



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING AGENDA
MONDAY, MAY 5, 2025

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

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

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

1. Roll Call

BRIEFING SESSION

2. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard at the May 5, 2025, public hearing.

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

3. Call to Order
4. Pledge of Allegiance

CITIZEN COMMENTS

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

OLD BUSINESS

6. None.

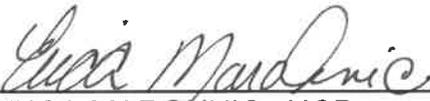
NEW BUSINESS

7. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-01 submitted by Robert and Kelly Freedman for property located at 839 East Worth Street and consideration of the same.

8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-02 submitted by Rita Johnson for property located at 2918 Cardinal Drive and consideration of the same.
9. Board of Zoning Adjustment to consider the minutes of the November 11, 2024, meeting and take any necessary action.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on May 2, 2025, by 5:00 p.m.



ERICA MAROHNIC, AICP
PLANNING SERVICES DIRECTOR

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

MEMORANDUM

PLANNING SERVICES

MEMO TO: BOARD OF ZONING ADJUSTMENT

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

SUBJECT: BOARD OF ZONING ADJUSTMENT CASE #**BZA25-01**
839 EAST WORTH STREET

MEETING DATE: **MONDAY, MAY 5, 2025**

BACKGROUND INFORMATION:

The subject property is developed with a single-story, 1,844 square foot single-family detached residence on a 12,500 square foot (0.29 acre) lot. The lot was developed in 1956 and is platted as Block 5, Lot 11, D.E. Box 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-12.5", Single-Family District.

On October 18, 2011, City Council approved Historic Landmark Subdistrict HL10-09 (Ord. 2011-58) on the subject site a to allow for the adoption of the D. E. Box Historic District preservation criteria.

REQUEST:

The applicant intends to remodel the existing 1,844 square-foot, residential dwelling and to expand to a total of 4,073 square feet by adding indoor and outdoor living space. Two detached secondary structures, totaling 700 square feet. BZA25-01 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. The proposed expansion into the rear yard meets the currently required side yard setback and, the currently required rear yard setback, adjacent to the west and north property lines respectively.

The following special exception is requested:

Subsection 14.G.3, *Width of side yard on each* of Section 14, "R-7.5", *Single-Family District* requires that each lot have a side yard setback of 8 feet. The existing residential structure is approximately 4-feet from the west property line and encroaches approximately 4-feet into the required side yard setback.

CONDITION:

The subject property is an existing developed lot, and the dwelling was built in 1956 prior to the rezoning of the subject site in the 1984 City-wide Rezoning to "R-12.5" Single-Family District. Currently, and as proposed, the site is not compliant with Zoning Ordinance (82-73) relative to the 8-foot side yard setback requirement adjacent to the west property line.

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment **approve** a special exception to the Grapevine Comprehensive Zoning Ordinance 82-73, Subsection 14.G.3, *Width of side yard on each side* of Section 14, "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 adjacent the west property line.

/at

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 11, Block 5, D.E. BOX Addition Gross area of parcel (to nearest tenth of acre) .379 acres
Street frontage & distance to nearest cross street 80 FT / 162 FT east to Eckley Describe the Proposed Use Residential
Existing Zoning Residential

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 Robert and Kelly Freedman
Company _____
Address 839 E. WORTH STREET
City GRAPEVINE State TX Zip Code 76051
Phone 469-644-0307 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.

MAR 03 2025

BZA25-01

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

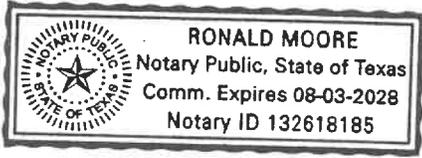
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature [Signature] Date 03/03/25

STATE OF: TEXAS
COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared Kelly Freedman (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 3rd day of March, 2025



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

STATE OF: _____
COUNTY OF: _____

MAR 03 2025

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_____

BZA25-01

**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 839 E. WORTH STREET

Legal description of subject property RESIDENTIAL

11 5 D.E BOX addition
Lot Block Subdivision

BOARD OF ADJUSTMENT APPLICATION PROCEDURAL TIMETABLE:

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

POTENTIAL OUTCOMES:

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

B2A25-01
MAR 03 2025

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

Re: BZA25-XX

Property:

839 E. Worth Street, Lot 11, Block 5, D.E. Box Addition

Owners:

Robert and Kelly Freedman

Description:

Allow existing residential dwelling with expansion to remain as developed with an existing encroachment into the required West side yard setback.

