



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, OCTOBER 2, 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, October 2, 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
George Dalton	Member
John Borley	Member
Andrew Muras	Member
Jonathan Gaspard	Alternate
Jack Townsend	Alternate

With Doug Anderson 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
David Klempin	Historic Preservation Officer

CALL TO ORDER: 5:45 P.M. – Planning and Zoning Conference Room

Chairman Sheppard 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 October 2, 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, Sheppard made a motion to adjourn the Briefing Session.

The Briefing Session was adjourned at approximately **6:22 P.M.**

Public Hearing

3. Call to Order – Sheppard called meeting to order at **6:24 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.
Sheppard 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 BZA23-14A and BZA23-14B submitted by Grant Kirchhoff for property located at 324 Ruth Street and consideration of same.

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

David Klempin, Historic Preservation Officer, presented and answered questions from the Board.

BZA23-14 applicant representative, Amy Kirchhoff, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Motion was made to **approve** BZA application **BZA23-14A, 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 along with an expansion, consisting of a 17-foot encroachment into the required side yard setback for a reverse frontage lot adjacent to the south property line

along East Worth Street as shown on the plot plan:

Motion: Borley
Second: Dalton
Ayes: Townsend, Sheppard
Nays: Muras
Approved: 4 – 1

Motion was made to **approve** BZA application **BZA23-14B**, a variance for the following:

Subsection 14.D.4, Limitation of Uses, of Section 14, “R-12.5”, Single Family District and Subsection 15.G.4, Area Regulations, of Section 15, “R-7.5”, Single Family District. The applicant is requesting a variance to allow the existing residential structure to remain as developed with a lot width of 83 feet as shown on the plot plan and filed plat:

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

Motion was made to **approve** the August 7, 2023 minutes briefing session and public hearing:

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

Adjournment

Motion was made to adjourn the meeting at **7:18 P.M.**

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

The Board reconvened in the Planning and Zoning Conference Room for the annual training at approximately **7:25 P.M.**

Training was adjourned at **8:30 P.M.**

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 6TH DAY OF NOVEMBER 2023.

APPROVED:


CHAIRMAN


LINDSAY CAREY
PLANNING TECHNICIAN