



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, SEPTEMBER 12, 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, September 12, 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
Doug Anderson	Vice Chairman
John Sheppard	Member
Andrew Muras	Alternate
Jonathan Gaspard	Alternate

Constituting a quorum. Also present was City Council Representative Sharron Rogers and the following City Staff:

Matthew Boyle	City Attorney
Erica Marohnic	Planning Services Director
Albert Triplett	Planner II
Marium Zahir	Planner I
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 5:45 P.M.

BRIEFING SESSION

1. Roll Call
2. Election of Officers

Motion was made to make Ben Johnson Chairman of the Board of Zoning Adjustment:

Motion: Dalton
Second: Borley
Ayes: Johnson, Borley, Anderson, Dalton, Sheppard
Nays: None
Approved: 5-0

Motion was made to make Doug Anderson Vice-Chairman of the Board of Zoning Adjustment:

Motion: Sheppard
Second: Dalton
Ayes: Johnson, Borley, Anderson, Dalton, Sheppard
Nays: None
Approved: 5-0

3. 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 attorney and obtain advice.

Matthew Boyle briefed the Board on the proposed changes to the BZA Rules of Procedure and took questions.

4. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard in the September 12, 2022 public hearing.

Albert Triplett briefed the Board on the case listed on their regular meeting agenda and took questions.

ADJOURNMENT OF BRIEFING SESSION

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

The Briefing Session was adjourned at approximately 6:13 P.M.

Public Hearing

5. Call to Order – Johnson called meeting to order at **6:17 P.M.**
6. Pledge of Allegiance

CITIZEN COMMENTS

7. There was no one wishing to speak during citizen comments.

8. Administration of Oath to all person's providing testimony or other evidence.
Johnson swore in members of the audience.

OLD BUSINESS

None.

NEW BUSINESS

9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA22-12 submitted by Jaime Paxton Morey for property located at 1321 South Pine Street and consideration of same.

Albert Triplett presented the proposed plan and answered questions from the Board.

BZA22-12 applicant representative, Jaime Paxton Morey, presented and answered questions from the Board.

Newt Holloway and Art Paxton spoke in support of BZA22-12.

Motion was made to **approve** BZA application **BZA22-12, a special exception for the following:**

Section 43.E.3., Nonconforming Uses and Structures, to allow the remodeling and/or enlargement of a nonconforming use; to allow a residential dwelling to remain as developed with a front porch cover addition within the front yard:

Motion: Sheppard

Second: Borley

Ayes: Dalton, Anderson, Johnson, Borley, Sheppard

Nays: None

Approved: 5-0

10. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA22-13 submitted by Bonnye and Jared Sykes for property located at 2711 North Odell Court and consideration of same.

Albert Triplett presented the proposed plan and answered questions from the Board.

BZA22-13 applicant representative, Bonnye Sykes, presented and answered questions from the Board.

Joe Lipscomb spoke in support of BZA22-13.

Motion was made to **approve** BZA application **BZA22-13, a special exception for the following:**

Section 43.E.3., Nonconforming Uses and Structures, to allow a residential dwelling to remain as developed with a front yard encroachment of six feet adjacent to the south property line:

Motion: Borley
Second: Dalton
Ayes: Dalton, Anderson, Johnson, Borley, Sheppard
Nays: None
Approved: 5-0

11. Board of Zoning Adjustment to consider the minutes of the August 1, 2022 meeting and take any necessary action.

Motion was made to **approve** the August 1, 2022 minutes briefing session and public hearing **with the following amendment** to mark "approve" on agenda item #8:

Motion: Anderson
Second: Sheppard
Ayes: Dalton, Anderson, Borley, Sheppard
Nays: None
Approved: 4-0-1
Abstention: Johnson

12. Board of Zoning Adjustment to consider the 2023 Board of Zoning Adjustment meeting dates and take any necessary action.

Motion was made to **postpone consideration** of the 2023 Board of Zoning Adjustment meeting dates to the next BZA meeting on October 3, 2022:

Motion: Anderson
Second: Borley
Ayes: Dalton, Anderson, Johnson, Borley, Sheppard
Nays: None
Approved: 5-0

13. Board of Zoning Adjustment to consider amendments to the Board of Zoning Adjustment's Rules of Procedure and take any necessary action.

Motion was made to **approve** the amendments to the Board of Zoning Adjustment's Rules of Procedure, as amended:

Motion: Dalton
Second: Borley
Ayes: Dalton, Anderson, Johnson, Borley, Sheppard
Nays: None
Approved: 5-0

Adjournment

Motion was made to adjourn the meeting at **6:41 P. M.**

Motion: Sheppard

Second: Anderson

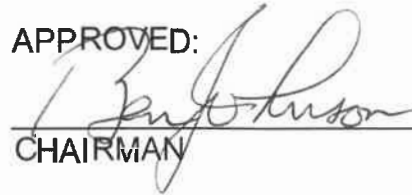
Ayes: Dalton, Anderson, Johnson, Borley, Sheppard

Nays: None

Approved: 5-0

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

APPROVED:



CHAIRMAN



PLANNING TECHNICIAN

