

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, August 3, 2020, at 6:00 P.M. in the Council Chambers, 2<sup>nd</sup> Floor, 200 South Main Street, Grapevine, Texas 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. Also present was City Council Representative Sharron Rogers and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Susan Batte	Planning Technician

ITEM 1. CALL TO ORDER

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

ITEM 2. ROLL CALL

ITEM 3. OATH OF OFFICE

Susan Batte administered the Oath of Office to reappointed board members, Doug Anderson, George Dalton, Ben Johnson and Johnathan Gaspard.

ITEM 4. ELECTION OF OFFICERS

For office of Chairman, George Dalton nominated Tracey Dierolf. John Sheppard seconded the motion which prevailed by the following vote:

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

Tracey Dierolf was elected as Chairman.

For office of Vice-Chairman, Doug Anderson nominated John Sheppard. George Dalton seconded the motion which prevailed by the following vote:

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

John Sheppard was elected as Vice-Chairman.

For office of Secretary, John Sheppard nominated Ben Johnson. Doug Anderson, seconded the motion which prevailed by the following vote:

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

Ben Johnson was elected as Secretary.

#### ITEM 5. 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, John Sheppard made a motion to adjourn the Briefing Session. Ben Johnson seconded the motion which prevailed by the following vote:

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

The Briefing Session was adjourned at approximately 6:21 P.M.

#### PUBLIC HEARING

Chairman Tracey Dierolf called the Public Hearing of the Board of Zoning Adjustment to order at approximately 6:22 P.M.

#### ITEM 6. CITIZEN COMMENTS

There was no one wishing to speak during citizen comments.

**ITEM 7. BOARD OF ZONING ADJUSTMENT CASE BZA20-05, JOHN WINGATE, 2820 PENINSULA DRIVE**

The first item for the Board of Zoning Adjustment to consider was BZA20-05 submitted by John Wingate for property located at 2820 Peninsula Drive and platted as Lot 1, Block 3, Placid Peninsula.

**Section 15.G.1., “R-7.5” Single Family District, Area Regulations requires a minimum front yard setback of 30-feet.** The applicant was requesting a variance of five-feet (5') to this requirement, and if approved by the Board would allow a front yard depth of twenty-five (25') feet for an existing lot.

**Section 15.G.3., “R-7.5” Single Family District, Area Regulations requires a minimum side yard setback of six (6') feet.** The applicant was requesting a variance of three-feet (3') and if approved by the Board, would allow a side yard setback of three (3') feet for an existing lot.

Mr. Stombaugh explained that staff found a special condition existed for the requested variance and special exception. This is an irregularly shaped lot that narrows from 101 feet along its frontage adjacent to Peninsula Drive to 49 feet at the rear property line. The lot is further compromised by a ten-foot drainage easement along the northeastern and eastern property lines further reducing the buildable area at the front building line.

The applicant intended intent to build a 2,577 square foot pad on the subject property that is triangularly shaped and compromised by a ten-foot drainage easement along the eastern property boundary which contains a below-grade culvert with the opening to the culvert located midway within the easement. To build the structure given the narrowing of the lot and provide reasonable separation from the opening of the culvert the applicant was requesting to encroach into the front yard setback five feet and the northwestern side yard setback three feet.

The applicant, Mr. John Wingate, 341 Regency Drive, Allen, TX 75243, took the oath of truth. Mr. Wingate stated that the drainage easement was added to the property recently. The requested variances were requested to build a home similar to others in the area.

Mr. Thomas Schick 2807 Trumarc Drive, Grapevine and Ms. Kathy McGovern 2813 Trumarc Drive, Grapevine took the oath of truth and spoke in opposition of this request.

Ms. Sharron Rogers, Board Liaison from the City Council, spoke in opposition of the request stating a hardship did not exist.

Mr. Chris Badger, 1904 Casa Loma Court, Grapevine took the oath of truth. Mr. Badger represents the owner of the property. Mr. Badger stated that the owners would be willing to go with the Board's recommendation.

With no further questions discussion was held regarding the need for the variance as a residence with a smaller footprint could be built without the need for any variances or the property could be replatted.

John Sheppard made a motion to close the public hearing. 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 that a special condition did not exist for the requested variance and special exception. Specifically, Lots 1 and 2 are owned by the same owner and the property can be replatted making the variances unnecessary. George Dalton seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Dalton, Anderson  
Nays: Johnson

ITEM 8. MINUTES

Next the Board of Zoning Adjustment considered the minutes of the June 6, 2020, Board of Zoning Adjustment Meeting.

Doug Anderson made a motion to accept the minutes of the June 6, 2020. Ben Johnson seconded the motion which prevailed by the following vote:

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

The meeting was adjourned at approximately 6:59 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 9TH DAY OF NOVEMBER 2020.

APPROVED:

  
SECRETARY

  
CHAIRMAN