appeared _____
(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 _____ day of _____, 20____

OCT 07 2024

B2A24-13

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

NOTARY PUBLIC in and for the State of Texas

LEGAL DESCRIPTION

Address of subject property 1328 S PINE ST GROPEVINE TX.

Legal description of subject property SECTION 'B' L&S, BLOCK 4 SKY HARBOR ADDITION

5 Lot 4 Block SKY HARBOR 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.

BZA24-13

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

Zoning Variance for 1326 S Pine Street Grapevine

Section 15

G-3

1 ft variance encroachment

I am looking to refurbish (Internal) the home located at 1326 S. Pine Street Lot 5 Block 4 Sky harbor addition.

House was built in 1953

The home currently is non-conforming based on the 5 foot property line easement on the north side of the property.

Current code calls for a 6 foot easement between property lines.

Due to the current 5 foot easement and non-conformity, by code I am not allowed to make any internal upgrades to the home.

I am asking for a 1 foot variance to the code.

Regards

Todd Murphy

B2A24-13

OCT 07 2024

OCT 07 2024



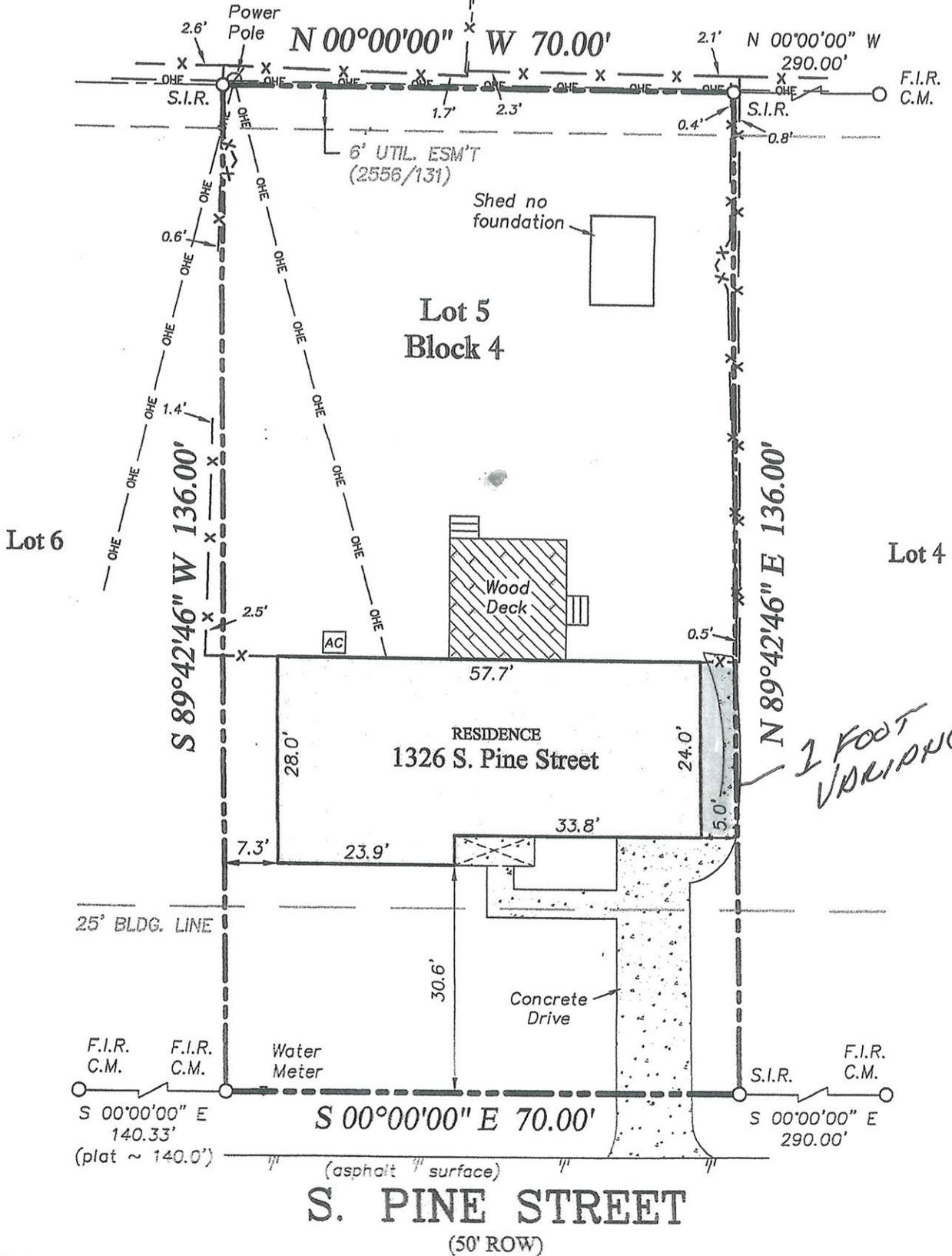
SCALE 1" = 20'

