

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Building Board of Appeals for the City of Grapevine, Texas, met on Monday evening, September 17, 2018, at 6:00 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:

Joe Lipscomb	Chairman
Jerrold Sklar	Vice-Chairman
Clint Hallman	Member
Paul Biesiadny	Member
Paul Coventry	Member
Kosse Maykus	Member

constituting a quorum with Shea Kirkman and Neal Cooper absent with City Council Representative Chris Coy absent, with the following members of the City Staff:

Scott Williams	Development Services Director / Building Official
Don Dixon	Assistant Building Official
Susan Batte	Planning Technician

ITEM 1. CALL TO ORDER

Chairman Joe Lipscomb called the Briefing Session of the Building Board of Appeals to order at approximately 6:00 P.M.

ITEM II. ELECTION OF OFFICERS

No action taken.

ITEM III. BREIFING SESSION

Scott Williams briefed the Building Board of Appeals regarding the item scheduled to be heard in the regular public hearing.

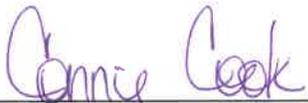
ITEM IV. ADJOURNMENT

With no further discussion, the meeting was adjourned at approximately 6:11 P.M.

PASSED AND APPROVED BY THE BUILDING BOARD OF APPEALS OF THE CITY OF GRAPEVINE, TEXAS, ON THE 8TH DAY OF OCTOBER, 2018.

APPROVED:

  
CHAIRMAN

  
SECRETARY

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Building Board of Appeals for the City of Grapevine, Texas, met in regular session, Monday evening, September 17, 2018, at 6:15 p.m., in the City Council Chambers, 2<sup>nd</sup> Floor, 200 South Main Street, Grapevine, Texas with the following members present:

Joe Lipscomb	Chairman
Jerrold Sklar	Vice-Chairman
Clint Hallman	Member
Paul Biesiadny	Member
Paul Coventry	Member
Kosse Maykus	Member

constituting a quorum with Shea Kirkman and Neal Cooper absent with City Council Representative Chris Coy absent, with the following members of the City Staff:

Scott Williams	Development Services Director / Building Official
Don Dixon	Assistant Building Official
Susan Batte	Planning Technician

CALL TO ORDER

Chairman Joe Lipscomb called the Public Hearing to order at approximately 6:15 p.m.

PUBLIC HEARING

**BUILDING BOARD OF APPEALS CASE BBA18-06, 365 EAST HUDGINS STREET**

The Building Board of Appeals considered BBA18-06 submitted by David Cox for property located at 365 East Hudgins Street and platted as Lot 4R, Block 22, City of Grapevine.

The request was to Grapevine Code of Ordinances, Chapter 7, Article IV, Fences:

**Section 7-127, Fences, Front Yard Requirements, requires fences constructed in a required or established front yard to be 36 inches or less in height, and have at least 50 percent through vision.**

Mr. Williams explained that Mr. Cox had applied for a variance to allow a six foot tall wrought iron and eight foot tall solid wood fence in the required and established front yards. Staff recommended approval of the eight foot tall, solid wood fence along the west property line, and deny the balance of the request.

Mr. Cox explained that the request was for safety and privacy issues. Being near the train and downtown area they frequently have tourist cutting through the property.

With no further questions and no additional speakers, Paul Coventry made a motion to close the public hearing. Jerrold Sklar seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Hallman, Biesiadny, Coventry and Maykus  
Nays: None  
Absent: Kirkman and Cooper

Discussion was held regarding visibility of the wood fence coming all the way to the property line. The Board felt it was set back from the street far enough.

Jerrold Sklar made a motion to approve the variance to Section 7-127, Fences, Front Yard Requirements, allowing an eight foot tall, solid wood fence along the west property line as submitted. Clint Hallman seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Hallman, Biesiadny, Coventry and Maykus  
Nays: None  
Absent: Kirkman and Cooper

Jerrold Sklar made a motion that a special condition existed for the south and east side of the property. Clint Hallman seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Hallman, Biesiadny, Coventry and Maykus  
Nays: None  
Absent: Kirkman and Cooper

Jerrold Sklar made a motion to approve the variance to Section 7-127, Fences, Front Yard Requirements, allowing a six foot tall wrought iron on the south and an eight foot tall solid wood fence on the east in the required and established front yards as submitted. Clint Hallman seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Hallman, Biesiadny, Coventry and Maykus  
Nays: None  
Absent: Kirkman and Cooper

**BUILDING BOARD OF APPEALS CASE BBA18-07, 322 EAST COLLEGE STREET**

The Building Board of Appeals considered BBA18-07 submitted by David Cox for property located at 322 East College Street and platted as Lot 2R, Block 22, City of Grapevine.

The request was to Grapevine Code of Ordinances, Chapter 7, Article IV, Fences:

**Section 7-127, Fences, Front Yard Requirements, requires fences constructed in a required or established front yard to be 36 inches or less in height, and have at least 50 percent through vision.**

Mr. Williams explained that Mr. Cox had applied for a variance to allow an eight foot tall solid wood fence in the required and established front yards. Staff recommended approval of the eight foot tall to screen the subject residential property from an adjacent non-residential use.

Mr. Cox gave a brief presentation of his request.

With no further questions and no additional speakers, Kosse Maykus made a motion to close the public hearing. Paul Coventry seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Hallman, Biesiadny, Coventry and Maykus  
Nays: None  
Absent: Kirkman and Cooper

Kosse Maykus made a motion that a special condition existed. Clint Hallman seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Hallman, Biesiadny, Coventry and Maykus  
Nays: None  
Absent: Kirkman and Cooper

Jerrold Sklar made a motion to approve the variance to Section 7-127, Fences, Front Yard Requirements, allowing an eight foot solid wood fence as submitted. Clint Hallman seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Hallman, Biesiadny, Coventry and Maykus  
Nays: None  
Absent: Kirkman and Cooper

## MINUTES

Next for the Board to consider was the minutes of the May 14, 2018, Briefing Session and Public Hearing.

Jerrold Sklar made a motion to table the minutes of the May 14, 2018, Briefing Session and Public Hearing to the next meeting. Paul Coventry seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Hallman, Biesiadny, Coventry and Maykus

Nays: None  
Absent: Kirkman and Cooper

ADJOURNMENT

With no further discussion, Jerrold Sklar made a motion to adjourn. Clint Hallman seconded the motion, which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Hallman, Biesiadny, Coventry and Maykus  
Nays: None  
Absent: Kirkman and Cooper

The meeting was adjourned at approximately 6:53 p.m.

PASSED AND APPROVED BY THE BUILDING BOARD OF APPEALS OF THE CITY OF GRAPEVINE, TEXAS, ON THE 8TH DAY OF OCTOBER 2018.

APPROVED:

  
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CHAIRMAN

  
\_\_\_\_\_  
SECRETARY