



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING AGENDA
MONDAY, AUGUST 4, 2025

GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

5:45 p.m. Briefing Session – Planning and Zoning Commission Conference Room
6:15 p.m. Public Hearing – City Council Chambers

CALL TO ORDER: 5:45 p.m. – Planning and Zoning Conference Room

1. Roll Call

BRIEFING SESSION

2. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard at the August 4, 2025, public hearing.

PUBLIC HEARING 6:15 p.m. – City Council Chambers

3. Call to Order
4. Pledge of Allegiance

CITIZEN COMMENTS

5. Any person who is not scheduled on the agenda may address the Board under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Board regarding an item on the agenda either before or during the Board's consideration of the item, upon being recognized by the Chairman or upon the consent of the Board. In accordance with the Texas Open Meetings Act, the Board is restricted in discussing or taking action during Citizen Comments.

OLD BUSINESS

6. None.

NEW BUSINESS

7. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-04 submitted by Chad Hermann for property located at 2820 Peninsula Drive and consideration of the same.
8. Board of Zoning Adjustment to consider the minutes of the July 7, 2025, meeting and take any necessary action.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on August 1, 2025, by 5:00 p.m.



ERICA MAROHNIC, AICP
PLANNING SERVICES DIRECTOR

If you plan to attend this public hearing and you have a disability that requires special arrangements at the meeting, please contact the office of Planning Services at (817) 410-3155 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

MEMORANDUM**PLANNING SERVICES**

MEMO TO: BOARD OF ZONING ADJUSTMENT

FROM: ERICA MAROHNIC, DIRECTOR PLANNING SERVICES
ALBERT L. TRIPLETT, JR., PLANNER II

SUBJECT: BOARD OF ZONING ADJUSTMENT CASE **#BZA25-04**
2820 PENINSULA DRIVE

MEETING DATE: **MONDAY, AUGUST 4, 2025**

BACKGROUND INFORMATION:

The subject property is an undeveloped 8,567 square foot (0.19 acre) lot, platted as Block 1, Lot 3, Placid Peninsula Section "A". The subject property was zoned "R-1", Single Family Dwelling District prior to the 1984 City-wide rezoning at which time it was rezoned to "R-7.5", Single Family District Regulations.

REQUEST:

The applicant intends to build a new two-story 3,450 square foot single-family detached dwelling on the 8,567 square foot lot. BZA25-04 is a request for a special exception to allow the construction of a new single-family dwelling with a 5-foot encroachment into the required 30-foot front yard setback adjacent to the south property line along Peninsula Drive as shown on the plot plan.

The following special exception is requested:

Section 43.E.3, Nonconforming Uses and Structures 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 construction of a new single-family dwelling with a five-foot encroachment into the required 30-foot front yard setback.

CONDITION:

The proposed five (5) foot encroachment into the required 30-foot front yard setback adjacent to the south property line will create a non-conforming condition on an undeveloped lot which meets area requirements. The recent replat of the subject property by the previous owners demonstrated full compliance with the required setback standards.

RECOMMENDATION:

The property exhibits an increasing slope from Peninsula Drive toward the rear property line; however, there is sufficient depth in the rear yard to accommodate compliance with the required front yard setback. Staff recommends the Board of Zoning Adjustment **deny** a special exception to the Grapevine Comprehensive Zoning Ordinance 82-73, Section 43.E.3, *Nonconforming Uses and Structures* to allow the construction of a new single-

family dwelling with a 5-foot encroachment into the required front yard setback adjacent to Peninsula Drive as shown on the plot plan.

/at

BOARD OF ZONING ADJUSTMENT AND PLOT PLAN APPLICATION AND PLOT PLAN CHECKLIST

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) LOT 1A, Block 3 Placid Peninsula Gross area of parcel (to nearest tenth of acre) 8,567 Describe the Proposed Use Single Family Residence Existing Zoning Zone R7.5 Single Family District

Property Owner Information, Authorization and Acknowledgements

All Board of Zoning Adjustment Requests are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of staff. Based on the size of the agenda, your application may be scheduled to a later date.

All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

I have read and understand all of the requirements as set forth by the application for zoning change request and acknowledge that all requirements of this application have been met at the time of submittal.

Owner Name Chad Hermann Company N/A Address 2820 Peninsula Dr. City Grapevine State TX Zip Code 76051 Phone 817-937-3660 Email [REDACTED]

Project Representation (check one):

- I will represent the application myself; OR I hereby designate (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

BZAS-01

RECEIVED

JUL 07 2025

Received 7/7/2025 as part of initial submittal

BOARD OF ZONING ADJUSTMENT AND PLOT PLAN APPLICATION AND PLOT PLAN CHECKLIST

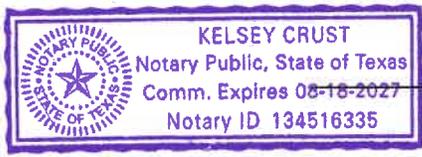
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature Chris Date 7/1/25

STATE OF: Texas
COUNTY OF: Denton

BEFORE ME, a Notary Public, on this day personally appeared Chad Hermann
(printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 1st day of July,
20 25



Kelsey Crust
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name _____
Company _____
Address _____
City _____ State _____ Zip Code _____
Phone _____
Email _____
Applicant's Signature _____ Date _____

STATE OF: _____
COUNTY OF: _____

BEFORE ME, a Notary Public, on this day personally appeared _____
(printed project representative name) the above signed, who, under oath, stated the following: "I hereby certify that I am the applicant for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____,
20 _____

137A25-04
RECEIVED

**BOARD OF ZONING ADJUSTMENT AND PLOT PLAN
APPLICATION AND PLOT PLAN CHECKLIST**

NOTARY PUBLIC in and for the State of Texas

LEGAL DESCRIPTION

Address of subject property 2820 Peninsula Dr., Grapevine TX 76051

Legal description of subject property LOT 1A, BLOCK 3, OF PLACID PENINSULA, SECTION A, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE AMENDED FINAL PLAT THEREOF RECORDED IN CLERK'S INSTRUMENT NUMBER D221022553, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

<u>1A</u>	<u>3</u>	<u>Placid Peninsula</u>
Lot	Block	Subdivision

BOARD OF ADJUSTMENT APPLICATION PROCEDURAL TIMETABLE:

Application Deadline	First Monday of the month.
Days 1-7	Planning and other City staff review.
Day 8	Staff will issue comments and request additional information.
Day 15	Applicant submits revised plans or additional requested information.
Day 16	Notice is published in newspaper and mailed to adjacent property owners.
Day 20	Packets distributed to Board of Adjustment Members, City Council and applicants are informed of the public hearing date/presentation requirements.
Day 30	Board of Adjustment Public Hearing

POTENTIAL OUTCOMES:

Denial	Approval	Continuance
Requires majority vote by members present. Appeal may be filed within 10 days of public hearing with district court. If appeal is not pursued, then there is a one-year waiting period to reapply for the same request on the same property.	Requires ¾ vote for approval.	Further research and/or information is requested by the Board of Adjustment.

