



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, OCTOBER 3, 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, October 3, 2022, 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
Doug Anderson	Vice Chairman
John Borley	Member
John Sheppard	Member
Jonathan Gaspard	Alternate

With George Dalton and Andrew Muras absent, constituting a quorum. Also present was City Council Representatives Sharron Rogers 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: 5:56 P.M. – Planning and Zoning Conference Room

Chairman Johnson called the Briefing Session of the Board of Zoning Adjustment to order at approximately 5:56 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 3, 2022 public hearing.

Albert Triplett briefed the Board on the cases 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 6:29 P.M.

Public Hearing

3. Call to Order – Johnson called meeting to order at **6:33 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. Board of Zoning Adjustment to consider the 2023 Board of Zoning Adjustment meeting dates and take any necessary action.

Motion was made to remove the 2023 Board of Zoning Adjustment meeting dates from the table:

Motion: Sheppard
Second: Gaspard
Ayes: Gaspard, Borley, Johnson, Anderson, Sheppard
Nays: None
Approved: 5-0

Motion was made to **approve** the 2023 Board of Zoning Adjustment meeting dates:

Motion: Anderson
Second: Sheppard
Ayes: Gaspard, Borley, Johnson, Anderson, Sheppard
Nays: None
Approved: 5-0

NEW BUSINESS

8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA22-12A submitted by Jaime Paxton Morey for property located at 1321 South Pine Street and consideration of same.

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

BZA22-12A applicant, Jaime Paxton Morey, presented and answered questions from the Board.

Chairman Johnson closed the public hearing.

Motion was made to **approve** BZA application **BZA22-12A, 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 residential dwelling to remain as developed along with an expansion:

Motion: Anderson

Second: Sheppard

Ayes: Gaspard, Borley, Johnson, Anderson, Sheppard

Nays: None

Approved: 5-0

9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA22-11 submitted by Robert Beall for property located at 1250 William D Tate Avenue and consideration of same.

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

BZA22-11 applicant representative, Logan Beall, presented and answered questions from the Board.

Chairman Johnson closed the public hearing.

Motion was made to **approve** BZA application **BZA22-11, a special exception for the following:**

Section 43.E.3., Nonconforming Uses and Structures, to allow a commercial building to remain as developed along with reductions to minimum open space; maximum impervious surface area; minimum front, rear and side yard setbacks; and minimum landscaping requirements to allow paving in the rear yard setback:

Motion: Sheppard

Second: Anderson

Ayes: Gaspard, Borley, Johnson, Anderson, Sheppard

Nays: None

Approved: 5-0

10. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA22-14 submitted by Jason R. Kilpatrick for property located at 503 West Northwest Highway and consideration of same.

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

BZA22-14 applicant, Jason Kilpatrick, presented and answered questions from the Board.

Lemoine Wright, property owner, answered questions from the Board.

Sharron Rogers spoke regarding the proposed use of the property and how it is the purview of the City Council.

Chairman Johnson closed the public hearing.

Motion was made to **approve** BZA application **BZA22-14, a special exception for the following:**

Section 43.E.3., Nonconforming Uses and Structures, to allow a commercial building to remain as developed along with reductions to minimum open space, maximum impervious area, uninterrupted 25-foot landscaped front yard, minimum landscape requirements, minimum off-street parking requirements (stall size), and minimum pole sign setbacks:

Motion: Borley

Second: Anderson

Ayes: Gaspard, Borley, Johnson, Anderson, Sheppard

Nays: None

Approved: 5-0

11. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA22-15A & B submitted by Colton Banks for property located at 609 East Worth Street and consideration of same.

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

BZA22-15A & B applicant representative, Landon Banks, presented and answered questions from the Board.

Chairman Johnson closed the public hearing

Motion was made to **approve** BZA application **BZA22-15A, a special exception for the following:**

Section 43.E.3., Nonconforming Uses and Structures, to allow a residential dwelling to remain as developed with an expansion and front yard encroachment:

Motion: Sheppard
Second: Borley
Ayes: Gaspard, Borley, Johnson, Anderson, Sheppard
Nays: None
Approved: 5-0

Motion was made to **approve** BZA application **BZA22-15B, variances for the following:** Section 15.F.2., Minimum Lot Size; Section 15.G.1., Minimum Depth of Front Yard; Section 15.G.3., Minimum Width of Side Yard; Section 15.G.4., Minimum Lot Depth; and Section 15.G.6., Distance Between Buildings, to allow a residential dwelling to remain as developed with an expansion and deviation from the required lot area, front yard setback, side yard setback, lot width, and distance between principal structures and buildings on adjacent lots:

Motion: Anderson
Second: Sheppard
Ayes: Gaspard, Borley, Johnson, Anderson, Sheppard
Nays: None
Approved: 5-0

12. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA22-16 submitted by Randall Garrett for property located at 1237 Airline Drive and consideration of same.

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

BZA22-16 applicant, Randall Garrett, presented and answered questions from the Board.

Lyn Lewers spoke in protest of BZA22-16.

James Adams, City of Grapevine Code Enforcement Officer, answered questions from the Board.

Chairman Johnson closed the public hearing.

Motion was made to **approve** BZA application **BZA22-16, a special exception for the following:**

Section 43.E.3., Nonconforming Uses and Structures, to allow a residential dwelling to remain as developed along with an expansion and a side yard encroachment adjacent to the east property line:

Motion: Sheppard
Second: Anderson
Ayes: Gaspard, Borley, Johnson, Anderson, Sheppard

Nays: None
Approved: 5-0

13. Board of Zoning Adjustment to consider the minutes of the September 12, 2022 meeting and take any necessary action.

Motion was made to **approve** the September 12, 2022 minutes briefing session and public hearing, with the amendment of correcting Jonathan Gaspard's name on page 1:

Motion: Sheppard
Second: Borley
Ayes: Borley, Johnson, Anderson, Sheppard
Nays: None
Approved: 4-0-1
Abstention: Gaspard

Adjournment

Motion was made to adjourn the meeting at **7:41 P.M.**

Motion: Borley
Second: Anderson
Ayes: Borley, Johnson, Anderson, Sheppard, Gaspard
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 NOVEMBER 2022.

APPROVED:



BEN JOHNSON
CHAIRMAN



NATASHA GALE
PLANNING TECHNICIAN