

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, June 4, 2018, at 6:00 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:

Debbie Holt	Chairman
Ken White	Vice-Chairman
George Dalton	Member
John Sheppard	Member
D Todd Parrish	Alternate

constituting a quorum with Secretary Tracey Dierolf absent. 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 Debbie Holt called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:00 P.M.

NEW BUSINESS

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

ADJOURNMENT

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

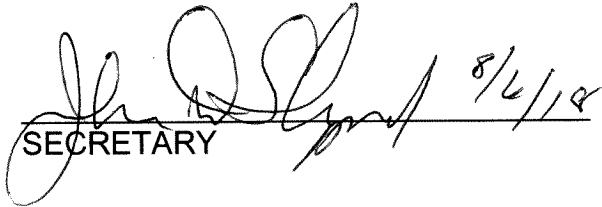
Ayes: Holt, White, Dalton, Sheppard, Parrish
Nays: None
Absent: Dierolf

The Briefing Session was adjourned at approximately 6:10 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 6TH DAY OF AUGUST 2018.

APPROVED:


CHAIRMAN


SECRETARY 8/6/18

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, June 4, 2018 at 6:15 P.M., in the Council Chambers, 2nd Floor, 200 South Main Street, Grapevine, Texas with the following members present:

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| Debbie Holt | Chairman |
| Ken White | Vice-Chairman |
| George Dalton | Member |
| John Sheppard | Member |
| D Todd Parrish | Alternate |

constituting a quorum with Secretary Tracey Dierolf absent. 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 Holt called the Public Hearing Session of the Board of Zoning Adjustment to order at approximately 6:15 P.M.

PUBLIC HEARING

**BOARD OF ZONING ADJUSTMENT CASE BZA18-05, CRYSTAL VASQUEZ, 3220
TIMBERLINE DRIVE**

The first item for the Board of Zoning Adjustment to consider was BZA18-05 submitted by Crystal Vasquez for property located at 3220 Timberline Drive, platted as Lot 1, Block 1, Timberline Education.

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 non-residential structure to remain as developed in addition to site improvements as shown on the site plan.

Mr. Stombaugh explained that Staff found a special condition existed for the special exception requested. Specifically, the subject site was an existing lot developed as the Timberline Elementary School and the existing non-residential structure and site was in complete compliance under the established guidelines at the time (Ord. 70-10). Developed in 1981, the site was now noncompliant with the current zoning ordinance (82-73) primarily relative to front yard setback and landscaping requirements.

Mr. Stombaugh stated that the property was currently zoned "GU" Government Use District, the structure constructed in 1981 encroached approximately eleven (11') feet

into the required front yard setback. Parking also encroached approximately 19 feet and nine (9') feet along Timberline Drive, respectively to the north and south of the main school structure.

With no questions for Mr. Stombaugh, Paul Hanes with Pacheco Koch, 6100 Western Place, Ft. Worth, Texas, representing Grapevine Colleyville Independent School District, took the Oath of Truth; he gave a brief presentation and offered to answer any questions of the Board.

Ken White asked if the security of the building had been addressed as part of the improvements. Tim Hawkins with Huckabee Architects, 801 Cherry Street, Ft. Worth, Texas, took the Oath of Truth; he stated that the security of the building had been addressed on a recently completed project. This phase was for the drive-way, parking lot and playground.

With no questions for Mr. Hanes or Mr. Hawkins and no additional speakers, Ken White made a motion to close the public hearing. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dalton, Sheppard, Parrish
Nays: None
Absent: Dierolf

Chairman Holt announced that one (1) letter had been received.

Ken White made a motion that a special condition existed for the requested special exception. Specifically, the subject site was an existing lot developed as the Timberline Elementary School and the existing non-residential structure and site was in complete compliance under the established guidelines at the time (Ord. 70-10). Developed in 1981, the site was now noncompliant with the current zoning ordinance (82-73) primarily relative to front yard setback and landscaping requirements. John Sheppard seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dalton, Sheppard, Parrish
Nays: None
Absent: Dierolf

Ken White then made a motion to grant the following special exception with regard to Section 43.E.3, Nonconforming Uses and Structures allowing the existing non-residential structure to remain as developed in addition to site improvements as shown on the site plan. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dalton, Sheppard, Parrish
Nays: None
Absent: Dierolf

Ken White made a motion to consider a motion to reopen the public hearing to allow additional speakers. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dalton, Sheppard, Parrish
Nays: None
Absent: Dierolf

Property owner, Edward Laketek, 2410 Briarwood Drive, Grapevine, Texas, took the Oath of Truth; he expressed his concerns regarding the buffer area between him and the school. He was advised to contact the school district. With no further questions, Jim Hause, 3108 Stone Creek Lane, Grapevine, Texas, took the Oath of Truth; he expressed concerns regarding the traffic on Stone Creek Lane and the safety of the children. With no questions for Mr. Hause, a third citizen expressed concerns regarding the safety of the children and the illegal vehicle parking on Stone Creek Lane, with no additional speakers, John Sheppard made a motion to re-close the public hearing. Ken White seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dalton, Sheppard, Parrish
Nays: None
Absent: Dierolf

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the April 2, 2018, Briefing Session and Public Hearing.

Ken White made a motion to accept the minutes of the April 2, 2018, Briefing Session. George Dalton seconded the motion.

Ayes: Holt, White, Dalton, Sheppard, Parrish
Nays: None
Absent: Dierolf

Ken White made a motion to accept the minutes of the April 2, 2018, Public Hearing. John Sheppard seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dalton, Sheppard, Parrish
Nays: None
Absent: Dierolf

ADJOURNMENT

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

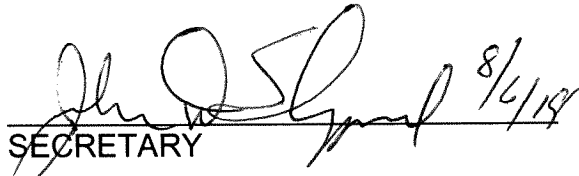
Ayes: Holt, White, Dalton, Sheppard, Parrish
Nays: None
Absent: Dierolf

The meeting was adjourned at approximately 6:38 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 6TH DAY OF AUGUST 2018.

APPROVED:


CHAIRMAN


SECRETARY 8/4/19