*Applicants are strongly encouraged to read and familiarize themselves with Section 68. Board of Adjustment of the Zoning Ordinance.

BZA25-04

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JUL 07 2025

Chad and Jennie Hermann
311 Blythe Bridge Drive
Roanoke, TX 76262
817-937-3660
[REDACTED]

July 7, 2025

Planning Services Department
200 South Main Street
Grapevine, TX 76051

Subject: Narrative in Support of Setback Variance Application for Property at 2820 Peninsula Drive

This letter provides a narrative to support an application for a setback variance for a property located at 2820 Peninsula Drive, legally described as Lot 1, Block 3 of Placid Peninsula.

The purpose of this variance is to allow for the construction of a new home on a uniquely shaped lot that consists of drainage easements on the back and one side. Per Section 15 R-7.5, G, 1. the front yard setback requirement is 30 feet. We are requesting to encroach on the front yard setback by 5 feet, moving it to 25 feet.

The variance is needed due to specific hardship or practical difficulty unique to the property. The lot is uniquely shaped, wide in the front and narrow in the back, with drainage easements on the back and right side of the property. Additionally, the topography of the lot is irregular, as the rear of the lot drops approximately 9 feet from the front of the lot. Due to the topography, a retaining wall is needed.

Moving the property forward 5 feet would move the retaining wall away from the back and side drainage easement which would reduce the risk of damage and erosion and protect the integrity of the retaining wall. Moving the retaining wall forward will also allow the retaining wall to be one foot shorter. A shorter retaining wall is less prone to failure.

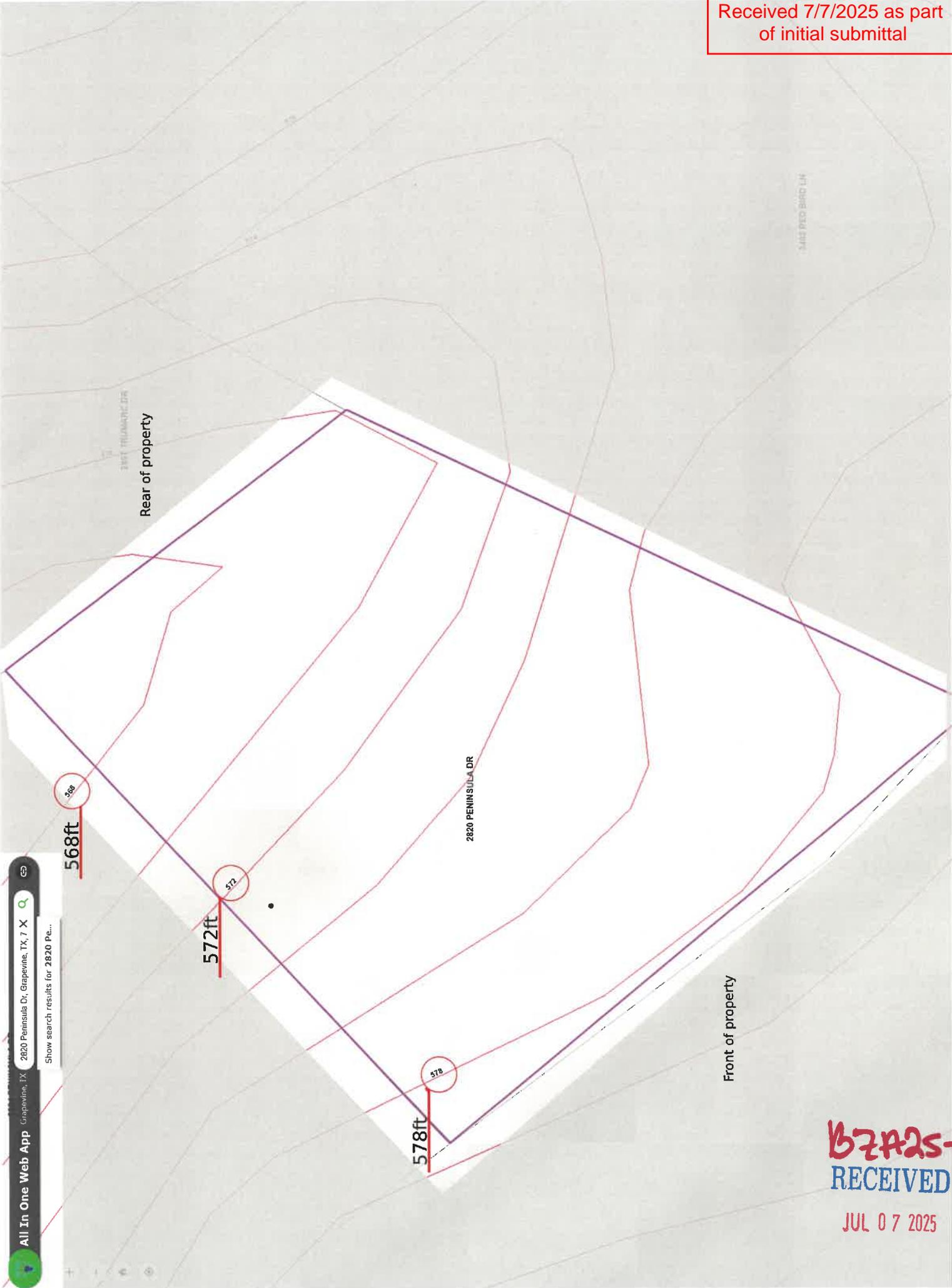
Great care has been taken in planning this project to minimize any potential negative impacts on adjacent properties and the character of the neighborhood.

Thank you for your time and consideration.

Sincerely,
Chad and Jennie Hermann

27A 25-01
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Received 7/7/2025 as part of initial submittal



Rear of property

2820 PENINSULA DR

Front of property

568ft

572ft

578ft

All In One Web App

2820 Peninsula Dr, Grapevine, TX, 7 X

Show search results for 2820 Pe...

B7A25-01
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JUL 07 2025



TRINITY
ABSTRACT & TITLE CO.




