



CITY OF GRAPEVINE, TEXAS  
BOARD OF ZONING ADJUSTMENT MEETING  
MONDAY, AUGUST 1, 2022

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

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5:45 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, August 1, 2022, at 5:45 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:

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

With Ben Johnson and Jonathan Gaspard absent, constituting a quorum. Also present was City Council Representative Sharron Rogers and Leon Leal and the following City Staff:

Matthew Boyle	City Attorney
Erica Marohnic	Planning Services Director
Albert Triplett	Planner II
Marium Zahir	Planner I
Natasha Gale	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.

1. Roll Call

**BRIEFING SESSION**

2. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard in the August 1, 2022 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 5:57 P.M.

## Public Hearing

3. Call to Order – Anderson called meeting to order at **6:15 P.M.**
4. Conduct Oaths of Office to reappoint Secretary, George Dalton and Vice Chairman, Doug Anderson.
5. Pledge of Allegiance

## CITIZEN COMMENTS

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

## OLD BUSINESS

None.

## NEW BUSINESS

8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA22-10 submitted by Matt Green for property located at 1039 East Dallas Road and consideration of same.

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

BZA22-10 applicant representative, Matt Green, presented and answered questions from the Board.

Motion was made to **approve** BZA application **BZA22-10, 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 a side and rear yard encroachment into required setbacks, a decrease in distances between buildings, a decrease in buffer area regulations and exterior improvements:

Motion: Muras

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

9. Board of Zoning Adjustment to consider the minutes of the February 7, 2022 meeting and take any necessary action.

Motion was made to **approve** the February 7, 2022 minutes briefing session and public hearing:

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

10. Board of Zoning Adjustment to consider the minutes of the May 2, 2022 meeting and take any necessary action.

Motion was made to **approve** the May 2, 2022 minutes briefing session and public hearing:

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

**Adjournment**

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

Motion: Sheppard  
Second: Dalton  
Ayes: Anderson, Dalton, 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 12<sup>th</sup> DAY OF SEPTEMBER 2022.**

APPROVED:

  
CHAIRMAN

  
PLANNING TECHNICIAN