



CITY OF GRAPEVINE, TEXAS  
BOARD OF ZONING ADJUSTMENT MEETING AGENDA  
MONDAY, SEPTEMBER 8, 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 September 8, 2025, public hearing.
3. Presentation to the Board of Zoning Adjustment: Overview of recent Zoning Ordinance amendments pertaining to secondary structures.

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

4. Call to Order
5. Pledge of Allegiance

**CITIZEN COMMENTS**

6. 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**

7. None.

**NEW BUSINESS**

8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-05 submitted by Leland and Chrissy Pennington for property located at 2910 Parr Lane and consideration of the same.
9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-06 submitted by Baird Hampton & Brown Inc. for property located at 1240 Texan Trail and consideration of the same.
10. Board of Zoning Adjustment to consider the minutes of the August 4, 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 September 2, 2025, by 5:00 p.m.

  
\_\_\_\_\_  
ERICA MAROHNIC, AICP  
DIRECTOR, PLANNING SERVICES

*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

SUBJECT: PRESENTATION TO THE BOARD OF ZONING ADJUSTMENT:  
OVERVIEW OF RECENT ZONING ORDINANCE AMENDMENTS  
PERTAINING TO SECONDARY STRUCTURES.

MEETING DATE: **MONDAY, SEPTEMBER 8, 2025**

---

**BACKGROUND INFORMATION:**

On August 19, 2025, the City Council approved amendments to the Zoning Ordinance that affect all residential districts. These amendments include specific standards for secondary structures, which are also known as accessory or ancillary structures in some communities. Secondary structures are designed to support and be clearly incidental to a primary structure, in this case, the primary dwelling unit on a property. Common examples of secondary structures include sheds, detached garages or workshops, and pergolas.

The objective of these amendments was to address the rising trend of larger secondary structures, such as garages that serve as oversized workshops, which can negatively fill up a backyard and loom over neighboring properties, negatively impacting them.

As a result of these amendments, existing secondary structures within the city are vested regarding their location, setbacks, height, and the number allowed on a single residential lot. When a property owner decides to permit new secondary structures on their lot, these new structures and any additions to existing structures must comply with the amended requirements for number, location, size, setbacks, and height as outlined in the Zoning Ordinance.

**SUMMARY:**

The following requirements apply to new or expanded secondary structures:

- Two (2) secondary structures will be allowed per residential lot, in addition to the primary dwelling unit.
- A new definition for the height of secondary structures has been created, separate from the existing definition for primary structures in Section 12 of the Zoning Ordinance.
  - Height is measured as the vertical distance measured from finished grade of the lowest side where the building is set to the highest roof surface, excluding non-structural elements such as antennas, chimneys, ventilators, or skylights.

- Secondary Structure Height and Setbacks by Zoning District –

| Zoning District                           | Height  | Side and Rear Yard Setbacks  |
|---|---|--|
| "R-20", Single-Family District            | 16 feet   | Minimum 15 feet<br><br>15 feet + 1 foot for each additional foot of building height over 10 feet |
| "R-12.5", Single-Family District          |   | Minimum 8 feet<br><br>8 feet + 1 foot for each additional foot of building height over 10 feet   |
| "R-7.5", Single-Family District           | 15 feet   | Minimum 6 feet<br><br>6 feet + 1 foot for each additional foot of building height over 10 feet   |
| "R-5.0", Zero-Lot-Line District           |   |  |
| "R-3.5", Two-Family District              |   |  |
| "R-3.75", Three- and Four-Family District |   |  |
| "R-MH", Manufactured Home District        |   |  |
| "R-TH", Townhouse District                | 15 feet – secondary structure<br><br>10 feet - storage structure for maintenance and mechanical equipment | Minimum 6 feet<br><br>6 feet + 1 foot for each additional foot of building height over 10 feet   |
| "R-MF", Multifamily District              |   |  |
| "R-MODH", Modular Home District*          | 16 feet – secondary structure   |  |

\*120 sq. ft. – storage structure and having no plumbing

- Secondary Structure Maximum Building Area by Lot Size -

The following size limitations apply cumulatively to the maximum of two secondary structures on a single lot or property.

| Lot Size                  | Limitation on Secondary Structure Size                         |
|---------------------------|--|
| 5,000-7,499 sq. ft.       | 500 sq. ft. maximum and complying with all building setbacks   |
| 7,500-12,499 sq. ft.      | 1,000 sq. ft. maximum and complying with all building setbacks |
| 12,500-19,999 sq. ft.     | 1,500 sq. ft. maximum and complying with all building setbacks |
| 20,000 sq. ft. and larger | 1,500 sq. ft. maximum and complying with all building setbacks |

For lots 20,000 sq. feet and larger, a conditional use permit is required to exceed the maximum secondary structure size of 1,500 sq. ft or the maximum structure height of 16 feet.

- Use-specific requirements for secondary structures in any zoning district:
  - Secondary structures shall be at least ten feet from any dwelling or structure existing or under construction on the same lot or any adjacent lot.
  - In all residential districts, a structure attached to the principal structure by only a breezeway (which shall be) no wider than six feet and shall be considered a detached secondary structure.
  - For corner lots, no secondary structure shall be located within any side yard required on the street side.
  - Any secondary structure with a roof pitch less than 3/12 cannot be taller than 12 feet in total height.

### **CONCLUSION:**

On August 19, 2025, regulations regarding secondary structures were amended and are now in effect. However, these changes have not yet been reflected online in Municode.

The Board of Zoning Adjustment may experience an increase in requests for special exceptions due to the recent amendments. Staff will continue to review these cases and provide relevant information along with well-considered recommendations.

/em

**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 **#BZA25-05A** and  
**#BZA25-05B**  
2910 PARR LANE

MEETING DATE: **MONDAY, SEPTEMBER 8, 2025**

---

**BACKGROUND INFORMATION:**

The lot is platted as Block 1, Lot 1, Faithful and True Addition, a 740,956 square foot (17.01 acres) lot. A 14,561 square foot single family dwelling is under construction on the subject site. The lot was zoned "R-1", Single Family Dwelling District prior to the 1984 City-wide rezoning at which time it was rezoned to "R-20", Single Family District.

The plat for the subject site, Lot 1, Faithful and True Addition, was filed on August 22, 2024. On May 12, 2025, the Building Board of Appeals approved case BBA25-01, allowing the construction of a six-foot welded iron fence along the front property line, featuring more than 50% through vision. The fence is located within the required and established front yard and includes seven-foot and eight-foot masonry columns, along with a 7' x 19'7" electric gate supported by ten-foot masonry columns..

The application was submitted by Tyler Hy, Heritage Architects, the representative for the property owner Chrisy and Leland Pennington.

**REQUEST:**

The property owner intends to build a 25 foot tall, 5,240 square foot detached secondary structure on the lot to be used as a barn. BZA25-05A is a request for a special exception to exceed the maximum allowable height of 1½ stories, 20 feet for a secondary structure, to permit a structure approximately 25 feet in height. A special exception is needed to increase the height of the secondary structure from 20 feet to 25 feet.

BZA25-05B is a request for a special exception from the requirement that a secondary structure in a residential district be located on the rear one-half of the lot and be set back at least ten feet from any dwelling or building existing or under construction on the same lot or any adjacent lot. The applicant is requesting a special exception to allow the secondary structure to be located within the front one-half of the lot.

The following special exception is requested for BZA25-05A:

**Subsection 13.I.2, Maximum Height, of Section 13, "R-20", Single Family Residential District of the Zoning Ordinance, requires the maximum height of 11/2**

**stories, 20 feet for a secondary structure.** A special exception is requested to increase the height of the secondary structure from 20 feet to 25 feet.

The following special exception is request for BZA25-05B

**Subsection 42.C.3, Secondary Buildings, of Section 42, Supplementary District of the Zoning Ordinance, requires a secondary structure in a residential district to be located on the rear one-half of the lot, and at least ten feet from any dwelling or building existing or under construction on the same lot or any adjacent lot.** A special exception is requested to allow the secondary structure to be located in the front one-half of the lot.

