

AGENDA  
CITY OF GRAPEVINE  
BRIEFING SESSION  
BOARD OF ZONING ADJUSTMENT  
MONDAY, APRIL 1, 2019, 6:00 P.M.  
PLANNING AND ZONING CONFERENCE ROOM  
SECOND FLOOR – CITY HALL  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

I. CALL TO ORDER

II. BRIEFING SESSION

- A. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard in the April 1, 2019 public hearing.

III. ADJOURNMENT

IF YOU PLAN TO ATTEND THIS PUBLIC MEETING AND YOU HAVE A DISABILITY THAT REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE OFFICE OF DEVELOPMENT SERVICES AT (817) 410-3158 AT LEAST 24 HOURS IN ADVANCE. REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR NEEDS.

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551.001 et seq. ACTS OF THE 1993 TEXAS LEGISLATURE, THE BOARD OF ZONING ADJUSTMENT BRIEFING SESSION AGENDA WAS PREPARED AND POSTED ON THIS THE 26TH DAY OF MARCH 2019 AT 5:00 P.M.

  
\_\_\_\_\_  
RON STOMBAUGH  
ASSISTANT DIRECTOR, DEVELOPMENT  
SERVICES

AGENDA  
CITY OF GRAPEVINE  
BOARD OF ZONING ADJUSTMENT MEETING  
MONDAY, APRIL 1, 2019, 6:15 P.M.  
CITY HALL COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
SECOND FLOOR – CITY HALL  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARING

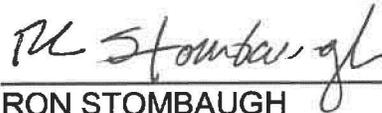
A. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA19-02 submitted by Theresa Meyer, for property located at 603 East Worth Street and consideration of same.

IV. Board of Zoning Adjustment to consider the minutes of the March 4, 2019 meeting and take any necessary action.

V. ADJOURNMENT

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 DEVELOPMENT SERVICES AT (817) 410-3158 AT LEAST 24 HOURS IN ADVANCE. REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR NEEDS.

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551.001 et seq. ACTS OF THE 1993 TEXAS LEGISLATURE, THE BOARD OF ZONING ADJUSTMENT MEETING AGENDA WAS PREPARED AND POSTED ON THIS THE 26TH DAY OF MARCH 2019 AT 5:00 P.M.



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RON STOMBAUGH  
ASSISTANT DIRECTOR, DEVELOPMENT  
SERVICES

**MEMORANDUM**

**DEVELOPMENT SERVICES**

MEMO TO: BOARD OF ZONING ADJUSTMENT

FROM: SCOTT WILLIAMS, DIRECTOR DEVELOPMENT SERVICES \ BUILDING OFFICIAL  
RON STOMBAUGH, ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES  
ALBERT L. TRIPLETT JR, PLANNER II

SUBJECT: BOARD OF ZONING ADJUSTMENT CASE #BZA19-02  
603 EAST WORTH STREET

MEETING DATE: **MONDAY, APRIL 1, 2019**

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**RECOMMENDATION:**

Staff recommends the Board of Zoning Adjustment **approve** the following special exception to the Grapevine Comprehensive Zoning Ordinance 82-73 for property located at 603 East Worth Street, Lots 1 & 2, Block 109, College Heights Addition as follows:

**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 is requesting a special exception to allow the relocation of an existing detached garage and to allow the existing residential structure to remain as developed along with an expansion as shown on the plot plan.

