



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING
MONDAY, JANUARY 3, 2022

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, January 3, 2022, 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
George Dalton	Secretary
John Borley	Member
Jonathan Gaspard	Alternate
Andrew Muras	Alternate

With John Sheppard and Doug Anderson absent, constituting a quorum. Also present was City Council Representative Leon Leal and the following City Staff:

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

CALL TO ORDER: 5:48 P.M. – Planning and Zoning Conference Room

Chairman Johnson called the Briefing Session of the Board of Zoning Adjustment to order at approximately 5:48 p.m.

1. Roll Call

BRIEFING SESSION

2. Receive a report and hold a discussion regarding 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.

Erica Marohnic presented the Board with information regarding recent agenda and meeting procedure changes. Matthew Boyle briefed the Board on the difference between variance and special exception requests, the need to determine a special condition exists prior to motioning to approve a variance request, and the overall motion....

3. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard in the January 3, 2022 public hearing.

Albert Triplett briefed the Board on the three cases listed on their regular meeting and took questions relative to each.

ADJOURNMENT OF BRIEFING SESSION

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

The Briefing Session was adjourned at approximately 6:20 P.M.

Public Hearing

4. Call to Order – Johnson called meeting to order at **6:24 P.M.**
5. Pledge of Allegiance

CITIZEN COMMENTS

6. There was no one wishing to speak during citizen comments.
7. Administration of Oath to all person's providing testimony or other evidence.
Johnson swore in members of the audience.

OLD BUSINESS

None.

NEW BUSINESS

8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA22-01 submitted by Benjamin Alicea for property located at 2825 Roundup Trail and consideration of same.

Motion was made to approve BZA Application **BZA22-01, two special exceptions for the following:**

Section 43. E.3., Nonconforming Uses and Structures, to allow the remodeling and/or enlargement of a nonconforming use; and

Section 42.F.5, Supplementary District, Required Yards, to allow a private attached garage closer than (20') feet to a side lot line in a residential district.

Motion: Dalton

Second: Gaspard

Ayes: Johnson, Dalton, Gaspard, Muras, Borley

Nays: None

Approved: 5-0

9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA22-02 submitted by Cason Hicks for property located at 4336 Woodglen Drive and consideration of same.

Motion was made to approve the variance request to Section 15.G.5, "R-7.5" Single Family District, Area Regulations, requiring a minimum lot depth of 100 feet for BZA Application **BZA22-02**

Motion: Muras

Second: Borley

Ayes: Johnson, Dalton, Gaspard, Muras, Borley

Nays: None

Approved: 5-0

Motion was made to deny the special exception request to Section 42.C.3, Supplementary District for an accessory building in a residential district located outside of the rear one half of the lot for BZA Application **BZA22-02**

Motion: Muras

Second: Dalton

Ayes: Johnson, Dalton, Gaspard, Muras, Borley

Nays: None

Denied: 5-0

10. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA22-03 submitted by Ryan Schwanbeck for property located at 1617 Silverside Drive and consideration of same.

Motion was made to approve the special exception request to Section 43. E.3., Nonconforming Uses and Structures, to allow the remodeling and/or enlargement of a nonconforming use for BZA Application **BZA22-03**

Motion: Gaspard

Second: Borley

Ayes: Johnson, Dalton, Gaspard, Muras, Borley

Nays: None

Approved: 5-0

11. Board of Zoning Adjustment to consider the minutes of the December 6, 2021 meeting and take any necessary action.

Motion was made to approve the December 6, 2021 minutes with corrections to Paragraph 9, listing all Board members names voting to approve, briefing session and public hearing

Motion: Borley

Second: Gaspard

Ayes: Johnson, Dalton, Gaspard, Muras, Borley

Nays: None

Approved: 5-0

Abstention: 0

Adjournment

Motion was made to adjourn the meeting at **6:53 P. M.**

Motion: Borley

Second: Dalton

Ayes: Johnson, Dalton, Gaspard, Muras, Borley

Nays: None

Approved: 5-0

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 7th DAY OF MARCH 2022.

APPROVED:


CHAIRMAN


PLANNING TECHNICIAN