**CONDITION:**

Staff finds that special conditions **do not** exist for the requested special exceptions. The proposed secondary building does not comply with the minimum location requirements and exceeds the maximum permitted height, established by the Zoning Ordinance. No hardship or qualifying condition has been identified.

The property owner has not demonstrated that a unique physical condition or hardship exists on the property that would prevent compliance with the established height standard and location requirement for the development on a new 17.01 acre lot created in 2024. Functional or operational preferences, such as equipment clearance, are not considered criteria for approving exceptions to zoning requirements unless they are tied to a physical constraint on the property.

The following reasons are stated for the requested height:

- Accommodate a barn door tall enough to allow farm equipment to enter and exit the structure freely.
- Allow maximum utilization of storage space for feed and hay within the barn.

The following reasons are stated for the requested location:

- Closer proximity to the home can ensure that the four young children can safely and efficiently perform their duties.
- Being closer to the home is extremely important for the children.
- The required distance poses significant challenges to ensure both the safety of the family and livestock.

These considerations are not tied to the presence of a unique physical condition of the property that prevents compliance with the applicable regulation.

**RECOMMENDATION:**

Staff recommends the Board of Zoning Adjustment:

1. **Deny** the following special exception for BZA25-05A:

**Subsection 13.I.2, Maximum Height, of Section 13, “R-20”, Single Family Residential District of the Zoning Ordinance, requires the maximum height of 11/2 stories, 20 feet for a secondary structure.**

and

2. **Deny** the following special exception for BZA25-05B:

**Subsection 42.C.3, Secondary Buildings, of Section 42, Supplementary District of the Zoning Ordinance, requires a secondary structure in a residential district to be located on the rear one-half of the lot, and at least ten feet from any dwelling or building existing or under construction on the same lot or any adjacent lot**

/at

Received 7/28/2025 as part of initial submittal

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 1 Faithful and True Addition Gross area of parcel (to nearest tenth of acre) 17.1 acres
Street frontage & distance to nearest cross street 2910 Parr Lane Describe the Proposed Use Single Family Ranch
Existing Zoning R20

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 Leland + Chrissy Pennington

Company

Address 300 Black Drive

City Colleyville State TX Zip Code 76034

Phone 817-917-4999 Email 817-929-5234

Project Representation (check one):

I will represent the application myself; OR

I hereby designate Tyler Hy (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.

BZA25-05

JUL 28 2025

Received 7/28/2025 as part of initial submittal

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

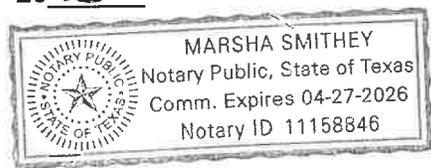
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature [Signature] Date 7/3/2025

STATE OF: Texas  
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Leland Pennington (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 3 day of July, 2025



[Signature]  
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

Engineer  Purchaser  Tenant  Preparer  Other (specify) \_\_\_\_\_

Name Tyler Hy  
Company Cary H Custom Homes  
Address 3501 Emerald court  
City Grapevine State TX Zip Code 76051  
Phone 817-807-6305  
Email [Redacted]  
Applicant's Signature [Signature] Date 7/3/2025

STATE OF: Texas  
COUNTY OF: Tarrant

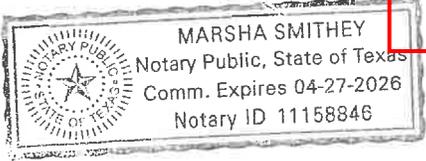
BEFORE ME, a Notary Public, on this day personally appeared Tyler Hy (printed project representative name) the above signed, who, under oath, stated the following: "I hereby certify that I am the applicant for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 3 day of July, 2025

BZA25-05

Received 7/28/2025 as part  
of initial submittal

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



*Marsha Smithey*  
\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Texas

**LEGAL DESCRIPTION**

Address of subject property 2910 Parr Lane

Legal description of subject property

1 Lot                                           Block                      Faithful and True Addition Subdivision

**BOARD OF ADJUSTMENT APPLICATION PROCEDURAL TIMETABLE:**

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

**BZA25-05**  
**JUL 28 2025**

\*Applicants are strongly encouraged to read and familiarize themselves with [Section 68, Board of Adjustment](#) of the Zoning Ordinance.

Received 7/28/2025 as part  
of initial submittal

## 2910 Parr Ln Grapevine

Dear City of Grapevine,

We hope this message finds you well. We are writing to address two concerns regarding our barn structure that we would like to have reviewed and resolved.

Firstly, we respectfully request that the barn's location remain as indicated on the attached Exhibit A site plan, situated 258 feet from the right-of-way easement. The gray square labeled "Barn Location Per Variance" highlights the desired placement of the barn. This location is essential for our large 17-acre ranch, as it allows for the effective storage of equipment, feed, and livestock, including horses, chickens, and cows. By positioning the barn closer to our home, we can ensure that our four children, aged 3 to 9, can safely and efficiently perform their ranch duties. Also, this is extremely important to have the ability to hear them if they are to call out in an emergency. Moving the barn further away, as shown in Exhibit B at 397 feet from the right-of-way easement, would pose significant challenges in terms of accessibility and safety for both our family and the animals we care for.

Secondly, we are seeking a variance to the 20-foot height limitation for accessory buildings, requesting an increase to a total barn height of 31 feet 6 inches, as detailed in the attached plans A4-02 & A4-01. This additional height is necessary for two primary reasons: we require a plate height of 17 feet to accommodate the 14-foot tall bay doors for our 13-foot tractor, which is vital for maintaining our ranch. Furthermore, the extra height will enable us to maximize storage for hay and feed within the barn.

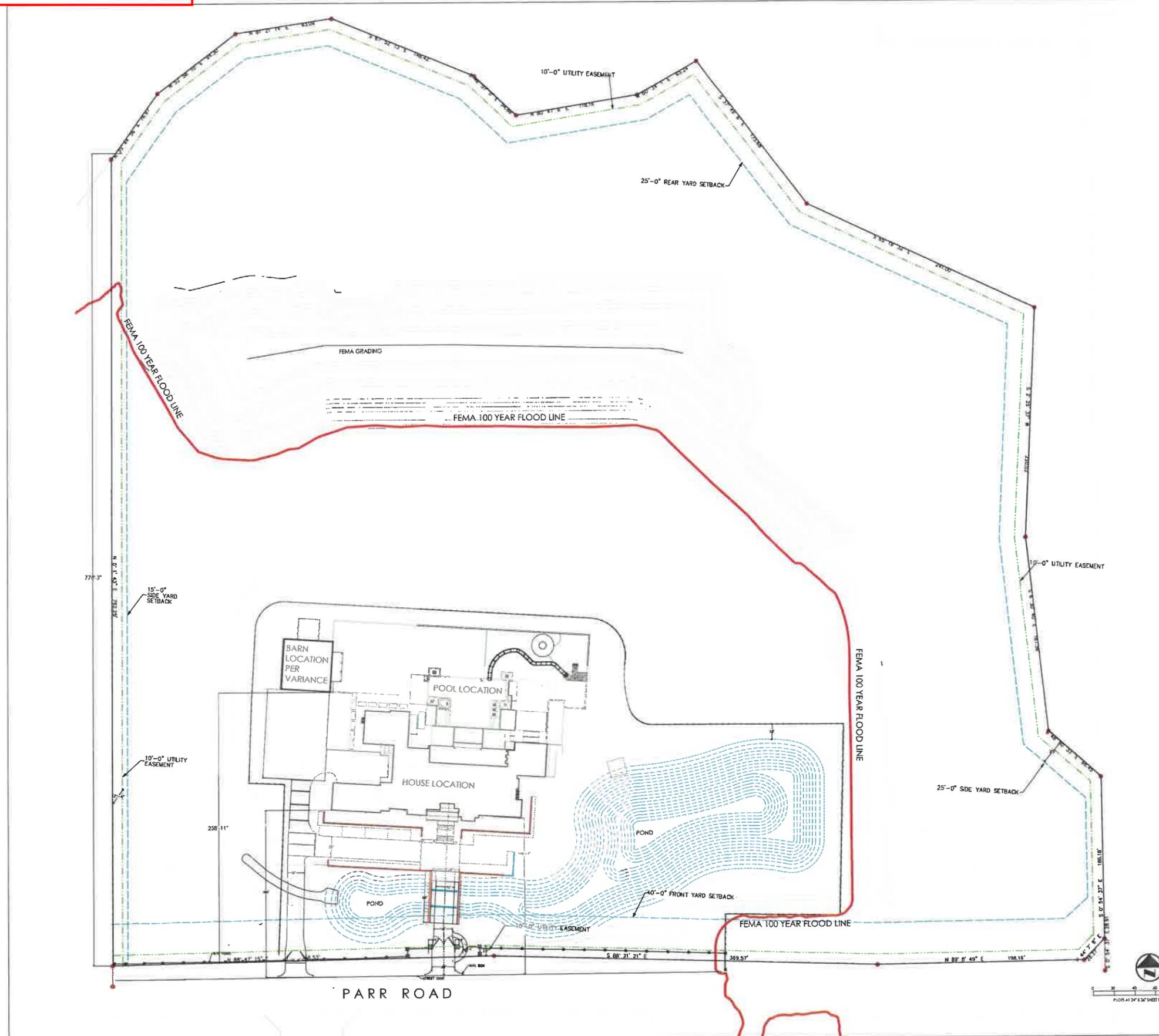
Our goal has always been to utilize this barn to its fullest potential, ensuring it serves our ranch operations while also maintaining an attractive appearance. Thank you for considering our requests, and we look forward to discussing this matter further.

