



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, MARCH 6, 2023

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, March 6, 2023, 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	Member
John Borley	Member
Doug Anderson	Member
John Borley	Member
John Sheppard	Member
Jonathan Gaspard	Member
Andrew Muras	Alternate

With no members absent, 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
Natasha Gale	Planner I
Lindsay Carey	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 March 6, 2023 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 6:18 P.M.

Public Hearing

3. Call to Order – Johnson called meeting to order at **6:22 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 BZA23-01 submitted by Patrick Monahon for property located at 2464 Lakeshore Drive and consideration of same.

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

BZA23-01 applicant representative, Hans Strayer, presented and answered questions from the Board.

Two members of the audience addressed the board:

Mary Gill, property owner, stated her position for the request and asked questions of the Board.

Mark LaCroix, property owner, stated her position for the request and asked questions of the Board.

Chairman Johnson closed the public hearing.

Motion was made to **approve** BZA application **BZA23-01** as presented with staff's recommended conditions for 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 an existing front yard encroachment adjacent to the south property line and an expansion and a rear yard encroachment adjacent to the north property line with the following conditions: (1) A preliminary and final plat is approved by the City Council and filed with Tarrant County; (2) An access easement is provided to the yacht club to the north/northwest and shown on the approved and filed final plat; and (3) No building permit is issued for a building expansion without the final plat being filed and shown on the plot plan:

Motion: Anderson

Second: Dalton

Ayes: Johnson, Borley, Sheppard

Nays: None

Approved: 5-0

9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Cases BZA23-02 submitted by PRP Ventures LLC, Todd Murphy for property located at 1326 South Pine Street and consideration of same.

Albert Triplett presented to the Board. The applicant requested to postpone consideration.

Chairman Johnson closed the public hearing.

Motion was made to **postpone consideration** to the April 3, 2023 meeting of BZA application **BZA23-02**, 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 an encroachment adjacent to the north property line and to allow vehicle parking within the required front yard:

Motion: Borley

Second: Sheppard

Ayes: Johnson, Dalton, Anderson

Nays: None

Approved: 5-0

10. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Cases BZA23-03 submitted by James Lusty for property located at 206 South Church Street and consideration of same.

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

BZA23-03 applicant, James Lusty, presented and answered questions from the Board.

Sharron Rogers requested Planning Services Director, Erica Marohnic, address several questions the applicant stated during the presentation.

Erica Marohnic answered questions.

Chairman Johnson closed the public hearing.

No other members of the audience addressed the board.

Motion was made to **deny** BZA application **BZA23-03, 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 and a rear yard encroachment adjacent to the west property line:

Motion: Sheppard

Second: Dalton

Ayes: Borley, Johnson

Nays: Anderson

Approved: 4-1

11. Board of Zoning Adjustment to consider the minutes of the November 7, 2022 meeting and take any necessary action.

Motion was made to **approve** the November 7, 2022 minutes from the briefing session and regular meeting:

Motion: Borley

Second: Dalton

Ayes:

Nays: None

Approved: 2-0

Abstained: Anderson, Sheppard, Gaspard

Adjournment

Motion was made to adjourn the meeting at **7:11 P.M.**

Motion: Anderson

Second: Sheppard

Ayes: Borley, Johnson, Dalton

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 APRIL 2023.

APPROVED:



BEN JOHNSON
CHAIRMAN



LINDSAY CAREY
PLANNING TECHNICIAN

