



CITY OF GRAPEVINE, TEXAS  
BOARD OF ZONING ADJUSTMENT MEETING MINUTES  
MONDAY, APRIL 3, 2023

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

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6:00 p.m. Briefing Session – Planning and Zoning Conference Room

6:15 p.m. Public Hearing – City Council Chambers

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The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, April 3, 2023, at 6:00 P.M. in the Planning and Zoning Conference Room, 2<sup>nd</sup> 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    |
| John Sheppard    | Member    |
| Jonathan Gaspard | Alternate |
| Andrew Muras     | Alternate |

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

|                 |                     |
|-----------------|---------------------|
| Matthew Boyle   | City Attorney       |
| Albert Triplett | Planner II          |
| Natasha Gale    | Planner I           |
| Lindsay Carey   | Planning Technician |

**CALL TO ORDER: 6:00 P.M.** – Planning and Zoning Conference Room

Chairman Johnson called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:00 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 April 3, 2023 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 6:19 P.M.

Public Hearing

3. Call to Order – Johnson called meeting to order at **6:21 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 BZA23-02 submitted by Todd Murphy for property located at 1326 South Pine Street and consideration of same.

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

BZA23-02 applicant, Todd Murphy, presented and answered questions from the Board.

Chairman Johnson closed the public hearing.

Motion was made to **deny** 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: Sheppard

Second: Dalton

Ayes: Borley, Johnson, Gaspard

Nays: none  
Approved: 5 - 0

9. Board of Zoning Adjustment to consider the minutes of the March 6, 2023 meeting and take any necessary action.

Motion was made to **approve** the March 6, 2023 minutes briefing session and public hearing:

Motion: Borley  
Second: Sheppard  
Ayes: Gaspard, Dalton, Johnson  
Nays: none  
Approved: 5 - 0

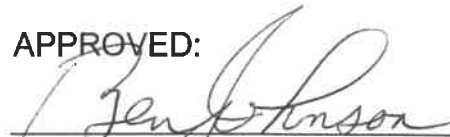
**Adjournment**


Motion was made to adjourn the meeting at **6:39 P.M.**

Motion: Gaspard  
Second: Dalton  
Ayes: Sheppard, Johnson, Borley  
Nays: none  
Approved: 5 - 0

**PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 1<sup>st</sup> DAY OF MAY 2023.**

APPROVED:

  
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BEN JOHNSON  
CHAIRMAN

  
\_\_\_\_\_  
LINDSAY CAREY  
PLANNING TECHNICIAN

