



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, JUNE 5, 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, June 5, 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
John Sheppard	Member
Doug Anderson	Member
Jonathan Gaspard	Alternate
Andrew Muras	Alternate

With no members absent, constituting a quorum. Also present was City Council Representatives Sharron Rogers and Leon Leal and the following City Staff:

Matthew Boyle	City Attorney
Erica Marohnic	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 June 5, 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 6:05 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 BZA23-04A and BZA23-04B submitted by Sue Wykes for property located at 226 North Lucas Drive and consideration of same.

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

BZA23-04 applicant, Sue Wykes, presented and answered questions from the Board.

Chairman Johnson closed the public hearing.

Motion was made to **approve** BZA application **BZA23-04A, 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 the existing dwelling and its accessory buildings to remain as developed, with encroachment into the side yard setback for a detached garage, an encroachment into the required side yard setback for a shed, and to allow vehicle parking in the required front yard on Lot 1A:

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

Motion was made to **approve** BZA application **BZA23-04B**, a **variance for the following**:

Subsection 15.G.5, Area Regulations of Section "R-7.5", Single Family District, which requires a minimum lot depth of 100 feet; to allow a variance of approximately 10 feet for the existing lot width which is 90 feet on Lot 1B as shown on the plot plan and final plat:

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

9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA23-06 submitted by Jason Kilpatrick for property located at 417 West Wall Street and consideration of same.

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

BZA23-06 applicant, Jason Kilpatrick, presented and answered questions from the Board.

Chairman Johnson closed the public hearing.

Motion was made to **approve** BZA application **BZA23-06**, 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 the existing building to remain as developed and to allow vehicle parking within the required front yard adjacent to the north property and to allow exceptions to Section 53, Landscaping Regulations:

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

10. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA23-07A, BZA2307B, and BZA23-7C submitted by John Finn for property located at 518 East Texas Street and consideration of same.

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

BZA23-07 applicant, John Finn, presented and answered questions from the Board.

Chairman Johnson closed the public hearing.

Motion was made to **approve** BZA application **BZA23-07A, 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 the current dwelling to remain as developed with an encroachment into the required side yard setback and a building expansion along the west elevation:

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

Motion was made to **approve** BZA application **BZA23-07B, a variance for the following:**

Subsection 15.F.2., Minimum Lot Area, of Subsection 15, "R-7.5", Single-Family Residential District, which requires that every lot have a minimum lot size of 7,500, to allow the existing lot to remain at 7,000 square feet:

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

Motion was made to **approve** BZA application **BZA23-07C, a special exception for the following:**

Subsection 15.G.4., Minimum Lot Width, of Section 15, "R-7.5", Single Family Residential District, which requires that every lot have a minimum lot width of 65 feet; to allow a variance to allow the proposed lot to remain as developed:

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

11. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA23-09A and BZA23-09B submitted by Neal Cooper for property located at 408 East Texas Street and consideration of same.

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

BZA23-09 applicant, Neal Cooper, presented and answered questions from the Board.

Chairman Johnson closed the public hearing.

Motion was made to **approve** BZA application **BZA23-09A, 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 the existing detached garage to remain as developed with an encroachment into the required side yard setback along the east property line:

Motion: Sheppard

Second: Borley

Ayes: Dalton, Anderson, Johnson

Nays: none

Approved: 5 – 0

Motion was made to **approve** BZA application **BZA23-09B, a variance for the following:**

Subsection 15.G.4, Minimum Lot Width, of Section 15, "R-7.5", Single Family Residential District, which requires that every lot have a lot width of 65 feet; to allow the proposed property to remain as developed with a width of approximately 63.24 feet:

Motion: Anderson

Second: Sheppard

Ayes: Dalton, Borley, Johnson

Nays: none

Approved: 5 – 0

12. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA23-10 submitted by Neal Cooper for property located at 221 East Worth Street and consideration of same.

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

BZA23-10 applicant, Neal Cooper, presented and answered questions from the Board.

Chairman Johnson closed the public hearing.

Motion was made to **approve** BZA application **BZA23-10, 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 the existing detached garage (accessory structure) to be located adjacent to the west property line within the required 6-foot side yard setback:

Motion: Sheppard
Second: Borley
Ayes: Anderson, Johnson, Dalton
Nays: none
Approved: 5 – 0

13. Board of Zoning Adjustment to consider the minutes of the May 1, 2023 meeting and take any necessary action.

Motion was made to **approve** the May 1, 2023 minutes briefing session and public hearing:

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

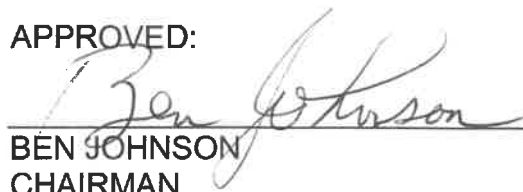
Adjournment

Motion was made to adjourn the meeting at **6:57 P.M.**

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

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 10th DAY OF JULY 2023.

APPROVED:


BEN JOHNSON
CHAIRMAN


LINDSAY CAREY
PLANNING TECHNICIAN

