

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, November 9, 2020, at 6:00 P.M. in the Council Chambers, 2nd Floor, 200 South Main Street, Grapevine, Texas with the following members present to wit:

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

constituting a quorum. With Chairman, Tracey Dierolf, Alternates Johnathan Gaspard and John Borley 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

ITEM 1. CALL TO ORDER

Vice-Chairman John Sheppard called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:00 P.M.

ITEM 2. ROLL CALL

ITEM 3. BRIEFING SESSION

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

ADJOURNMENT OF BRIEFING SESSION

With no further discussion, Doug Anderson made a motion to adjourn the Briefing Session. Ben Johnson seconded the motion which prevailed by the following vote:

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

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

PUBLIC HERING

Vice-Chairman John Sheppard called the Public Hearing of the Board of Zoning Adjustment to order at approximately 6:15 P.M.

ITEM 4. CITIZEN COMMENTS

There was no one wishing to speak during citizen comments.

ITEM 5. BOARD OF ZONING ADJUSTMENT CASE BZA20-07, PHIL WARE, 443 HOLLY STREET

The first item for the Board of Zoning Adjustment to consider was BZA20-07 submitted by Phil Ware for property located at 443 Holly Street and platted as Lot 8, Block 2, Dellwood Acres.

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 1966 prior to the rezoning of the site from "R-1" Single Family Dwelling District to "R-7.5" Single Family District in the 1984 City Rezoning. The proposed expansion did not exacerbate the existing front yard setback adjacent to Holly Street of approximately twenty-nine feet (29').

Mr. Triplett stated that the applicant intended to expand the existing dwelling from 2,524 square feet to 3,008 square feet by adding an approximate 484 square foot attached two car garage, to the north elevation within the side yard adjacent to the north property line.

Vice-Chairman Sheppard announced that one (1) letter of approval had been received.

With no questions for Mr. Triplett, Phil Ware of 443 Holly Street, Grapevine, Texas, 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. Ware and no additional speakers, George Dalton made a motion to close the public hearing. Ben Johnson seconded the motion which prevailed by the following vote:

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

Ben Johnson 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 1966 prior to the rezoning of the site from "R-1" Single Family Dwelling District to "R-7.5" Single Family District in the 1984 City Rezoning. The proposed expansion did not exacerbate the existing front yard setback adjacent to Holly Street of approximately twenty-nine feet (29'). George Dalton seconded the motion which prevailed by the following vote:

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

Ben Johnson 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 an attached 2 car garage, to the north elevation within the side yard adjacent to the north property line. Doug Anderson seconded the motion which prevailed by the following vote:

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

ITEM 6. 2021 MEETING AGENDA CALENDAR

Next the Board of Zoning Adjustment considered the approval of the 2021 Meeting Agenda Schedule.

Ben Johnson made a motion to accept the 2021 Meeting Agenda Schedule. Doug Anderson seconded the motion which prevailed by the following vote:

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

ITEM 7. MINUTES

Next the Board of Zoning Adjustment considered the minutes of the August 3, 2020, Board of Zoning Adjustment Meeting.

Doug Anderson made a motion to accept the minutes of the August 3, 2020. Ben Johnson seconded the motion which prevailed by the following vote:

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

ADJOURNMENT

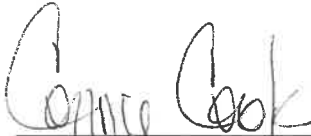
With no further discussion, George Dalton made a motion to adjourn. Ben Johnson seconded the motion, which prevailed by the following vote:

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

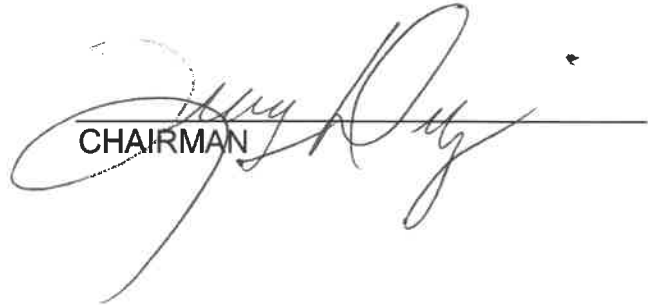
The meeting was adjourned at approximately 6:27 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 1ST DAY OF MARCH 2021.

APPROVED:



SECRETARY



CHAIRMAN