



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, AUGUST 7, 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, August 7, 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:

John Sheppard	Chairman
Doug Anderson	Vice Chairman
George Dalton	Member
John Borley	Member
Andrew Muras	Member
Jack Townsend	Alternate

With 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

Vice Chairman Anderson 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 August 7, 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, Anderson made a motion to adjourn the Briefing Session.

The Briefing Session was adjourned at approximately 6:00 P.M.

Public Hearing

3. Call to Order – Anderson called meeting to order at **6:15 P.M.**
4. Conduct Oaths of Office for appointed and reappointed Board Members
5. Board to appoint a Chairman and Vice Chairman

Motion was made to elect John Sheppard as Chairman of the Board:

Motion: Muras
Second: Anderson
Ayes: Borley, Dalton
Nays: none
Approved: 4-0
Abstained: none

Motion was made to elect Doug Anderson as Vice Chairman of the Board:

Motion: Dalton
Second: Borley
Ayes: Muras, Sheppard
Nays: none
Approved: 4-0
Abstained: none

6. Pledge of Allegiance

CITIZEN COMMENTS

7. There was no one wishing to speak during citizen comments.
8. Administration of Oath to all person's providing testimony or other evidence.
Sheppard swore in members of the audience.

OLD BUSINESS

9. None

NEW BUSINESS

10. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA23-13 submitted by Alexa Robinson for property located at 215 East Franklin Street and consideration of same.

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

BZA23-13 applicant, Alexa Robinson, presented and answered questions from the Board.

Vice Chairman Anderson closed the public hearing.

Motion was made to **approve** BZA application **BZA23-13, 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 residential dwelling to remain as developed with a 3-foot, 4-inch encroachment into the required front yard setback along the south property line and a building expansion along the north elevation as shown on the plot plan:

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

Motion was made to **approve** the July 10, 2023 minutes briefing session and public hearing:

Motion: Borley
Second: Muras
Ayes: Sheppard, Dalton
Nays: none
Approved: 4-0-1
Abstained: Anderson

Adjournment

Motion was made to adjourn the meeting at **6:35 P.M.**

Motion: Dalton
Second: Anderson
Ayes: Muras, Borley, Sheppard
Nays: none

Approved: 5-0

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 2nd DAY OF OCTOBER 2023.

APPROVED:

 10/2/2023

CHAIRMAN


LINDSAY CAREY
PLANNING TECHNICIAN