



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, JULY 10, 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, July 10, 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 (Present for the Hearing)
Andrew Muras	Alternate

With Doug Anderson and Jonathan Gaspard absent, constituting a quorum. Also present was City Council Representative Sharron Rogers 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 July 10, 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 6:03 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 BZA23-08 submitted by Cheyenne Haddad for property located at 218 West Peach Street and consideration of same.

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

BZA23-08 applicant, Cheyenne Haddad, presented and answered questions from the Board.

Chairman Johnson closed the public hearing.

Motion was made to **approve** BZA application **BZA23-08, a special exception for the following:**

Subsection 16.G.5., Area Regulations, of Section 16, "R-5.0", Zero-Lot-Line-District, to allow the existing Lot 4 to have a lot depth of 82 feet and a variance to allow a reduction in the required minimum lot depth from 100 feet to 82 feet:

Motion: Muras

Second: Sheppard

Ayes: Dalton, Johnson, Borley

Nays: none
Approved: 5 - 0

9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA23-11A/ BZA23-11B submitted by Robert Fenton for property located at 2510 Lone Star Lane and 2524 Lone Star Lane and consideration of same.

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

BZA23-11 applicant, Robert Fenton, presented and answered questions from the Board.

Chairman Johnson closed the public hearing.

Motion was made to **approve** BZA application **BZA23-11A and BZA23-11B, 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 to remain as developed on Lot 12R with an encroachment into the required front yard setback along the south property line and to allow the existing dwelling to remain as developed on Lot 13R1 with an encroachment into the required front yard setback along the south property line with the condition that a final plat is approved by the City Council and filed with Tarrant County:

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

10. Board of Zoning Adjustment to consider the minutes of the June 5, 2023 meeting and take any necessary action.

Motion was made to **approve** the June 5, 2023 minutes briefing session and public hearing:

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

Adjournment

Motion was made to adjourn the meeting at **6:31 P.M.**


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

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE
CITY OF GRAPEVINE, TEXAS, ON THE 7th DAY OF AUGUST 2023.

APPROVED:

A handwritten signature in cursive script, appearing to read "John Sheppard", written over a horizontal line.

CHAIRMAN

A handwritten signature in cursive script, appearing to read "Lindsay Carey", written over a horizontal line.

LINDSAY CAREY
PLANNING TECHNICIAN