Sincerely,

Leland & Chrissy Pennington

RECEIVED  
RECEIVED  
JUL 28 2025  
BZA25-05

Received 7/28/2025 as part of initial submittal



| SITE PLAN SUMMARY TABLE   |   |                      |
|---|---|----------------------|
| ITEM  | REQUIRED  | PROVIDED             |
| GENERAL SITE DATA   |   |                      |
| ZONING (FROM ZONING MAP)  | R-20  | R-20                 |
| LAND USE(FROM ORDINANCE, INCLUDE ALL APPLICABLE USES)               | SINGLE FAMILY   | SINGLE FAMILY        |
| TOTAL LOT AREA (SQUARE FEET AND ACRES)                              | 20,000 sq. ft. (.46 acres)  | 17,01 Acres          |
| FIRST FLOOR-BUILDING FOOT PRINT AREA (SQUARE FEET)                  | 1,600 sq. ft.   | 11,787 Sq. Ft.       |
| ACCESSORY STRUCTURE   |   | 5,240 Sq. Ft.        |
| TOTAL BUILDING AREA (SQUARE FEET)                                   |   | 17,027 Sq. Ft.       |
| BUILDING HEIGHT (FEET/#STORIES)                                     | HOUSE   | 25'-6 1/2' / 2 STORY |
| HOUSE/ACCESSORY BUILDING  | BARN  | 24'-4' / 2 STORY     |
| AREA REGULATIONS  |   |                      |
| FRONT YARD  | 40'   | x 40'                |
| REAR YARD   | 25'   | x 25'                |
| SIDE YARD   | 15'   | x 15'                |
| LOT WIDTH   |   | 887'-7"              |
| LOT WIDTH   |   | 903'-3"              |
| LOT WIDTH   |   | 953'-9"              |
| LOT DEPTH   | 100'  | 901'-7"              |
| DISTANCE BETWEEN BUILDINGS  | 30'   | 47'-0"               |
| IMPERVIOUS AREA   |   |                      |
| BUILDING FOOT PRINT AREA (SQUARE FEET)                              | 47% of combined area of all main building and secondary structures on lot | 17,027 Sq. Ft.       |
| AREA SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLAT WORK (SQUARE FEET) |   | 40,500 Sq. Ft.       |
| OTHER IMPERVIOUS AREA   |   | 1,200 sq. ft.        |
| TOTAL OPEN SPACE  | 300 sq ft per dwelling  | 677,345 Sq. Ft.      |
| TOTAL IMPERVIOUS AREA (SQUARE FOOT AND PERCENTAGE)                  |   | 91%                  |
| TOTAL IMPERVIOUS AREA (SQUARE FOOT AND PERCENTAGE)                  | 67% of all combined area of all buildings, sidewalks, and paved areas     | 63,727 Sq. Ft. 9.4%  |

B2A25-05

JUL 28 2025

# EXHIBIT A

## Propose Barn on Site Preferred Location

CARY HY CUSTOM HOMES  
 3501 Emerald Ct.  
 Grapevine, Texas 76051  
 Office: 817-253-1218



**T. H. Pritchett / Associates**  
 LANDSCAPE ARCHITECTS / SITE PLANNERS / LICENSED IRRIGATORS  
 1218 Camino Lago - Irving, Texas 75039 214.697.2580  
 tom@landdesignplan.com

EXHIBIT A  
 PROPOSED BARN ON SITE PREFERRED LOCATION

The Pennington Estate Residence & Property  
 2910 Parr Road  
 Lot 1, Faithful and True Addition 17.01 Acres  
 Grapevine, Texas  
 SCALE: N.T.S.  
 DATE: JULY 24, 2025