PROPERTY ADDRESS:
2323 Peninsula Drive, Grapevine, Texas 76051

SURVEY NUMBER: 2102.0421

DATE OF SURVEY: 02/04/21 **FIELD WORK DATE:** 2/4/2021

REVISION DATE(S):
rev.2 2/10/2021) (rev.1 2/4/2021)

POINTS OF INTEREST:
NONE VISIBLE

SURVEYORS CERTIFICATE

The undersigned, being a Registered Professional Land Surveyor in the State of Texas, does hereby certify that the Plat or Survey hereon correctly represents the results of an actual survey made on the ground under my direction and meets the standards of practice promulgated by the Texas Board of Professional Engineers and Land Surveyors.



PAUL A. JURICA JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
4284

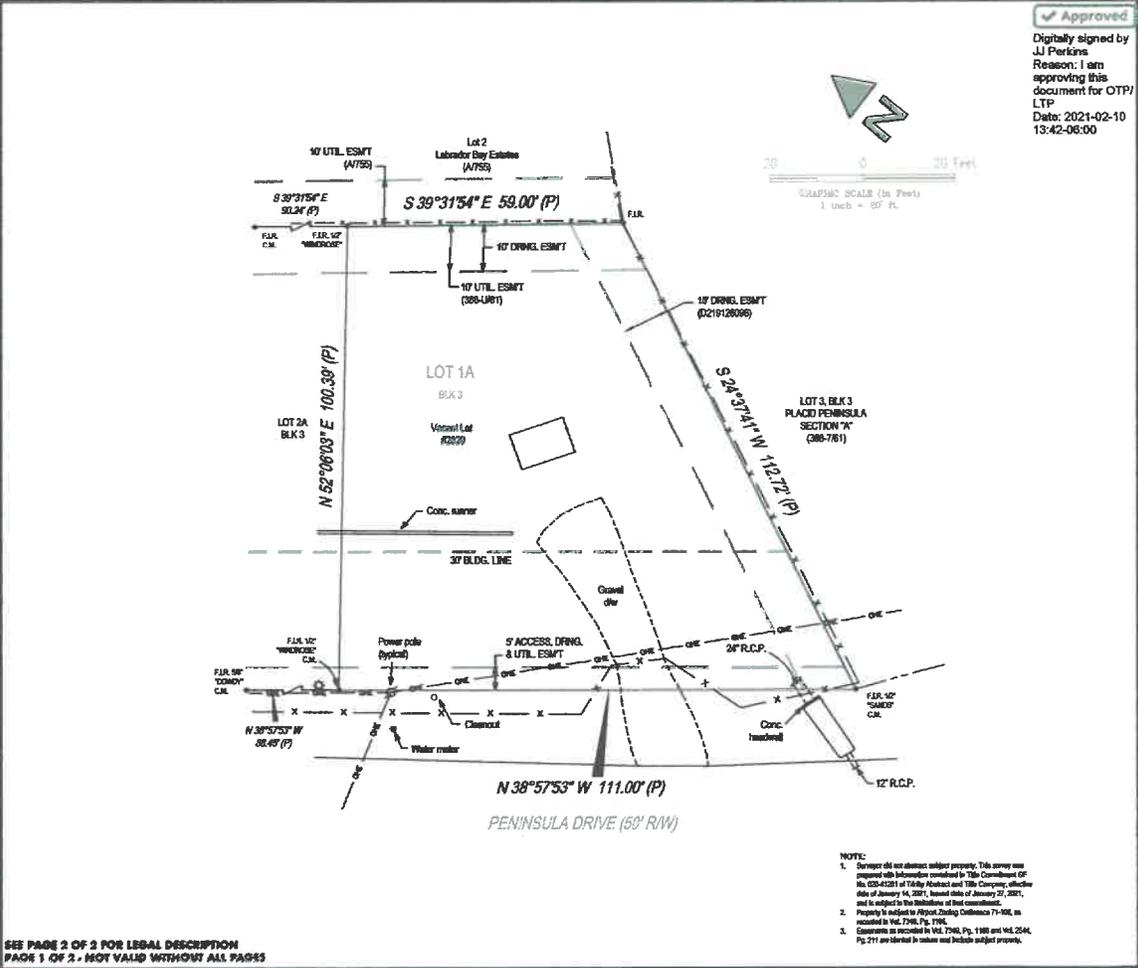
PLAT



EXACTA
Land Surveyors, L.L.C.
1915 Redwood Ave, Suite 110 | Grapevine, TX 76049
Phone: 972.241.2000



EXACTA
Land Surveyors, L.L.C.
www.exacta.com | Office: 972.241.2000, Fax: 972.241.2002



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

192425-01

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JUL 07 2025

PROPERTY ADDRESS:
2820 Peninsula Drive, Grapevine, Texas 76051

SURVEY NUMBER: 2102.0421

CERTIFIED TO:
CHAD HERMANN AND JENNIE HERMANN, TRINITY ABSTRACT AND TITLE COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY; RANDOLPH-BROOKS FEDERAL CREDIT UNION

DATES OF SURVEY: 02/04/21

BUYER: CHAD HERMANN AND JENNIE HERMANN

LENDER: RANDOLPH-BROOKS FEDERAL CREDIT UNION

TITLE COMPANY: TRINITY ABSTRACT AND TITLE COMPANY

TITLE COMMITMENT: CLIENT FILE NO. 020-41201

LEGAL DESCRIPTION:
LOT 1A, BLOCK 2, OF PLACID PENINSULA, SECTION 4, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE AMENDED FINAL PLAT THEREOF RECORDED IN CLERK'S INSTRUMENT NUMBER D221022553, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

FLOOD ZONE INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, X SHADED, PER 480598 0105K, DATED: 09/25/2009.

JOB SPECIFIC SURVEYOR NOTES:

- GENERAL SURVEYOR NOTES:**
1. Unless otherwise noted, the Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
 2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
 3. Controlling Monuments ("CM") designated on the survey indicate the corners found or recovered and are the basis of the referenced bearing for this survey. Unless otherwise noted the bearings depicted hereon are based on the record map or plat.
 4. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection only. No excavation was performed to determine its location.
 5. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
 6. Alterations to this survey map and report by other than the signing surveyor are prohibited.
 7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
 8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with Cap stamped L8# 10193093, a minimum half inch in diameter and eighteen inches long.
 9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Texas State Statutes 063.18. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signatures files are kept in the office of the performing surveyor.
 10. The symbols reflected in the surveyor's legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
 11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
 12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
 13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
 14. Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning. Dimensions are in feet and decimals thereof.

