



CITY OF GRAPEVINE, TEXAS  
BOARD OF ZONING ADJUSTMENT MEETING  
MONDAY, MARCH 7, 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, March 7, 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:

Ben Johnson	Chairman
George Dalton	Secretary
John Borley	Member
Doug Anderson	Member
John Sheppard	Member
Jonathan Gaspard	Alternate
Andrew Muras	Alternate

Constituting a quorum. Also present was City Council Representative Sharron Rogers and Leon Leal and the following City Staff:

Matthew Boyle	City Attorney
Albert L. Triplett, Jr.	Planner II
Natasha Gale	Planning Technician

**CALL TO ORDER: 5:45 P.M.** – Planning and Zoning Conference Room

Chairman Johnson 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 March 7, 2022 public hearing.

Albert Triplett briefed the Board on the three cases listed on their regular meeting and took questions relative to each.

### ADJOURNMENT OF BRIEFING SESSION

With no further discussion, Johnson made a motion to adjourn the Briefing Session.

The Briefing Session was adjourned at approximately 6:14 P.M.

### Public Hearing

3. Call to Order – Johnson 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.  
Johnson swore in members of the audience.

### OLD BUSINESS

None.

### NEW BUSINESS

7. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA22-04 submitted by submitted by Neal Cooper for property located at 820 East Texas Street and consideration of same.

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

BZA22-04 applicant representative, Neal Cooper, presented and answered questions from the Board.

Motion was made to **approve** BZA Application **BZA22-04, 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 the existing dwelling to remain as developed along with an expansion:

Motion: Anderson

Second: Sheppard

Ayes: Borley, Dalton, Johnson, Anderson, Sheppard

Nays: None

Approved: 5-0

8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA22-05 submitted by Fabien Goury for property located at 326 East Texas Street and consideration of same.

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

BZA22-05 applicant representative, Richard Hunt, presented and answered questions from the Board.

Speakers presented as follows:

David Ewbank of 405 E. Texas St. in support.

John Comparin of 320 E. Texas St. in support.

Joanne Comparin of 404 E. Texas St. in support.

Dave Smith of 311 Smith St. in opposition.

Casey Dunn for Loretta Dunn of 317 E. Worth St. in opposition.

Brett Johnson 307 E. Worth in opposition.

Fabien Goury of 326 E. Texas St. in support.

Motion was made to **deny** BZA Application **BZA22-05**, 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 exterior renovations to three existing dwellings:

Motion: Borley

Second: Dalton

Ayes: Borley, Dalton, Johnson, Anderson, Sheppard

Nays: None

Denied: 5-0

9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA22-06 submitted by Gary Skotnicki for property located at 323 West Northwest Highway and consideration of same.

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

BZA22-06 applicant representative, Gary Skotnicki, presented and answered questions from the Board.

Motion was made to **approve** BZA Application **BZA22-06**, 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 the existing service canopy structure to remain as developed within the front yard:

Motion: Sheppard

Second: Anderson

Ayes: Borley, Dalton, Johnson, Anderson, Sheppard

Nays: None

Approved: 5-0

10. Board of Zoning Adjustment to consider the minutes of the January 3, 2022 meeting and take any necessary action.

Motion was made to **approve** the January 3, 2022 minutes briefing session and public hearing:

Motion: Borley

Second: Dalton

Ayes: Borley, Dalton, Johnson

Nays: None

Approved: 3-0-2

Abstention: Anderson, Sheppard

### **Adjournment**

Motion was made to adjourn the meeting at **7:40 P. M.**

Motion: Borley

Second: Sheppard


Ayes: Borley, Dalton, Johnson, Anderson, Sheppard

Nays: None

Approved: 5-0

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 2<sup>nd</sup> DAY OF MAY 2022.

APPROVED:

  
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CHAIRMAN

  
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PLANNING TECHNICIAN