**SPECIAL CONDITION:**

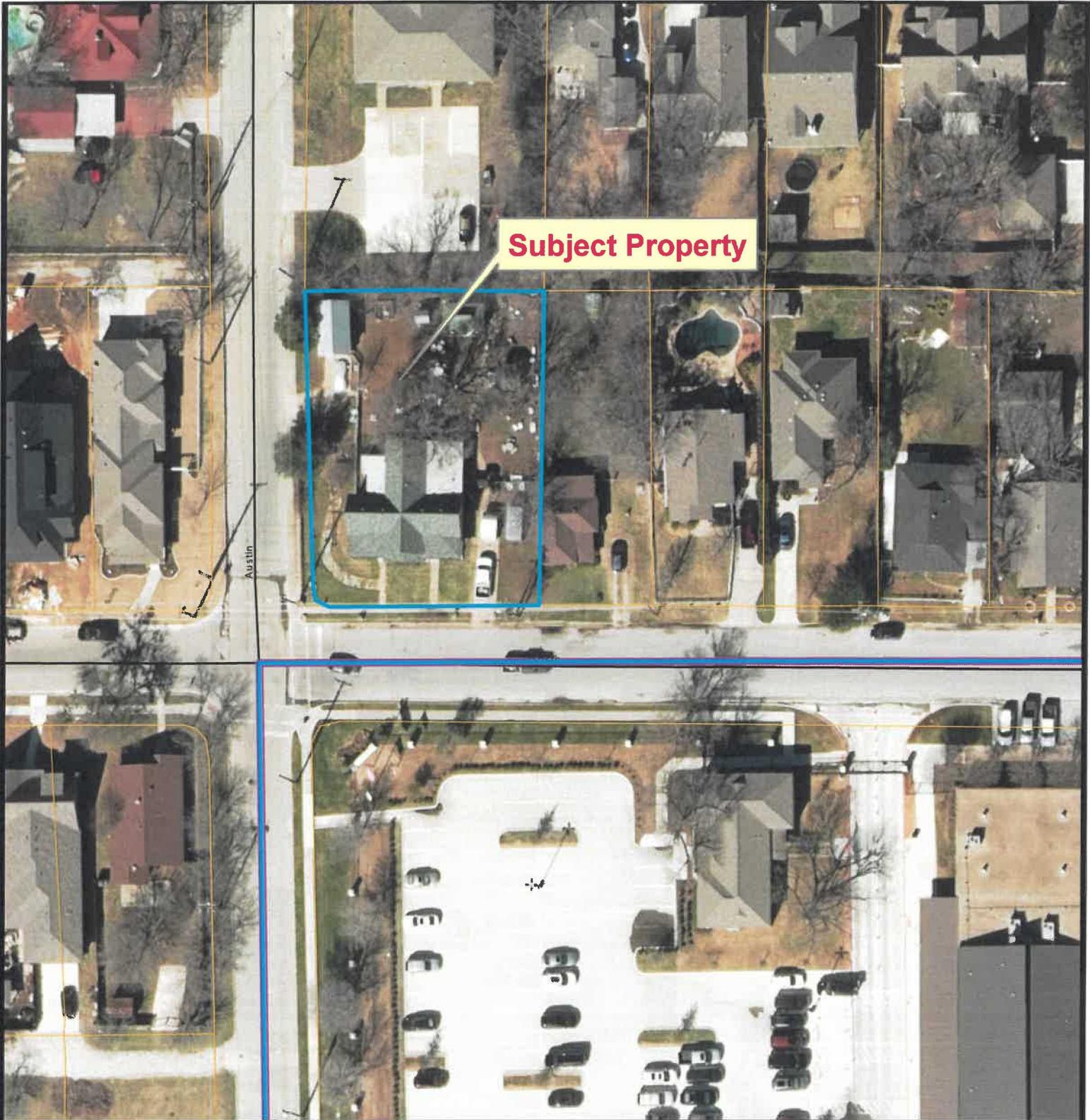
Staff finds that a special condition exists for the requested special exception. Specifically, the subject site is an existing developed lot, and the existing structure was built in 1920 predating the City's first zoning ordinance adopted in 1955. Currently and as proposed the site is noncompliant with the current Zoning Ordinance (82-73) relative to the required 30-foot front yard setback adjacent to the south property line. The proposed relocation of the detached garage and expansion of the dwelling does not exacerbate the existing front yard setback adjacent to Worth Street of approximately twenty-feet.

**BACKGROUND INFORMATION:**

The plot plan depicts existing and proposed conditions. The existing dwelling, encroaches approximately ten feet into the required thirty-foot front yard setback adjacent to Worth Street. The applicant intends to demolish a portion of the existing 1,852-square foot dwelling and also intends to expand the remaining area of the dwelling from 1,679-square feet to 2,145-square feet by adding 466-square feet of new living area adjacent the west property line. A new 484-square foot detached two-car garage is proposed in the rear yard adjacent to the north and west property lines. An existing detached garage currently

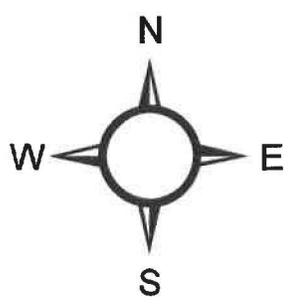
located in the rear yard adjacent to the west and south property lines is proposed to be relocated to the east side of the dwelling. An existing shed and gazebo shall remain in their current location in the rear yard.