Existing Conditions:

Existing Single-Family R12.5 side yard setback is 4.8 feet (8 feet required)

Proposed Development:

Existing SF R12.5 Remodel and Expansion – Special exception to west side yard setback encroachment for existing dwelling at 4.8 feet. Expansion will adhere to R12.5 required 8 foot side yard setback

Special Exceptions:

Existing side yard setback of 4.8 feet

MAR 03 2025

BZA25-01

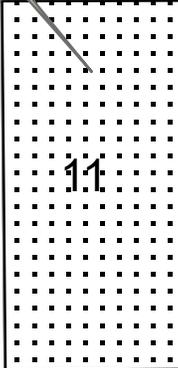
TEXAS ST

ECKLEY

R-12.5

SUBJECT PROPERTY

5



D E BOX
ADDN
3150

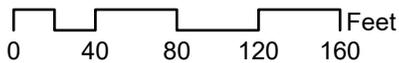
E WORTH ST

8

1

WALNUT
STREET
ADDN

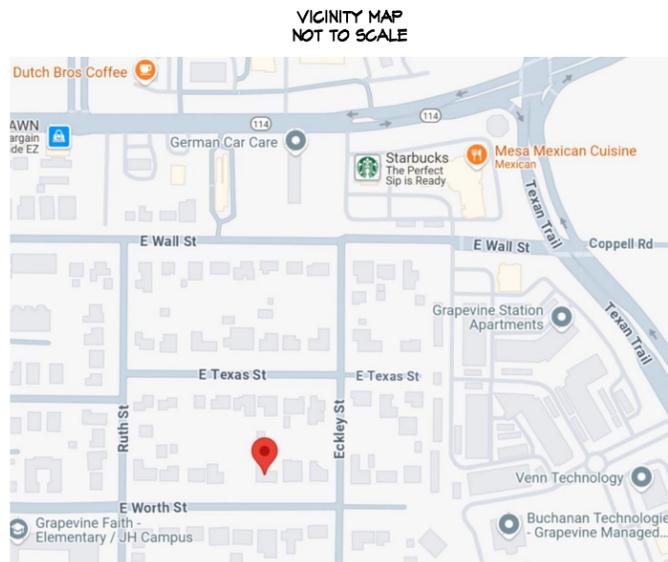
TR 2S
31 AC



BZA25-01; 839 East Worth Street

Date Prepared: 4/21/2025

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

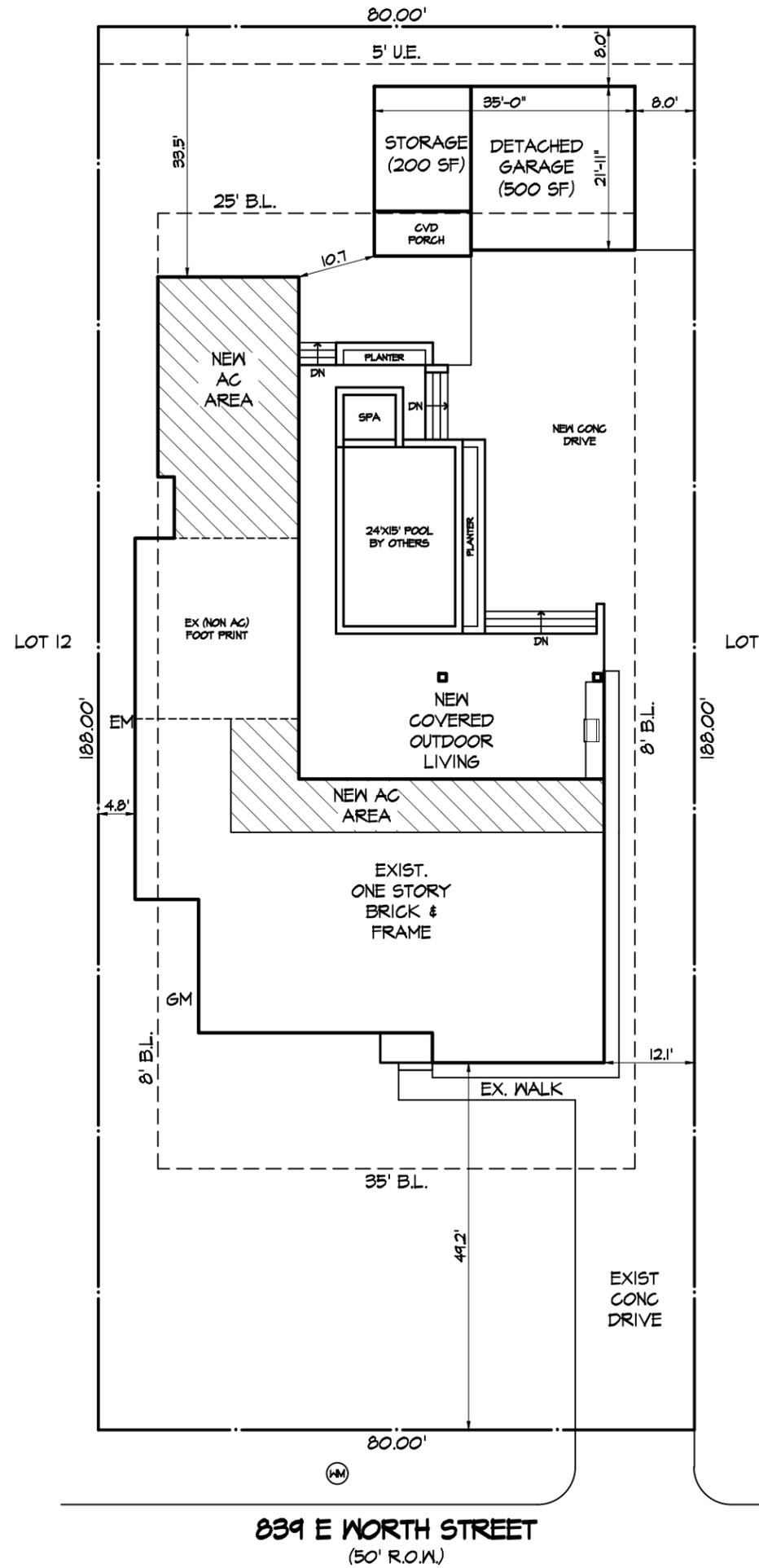


VICINITY MAP
NOT TO SCALE

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

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

| SITE PLAN SUMMARY TABLE | | |
|---|----------------------|----------------------------|
| ITEM | REQUIRED | PROVIDED |
| GENERAL SITE DATA | | |
| ZONING (FROM ZONING MAP) | R12.5 | R12.5 |
| LAND USE (FROM ZONING ORDINANCE; INCLUDE ALL APPLICABLE USES) | SINGLE FAMILY | SINGLE FAMILY |
| TOTAL LOT AREA (SQUARE FEET AND ACRES) | 12,500 SQ. FT. | 15,040 SQ. FT. |
| FIRST FLOOR-BUILDING FOOTPRINT AREA (SQUARE FEET) | 1,400 | 4,073 SQ. FT. |
| ACCESSORY STRUCTURE | N/A | 700 SQ. FT. |
| TOTAL BUILDING AREA (SQUARE FEET) | MIN. 1,400 SQ FT | 4,773 SQ. FT. |
| BUILDING HEIGHT (FEET/# STORIES) HOUSE/ACCESSORY BUILDING | 35 FT / 2 STORIES | 18 FT ONE STORY |
| AREA REGULATIONS | | |
| FRONT YARD | 35 FT MIN. | 49.3 FT |
| REAR YARD | 25 FT MIN. | 39.5 FT |
| SIDE YARD | 8 FT MIN. | 8 FT (EAST), 4.8 FT (WEST) |
| LOT WIDTH | 80 FT MIN. | 80 FT |
| LOT WIDTH | 80 FT MIN. | 80 FT |
| LOT DEPTH | 100 FT MIN. | 188 FT |
| LOT DEPTH | 100 FT MIN. | 188 FT |
| DISTANCE BETWEEN BUILDINGS | 10 FT MIN. | 10.7 FT |
| IMPERVIOUS AREA | | |