DRAWING NO.  
 ZP-20-1

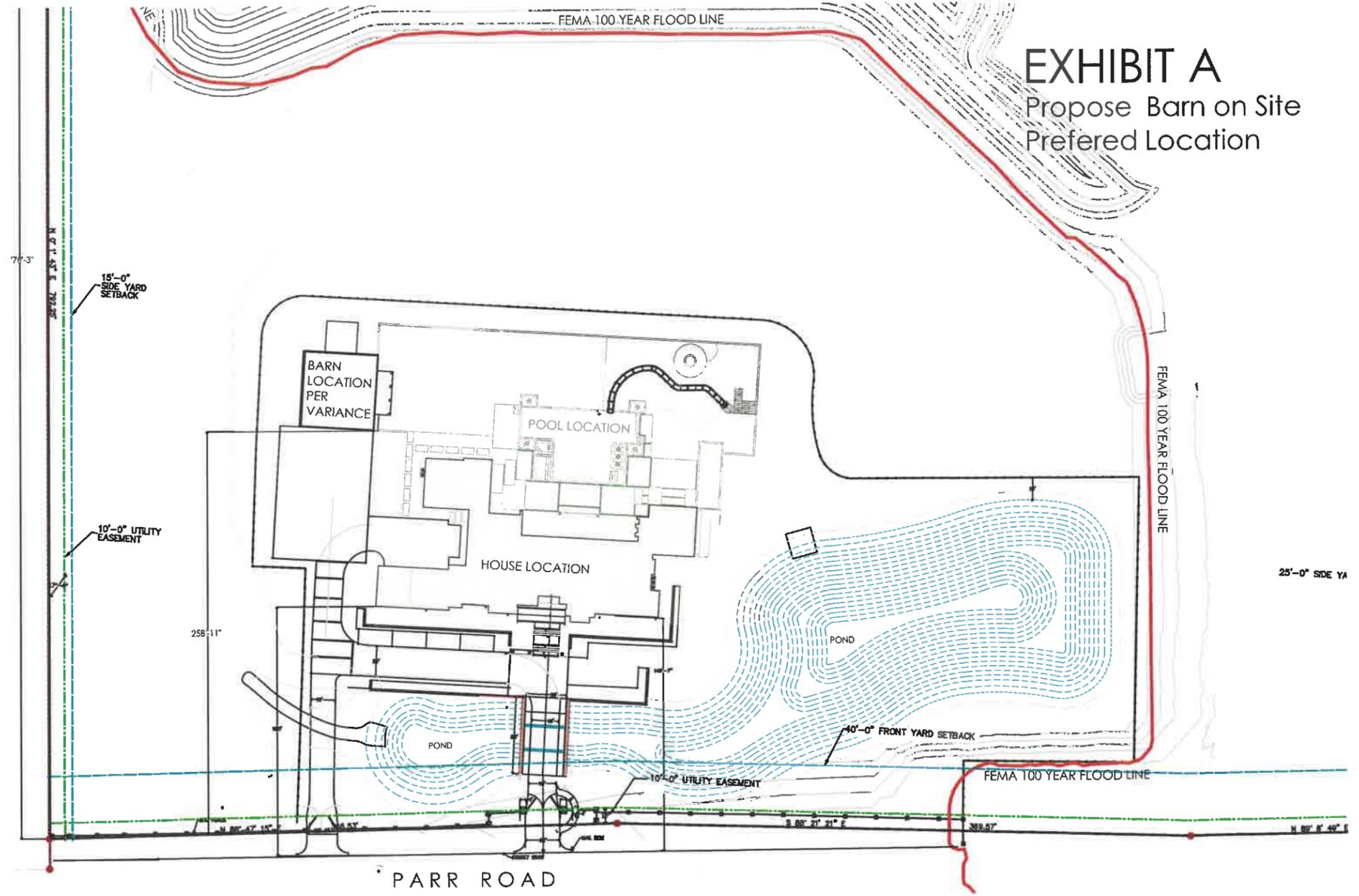
2910 Parr Road



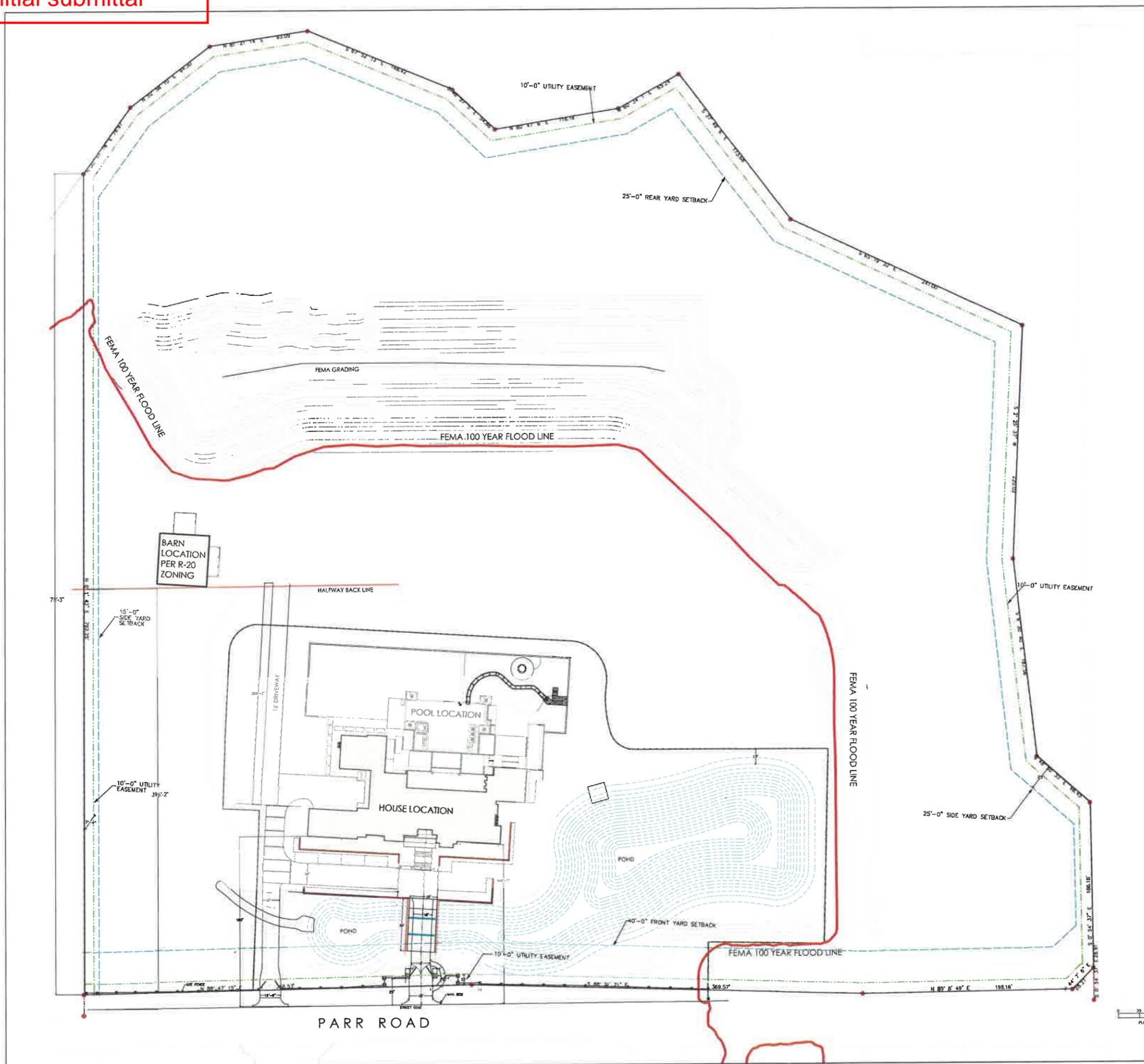
Received 7/28/2025 as part of initial submittal

# EXHIBIT A

Propose Barn on Site  
Preferred Location



Received 7/28/2025 as part of initial submittal



| SITE PLAN SUMMARY TABLE   |   |                      |
|---|---|----------------------|
| ITEM  | REQUIRED  | PROVIDED             |
| GENERAL SITE DATA   |   |                      |
| ZONING (FROM ZONING MAP)  | R-20  | R-20                 |
| LAND USE (FROM ORDINANCE, INCLUDE ALL APPLICABLE USES)              | SINGLE FAMILY   | SINGLE FAMILY        |
| TOTAL LOT AREA (SQUARE FEET AND ACRES)                              | 20,000 sq. ft. (.46 acres)  | 17,01 Acres          |
| FIRST FLOOR-BUILDING FOOT PRINT AREA (SQUARE FEET)                  | 1,600 sq. ft.   | 11,787 Sq. Ft.       |
| ACCESSORY STRUCTURE   |   | 5,240 Sq. Ft.        |
| TOTAL BUILDING AREA (SQUARE FEET)                                   |   | 17,027 Sq. Ft.       |
| BUILDING HEIGHT (FEET/#STORIES)                                     | HOUSE   | 25'-6 1/2' / 2 STORY |
| HOUSE/ACCESSORY BUILDING  | BARN  | 24'-4' / 2 STORY     |
| AREA REGULATIONS  |   |                      |
| FRONT YARD  | 40'   | x 40'                |
| REAR YARD   | 25'   | x 25'                |
| SIDE YARD   | 15'   | x 15'                |
| LOT WIDTH   |   | 887'-7"              |
| LOT WIDTH   |   | 903'-3"              |
| LOT WIDTH   |   | 953'-9"              |
| LOT DEPTH   | 100'  | 901'-7"              |
| DISTANCE BETWEEN BUILDINGS  | 30'   | 47'-0"               |
| IMPERVIOUS AREA   |   |                      |
| BUILDING FOOT PRINT AREA (SQUARE FEET)                              | 40% of combined area of all main building and secondary structures on lot | 17,027 Sq. Ft.       |
| AREA SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLAT WORK (SQUARE FEET) |   | 40,500 Sq. Ft.       |
| OTHER IMPERVIOUS AREA   |   | 1,200 sq. ft.        |
| TOTAL OPEN SPACE (SQUARE FOOT AND PERCENTAGE)                       | 300 sq ft per dwelling  | 677,345 Sq. Ft. 91%  |
| TOTAL IMPERVIOUS AREA (SQUARE FOOT AND PERCENTAGE)                  | 60% of all combined area of all buildings, sidewalks, and paved areas     | 63,727 Sq. Ft. 9.4%  |

# EXHIBIT B

As Barn Located in back half of lot  
Per Zoning Ordinance

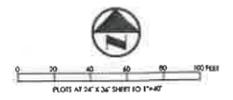
CARY HY CUSTOM HOMES  
3501 Emerald Ct.  
Grapevine, Texas 76051  
Office: 817-253-1218