A Certificate of Appropriateness (CA18-132) was approved by the Historic Preservation Commission on December 19, 2018 for the following: relocate an existing one car garage to the east side of the property; construct a new two-car garage on the west side of the property; demolish two non-original additions on the east side of the dwelling and add a new addition to the dwelling; replace three exterior doors with windows on the front of the house; and reconstruct the original chimney and fireplace along the east elevation. A Historic Overlay (HL1999-03) was also approved for the Yancy-Millican House on the subject site by the Commission on October 19, 1999. The application was submitted by property owner Theresa Meyer.



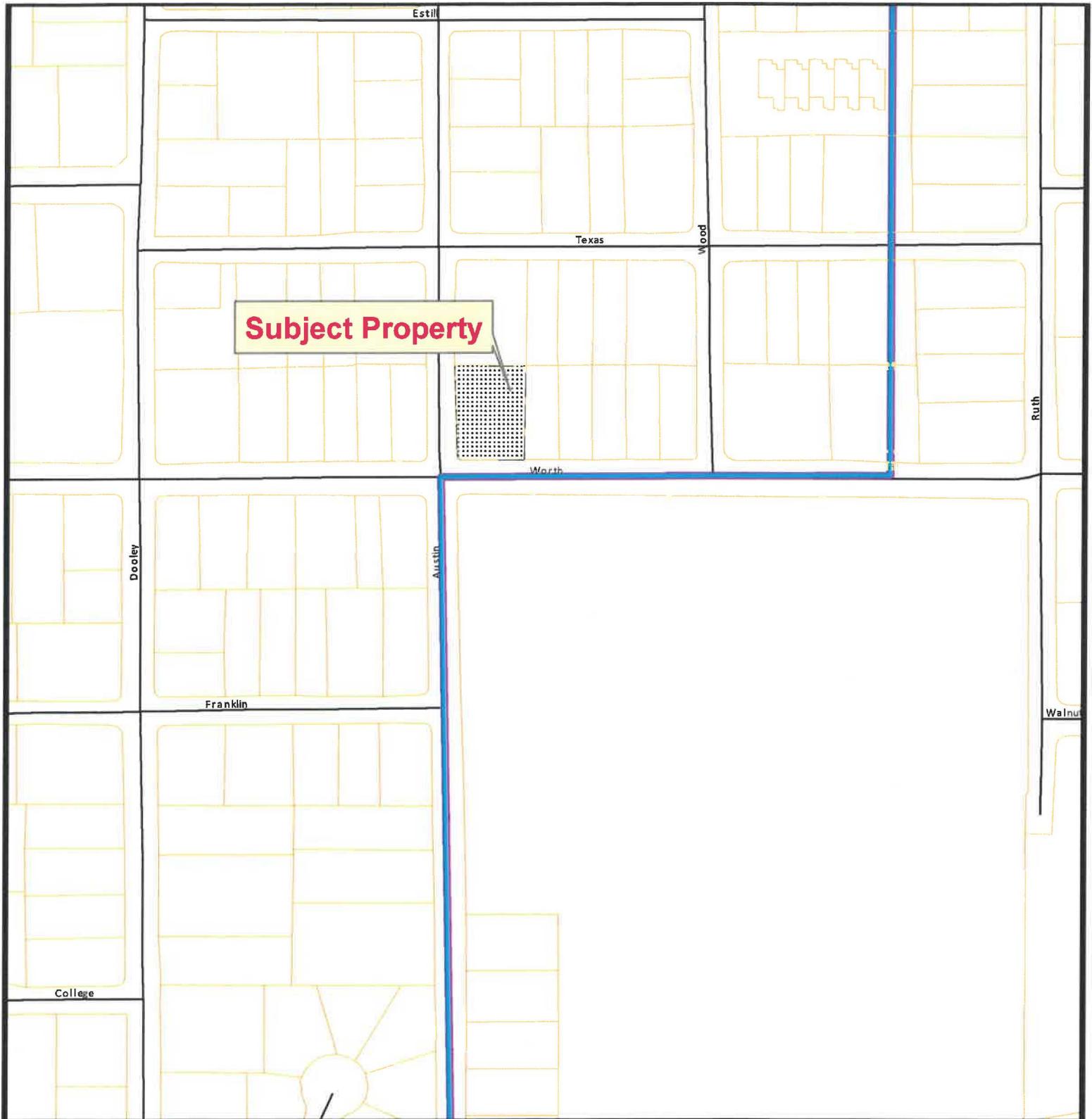
**Subject Property**

Austin

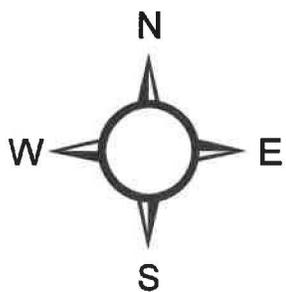


**BZA19-02**  
**603 EAST WORTH STREET**

1 inch = 60 feet



**Subject Property**



**BZA19-02**  
**603 EAST WORTH STREET**

1 inch = 200 feet

BZA 19-02  
19-0847

MAR 01 2019

**CITY OF GRAPEVINE  
BOARD OF ZONING ADJUSTMENT APPLICATION**

**1. APPLICANT:**

NAME: Theresa A. Meyer  
ADDRESS: 603 E. Worth St.  
CITY/STATE: Grapevine TX ZIP: 76051  
HOME: \_\_\_\_\_ WORK: \_\_\_\_\_ MOBILE: 703-623-5349  
FAX: \_\_\_\_\_ E-MAIL: terrimeyer80@gmail.com

**2. PROPERTY OWNER(S):**

NAME: Theresa A. Meyer  
ADDRESS: 603 E. Worth St  
CITY/STATE: Grapevine TX ZIP: 76051  
HOME: 703-623-5349 WORK: \_\_\_\_\_ FAX: \_\_\_\_\_

**3. LEGAL DESCRIPTION (SUBJECT PROPERTY):**

**STREET ADDRESS, LOT, BLOCK AND SUBDIVISION NAME OF THE SUBJECT PROPERTY:  
(Please attach Survey of the Subject Property)**

ADDRESS: 603 E. Worth St Grapevine TX 76051  