SURVEYOR'S LEGEND:

LINE TYPES	ABBREVIATIONS	ABBREVIATIONS	ABBREVIATIONS
Boundary Line	CL - Calculated	FPC - Found Iron Pipe & Cap	PSM - Professional Surveyor & Mapper
Center Line	CD - Deed	FBI - Found Iron Rod & Cap	PT - Point of Tangency
Chain Link or Wire Fence	FI - Field	FNI - Found Nail	PUE - Public Utility Easement
Easement	ME - Measured	FMBD - Found Mail & Disc	R - Radius or Radial
Edge of Water	SI - Plot	FMBSPK - Found Rail Road Spike	R/W - Right of Way
Iron Fence	SV - Survey	GMR - Garage	RES - Residential
Overhead Lines	A/C - Air Conditioning	GM - Gas Meter	RIE - Range
Structure	AE - Access Easement	ID - Identification	ROE - Roof Overhang Easement
Survey Tie Line	AME - Access Easement	IEES - Ingress/Egress Easement	RP - Radius Point
Vinyl Fence	ASAB - Accessory Setback Line	ILS - Blot/Blotch	S/W - Sidewalk
Wall or Party Wall	BW - Bay/Blind Window	INS - Instrument	SBL - Setback Line
Wood Fence	BC - Block Corner	INT - Intersection	SCL - Survey Closure Line
	BPP - Backflow Preventer	IRE - Irrigation Easement	SCR - Screen
	BLDG - Building	L - Length	SEC - Section
	BLK - Block	LAE - Limited Access Easement	SEP - Septic Tank
	BM - Benchmark	LBO - License No. (Business)	SEW - Sewer
	BR - Bearing Reference	LBE - Limited Buffer Easement	SIRC - Set Iron Rod & Cap
	BWL - Building Restriction Line	LE - Landscape Easement	SMBW - Storm Water Management Easement
	BWWT - Basement	LMB - Lakes/Landscape Maintenance Easement	SNAD - Set Nail and Disc
	C - Curve	LSB - License No. (Surveyor)	SQFT - Square Feet
	CA - Center Line	MB - Map Book	STV - Survey Tie Line
	CP - Covered Porch	ME - Maintenance Easement	STY - Story
	CS - Concrete Slab	MEE - Missed Eject Section	SV - Sewer Valve
	CSV - Cable TV Receiver	MF - Metal Fence	SW - Sidewalk Easement
	CB - Concrete Block	MH - Manhole	TBM - Temporary Bench Mark
	CH - Chisel Setting	NR - Non-Radial	TEL - Telephone Facilities
	CHM - Chimey	NTS - Not to Scale	TD - Top of Bank
	CLF - Chain Link Fence	NA/ND/DB - North American Vertical Datum 1988	TUE - Technological Utility Easement
	CM - Canal Maintenance Easement	NAD83 - National Geodetic Vertical Datum 1989	TWP - Township
	CD - Clay or Concrete	OG - On Group	TX - Transformer
	COB - Concrete	ORB - Official Record Book	TYP - Typical
	COG - Common Ownership	OSB - Official Record Volume	UE - Utility Easement
	CP - Control Point	OVB - Overall	UG - Underground
	Catch Basin	OVS - Offset	UP - Utility Pole
	Elevation	OFF - Outside Subject Property	UV - Utility Rider
	Fire Hydrant	OH - Overhang	VF - Vinyl Fence
	Find or Set Monument	ORL - Overhead Utility Lines	W/C - Window Corner
	Guywire or Anchor	OS - Outside Subject Property	W/F - Water Fence
	Manhole	PE - Pool Equipment	W/F - Wood Fence
	Then	PB - Plot Book	WM - Water Meter/Valve Box
	Utility or Light Pole	PC - Point of Curvature	WV - Water Valve
	Well	PCC - Point of Compound Curvature	
		PCP - Permanent Control Point	
		PI - Point of Intersection	
		PLS - Professional Land Surveyor	
		PLF - Plank	
		POB - Point of Beginning	
		POC - Point of Commencement	
		PRC - Point of Reverse Curvature	
		PBM - Permanent Reference Monument	



SEE PAGE 1 OF 3 FOR MAP OF PROPERTY
PAGE 2 OF 3 - NOT VALID WITHOUT ALL PAGES

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 124725-01

**LABRADOR
BAY ESTS
23048D**

TRUMARC DR

TRUMARC DR

TRACTA
TRACT B

5R

R-7.5

SUBJECT PROPERTY

PENINSULA DR

RED BIRD LN

PLACID CIR

R1 **4**

40R2

42

43

1B

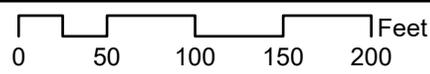
TR 2C3
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3R1