**T. H. Pritchett / Associates**  
LANDSCAPE ARCHITECTS / SITE PLANNERS / LICENSED IRRIGATORS  
1218 Camino Lago - Irving, Texas 75039 214.697.2580  
tom@landdesignplan.com

EXHIBIT B - As Barn Located in back half of lot  
Per Zoning Ordinance

The Pennington Estate Residence & Property  
2910 Parr Road  
Lot 1, Faithful and True Addition 17.01 Acres  
Grapevine, Texas  
SCALE: N.T.S. DRAWING NO. ZR-20-1  
DATE: JULY 24, 2025

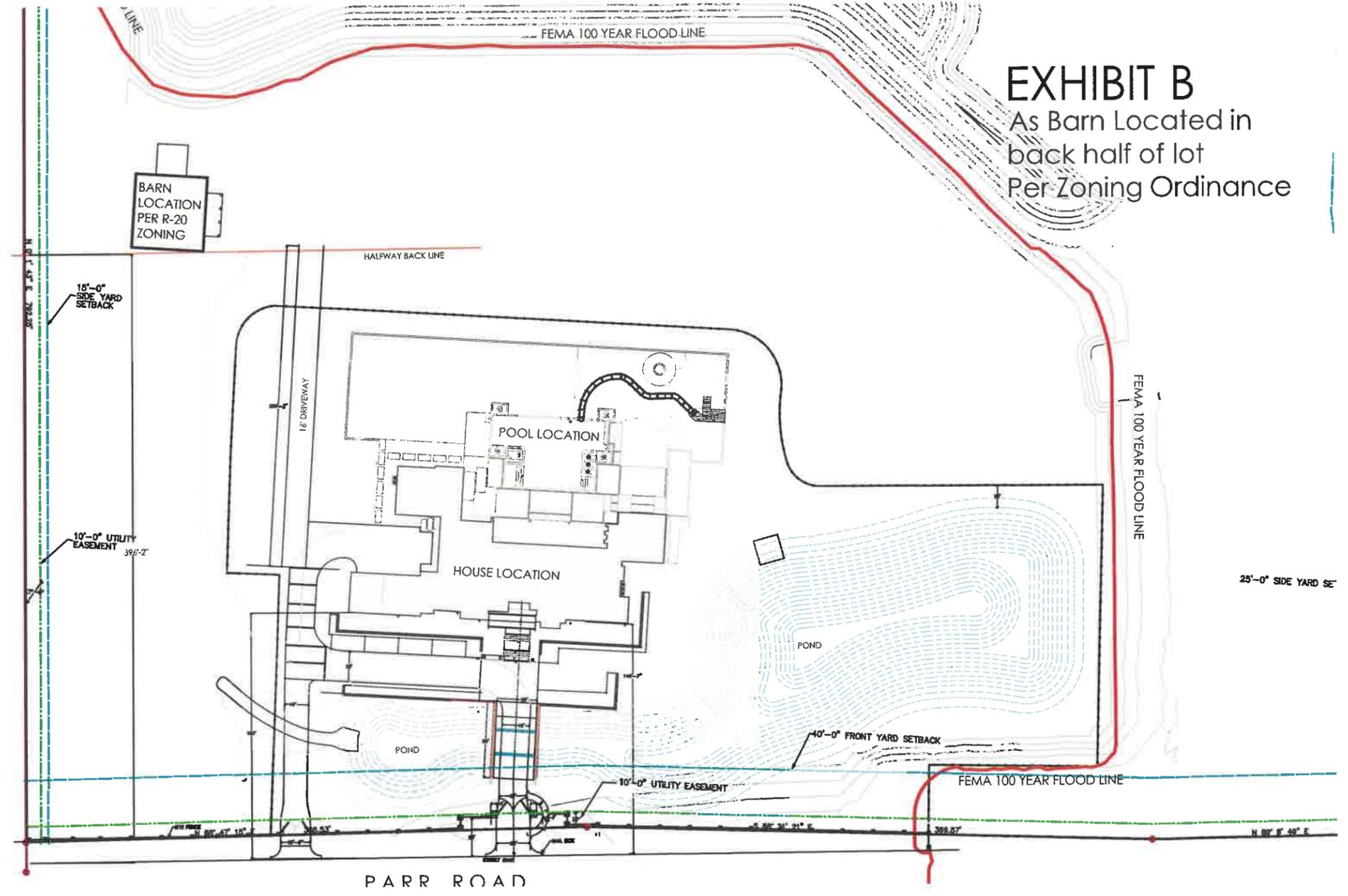


2910 Parr Road

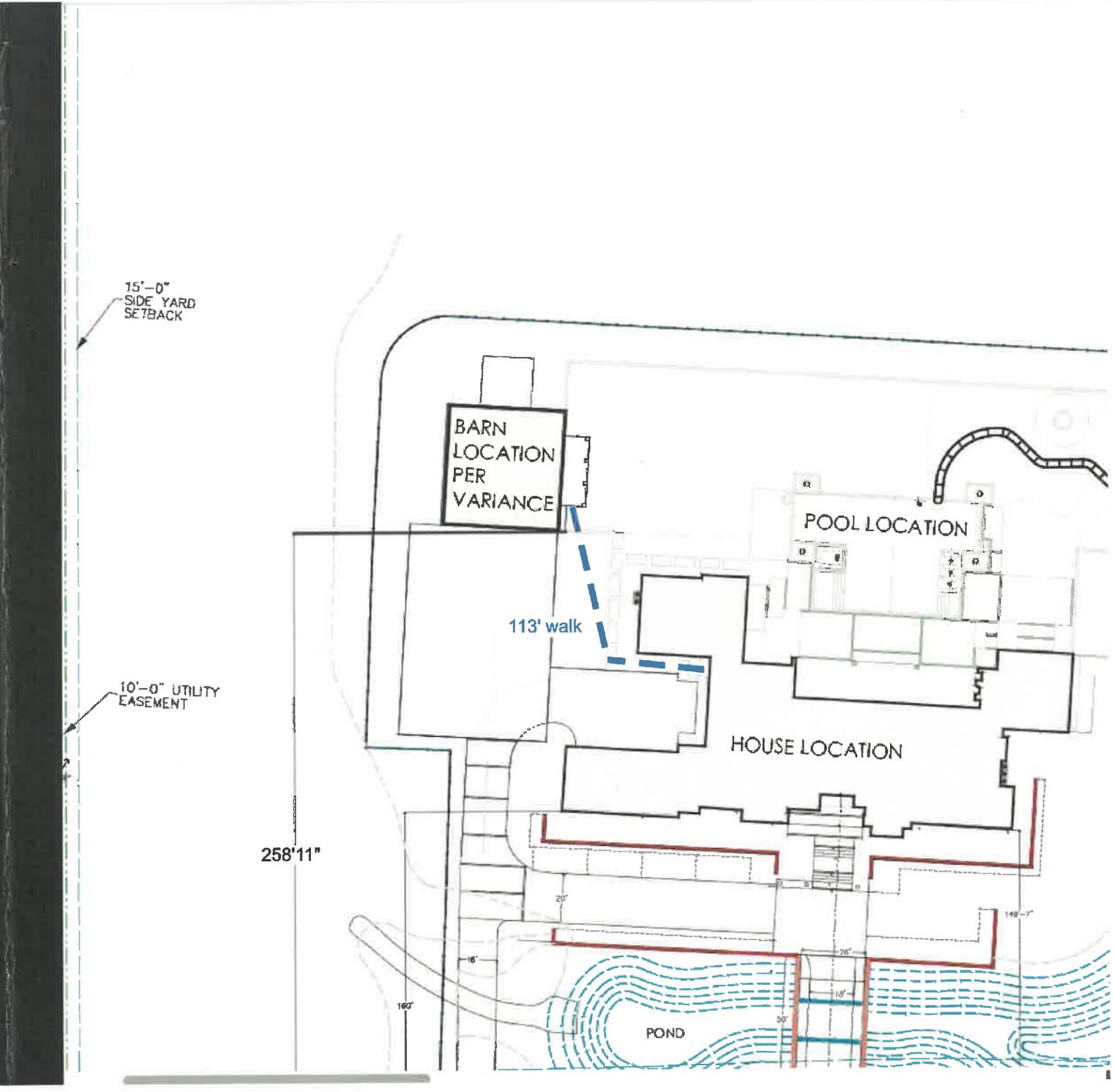
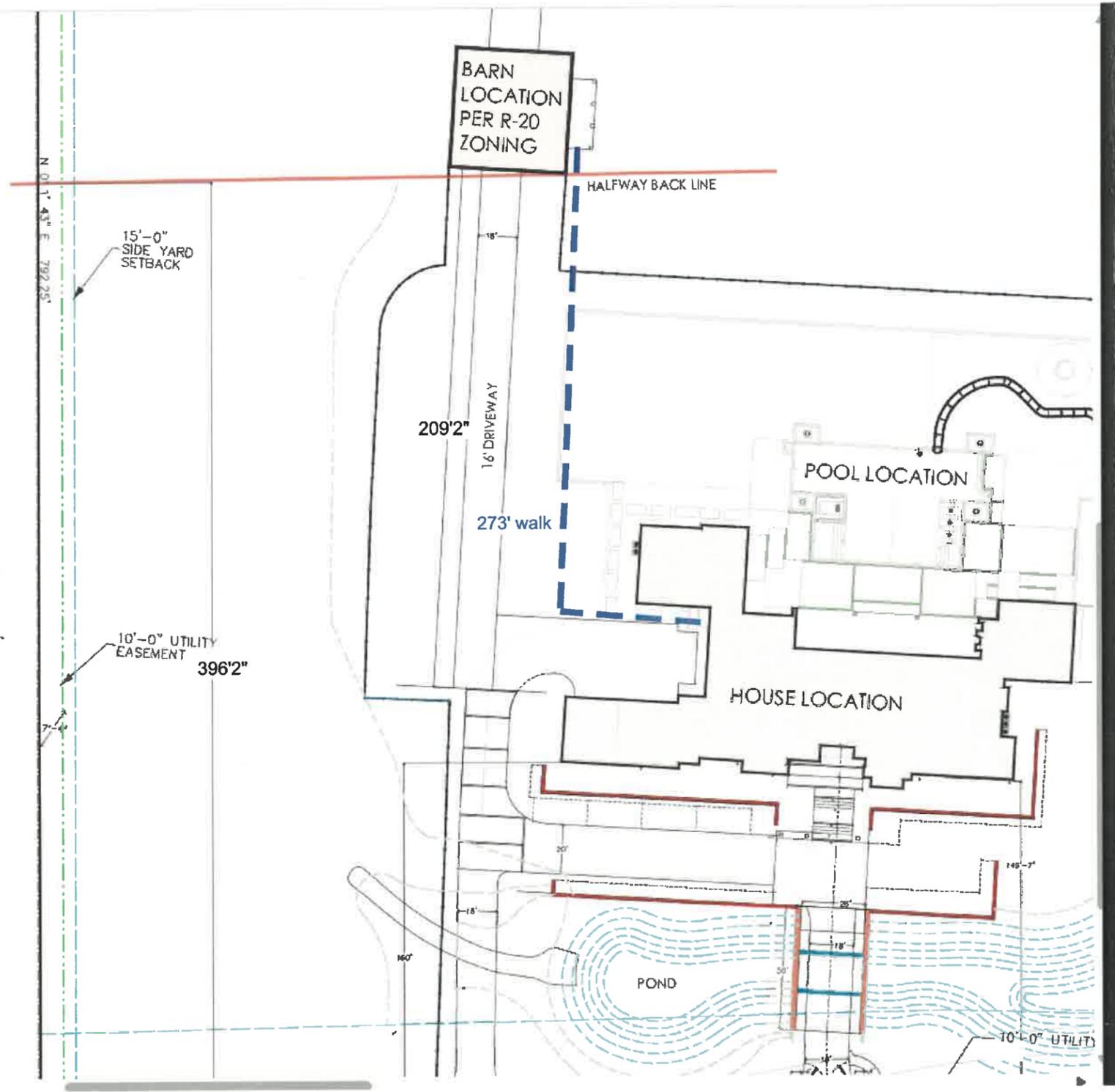