LOT: 1+2 BLOCK: 109 SUB-DIVISION: College Heights Addition

**4. LIST THE PERTINENT SECTION(S) OF THE ZONING ORDINANCE AND INDICATE THE SPECIFIC VARIANCE AMOUNTS BEING REQUESTED. IF NECESSARY USE A SEPARATE SHEET:**

**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. Requesting a special exception allowing the existing residential structure to remain as developed along with an expansion as shown on the plot plan.**

5. STATE THE GROUNDS FOR THE REQUEST AND DETAIL ANY SPECIAL CONDITIONS WHICH CAUSE HARDSHIPS THAT IN YOUR OPINION JUSTIFY THE VARIANCE(S) OR SPECIAL EXCEPTION(S) YOU ARE REQUESTING. EXAMPLES OF SPECIAL CONDITIONS ARE: HILLS, VALLEYS, CREEKS, POWER POLES, ELEVATIONS, IRREGULAR LOT OR TRACT SHAPES, ETC. THE BOARD OF ZONING ADJUSTMENT MUST DETERMINE A SPECIAL CONDITION OR CONDITIONS EXIST(S) BEFORE MAKING A MOTION TO APPROVE A REQUEST. IF IT IS DETERMINED THAT NO SPECIAL CONDITION EXISTS, THE MOTION MUST BE TO DENY THE REQUEST.

The house at 603 E. Worth St has been in place on its lot since approximately 1925. We desire to move an existing one-car garage, build a new two-car garage, rebuild a missing fireplace and chimney, and replace two existing small additions with a larger addition that would include a master suite, laundry, mud room,

6. EXPLAIN ANY UNIQUE CIRCUMSTANCES, IF APPLICABLE, NOT CONSIDERED BY THE ZONING ORDINANCE. EXAMPLES: (1) IF THE GRAPEVINE CITY COUNCIL APPROVED A PLAT PRIOR TO PRESENT ZONING ORDINANCE REQUIREMENTS; OR (2) THE ORDINANCE WAS AMENDED OR A POLICY CHANGE WAS ADOPTED AFTER INITIATION OF THE PLANS CHECK PROCESS FOR A BUILDING PERMIT OR OTHER PHASE OF THE DEVELOPMENT PROCESS.