RE

5

Grapevine GIS

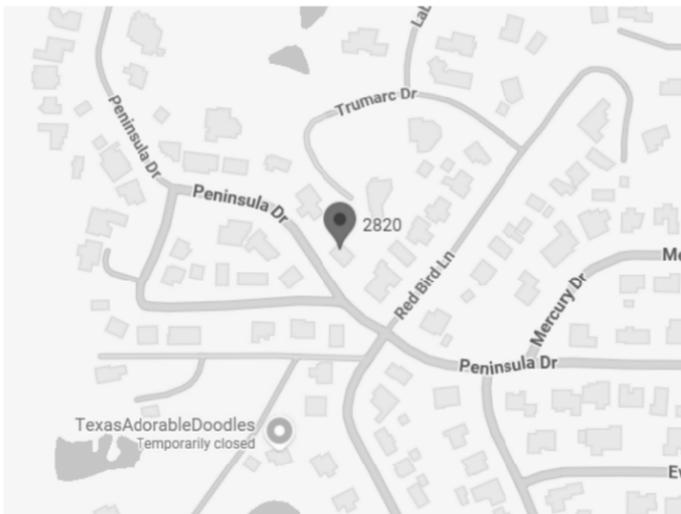


BZA25-04; 2820 Peninsula Drive

Date Prepared: 7/21/2025

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

VICINITY MAP
NOT TO SCALE

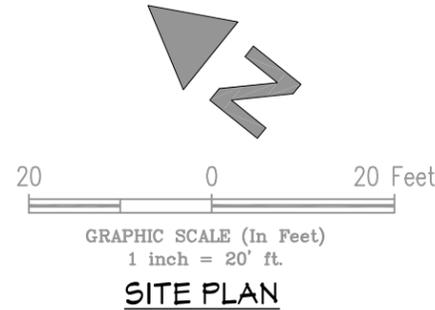
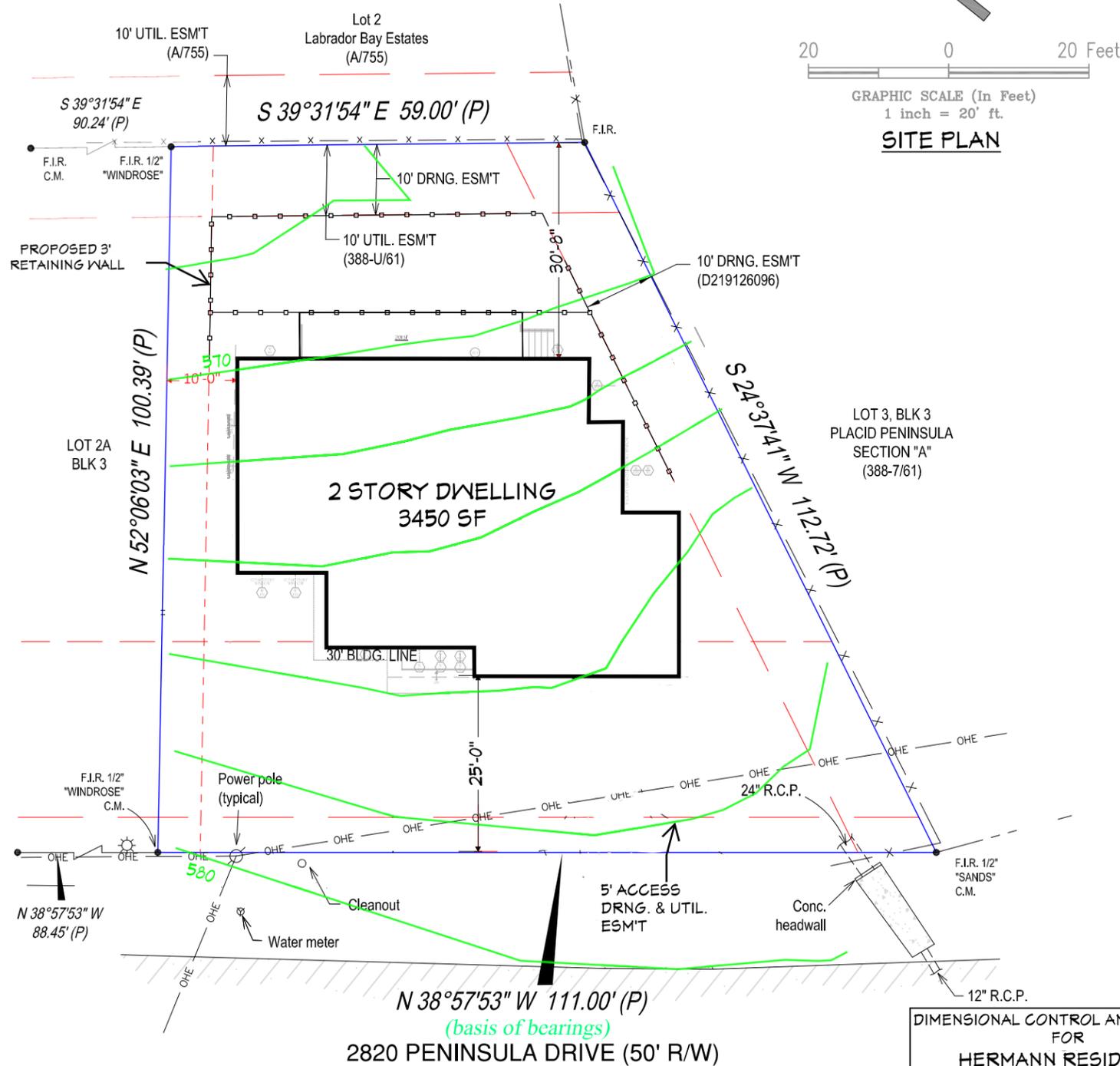


ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION

MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

SITE PLAN SUMMARY TABLE

ITEM	REQUIRED	PROVIDED
GENERAL SITE DATA		
ZONING (FROM ZONING MAP)	R7.5	R7.5
LAND USE (FROM ZONING ORDINANCE; INCLUDE ALL APPLICABLE USES)	SINGLE FAMILY	SINGLE FAMILY
TOTAL LOT AREA (SQUARE FEET AND ACRES)	7,500 SF	8,567 SF
FIRST FLOOR-BUILDING FOOTPRINT AREA (SQUARE FEET)	1,200 SF	2,350 SF
ACCESSORY STRUCTURE	N/A	N/A
TOTAL BUILDING AREA (SQUARE FEET)	1,200 SF	3,450 SF
BUILDING HEIGHT (FEET/# STORIES)	35 FT / 2 STORIES	28 FT / 2 STORIES
HOUSE/ACCESSORY BUILDING		
AREA REGULATIONS		
FRONT YARD	30 FT MIN.	25 FT
REAR YARD	25 FT MIN.	30 FT
SIDE YARD	6 FT MIN.	10 FT
LOT WIDTH	65 FT MIN.	111 FT
LOT WIDTH	N/A	N/A
LOT DEPTH	100 FT MIN.	112 FT
LOT DEPTH	100 FT MIN.	111 FT
DISTANCE BETWEEN BUILDINGS	12 FT MIN.	16 FT
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)	1,200 SF	2,350 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SQUARE FEET)	1,073 SF	840 SF
TOTAL OPEN SPACE (SQUARE FEET AND PERCENTAGE)	3,000 SF / 40%	5,377 SF / 62.71%
TOTAL IMPERVIOUS AREA (SQUARE FEET AND PERCENTAGE)	4,500 SF	3,190 SF / 37.23%



PURPOSE STATEMENT
THE PURPOSE OF BZA25-04 IS FOR A SPECIAL EXCEPTION TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING WITH A 5-FOOT ENCROACHMENT INTO THE REQUIRED FRONT YARD SETBACK ADJACENT TO PENINSULA DRIVE AS SHOWN ON THE PLOT PLAN.