Received 7/28/2025 as part of initial submittal

# EXHIBIT B

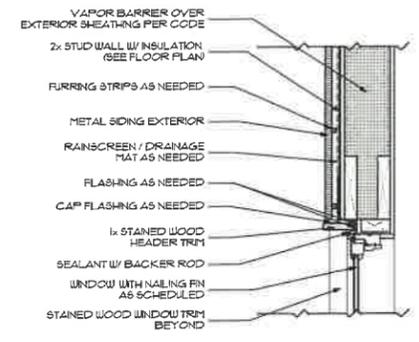
As Barn Located in back half of lot  
Per Zoning Ordinance



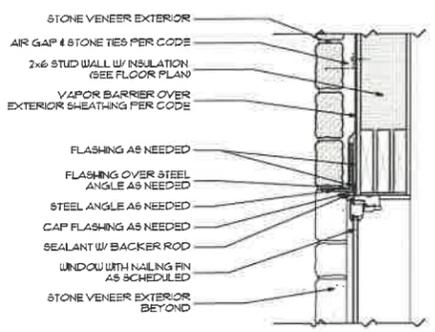
Received 7/28/2025 as part of initial submittal



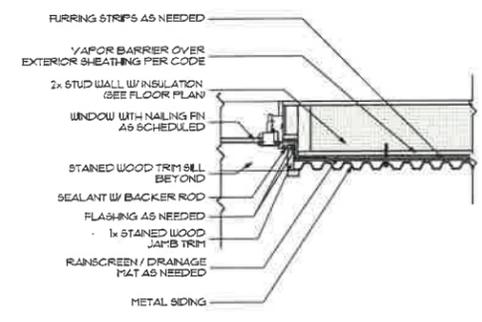
Received 7/28/2025 as part of initial submittal



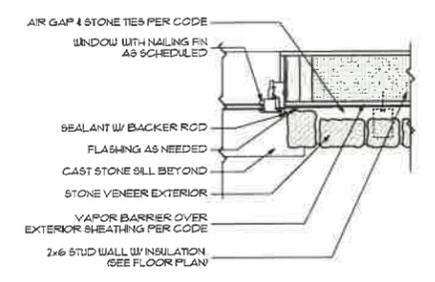
6 HEADER @ BOARD & BATTEN  
SCALE: 1/8" = 1'-0"



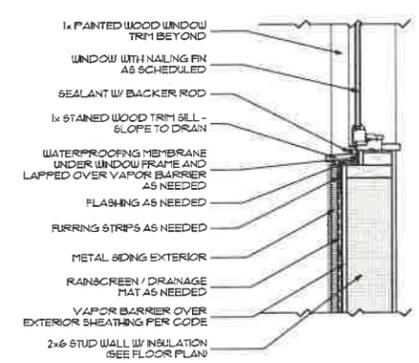
3 HEADER @ ROUGH STONE  
SCALE: 1/8" = 1'-0"



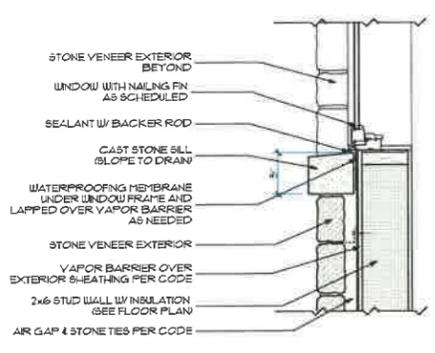
7 JAMB @ BOARD & BATTEN  
SCALE: 1/8" = 1'-0"