| BUILDING FOOTPRINT AREA (SQUARE FEET) | 1400 SQ FT MIN. | 4,773 SQ. FT. |
| AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SQUARE FEET) | 6100 SQ FT/ 60% | 2,936 SQ. FT. |
| OTHER IMPERVIOUS AREA | SQ FT/ SQ FT | N/A |
| TOTAL OPEN SPACE (SQUARE FEET AND PERCENTAGE) | 6,016 SQ FT/40% MIN | 7,331 SQ FT/ 48.7% |
| TOTAL IMPERVIOUS AREA (SQUARE FEET AND PERCENTAGE) | 9,024 SQ FT/ 60% MAX | 7,104 SQ FT/ 51.3% |



NORTH

SITE PLAN

SCALE: 1" = 20'-0"

PURPOSE STATEMENT

THE PURPOSE OF BZA25-01 IS FOR A SPECIAL EXCEPTION TO ALLOW THE EXISTING RESIDENTIAL DWELLING TO REMAIN AS DEVELOPED ALONG WITH AN EXPANSION WITH AN ENCRoACHMENT INTO THE REQUIRED SIDE YARD SETBACK ADJACENT TO THE WEST PROPERTY LINE.

PLOT PLAN FOR FREEDMAN RESIDENCE

LOT 11, BLOCK 5, D.E. BOX ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

15,040 SQ. FT.

ZONE: "R-12.5" SINGLE FAMILY DISTRICT DATE OF PREPARATION: FEBRUARY, 26, 2025

CASE NAME: 839 E NORTH STREET
CASE NUMBER: BZA25-01
LOCATION: 839 E NORTH STREET

MAYOR _____ SECRETARY _____

DATE: _____

BOARD OF ZONING ADJUSTMENTS

CHAIRMAN _____

DATE: _____

SHEET: ___ OF ___

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

PLANNING SERVICES DEPARTMENT

839 E NORTH STREET
(50' R.O.W.)

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 #**BZA25-02**
2918 CARDINAL DRIVE

MEETING DATE: **MONDAY, MAY 5, 2025**

BACKGROUND INFORMATION:

The subject property is developed with a single-story, 1,374 square foot single-family detached residence on an 8,570 square foot (0.20 acre) lot. The lot was developed in 1980 and is platted as Block 4, Lot 12, Kimberly Estates. 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 add to the existing 1,374 square-foot, residential dwelling by adding a 192 square foot unenclosed covered patio for outdoor living space. After applying for the building permit, it was discovered that a secondary building exists on the subject site that did not have a permit and did not meet the minimum setback requirement of six feet adjacent to the south property line.

