

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, May 4, 2020, at 6:00 P.M. in the Council Chambers, 2<sup>nd</sup> 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 Member 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

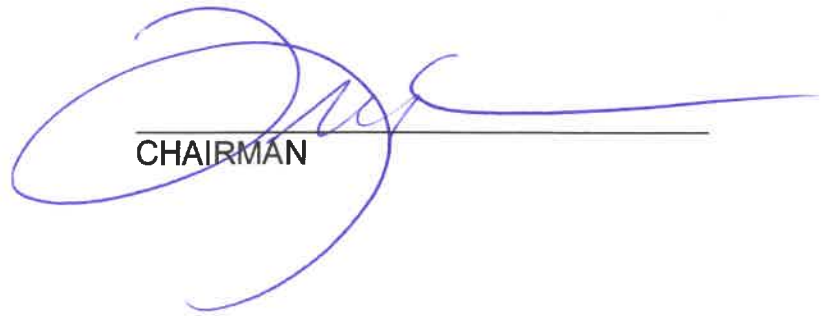
With no further discussion, John Sheppard made a motion to adjourn. George Dalton seconded the motion which prevailed by the following vote:

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

The Briefing Session was adjourned at approximately 6:05 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 6H DAY OF JULY 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, May 4, 2020, at 6:15 P.M., in the Council Chambers, 2<sup>nd</sup> 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 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 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 BZA20-03, SAM MESSINA, 948 MEADOWBROOK DRIVE

The first item for the Board of Zoning Adjustment to consider was BZA20-03 submitted by Sam Messina for property located at 948 Meadowbrook Drive, Lot 16A, Block E, Brookhollow Estates.

**Section 42.C.3, Supplementary District Regulations, Accessory Buildings requires accessory buildings in a residential district be located on the rear one-half of the lot and at least 10-feet from any dwelling or building.** The applicant requested a special exception allowing construction of an accessory structure to be used as a garage to be located in the front one-half of the lot as shown on the plot plan.

Mr. Triplett explained that staff found a special condition existed for the requested special exception. Specifically, requiring placement of a detached garage in the rear yard was impractical because of the location of the dwelling and due to an existing flowage easement throughout most of the rear yard.

Mr. Triplett stated that the existing dwelling was constructed in 1969 and a plat approved in December 2019 expanded the subject site from approximately 8,030 square feet to 2.76 acres. All other ordinance requirements would be met for the 800 square foot detached garage.

With no questions for Mr. Triplett, Sam Messina of 948 Meadowbrook Drive, 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. Messina and no additional speakers, Ben Johnson 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

Doug Anderson made a motion that a special condition existed for the requested special exception. Specifically, the placement of the detached garage in the rear yard was impractical due to the location of the existing residential structure as well as a flowage easement that was present throughout most of the rear yard. George Dalton seconded the motion which prevailed by the following vote:

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

Doug Anderson then made a motion to grant the following special exception with regard to Section 42.C.3, Supplementary District Regulations, Accessory Buildings required accessory buildings in a residential district be located on the rear one-half of the lot and at least 10-feet from any dwelling or building. Relative to BZA20-03, for property addressed at 948 Meadowbrook Drive, platted at Lot 16A, Block E, Brookhollow Estates, Second Addition, allowing construction of an accessory structure to be located in the front one-half of the lot as shown on the plot plan. John Sheppard 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 April 6, 2020, Briefing Session and Public Hearing.

John Sheppard made a motion to accept the minutes of the April 6, 2020, Briefing Session. George Dalton seconded the motion which prevailed by the following vote:

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

John Sheppard made a motion to accept the minutes of the April 6, 2020, Public Hearing. Ben Johnson 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 6:26 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 6TH DAY OF JULY 2020.

APPROVED:

  
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CHAIRMAN  
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SECRETARY