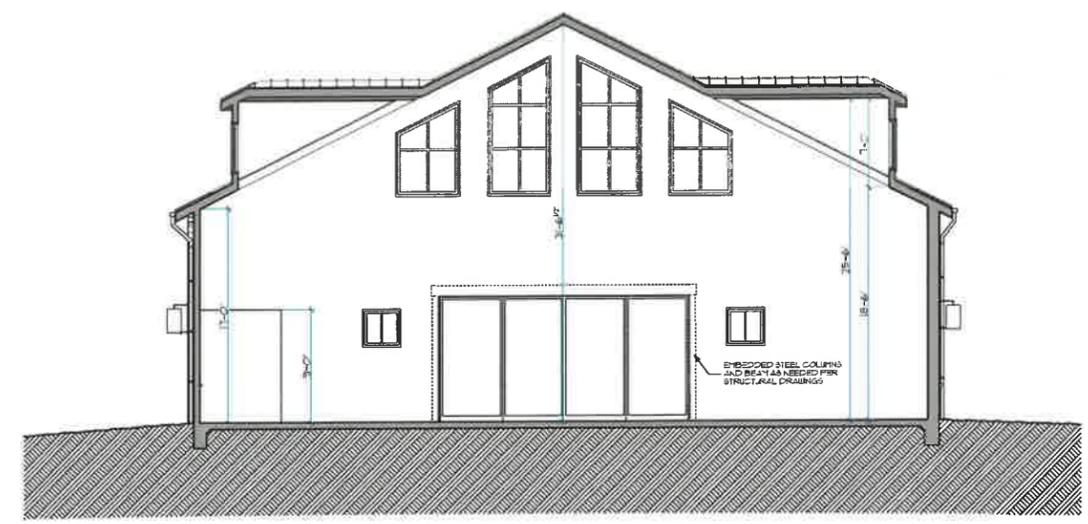
4 JAMB @ ROUGH STONE  
SCALE: 1/8" = 1'-0"



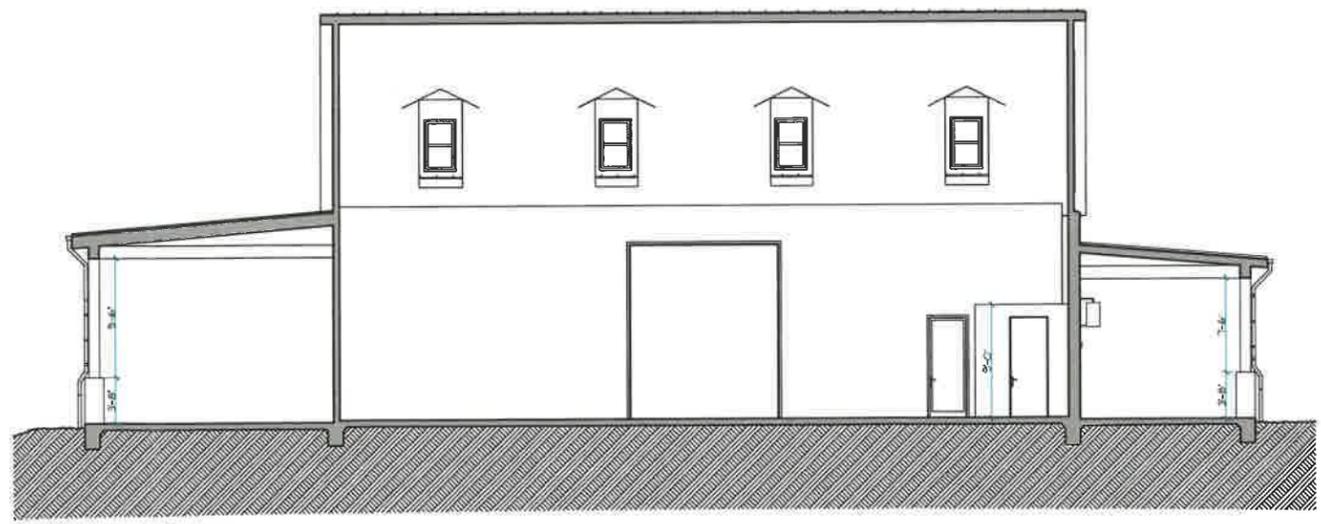
8 SILL @ BOARD & BATTEN  
SCALE: 1/8" = 1'-0"



5 SILL @ ROUGH STONE  
SCALE: 1/8" = 1'-0"



1 SECTION A  
SCALE: 3/16" = 1'-0"



2 SECTION B  
SCALE: 3/16" = 1'-0"

596 North Kimball  
Suite 110  
Southlake, Texas 76092  
417 • 468 • 9860 OFFICE  
www.heritagearchitectural.com  
info@heritagearchitect.com



2910 Parr Road - Barn

Design Version No.: Version 2  
2910 Parr Road  
Grapevine, Texas,  
Project Status:  
Construction Documents

Project No.:  
2512

For Construction  
2/7/2025

Dates:  
Project Start Date:  
December 7th, 2023  
Date Printed:  
Friday, February 7, 2025  
Project Version Number:  
Version 2

Internal Info:  
CAD File Name:  
2912 Parr Road BARN - Rev 02.dwg  
File last saved on:  
2/25, 5:13 PM  
Designed By:  
Christopher D. Russell  
File Path:  
\\herarchitect\server\Office\Production\Drawings\2912 Parr Road\PROJECTS\2512 2912 Parr Road\2912 Parr Road\BARN.dwg  
This drawing checked by:  
Philip 11-30-24

Sheet Number:  
A4-02

Sheet Name:  
SECTION A & WINDOW DETAILS

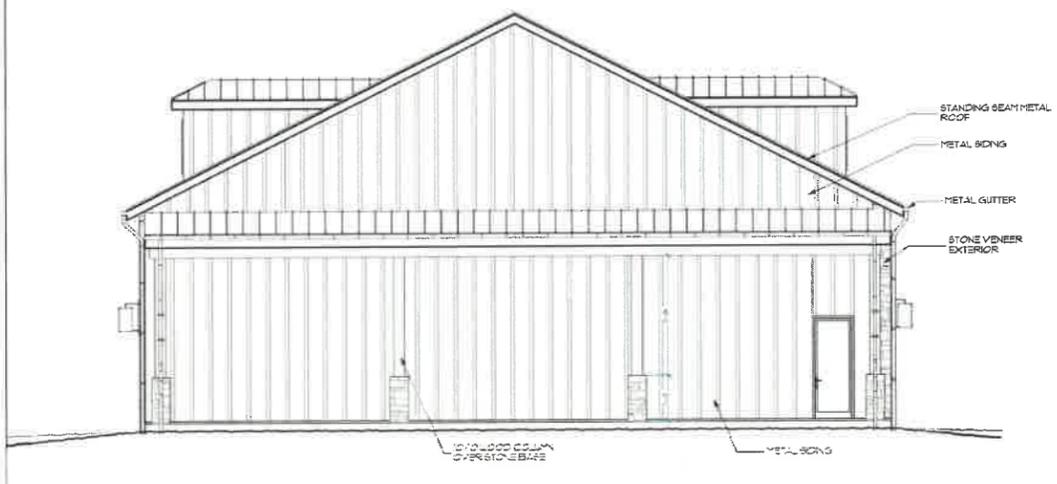
Received 7/28/2025 as part of initial submittal



2 BARN EAST ELEVATION  
SCALE: 3/16" = 1'-0"



1 BARN NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



3 BARN WEST ELEVATION  
SCALE: 3/16" = 1'-0"



4 BARN SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

NOTE: PLATE HEIGHTS MEASURED FROM F.F. AT O-O UNLESS OTHERWISE NOTED.