The following special exception is requested:

Subsection 15.G.3, *Width of side yard on each* of Section 15, "R-7.5", *Single-Family District* requires that each lot have a side yard setback of 6 feet. The existing secondary building is approximately 4-feet from the south property line and encroaches approximately 2-feet into the required side yard setback.

ATYPICAL CONDITION:

Staff finds that an atypical condition does not exist for the requested special exception on this property. Specifically, minimum side yard setback requirement adjacent to the south property line can be achieved by moving the secondary building to meet the setback requirement. In 2022, a Silver Maple tree located adjacent to the north side of the secondary building was removed; however, the stump remains. The secondary building is supported by a skid foundation. The secondary building if relocated, can accommodate Zoning Ordinance (82-73) relative to *Subsection 15.G.3, Width of side yard* of Section 15, *Area Regulations* and of the Zoning Ordinance.

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment **deny** a special exception to the Grapevine Comprehensive Zoning Ordinance 82-73, Subsection 15.G.3, *Width of side yard on each side* of Section 15, "R-7.5", Single-Family District to allow the existing secondary building to remain as developed with an encroachment into the required side yard setback adjacent the south property line.

/at

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) <u>Kimberly Estates Block 4 Lot 12</u> | Gross area of parcel (to nearest tenth of acre) <u>0.1967 acres</u> |
| Street frontage & distance to nearest cross street _____ | Describe the Proposed Use <u>Class A1 - Residential - Single Family</u> |
| Existing Zoning <u>R-7.5</u> | |

Property Owner Information, Authorization and Acknowledgements

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

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

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

Owner Name Rita M. Johnson
Company _____
Address 2918 Cardinal Drive
City Grapevine State TX Zip Code 76051
Phone 724-388-1671 Email [REDACTED]

Project Representation (check one):

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

APR 07 2025
BZA 25-02

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

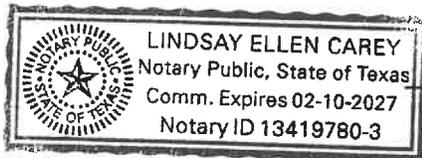
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature Rita Johnson Date 4/7/2025

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Rita Johnson (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 April, 2025



[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 _____
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____

APR 07 2025

BZA25-02

**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 2918 Cardinal Drive, Grapevine, TX 76051

Legal description of subject property
Residential - Single Family

| | | |
|------------------|-------------------|--|
| <u>12</u> Lot | <u>4</u> Block | <u>Kimberly Estates</u> 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 | 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. |

B2A25-02
APR 07-2025

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

April 10, 2025

To: Board of Zoning Adjustment

From: Rita M. Johnson
2918 Cardinal Drive
Grapevine, TX 76051
724.388.1671



Subject: Project Narrative: Two foot zoning adjustment for shed requested

Part 2d. i. Pertinent Section of Ordinance and Variance Requested

My shed is 4 feet from the fence and 6 feet is required, according to Section 43.e.3, Nonconforming Uses and Structures (see pictures 1 and 2).

Part 2d. ii. Reason for Request

My application to have built a roof over an existing patio (see Pictures 4 and 5) was denied because the existing shed is 4 feet, instead of 6 feet, from the fence. I was told that to receive a permit to build the roof, I would have to move or take down the shed.

The only other option that I was given was to request a Board of Zoning Adjustment. If an adjustment is not approved, I cannot improve my property by extending the patio roof. I believe that two factors provide evidence that a zoning adjustment is warranted.

First, I purchased this house in 2019 and the shed was already on the property. It has been there for some years. The shed was placed on the lot so that the shed is level; the north side of the shed is built up as the lot slopes down to the north (see Pictures 1 and 2).

Second, when I purchased the property there was a large tree next to the shed (see Picture 3), which appears to have restricted the original placement of the shed. Before I moved in, during August of 2021, the tree had declined, and nocturnal animals were living in the stump. The tree was removed, leaving a large stump and roots at ground level.

Part 2d. iii. Unique Circumstances

I believe that the two facts that the shed already existed when I purchased the property and that a large tree stump and roots remain next to the shed, provide unique circumstances that support my requested zoning adjustment.

