



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, MAY 6, 2024

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, May 6, 2024, 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
Andrew Muras	Member
Doug Anderson	Member
George Dalton	Member
Jack Townsend	Alternate
Jonathan Gaspard	Alternate

With John Borley members absent, constituting a quorum. Also present was City Council Representative Sharron Rogers and the following City Staff:

Natalie Gullo	Representative for the 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 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 May 6, 2024 public hearing.
3. Upcoming local training opportunities (flyer).

Natasha Gale 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 **5:57 P.M.**

Public Hearing

4. Call to Order – Sheppard called meeting to order at **6:15 P.M.**
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.
Sheppard swore in members of the audience.

OLD BUSINESS

8. None

NEW BUSINESS

9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA24-04 submitted by Cory Anthony for property located at 1203 Bellaire Drive and consideration of the same.

Natasha Gale presented the proposed plan and answered questions from the Board.

BZA24-04 applicant, Cory Anthony, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Motion was made to **approve** BZA application **BZA24-04, a special exception for the following:**

Grapevine Comprehensive Zoning Ordinance 82-73: Subsection 43.E.3, Nonconforming Uses and Structures, to allow the existing residential dwelling to remain as developed with an expansion including an encroachment into the required front yard setback and encroachments into the required side yard setbacks adjacent to the north and south property lines:

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

10. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA24-05 submitted by Kindal Kreamer for property located at 417 West Wall Street and consideration of the same.

Natasha Gale presented the proposed plan and answered questions from the Board.

BZA24-05 applicant, Kindal Kreamer, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Motion was made to **approve** BZA application **BZA24-05, a special exception for the following:**

Grapevine Comprehensive Zoning Ordinance 82-73: Subsection 43.E.3, Nonconforming Uses and Structures, to allow a 3-foot-tall fence within the required front yard setback adjacent to the north property:

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

Motion was made to **approve** the February 5, 2024 minutes briefing session and public hearing:

Motion: Muras
Second: Dalton
Ayes: Sheppard, Townsend, Anderson
Nays: None
Approved: 5-0
Abstained: None

Adjournment

Motion was made to adjourn the meeting at **6:29 P.M.**

Motion: Dalton
Second: Anderson

Ayes: Sheppard, Townsend, Muras
Nays: None
Approved: 5-0

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 3rd DAY OF JUNE 2024.

APPROVED:



CHAIRMAN



LINDSAY CAREY
PLANNING TECHNICIAN