The house has been in place since approximately 1925, long before the current zoning requirements were created.

7. ATTACH A DETAILED DIAGRAM OF THE SITE DRAWN TO SCALE, AND ANY OTHER DRAWINGS OR PHOTOGRAPHS NECESSARY TO HELP EXPLAIN THE CASE TO THE BOARD. SHOW ON THE DIAGRAM ALL EASEMENTS, BUILDING LINES, ENCROACHMENTS, AND THE VARIANCE(S) REQUESTED. THE REQUESTED VARIANCE(S) SHOULD BE QUANTIFIED BY AN APPROPRIATE MEASUREMENT (DISTANCE, PERCENTAGE, ETC.)

and half bath. The Grapevine Historic Preservation Commission has approved all these, and all are within current zoning setbacks and other requirements. The house currently sits within the front setback requirements and cannot be moved on the lot without significant risk of structural damage and disturbance of the building's historic fabric.

**THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.**

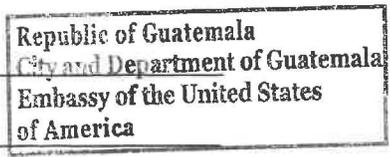
APPLICANT (PRINT) Theresa A. Meyer

APPLICANT SIGNATURE Theresa A. Meyer

OWNER (PRINT) Theresa A. Meyer

OWNER SIGNATURE Theresa A. Meyer

The State of \_\_\_\_\_ }  
City and Department of Guatemala }  
Embassy of the United States }  
County of \_\_\_\_\_ of America }



Before me Margarita I. Winton on this day personally appeared Theresa A. Meyer known to me (or proved to me on the oath of US Passport # G110395870 or through \_\_\_\_\_ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21<sup>st</sup> day of February, A.D. 2019.

SEAL

M Winton  
Notary Signature Margarita L. Winton  
Consular Associate  
U. S. Embassy Guatemala

The State of \_\_\_\_\_

County of \_\_\_\_\_

Before me \_\_\_\_\_ on this day personally appeared \_\_\_\_\_ known to me (or proved to me on the oath of \_\_\_\_\_ or through \_\_\_\_\_ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_.

SEAL

\_\_\_\_\_  
Notary Signature

replacement cost of the structure, on the date of the damage, the right to operate such nonconforming use shall terminate.

- f. The right to maintain or operate a nonconforming use may be terminated by the Board of Adjustment in accordance with provisions of Section 67A of this Ordinance.