B2A25-02

APR 07 2025



Picture 1

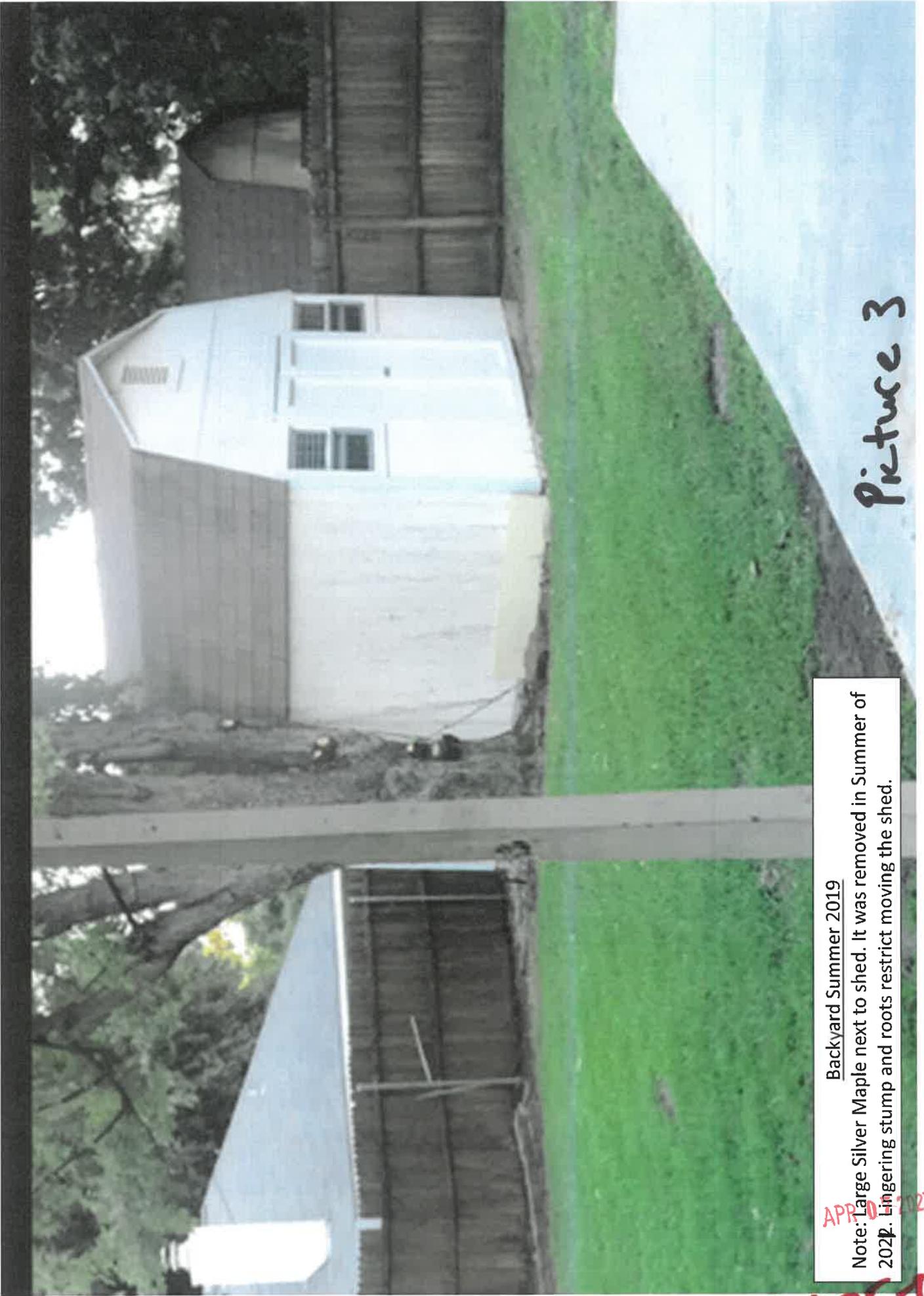
BIA25-02
APR 07



Picture 2

BZA25-02

APR 07



Backyard Summer 2019
Note: Large Silver Maple next to shed. It was removed in Summer of 2024. Lingering stump and roots restrict moving the shed.

Picture 3

APR 10 2025
BUA25-02



Picture 4

APR 07 2025

B2A25-02



Picture 5

APR 07 2025
B2A25-02

2918 Cardinal Drive

SCALE 1" = 20'



Lot 5, Block 5
Kimberly Estates, Phase II
(388-142/6)

Lot 6, Block 5
Kimberly Estates, Phase II
(388-142/6)

TREE @
CORNER

S00°13'25"E 72.00'

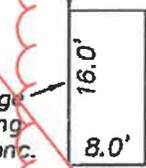
0.4' S.I.R.

Power Pole

7.5' UTIL.
ESM'T

Lot 12
Block 4

DISTANCE?
35 FT SET
BACK
Storage
building
on conc.



ELECTRICAL WORK:
2 new fans
2 new outlets
GFCI Protected
Power pulled from house

NEED TO OBTAIN A
PERMIT FOR
STORAGE BLDG.
AND HAVE A 6" MIN.
SIDE SETBACK



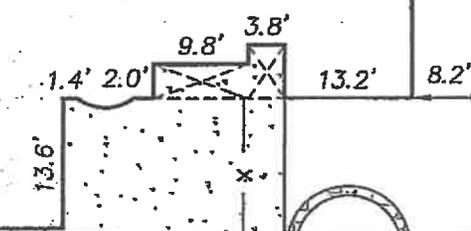
RESIDENCE
2918 Cardinal Drive

Lot 11

N89°46'35"E 118.00'

S89°46'35"W 118.00'

Lot 13



30' BLDG. LINE

Garden
stone
planter

Concrete
Drive

F.I.R.
C.M.