DIMENSIONAL CONTROL AND SITE PLAN FOR HERMANN RESIDENCE
LOT 1A, BLOCK 3, PLACID PENINSULA, ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
8,567 SQ. FT.
ZONE: R7.5 SINGLE FAMILY DISTRICT
DATE OF PREPARATION JUNE, 24, 2025

CASE NAME: HERMANN RESIDENCE
CASE NUMBER: BZA25-04
LOCATION: 2820 PENINSULA DR

MAYOR _____ SECRETARY _____
DATE: _____
BOARD OF ZONING ADJUSTMENTS

CHAIRMAN _____
DATE: _____
SHEET: ___ OF ___
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
PLANNING SERVICES DEPARTMENT

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION
	1	7/21/2025	PAT O'CONNOR	1ST REVIEW



THE HERMANN RESIDENCE
2820 PENINSULA DR
GRAPEVINE, TX

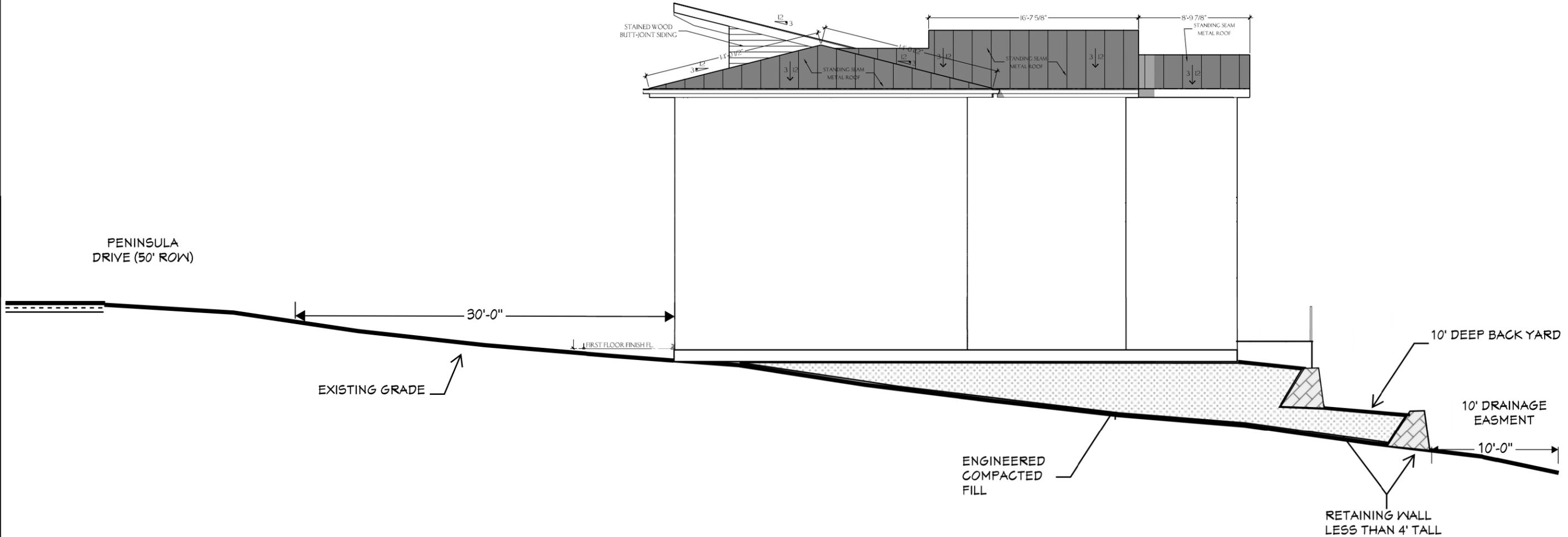
DRAWINGS PROVIDED BY:
SHAMROCK CUSTOM HOMES, LLC
P.O. BOX 820 956
N. RICHLAND HILLS, TX

DATE: 5/7/2025

SCALE: 1"=20'

SHEET: S-1

PURPOSE STATEMENT
 THE PURPOSE OF BZA25-04 IS FOR A SPECIAL EXCEPTION TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING WITH A 5-FOOT ENCROACHMENT INTO THE REQUIRED FRONT YARD SETBACK ADJACENT TO PENINSULA DRIVE AS SHOWN ON THE PLOT PLAN.



SECTION SHOWING 30' FRONT SETBACK
 SCALE: 1/8"=1'

SECTION SHOWING 0' ENCROACHMENT INTO FRONT SETBACK FOR HERMANN RESIDENCE
 LOT 1A, BLOCK 3, PLACID PENINSULA ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 8,567 SQ. FT.
 ZONE: R7.5 SINGLE FAMILY DISTRICT
 DATE OF PREPARATION JULY, 7, 2025