E. CHANGING NONCONFORMING USES:

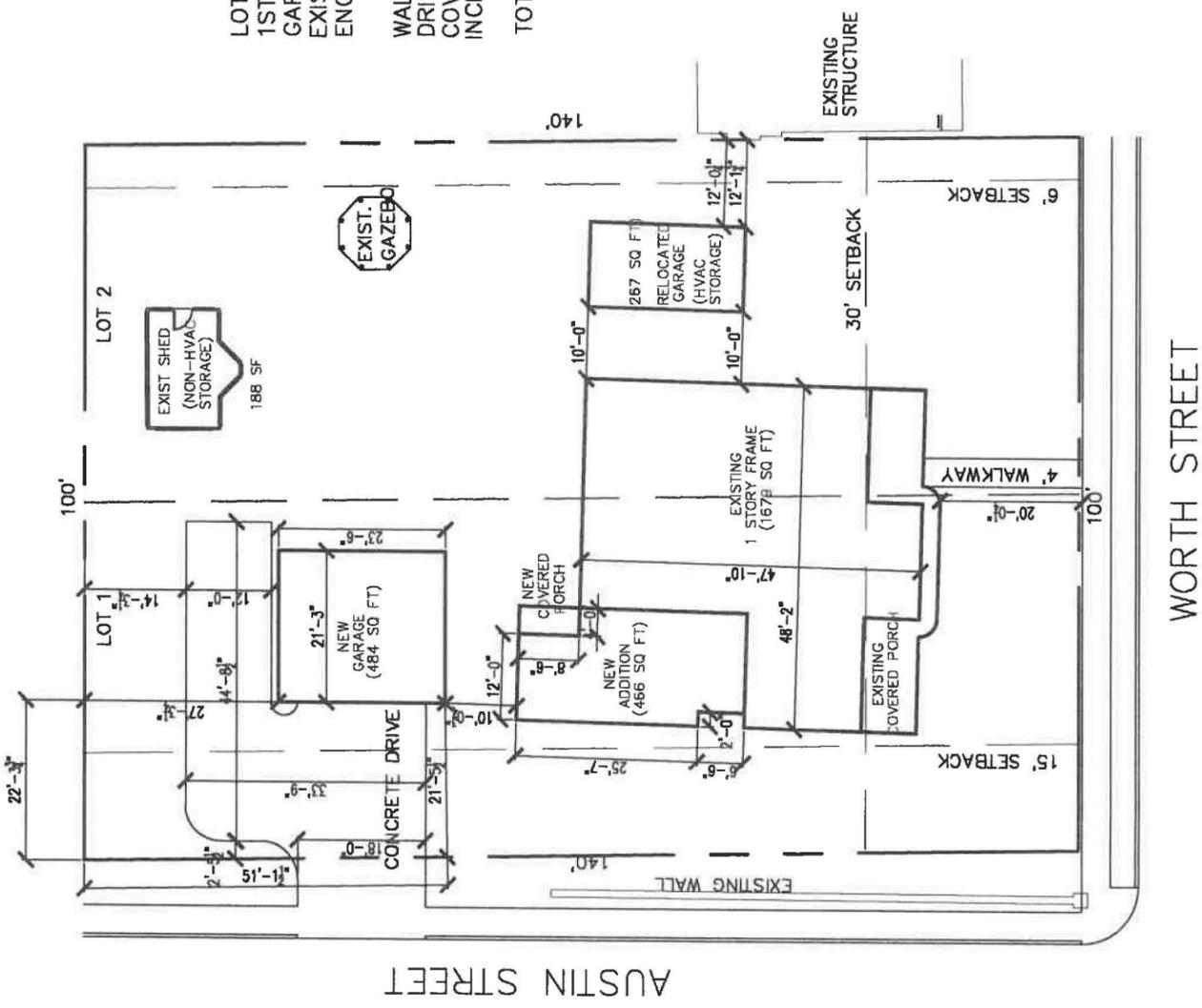
1. Any nonconforming use may be changed to a conforming use, and once such change is made, the use shall not thereafter be changed back to a nonconforming use.
2. The Board of Adjustment may grant a change of use from one nonconforming use to another nonconforming use provided such change is to a use permitted in a zoning district where the original nonconforming use would be permitted, or provided that such change is to a use permitted in a more restrictive classification. However, such change of use and occupancy shall not tend to prolong the life of a nonconforming use. Upon review of the facts in accordance with Section 67A, the Board of Adjustment may establish a specific period of time for the return of the occupancy to a conforming use.
3. The Board of Adjustment may approve the remodeling or enlargement of a nonconforming use when such an enlargement would not tend to prolong the life of the nonconforming use. Upon review of the facts, the Board of Adjustment may establish a specific period of time for the return of the occupancy to a conforming use.

- F. LIMITATIONS ON CHANGING NONCONFORMING USES: No nonconforming use shall be changed to another nonconforming use, which requires more off-street parking spaces or off-street loading space than the original nonconforming use, unless additional off-street parking and loading space is provided so as to comply with the requirements of Sections 55 and 56.

The number of dwelling units or rooms in a nonconforming residential use shall not be increased so as to exceed the number of dwelling units or rooms existing on the effective date of this Ordinance.

No nonconforming use may be expanded or increased beyond the lot or tract upon which such nonconforming use is located as of the effective date of this ordinance except to provide off-street loading or off-street parking space upon approval of the Board of Adjustment.