Light
Pole

F.I.R.
C.M.

F.I.R.
C.M.

F.I.R.
C.M.

F.I.R.
C.M.

N00°13'25"W
144.00'

Water
Meter

N00°13'25"W
72.00'

N00°13'25"W
162.00'

(asphalt surface)

N00°13'25"W 72.00'

- basis of bearings -

CARDINAL DRIVE

(Wren Drive ~ per plat)

(50' ROW)

RECEIVED: 3/3/2025
25-000815
2918 CARDINAL DRIVE
COVERED PATIO W ELECTRIC

APR 07 2025

BZA25-02

PROPERTY DESCRIPTION: Lot 12, Block 4, Kimberly Estates Addition, to the City of Grapevine, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-128, Page 62, Plat Records, Tarrant County, Texas.

The undersigned have/has received and reviewed a copy of this survey.

Date: 08/29/19
ASC No. A-08261910457

LEGEND - C.M.= Controlling Monument; F.I.R.= Found Iron Rod; F.I.P.= Found Iron Pipe; F.C.P.= Fence Corner Post; O.H.E.=Overhead Electric. S.I.R.= Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. — x — (fence/ & post) — O.H.U. — (overhead utility)

**KIMBERLY ESTS
22625**

SUBJECT PROPERTY

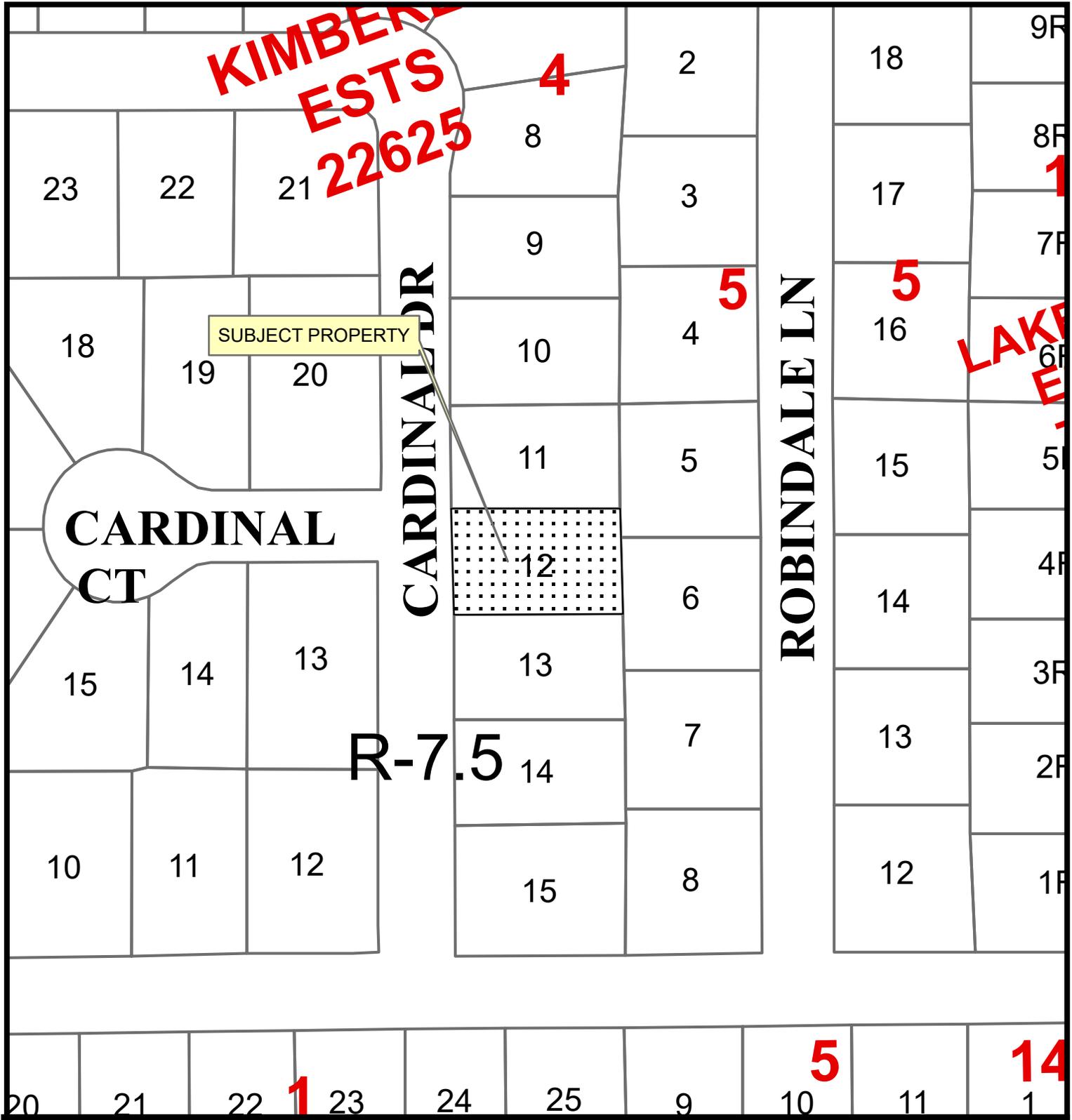
CARDINAL CT

CARDINAL DR

R-7.5

ROBINDALE LN

LAKE ESTS

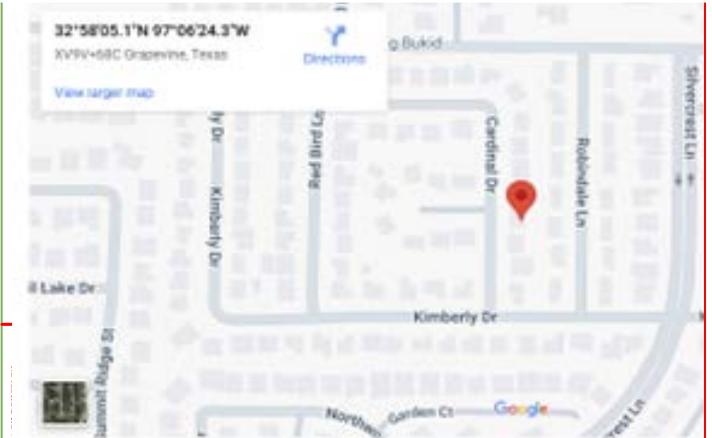


BZA25-02; 2918 Cardinal Drive

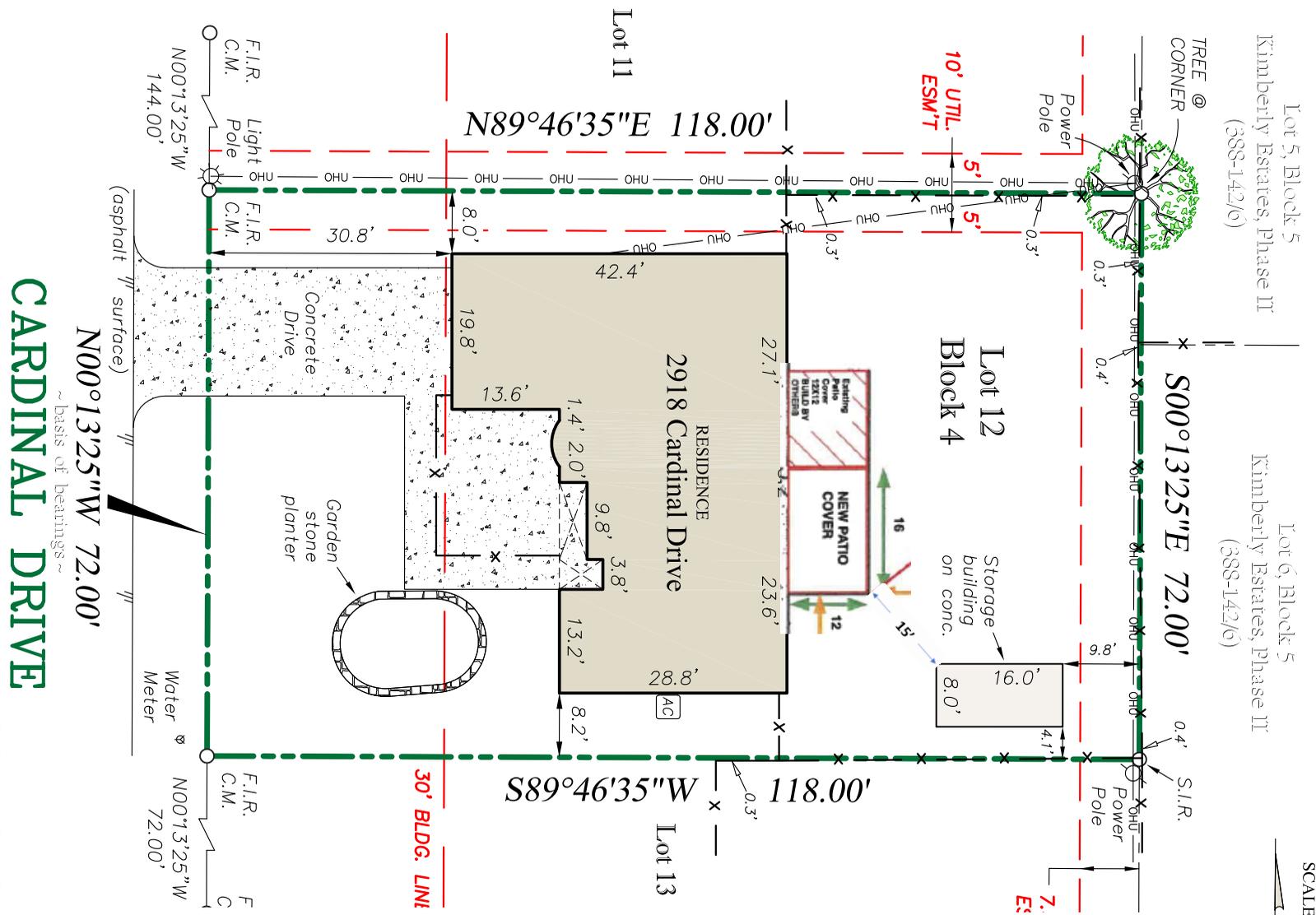
Date Prepared: 4/21/2025

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

Plot Plan for
 2918 Cardinal Drive
 Lot 12 Block 4 Kimberly Estates Addition
 Abstract A-1593, J.L. Whitman Survey
 City of Grapevine, Tarrant County, Texas
 8,570 Sq Ft
 Zone "R-7.5" Single Family District
 Date of Preparation: April 16, 2025



