



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING
MONDAY, DECEMBER 6, 2021

GRAPEVINE CITY HALL, COUNCIL CHAMBERS
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

5:45 p.m. Briefing Session – Planning and Zoning Conference Room
6:15 p.m. Public Hearing – City Council Chambers

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, December 6, 2021, at 5:45 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:

Ben Johnson	Chairman
Doug Anderson	Vice-Chairman
George Dalton	Secretary
John Borley	Member
Jonathan Gaspard	Alternate
Andrew Muras	Alternate

With John Sheppard absent, constituting a quorum. Also present was City Council Representatives Sharron Rogers and Leon Leal and the following City Staff:

Erica Marohnic	Planning Services Director
Albert L. Triplett, Jr.	Planner II
Natasha Gale	Planning Technician

CALL TO ORDER: 5:45 P.M. – Planning and Zoning Conference Room

Chairman Johnson called the Briefing Session of the Board of Zoning Adjustment to order at approximately 5:47 p.m.

1. Roll Call

BRIEFING SESSION

2. Erica provided the report and discussion was held regarding additions to the Board of Adjustment's regular session agenda, meeting procedures and the role, rules, and responsibilities of the Board of Adjustment. The Board of Adjustment may convene into Executive Session, pursuant to Section 551.071 of the Texas Government Code, to consult with its attorneys and obtain advice.

3. Albert briefed the Board of Zoning Adjustment regarding the item scheduled to be heard in the regular public hearing BZA21-10.

ADJOURNMENT OF BRIEFING SESSION

With no further discussion, Johnson made a motion to adjourn the Briefing Session.

The Briefing Session was adjourned at approximately 6:16 P.M.

Public Hearing

4. Call to Order – Johnson called meeting to order at **6:18 P.M.**
5. Pledge of Allegiance
6. CITIZEN COMMENTS

There was no one wishing to speak during citizen comments.

7. Administration of Oath to all person's providing testimony or other evidence.
Members of the audience were sworn in by Johnson.

8. OLD BUSINESS

Motion was made to continue case BZA21-10

Motion: Anderson

Second: Dalton

Ayes: Johnson, Anderson, Dalton, Gaspard, Borley

Nays: 0

Approved: 5-0

BOARD OF ZONING ADJUSTMENT CASE BZA21-10, FABIEN GOURY, 326 EAST TEXAS STREET

Albert presented the case to the Board of Zoning Adjustment to consider BZA21-10 submitted by Fabien Goury for property located at 326 East Texas Street, legally described as Tract 63B, of the William Dooley Survey, Abstract 422.

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.

Applicant Fabian & Yasmine Goury presented.

Speakers presented as follows:

Greg Dunn of 317 E. Worth St. in opposition.

Siri Smith of 504 W. College St. in opposition.

John Comparin of 320 E. Texas St. in support.

Joanne Comparin of 404 E. Texas St. in support.

Don Cohoen of 408 E. Texas St. in opposition.
Sharron Rogers, City Council liaison, was sworn in by Johnson and spoke to the Board and staff clarifying median height as provided in the Board's agenda memo versus the proposed maximum height of cottages.

Motion was made to close the Public Hearing
Motion: Dalton
Second: Gaspard
Ayes: Gaspard, Borley, Johnson, Dalton, Anderson
Nays: 0
Approved: 5-0

Motion was made to deny BZA Application **BZA21-10**
Motion: Gaspard
Second: Borley
Ayes: Gaspard, Borley, Johnson
Nays: Anderson, Dalton
Motion not carried.

Motion was made to approve BZA Application **BZA21-10**
Motion: Anderson
Second: Dalton
Ayes: Anderson, Dalton
Nays: Gaspard, Borley, Johnson
Motion not carried.

The Board of Zoning Adjustment **failed to approve case BZA21-10.**

9. NEW BUSINESS

Next the Board of Zoning Adjustment considered the minutes of the November 1, 2021, Briefing Session and Public Hearing.

Motion was made to approve the minutes from November 1, 2021, briefing session and public hearing
Motion: Gaspard
Second: Borley
Ayes: Dalton, Johnson, Borley, Gaspard, Anderson
Approved: 5-0
Abstention: 0

Adjournment

Motion was made to adjourn the meeting at **7:21 P. M.**
Motion: Dalton
Second: Anderson

Ayes: Johnson, Dalton, Gaspard, Borley, Anderson
Nays: 0
Approved: 5-0

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE
CITY OF GRAPEVINE, TEXAS, ON THE 3RD DAY OF JANUARY 2022.

APPROVED:



CHAIRMAN



SECRETARY



PLANNING TECHNICIAN