



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, NOVEMBER 11, 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, November 11, 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
John Borley	Member
Jonathan Gaspard	Member
Jack Townsend	Alternate

With Doug Anderson members absent, constituting a quorum. Also present was City Council Representative Darlene Freed and the following City Staff:

Matthew Boyle	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 5:46 P.M.

BRIEFING SESSION

1. Roll Call
2. Board to appoint Chairman and Vice Chairman

Motion was made to elect John Sheppard as Chairman of the Board:

Motion: Gaspard
Second: Townsend

Ayes: Borley, Muras
Nays: None
Approved: 4 – 0
Abstained: None

Motion was made to elect John Borley as Vice Chairman of the Board:

Motion: Muras
Ayes: Sheppard, Townsend, Gaspard
Nays: None
Approved: 4 – 0
Abstained: None

3. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard at the November 11, 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 **5:58 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.

OLD BUSINESS

7. None

NEW BUSINESS

8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA24-12 submitted by Cloves Grogan for property located at 427 Holly Street and consideration of the same.

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

BZA24-12 owner, Garret Long, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Motion was made to **approve** BZA application **BZA24-12, a special exception for the following:**

Grapevine Comprehensive Zoning Ordinance 82-73: Subsection **43.E.3, Nonconforming Uses and Structures**, which allows the Board of Zoning Adjustment to approve the remodeling and/or enlargement of a nonconforming use. The applicant is requesting a special exception to allow the existing residential dwelling to remain as developed with an expansion with an encroachment into the required front yard setback and to allow vehicle parking within the required front yard as shown on the plot plan.

Motion: Muras

Second: Borley

Ayes: Townsend, Sheppard, Gaspard

Nays: None

Approved: 5 - 0

9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA24-13 submitted by Todd Murphy for property located at 1326 Pine Street and consideration of the same.

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

BZA24-09 applicant and owner, Todd Murphy, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Motion was made to **approve** BZA application **BZA24-13 for the following:**

Grapevine Comprehensive Zoning Ordinance 82-73: Subsection **43.E.3, Nonconforming Uses and Structures**, which allows the Board of Zoning Adjustment to approve the remodeling and/or enlargement of a nonconforming use. The applicant is requesting a special exception to allow the existing residential dwelling to remain as developed with an encroachment into the required side yard setback and to allow vehicle parking within the required front yard as shown on the plot plan.

Motion: Borley

Second: Muras

Ayes: Townsend, Sheppard, Gaspard

Nays: None

Approved: 5 - 0

Motion was made to **approve** the August 12, 2024 minutes briefing session and public hearing:

Motion: Townsend
Second: Muras
Ayes: Sheppard
Nays: None
Approved: 3 – 0 – 2
Abstained: Borley, Gaspard

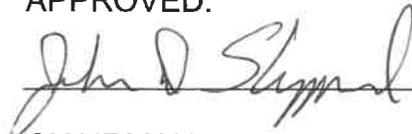
Adjournment

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

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

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 5TH DAY OF MAY 2025.

APPROVED:



CHAIRMAN



LINDSAY CAREY
PLANNING TECHNICIAN