



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, NOVEMBER 7, 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, November 7, 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	Chairman
John Borley	Member
Andrew Muras	Alternate

With Doug Anderson, John Sheppard and Jonathan Gaspard absent, constituting a quorum. Also present was City Council Representatives 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. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard at the November 7, 2022 public hearing.

Albert Triplett briefed the Board on the cases 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 5:57 P.M.

Public Hearing

3. Call to Order – Johnson called meeting to order at **6:15 P.M.**

4. Pledge of Allegiance

CITIZEN COMMENTS

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

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

OLD BUSINESS

7. None

NEW BUSINESS

8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA22-17 submitted by Ronny Park for property located at 211 East Wall Street and consideration of same.

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

BZA22-17 applicant, Ronny Park, presented and answered questions from the Board.

Chairman Johnson closed the public hearing.

Motion was made to **approve** BZA application **BZA22-17, 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 along with an expansion:

Motion: Muras

Second: Dalton

Ayes: Muras, Dalton, Johnson, Borley

Nays: None

Approved: 4-0

9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Cases BZA22-18A and BZA22-18B submitted by Neal Cooper for property located at 301 East Wall Street and consideration of same.

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

BZA22-18A and BZA22-18B applicant, Neal Cooper, presented and answered questions from the Board.

Chairman Johnson closed the public hearing.

Motion was made to **approve** BZA application **BZA22-18A, a special exception for the following:**

Section 43.E.3., Nonconforming Uses and Structures, to allow the existing residential dwelling to remain as developed with a side yard encroachment of 1 foot, 2 inches along the east property line:

Motion: Borley

Second: Muras

Ayes: Muras, Dalton, Johnson, Borley

Nays: None

Approved: 4-0

Motion was made to **approve** BZA application **BZA22-18B, a variance for the following:**

Subsection 15.G.4, Area Regulations of Section "R-7.5", Single Family District, requires a minimum lot width of 65-feet. A variance of approximately 2-feet is proposed for the existing parcel width which is approximately 63 feet:

Motion: Muras

Second: Dalton

Ayes: Muras, Dalton, Johnson, Borley

Nays: None

Approved: 4-0

10. Board of Zoning Adjustment to consider the minutes of the October 3, 2022 meeting and take any necessary action.

Motion was made to **approve** the October 3, 2022 minutes briefing session and public hearing:

Motion: Borley

Second: Muras

Ayes: Muras, Dalton, Johnson, Borley

Nays: None
Approved: 4-0

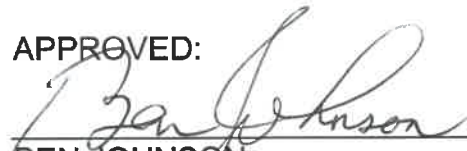
Adjournment

Motion was made to adjourn the meeting at **6:30 P.M.**

Motion: Dalton
Second: Muras
Ayes: Borley, Johnson, Dalton, Muras
Nays: None
Approved: 4-0

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 6th DAY OF MARCH 2023.

APPROVED:



BEN JOHNSON
CHAIRMAN



NATASHA GALE
PLANNING TECHNICIAN