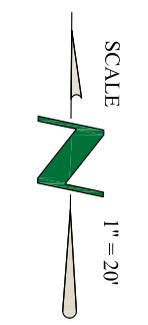
| Site Plan Data Summary Table | | |
|----------------------------------|-----------------|----------------|
| Item | Required | Proposed* |
| General Site Data | | |
| Zoning (from zoning map) | R-7.5 | R-7.5 |
| Land Use | Single Family | Single Family |
| Total Lot Area | 7,500 Sq Ft | 8,570** Sq Ft |
| First Floor – Building Footprint | 2,800 Sq Ft | 1,374** Sq Ft |
| Total Building Area | 2,800 Sq Ft | 1,374** Sq Ft |
| Floor Area Ratio | .40 or 40% | .16 or 16% |
| Impervious Area | | |
| Building Footprint Area (sq ft) | 2,800 Sq Ft | 1,374** Sq Ft |
| Area of Sidewalks, Pavement | 4,200 Sq Ft | 1,186 Sq Ft |
| Other Impervious Area | N/A | N/A |
| Total Open Space | 2,800 SqFt/40% | 6,010 SqFt/71% |
| Total Impervious Area | 4,200 Sq Ft/60% | 2,560 SqFt/29% |
| *No Change from current | | |
| **Per TAD | | |



The purpose of BZA25-02 is for a special exception to allow the existing residential dwelling to remain as developed with an outdoor patio expansion with a 2-foot encroachment of a secondary structure into the required setback adjacent to south property line.

Presented By: Rita M. Johnson - Property Owner
 PROJECT NAME: 2918 CARDINAL DRIVE

2918 Cardinal Drive





CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, NOVEMBER 11, 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, November 11, 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 |
| John Borley | Member |
| Jonathan Gaspard | Member |
| Jack Townsend | Alternate |

With Doug Anderson members 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 |

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 5:46 P.M.

BRIEFING SESSION

1. Roll Call
2. Board to appoint Chairman and Vice Chairman

Motion was made to elect John Sheppard as Chairman of the Board:

Motion: Gaspard
Second: Townsend

Ayes: Borley, Muras
Nays: None
Approved: 4 – 0
Abstained: None

Motion was made to elect John Borley as Vice Chairman of the Board:

Motion: Muras
Ayes: Sheppard, Townsend, Gaspard
Nays: None
Approved: 4 – 0
Abstained: None

3. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard at the November 11, 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 **5:58 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 BZA24-12 submitted by Cloves Grogan for property located at 427 Holly Street and consideration of the same.

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

BZA24-12 owner, Garret Long, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Motion was made to **approve** BZA application **BZA24-12, a special exception for the following:**

Grapevine Comprehensive Zoning Ordinance 82-73: Subsection **43.E.3, Nonconforming Uses and Structures**, which allows the Board of Zoning Adjustment to approve the remodeling and/or enlargement of a nonconforming use. The applicant is requesting a special exception to allow the existing residential dwelling to remain as developed with an expansion with an encroachment into the required front yard setback and to allow vehicle parking within the required front yard as shown on the plot plan.

Motion: Muras

Second: Borley

Ayes: Townsend, Sheppard, Gaspard

Nays: None

Approved: 5 - 0

9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA24-13 submitted by Todd Murphy for property located at 1326 Pine Street and consideration of the same.

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

BZA24-09 applicant and owner, Todd Murphy, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Motion was made to **approve** BZA application **BZA24-13 for the following:**

Grapevine Comprehensive Zoning Ordinance 82-73: Subsection **43.E.3, Nonconforming Uses and Structures**, which allows the Board of Zoning Adjustment to approve the remodeling and/or enlargement of a nonconforming use. The applicant is requesting a special exception to allow the existing residential dwelling to remain as developed with an encroachment into the required side yard setback and to allow vehicle parking within the required front yard as shown on the plot plan.

Motion: Borley

Second: Muras

Ayes: Townsend, Sheppard, Gaspard

Nays: None

Approved: 5 - 0

Motion was made to **approve** the August 12, 2024 minutes briefing session and public hearing:

Motion: Townsend
Second: Muras
Ayes: Sheppard
Nays: None
Approved: 3 – 0 – 2
Abstained: Borley, Gaspard

Adjournment

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

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

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 7TH DAY OF APRIL 2025.

APPROVED:

CHAIRMAN

LINDSAY CAREY
PLANNING TECHNICIAN