1326 S. Pine Street

Bellaire Addition, Section B
(Vol. 388-V, Pg. 31)

Lot 5

Lot 4

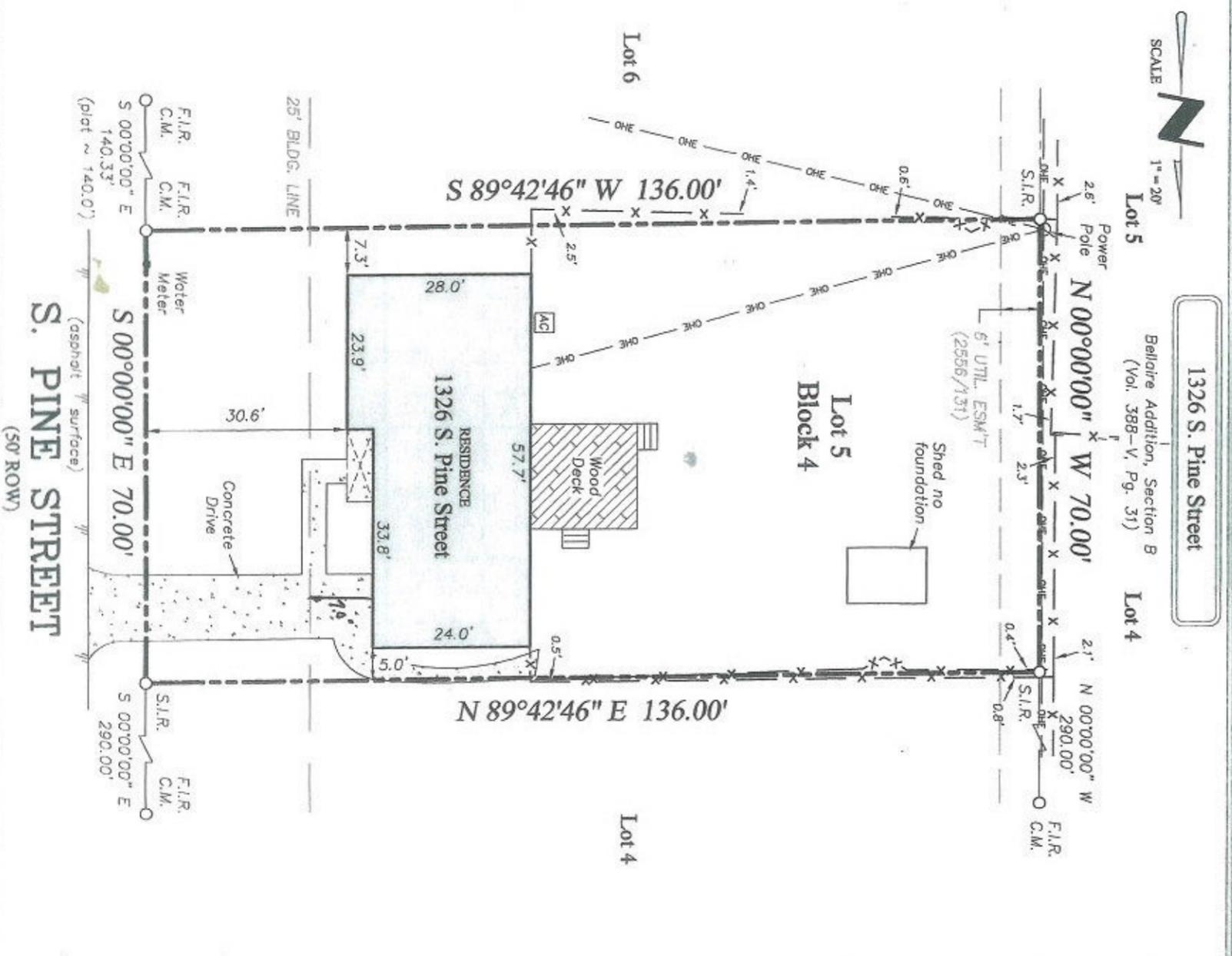


PROPERTY DESCRIPTION: Lot 5, Block 4, Section "B", Sky Harbor Addition, an Addition to the City of Grapevine, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-Q, Page 129, of the Plat Records of Tarrant County, Texas.

"The purpose of BZA24-13 is a special exception to allow the existing residential dwelling to remain as developed with an encroachment into the required side yard setback and to allow vehicle parking within the required front yard as shown on the plot plan."

