



CITY OF GRAPEVINE, TEXAS  
BOARD OF ZONING ADJUSTMENT MEETING MINUTES  
MONDAY, JUNE 3, 2024

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, June 3, 2024, 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:

John Sheppard	Chairman
Andrew Muras	Member
George Dalton	Member
Jack Townsend	Alternate
Jonathan Gaspard	Alternate

With John Borley and Doug Anderson 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
David Klempin	Historic Preservation Officer
Dewey Stoffels	Environmental Services Manager

**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 June 3, 2024 public hearing.

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 **6:01 P.M.**

Public Hearing

3. Call to Order – Sheppard called meeting to order at **6:15 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 BZA24-06 submitted by Don Stone for property located at 942 Minters Chapel Road and consideration of the same.

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

*BZA24-06 applicant, Don Stone, presented and answered questions from the Board.*

Chairman Sheppard closed the public hearing.

Motion was made to **approve** BZA application **BZA24-06, a special exception for the following:**

Grapevine Comprehensive Zoning Ordinance 82-73: Subsection 43.E.3, Nonconforming Uses and Structures, to allow the existing 31,500 square foot office/warehouse to remain as developed with a 9-foot encroachment into the required front yard adjacent to the east property line, an 8-foot encroachment in the required side yard adjacent to the north property line, a reduction in minimum open space requirement, and to exceed the maximum allowed impervious area.

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

9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA24-07 submitted by Michael Reeder for property located at 722 West College Street and consideration of the same.

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

*BZA24-07 applicant, Michael Reeder, presented and answered questions from the Board.*

*Sharron Rogers, Council Representative, presented.*

Chairman Sheppard closed the public hearing.

Motion was made to **approve** BZA application **BZA24-07A, a special exception for the following:**

Grapevine Comprehensive Zoning Ordinance 82-73: Subsection 43.E.3, Nonconforming Uses and Structures, to allow the existing secondary structure to remain as developed with an encroachment into the rear yard setback along the north property line

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

Motion was made to **deny** BZA application **BZA24-07B, a special exception for the following:**

Grapevine Comprehensive Zoning Ordinance 82-73: Subsection 43.E.3, Nonconforming Uses and Structures, to allow a proposed detached garage and greenhouse located outside of the rear one-half of the lot adjacent to the western property line

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

Motion was made to **approve** the May 6, 2024 minutes briefing session and public hearing:

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

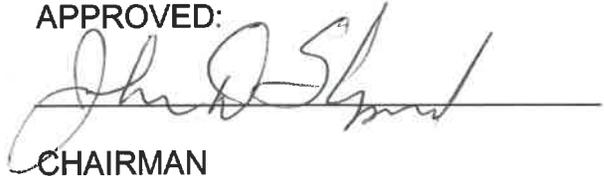
**Adjournment**

Motion was made to adjourn the meeting at **6:51 P.M.**

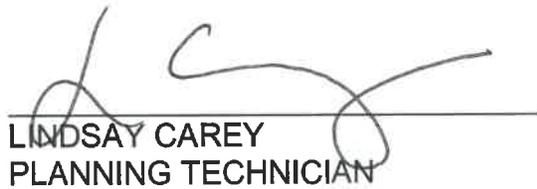
Motion: Dalton  
Second: Gaspard  
Ayes: Sheppard, Townsend, Muras  
Nays: None  
Approved: 5-0

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 12<sup>TH</sup> DAY OF AUGUST 2024.

APPROVED:



CHAIRMAN



LINDSAY CAREY  
PLANNING TECHNICIAN