

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, April 6, 2020, at 6:00 P.M. in the Council Chambers, 2nd Floor, 200 South Main Street, Grapevine, Texas for a Briefing Session with the following members present to wit:

Tracey Dierolf	Chairman
John Sheppard	Vice-Chairman
Ben Johnson	Secretary
George Dalton	Member
Doug Anderson	Member
Johnathan Gaspard	Alternate
John Borley	Alternate

constituting a quorum. With Board Members Ben Johnson and Johnathan Gaspard participating by telephone using the number and meeting ID that were posted on the Agenda. Also present was City Council Representative Sharron Rogers and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Tracey Dierolf called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:00P.M.

NEW BUSINESS

Albert Triplett briefed the Board of Zoning Adjustment regarding the item scheduled to be heard in the regular public hearing.

ADJOURNMENT

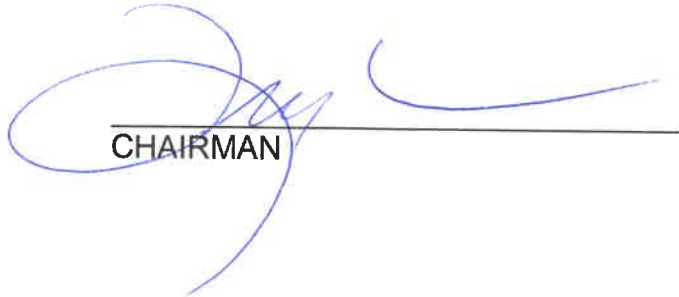
With no further discussion, George Dalton made a motion to adjourn. Jonathan Gaspard seconded the motion which prevailed by the following vote:

Ayes:	Dierolf, Sheppard, Johnson, Dalton, Anderson, Gaspard, Borley
Nays:	None
Absent:	None

The Briefing Session was adjourned at approximately 6:04P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 4TH DAY OF MAY 2020.

APPROVED:



CHAIRMAN



SECRETARY

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met in regular session, Monday evening, April 6, 2020, at 6:15 P.M., in the Council Chambers, 2nd Floor, 200 South Main Street, Grapevine, Texas with the following members present:

Tracey Dierolf	Chairman
John Sheppard	Vice-Chairman
Ben Johnson	Secretary
George Dalton	Member
Doug Anderson	Member

constituting a quorum. With Board Member Ben Johnson participating by telephone using the number and meeting ID that were posted on the Agenda. Also present was City Council Representative Sharron Rogers and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Tracey Dierolf called the Public Hearing Session of the Board of Zoning Adjustment to order at approximately 6:15 P.M.

CITIZEN COMMENTS

There was no one wishing to speak during citizen comments.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA20-01, JAMES GRAVATT, 840 EAST TEXAS STREET

The first item for the Board of Zoning Adjustment to consider was BZA20-01 submitted by James Gravatt for property located at 840 East Texas Street, Lot 6, Block 5, D.E. Box Addition.

Section 43.E.3., “Nonconforming Uses and Structures allows the Board of Zoning Adjustment to approve the remodeling and/or enlargement of a nonconforming use. The applicant requested a special exception allowing the existing residential structure to remain as developed along with an expansion as shown on the plot plan.

Mr. Triplett explained that staff found a special condition existed for the requested special exception. Specifically, the subject site was an existing developed lot, and the existing structure was built in 1952 prior to the rezoning of the site from "R-1" Single Family Dwelling District to "R-12.5" Single Family District in the 1984 City Rezoning. The proposed expansion did not exacerbate the existing side yard setback adjacent to east and west property lines respectively of approximately four feet (4') and five feet (5').

Mr. Triplett stated that the applicant intended to expand the existing dwelling from approximately 1,365-square feet to approximately 2,608-square feet by adding 706-square feet of living space to the south elevation in the rear yard adjacent to the south property line and re-enclosing a carport into a two car garage adjacent to the west and north property lines in the front yard. On January 22, 2020 the Historic Preservation Commission approved CA19-123 allowing for improvements on the subject site for the proposed expansion and to re-enclose a carport structure.

With no questions for Mr. Triplett, James Gravatt of 840 East Texas Street, Grapevine, Texas, participating by telephone using the number and meeting ID that were posted on the Agenda, took the Oath of Truth; he gave a brief presentation to the Board and requested favorable consideration of his request and offered to answer any questions of the Board.

With no questions for Mr. Gravatt and no additional speakers, John Sheppard made a motion to close the public hearing. Doug Anderson seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

John Sheppard made a motion that a special condition existed for the requested special exception. Specifically, the subject site was an existing developed lot, and the existing structure was built in 1952 prior to the rezoning of the site from "R-1" Single Family Dwelling District to "R-12.5" Single Family District in the 1984 City Rezoning. The proposed expansion did not exacerbate the existing side yard setback adjacent to east and west property lines respectively of approximately four feet (4') and five feet (5'). George Dalton seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

John Sheppard then made a motion to grant the following special exception with regard to Section 43.E.3, Nonconforming Uses and Structures allowing for construction of a detached carport to be located in the front one-half of the lot. Doug Anderson seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the December 2, 2019, Briefing Session and Public Hearing.

Ben Johnson made a motion to accept the minutes of the December 2, 2019, Briefing Session. Doug Anderson seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

Ben Johnson made a motion to accept the minutes of the December 2, 2019, Public Hearing. John Sheppard seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

ADJOURNMENT

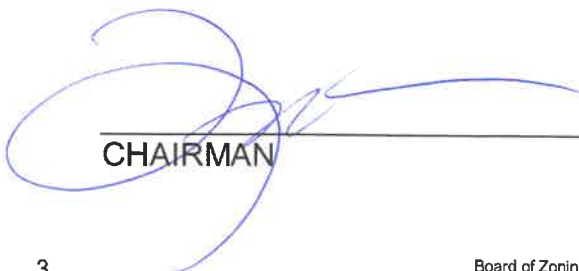
With no further discussion, John Sheppard made a motion to adjourn. George Dalton seconded the motion, which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

The meeting was adjourned at approximately 6:24 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 4TH DAY OF MAY 2020.

APPROVED:



CHAIRMAN


SECRETARY