Site Plan Data Summary Table

Item	Required	Provided
General Site data		
Zoning (from zoning map)	R-7.5	R-7.5
Land Use (from Zoning Ordinance; include all applicable uses)	Single Family	Single Family
Total Lot Area (square feet and acres)	7,500 SQFT	9,520 SQFT
First Floor-Building Footprint Area (square feet)	No min.	1,376 SQFT
Total Building Area (square feet)	1,200 SQFT min.	1,376 SQFT
Building Height (feet/# stories)	35-feet/2 Stories	14 FT/ 1 Story
Floor Area Ration (Ration x.xx.1)	0.40 or 40%	.12
Area Regulations		
Front Yard	30 FT/50% Landscaped min.	(25 FT platted setback) 30.6 FT
Rear Yard	25 FT min.	77.4 FT
Side Yard	6 FT min.	5/7.3 FT
Lot Width	65 FT min.	70 FT
Lot Depth	100 FT min.	136 FT
Off Street Parking (not in the required front yard)	2 spaces	1 space
Impervious Area		
Building Footprint Area (square feet)	1,200 SQFT min.	1,376 SQFT
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	SQFT	510 SQFT
Total Open Space (square feet and percentage)	3,808 SQFT/40% min	7,634 SQFT/ 80%
Total Impervious Area (square feet and percentage)	5,712 SQFT/ 60% max	1,886 SQFT/ 20%



PROPERTY DESCRIPTION: Lot 5, Block 4, Section "B", Sky Harbor Addition, an Addition to the City of Grapevine, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-Q, Page 129, of the Plat Records of Tarrant County, Texas.

Plot Plan
for
1326 South Pine Street
Lot 5, Block 4, Sky Harbor Additio
City of Grapevine, Tarrant County, T
9,520 sq. ft.
Zone: "R-7.5", Single Family Residential
Date of Preparation: October 202



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

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

5:30 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, August 12, 2024, at 5:30 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
Jack Townsend	Alternate

With John Borley and Jonathan Gaspard absent, constituting a quorum. Also present was City Council Representative Darlene Freed and the following City Staff:

Matthew Boyle	City Attorney
Erica Marohnic	Director
Albert Triplett	Planner II
Natasha Gale	Planner I
Lindsay Carey	Planning Technician
David Klempin	Historic Preservation Officer

CALL TO ORDER: 5:30 P.M. – Planning and Zoning Conference Room

Chairman Sheppard called the Briefing Session of the Board of Zoning Adjustment to order at approximately 5:36 P.M.

BRIEFING SESSION

1. Roll Call
2. Board of Zoning Adjustment to consider rescheduling the November Board of Zoning Adjustment Meeting from November 4, 2024, to November 11, 2024.

Motion was made to approve rescheduling the November 4, 2024 meeting to November 11, 2024:

Motion: Townsend
Second: Anderson
Ayes: Sheppard, Muras
Nays: None
Approved: 4-0

3. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard at the August 12, 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 **5:56 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.

OLD BUSINESS

7. None

NEW BUSINESS

8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA24-08 submitted by Arturo Gutierrez for property located at 202 East Northwest Highway and consideration of the same.

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

BZA24-08 applicant, Arturo Gutierrez, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Motion was made to **approve** BZA application **BZA24-08, a special exception for the following:**

Grapevine Comprehensive Zoning Ordinance 82-73: **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.

Motion: Muras
Second: Townsend
Ayes: Sheppard, Anderson
Nays: None
Approved: 4-0

9. 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.

Erica Marohnic presented the proposed plan and answered questions from the Board.

BZA24-09 applicant, Fabien Goury, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Motion was made to **approve** BZA application **BZA24-09 for the following:**

Grapevine Comprehensive Zoning Ordinance 82-73: **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.*

Motion: Anderson
Second: Muras
Ayes: Sheppard, Townsend
Nays: None
Approved: 4-0

10. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA24-10 submitted by David Hill and Jill Bass for property located at 507 Lucas Drive and consideration of the same.

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

BZA24-10 applicant, David Hill, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Motion was made to **approve** BZA application **BZA24-10A**, a variance for the following:

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.

Motion: Muras
Second: Townsend
Ayes: Sheppard, Anderson
Nays: None
Approved: 4-0

Motion was made to **deny** BZA application **BZA24-10B**, a variance for the following:

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.

Motion: Muras
Second: Townsend
Ayes: Anderson, Sheppard
Nays: None
Approved: 4-0

Motion was made to **approve** the June 3, 2024 minutes briefing session and public hearing:

Motion: Townsend
Second: Muras
Ayes: Sheppard, Anderson
Nays: None
Approved: 4-0
Abstained: None

Adjournment

Motion was made to adjourn the meeting at **7:01 P.M.**

Motion: Muras
Second: Anderson

Ayes: Sheppard, Townsend
Nays: None
Approved: 4-0

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE
CITY OF GRAPEVINE, TEXAS, ON THE 12TH DAY OF NOVEMBER 2024.

APPROVED:

CHAIRMAN

LINDSAY CAREY
PLANNING TECHNICIAN