MAR 01 2019



LOT COVERAGE / IMPERVIOUS AREA = 33%  
 LOT COVERAGE / ENCLOSED COVERED AREA = 22%

LOT AREA - 14000 SF  
 1ST FLOOR HVAC AREA - 2411 SF  
 GARAGE AREA - 484 SF  
 EXISTING SHED - 188 SF  
 ENCLOSED COVERED AREA - 3083 SF

WALKWAY - 80 SF  
 DRIVEWAY - 1122 SF  
 COVERED PORCH AREA - 332 SF  
 INCLUDES NEW AND EXISTING PORCHES

TOTAL IMPERVIOUS AREA - 4617 SF



WORTH STREET

AUSTIN STREET

SITE PLAN  
 SCALE: 1" = 20'-0" ON 11 X 17 SHEETS  
 SCALE: 1" = 10'-0" ON 24 X 36 SHEETS

<b>REVISIONS</b> 2/22/19	The Designer assumes no liability for any structure built from these plans before construction, the purchaser, builder, or contractor must verify all dimensions comply with all applicable codes, and incorporate into building codes, and incorporate into contract or structure engineer plans. Only a qualified designer, architect or structure engineer may be permitted to alter these plans.	<b>RUSSELL MORAN</b> ARCHITECT - REGISTERED ARCHITECT 3225 PORT ROYAL COURT PLANO, TEXAS 214-770-8082		ISSUE DATE 1/27/19
	PROJECT NO. 603 EAST WORTH			DRAWN BY RM

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, March 4, 2019, at 6:00 P.M. in the Planning and Zoning Conference Room, 2<sup>nd</sup> Floor, 200 South Main Street, Grapevine, Texas, for a Briefing Session with the following members present to wit:

George Dalton	Chairman
Tracey Dierolf	Vice-Chairman
John Sheppard	Secretary
Ben Johnson	Member
Doug Anderson	Member
D. Todd Parrish	Alternate
Jonathan Gaspard	Alternate

constituting a quorum. 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 George Dalton called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:00 P.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. Doug Anderson seconded the motion which prevailed by the following vote:

Ayes:	Dalton, Dierolf, Sheppard, Johnson, Anderson, Parrish, Gaspard
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 1ST DAY OF APRIL 2019.

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, March 4, 2019, 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:

George Dalton	Chairman
Tracey Dierolf	Vice-Chairman
John Sheppard	Secretary
Ben Johnson	Member
Doug Anderson	Member
D. Todd Parrish	Alternate
Jonathan Gaspard	Alternate

constituting a quorum. 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 George Dalton 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 BZA19-01, PHIL WARE, 449 HOLLY STREET**

The first item for the Board of Zoning Adjustment to consider was BZA19-01 submitted by Phil Ware for property located at 449 Holly Street, platted as Lot 9, Block 2, Dellwood Acres 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 1962 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-five feet.

Mr. Triplett stated that the property owner intended to expand the existing dwelling by adding a 154 square foot unenclosed covered patio addition to the east elevation.

Chairman Dalton announced that one (1) letter of approval had been received.

With no questions for Mr. Triplett, Phil Ware of Ware Brothers Construction, 443 Holly Street, Grapevine, Texas, representing property owner Victoria Hecko, 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.

Ben Johnson asked Mr. Ware if the construction would be consistent with the existing structure. Mr. Ware stated that the pitch of the roof and the shingles were the same with a small amount of cedar to match the front of the house.

With no further questions for Mr. Ware and no additional speakers, John Sheppard made a motion to close the public hearing. Tracey Dierolf seconded the motion which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, 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 1962 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-five feet. Ben Johnson seconded the motion which prevailed by the following vote:

Ayes: Dalton, Dierolf, Sheppard, Johnson, 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 the existing non-residential structure to remain as developed along with an expansion as shown on the plot plan. Ben Johnson seconded the motion which prevailed by the following vote:

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

## MINUTES

Next the Board of Zoning Adjustment considered the minutes of the January 7, 2019, Briefing Session and Public Hearing.

Ben Johnson made a motion to accept the minutes of the January 7, 2019, Briefing Session. John Sheppard seconded the motion which prevailed by the following vote:

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

Ben Johnson made a motion to accept the minutes of the January 7, 2019, Public Hearing. Tracey Dierolf seconded the motion which prevailed by the following vote:

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

ADJOURNMENT

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

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

The meeting was adjourned at approximately 6:25 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 1ST DAY OF APRIL 2019.

APPROVED:

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
SECRETARY