CASE NAME: HERMANN RESIDENCE
 CASE NUMBER: BZA25-04
 LOCATION: 2820 PENINSULA DR

MAYOR _____ SECRETARY _____
 DATE: _____
 BOARD OF ZONING ADJUSTMENTS

CHAIRMAN _____
 DATE: _____
 SHEET: ___ OF ___

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

PLANNING SERVICES DEPARTMENT

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

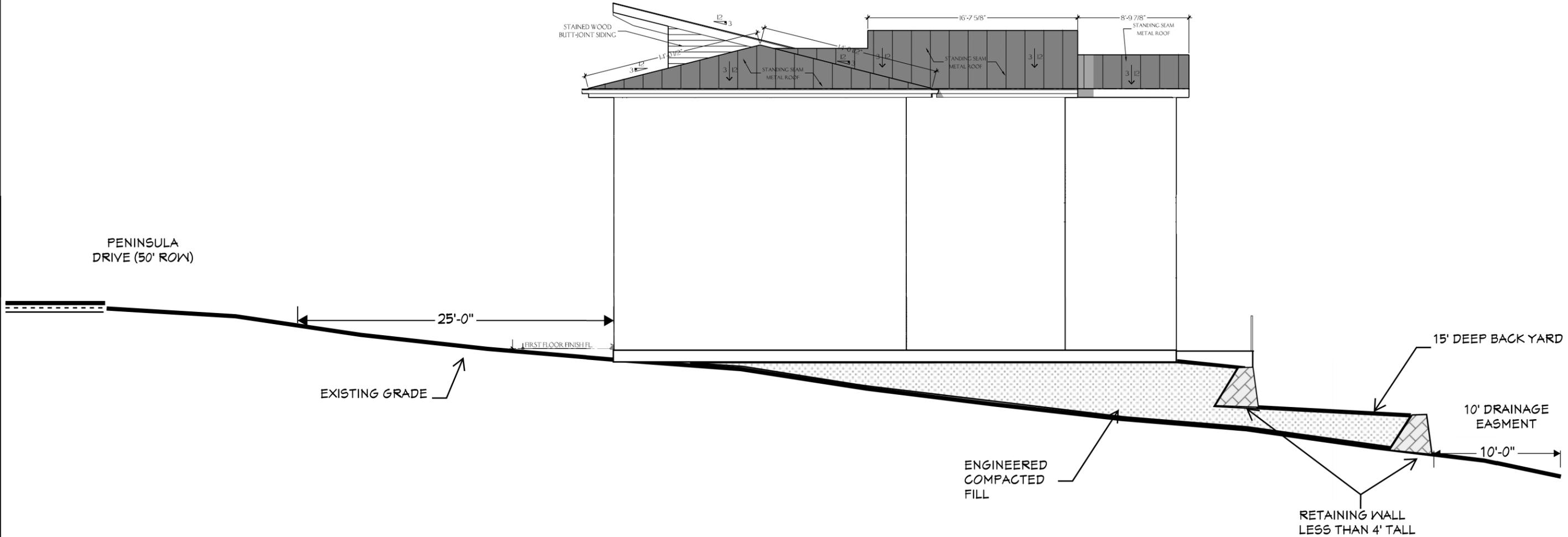


THE HERMANN RESIDENCE
 2820 PENINSULA DR
 GRAPEVINE, TX

DRAWINGS PROVIDED BY:
 SHAMROCK CUSTOM HOMES, LLC
 P.O. BOX 820, 856
 N. RICHLAND HILLS, TX

DATE: 7/7/2025
 SCALE: 1/8"=1'
 SHEET: A-1

PURPOSE STATEMENT
 THE PURPOSE OF BZA25-04 IS FOR A SPECIAL EXCEPTION TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING WITH A 5-FOOT ENCROACHMENT INTO THE REQUIRED FRONT YARD SETBACK ADJACENT TO PENINSULA DRIVE AS SHOWN ON THE PLOT PLAN.



SECTION SHOWING 25' FRONT SETBACK
 SCALE: 1/8"=1'

SECTION SHOWING 5' ENCROACHMENT INTO FRONT SETBACK FOR HERMANN RESIDENCE
 LOT 1A, BLOCK 3, PLACID PENINSULA ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 8,567 SQ. FT.
 ZONE: R7.5 SINGLE FAMILY DISTRICT
 DATE OF PREPARATION JULY, 7, 2025

CASE NAME: HERMANN RESIDENCE
 CASE NUMBER: BZA25-04
 LOCATION: 2820 PENINSULA DR

MAYOR _____ SECRETARY _____
 DATE: _____
 BOARD OF ZONING ADJUSTMENTS

CHAIRMAN _____
 DATE: _____
 SHEET: ___ OF ___

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

PLANNING SERVICES DEPARTMENT

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

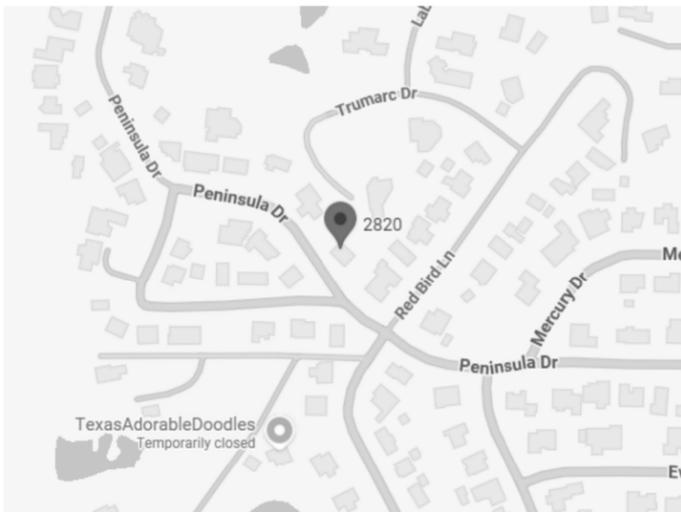


THE HERMANN RESIDENCE
 2820 PENINSULA DR
 GRAPEVINE, TX

DRAWINGS PROVIDED BY:
 SHAMROCK CUSTOM HOMES, LLC
 P.O. BOX 320,956
 N. RICHLAND HILLS, TX

DATE: 7/7/2025
 SCALE: 1/8"=1'
 SHEET: A-2

VICINITY MAP
NOT TO SCALE

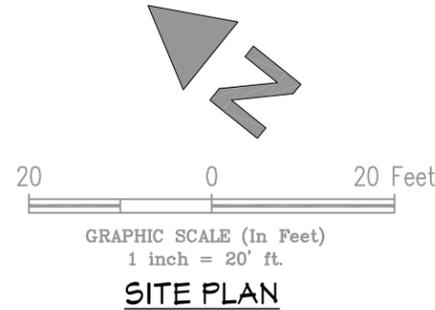
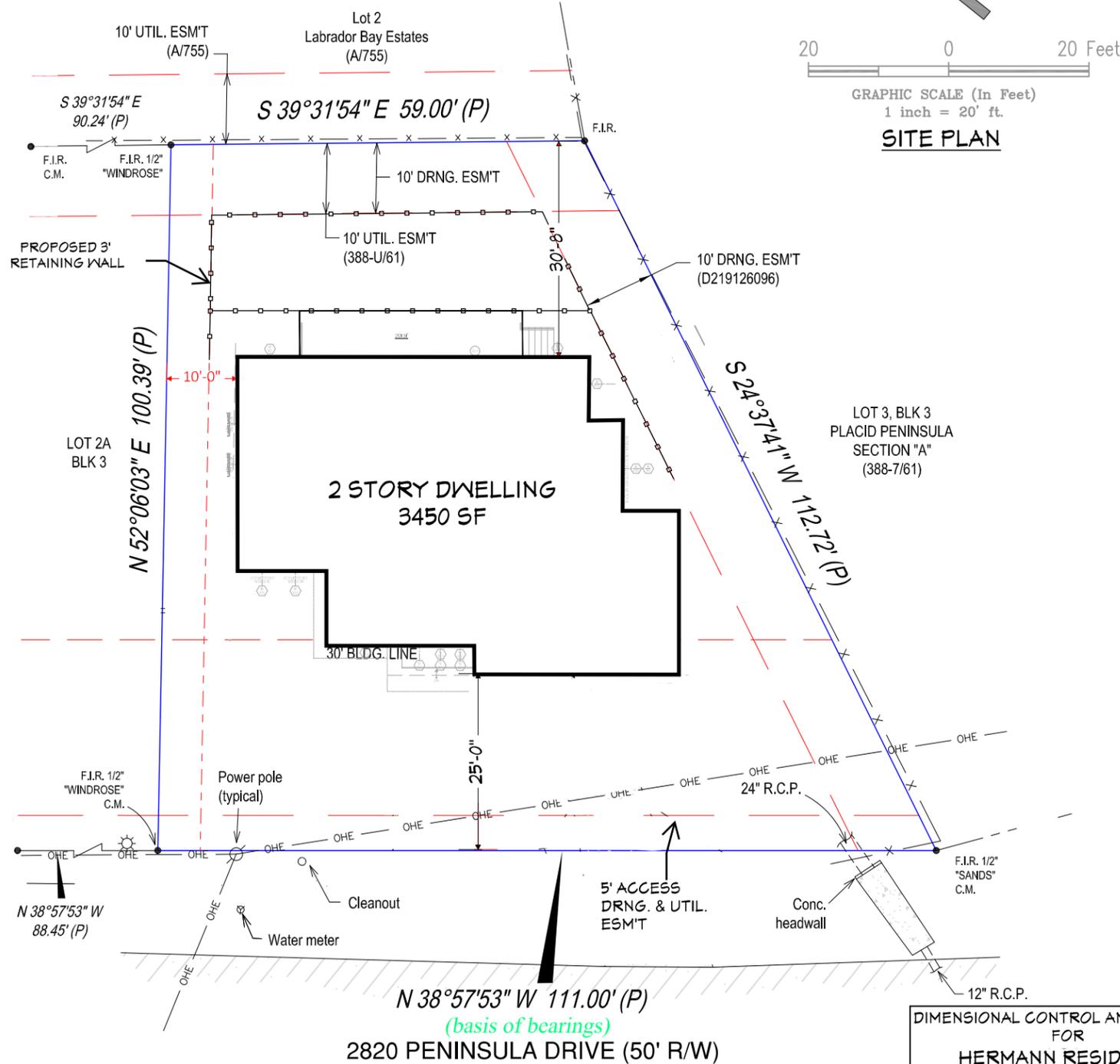


ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION

MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

SITE PLAN SUMMARY TABLE

ITEM	REQUIRED	PROVIDED
GENERAL SITE DATA		
ZONING (FROM ZONING MAP)	R7.5	R7.5
LAND USE (FROM ZONING ORDINANCE; INCLUDE ALL APPLICABLE USES)	SINGLE FAMILY	SINGLE FAMILY
TOTAL LOT AREA (SQUARE FEET AND ACRES)	7,500 SF	8,567 SF
FIRST FLOOR-BUILDING FOOTPRINT AREA (SQUARE FEET)	1,200 SF	2,350 SF
ACCESSORY STRUCTURE	N/A	N/A
TOTAL BUILDING AREA (SQUARE FEET)	1,200 SF	3,450 SF
BUILDING HEIGHT (FEET/# STORIES)	35 FT / 2 STORIES	28 FT / 2 STORIES
HOUSE/ACCESSORY BUILDING		
AREA REGULATIONS		
FRONT YARD	30 FT MIN.	25 FT
REAR YARD	25 FT MIN.	30 FT
SIDE YARD	6 FT MIN.	10 FT
LOT WIDTH	65 FT MIN.	111 FT
LOT WIDTH	N/A	N/A
LOT DEPTH	100 FT MIN.	112 FT
LOT DEPTH	100 FT MIN.	111 FT
DISTANCE BETWEEN BUILDINGS	12 FT MIN.	16 FT
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)	1,200 SF	2,350 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SQUARE FEET)	1,073 SF	840 SF
TOTAL OPEN SPACE (SQUARE FEET AND PERCENTAGE)	3,000 SF / 40%	5,377 SF / 62.71%
TOTAL IMPERVIOUS AREA (SQUARE FEET AND PERCENTAGE)	4,500 SF	3,190 SF / 37.23%



PURPOSE STATEMENT
THE PURPOSE OF BZA25-04 IS FOR A SPECIAL EXCEPTION TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING WITH A 5-FOOT ENCROACHMENT INTO THE REQUIRED FRONT YARD SETBACK ADJACENT TO PENINSULA DRIVE AS SHOWN ON THE PLOT PLAN.

DIMENSIONAL CONTROL AND SITE PLAN FOR HERMANN RESIDENCE
LOT 1A, BLOCK 3, PLACID PENINSULA, ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
8,567 SQ. FT.
ZONE: R7.5 SINGLE FAMILY DISTRICT
DATE OF PREPARATION JUNE, 24, 2025

CASE NAME: HERMANN RESIDENCE
CASE NUMBER: BZA25-04
LOCATION: 2820 PENINSULA DR

MAYOR _____ SECRETARY _____
DATE: _____
BOARD OF ZONING ADJUSTMENTS

CHAIRMAN _____
DATE: _____
SHEET: ___ OF ___
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
PLANNING SERVICES DEPARTMENT

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION
	1	7/21/2025	PAT O'CONNOR	1ST REVIEW



THE HERMANN RESIDENCE
2820 PENINSULA DR
GRAPEVINE, TX

DRAWINGS PROVIDED BY:
SHAMROCK CUSTOM HOMES, LLC
P.O. BOX 820, 956
N. RICHLAND HILLS, TX

DATE: 5/7/2025

SCALE: 1"=20'

SHEET: S-1



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, JULY 7, 2025

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, July 7, 2025, 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
Jack Townsend	Member
Jonathan Gaspard	Member

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

Matthew Boyle	City Attorney
Albert Triplett	Planner II
Lindsay Flores	Planner I
Ashlee Mosley	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 July 7, 2025 public hearing.

Albert Triplett 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 **6:06 P.M.**

Public Hearing

3. Call to Order – Sheppard called meeting to order at **6:15 P.M.**
4. Pledge of Allegiance
5. Oath of Office for New and Reappointed Commissioners

The Oath of Office was administered to John Borley, Andrew Muras, John Sheppard, and Jack Townsend.

6. Board to Elect Chair and Vice Chair

Motion was made to elect **John Sheppard** as Chair of the Board of Zoning Adjustment:

Motion: Muras

Second: Gaspard

Ayes: Townsend, Borley

Nays: None

Approved: 4-0

Motion was made to elect **Andrew Muras** as Vice Chair of the Board of Zoning Adjustment:

Motion: Sheppard

Second: Townsend

Ayes: Borley, Gaspard

Nays: None

Approved: 4-0

CITIZEN COMMENTS

7. There was no one wishing to speak during citizen comments.

OLD BUSINESS

8. None

NEW BUSINESS

9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-03 submitted by Morgan Friede for property located at 2837 Placid Circle and consideration of the same.

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

BZA25-03 applicant, Dylan Schafer, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Motion was made to **approve** BZA application **BZA25-03**:

Motion: Townsend

Second: Borley

Ayes: Sheppard, Muras, Gaspard

Nays: None

Approved: 5-0

Motion was made to **approve** the May 5, 2025 minutes briefing session and public hearing:

Motion: Muras

Second: Gaspard

Ayes: Sheppard, Borley, Townsend

Nays: None

Approved: 5-0

Abstained: None

Adjournment

Motion was made to adjourn the meeting at **6:25 P.M.**

Motion: Gaspard

Second: Muras

Ayes: Sheppard, Borley, Townsend

Nays: None

Approved: 5-0

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 4th DAY OF AUGUST 2025.

APPROVED:

CHAIRMAN

ASHLEE MOSLEY
PLANNING TECHNICIAN