596 North Kimball  
Suite 110  
Southlake, Texas 76092  
317-488-9966 (OFFICE)  
www.heritagearchitect.com  
chris@heritagearchitect.com



2910 Parr Road - Barn  
Design Version No: Version 2  
2910 Parr Road  
Grapevine, Texas,  
Project No: 2312  
Project Status: Construction Documents

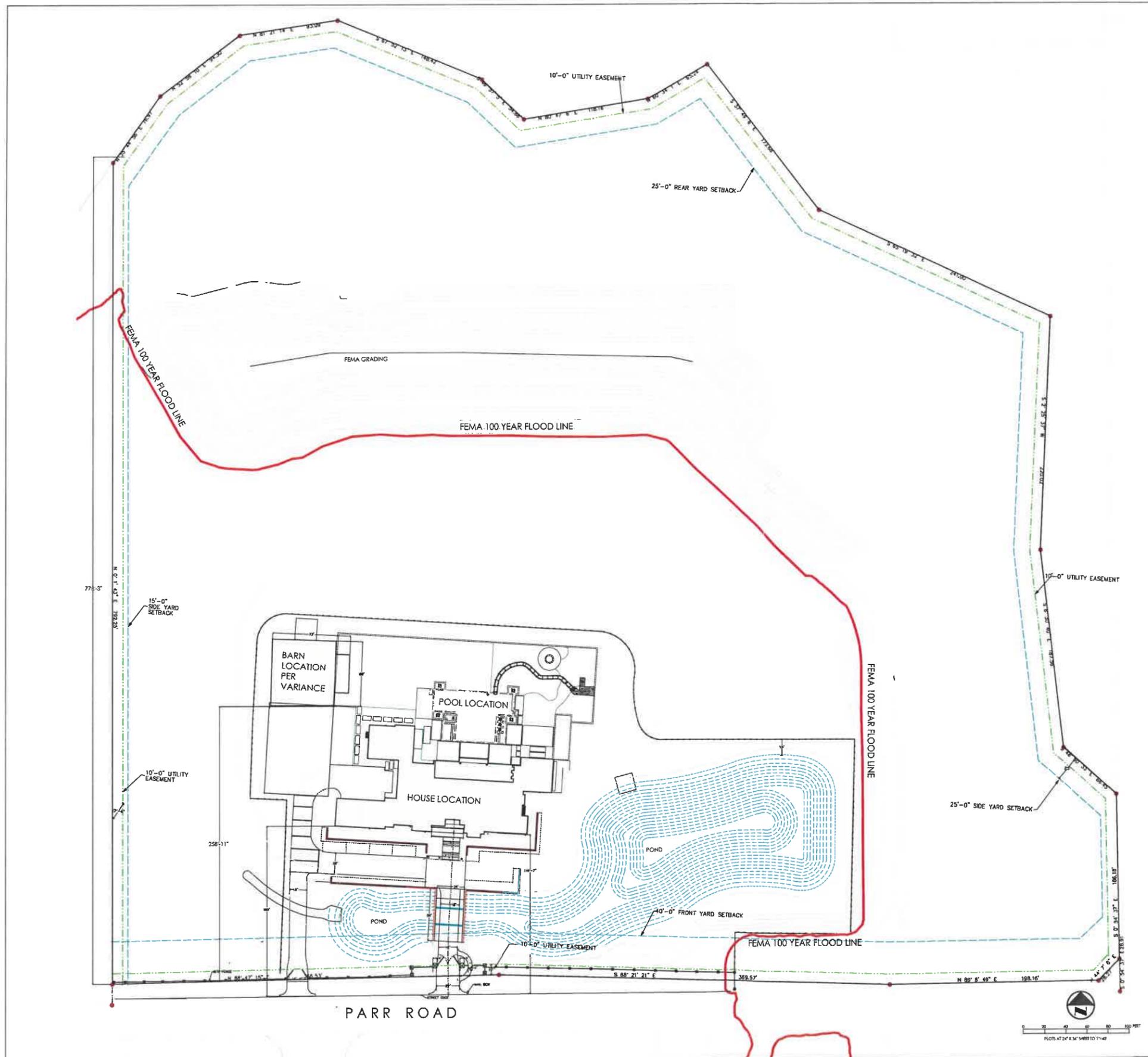
For Construction  
2/7/2025

Dates:  
Project Start Date: December 7th, 2023  
Date Printed: Friday, February 7, 2025  
Project Version Number: Version 2

Internal Info:  
CAD File Name: 2910 Parr Road BARN - After Q31.dwg  
File last saved on: 3/25/25 3:53 PM  
Designed By: Christopher D. Houch  
File Path: C:\Users\chouch\OneDrive\Documents\2910 Parr Road BARN - After Q31.dwg  
This drawing checked by: Philip H. Houch

Sheet Number:  
A4-01  
Sheet Name: BARN ELEVATIONS





| SITE PLAN SUMMARY TABLE   |   |                     |
|---|---|---------------------|
| ITEM  | REQUIRED  | PROVIDED            |
| GENERAL SITE DATA   |   |                     |
| ZONING (FROM ZONING MAP)  | R-20  | R-20                |
| LAND USE (FROM ORDINANCE, INCLUDE ALL APPLICABLE USES)              | SINGLE FAMILY   | SINGLE FAMILY       |
| TOTAL LOT AREA (SQUARE FEET AND ACRES)                              | 20,000 sq. ft. (.46 acres)  | 17,01 Acres         |
| FIRST FLOOR-BUILDING FOOT PRINT AREA (SQUARE FEET)                  | 1,600 sq. ft.   | 11,787 Sq. Ft.      |
| ACCESSORY STRUCTURE   |   | 5,240 Sq. Ft.       |
| TOTAL BUILDING AREA (SQUARE FEET)                                   |   | 17,027 Sq. Ft.      |
| BUILDING HEIGHT (FEET/#STORIES)                                     | HOUSE 33'8" 2 STORY   |                     |
| HOUSE/ACCESSORY BUILDING  | BARN 32'6" 2 STORY  |                     |
| AREA REGULATIONS  |   |                     |
| FRONT YARD  | 40'   | x 40'               |
| REAR YARD   | 25'   | x 25'               |
| SIDE YARD   | 15'   | x 15'               |
| LOT WIDTH   |   | 887'-7"             |
| LOT WIDTH   |   | 903'-3"             |
| LOT WIDTH   |   | 953'-9"             |
| LOT DEPTH   | 100'  | 901'-7"             |
| DISTANCE BETWEEN BUILDINGS  | 30'   | 47'-0"              |
| IMPERVIOUS AREA   |   |                     |
| BUILDING FOOT PRINT AREA (SQUARE FEET)                              | 40% of combined area of all main building and secondary structures on lot | 17,027 Sq. Ft.      |
| AREA SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLAT WORK (SQUARE FEET) |   | 40,500 Sq. Ft.      |
| OTHER IMPERVIOUS AREA   |   | 1,200 sq. ft.       |
| TOTAL OPEN SPACE (SQUARE FOOT AND PERCENTAGE)                       | 300 sq ft per dwelling  | 677,345 Sq. Ft. 91% |
| TOTAL IMPERVIOUS AREA (SQUARE FOOT AND PERCENTAGE)                  | 60% of all combined area of all buildings, sidewalks, and paved areas     | 63,727 Sq. Ft. 9.4% |

- o The purpose of BZA25-05A is to request a special exception to exceed the maximum allowable height of 1½ stories or 20 feet for a secondary structure, to permit a structure approximately 32 feet in height, in conjunction with a single-family detached dwelling currently under construction.
- o The purpose of BZA25-05B is a special exception to allow a proposed secondary structure in the front one half of the of the subject site in conjunction with a single-family detached dwelling currently under construction.

# EXHIBIT A

## Propose Barn on Site Preferred Location

CARY HY CUSTOM HOMES  
 3501 Emerald Ct.  
 Grapevine, Texas 76051  
 Office: 817-253-1218

**T. H. Pritchett / Associates**  
 LANDSCAPE ARCHITECTS / SITE PLANNERS / LICENSED IRRIGATORS  
 1218 Carrino Logo - Irving, Texas 75039 214.697.2380  
 tom@landdesignplan.com

EXHIBIT A  
 PROPOSED BARN ON SITE PREFERRED LOCATION

The Pennington Estate Residence & Property  
 2910 Parr Road  
 Lot 1, Faithful and True Addition 17.01 Acres  
 Grapevine, Texas

SCALE: N.T.S. DATE: AUGUST 18, 2025 DRAWING NO. ZP-20-1



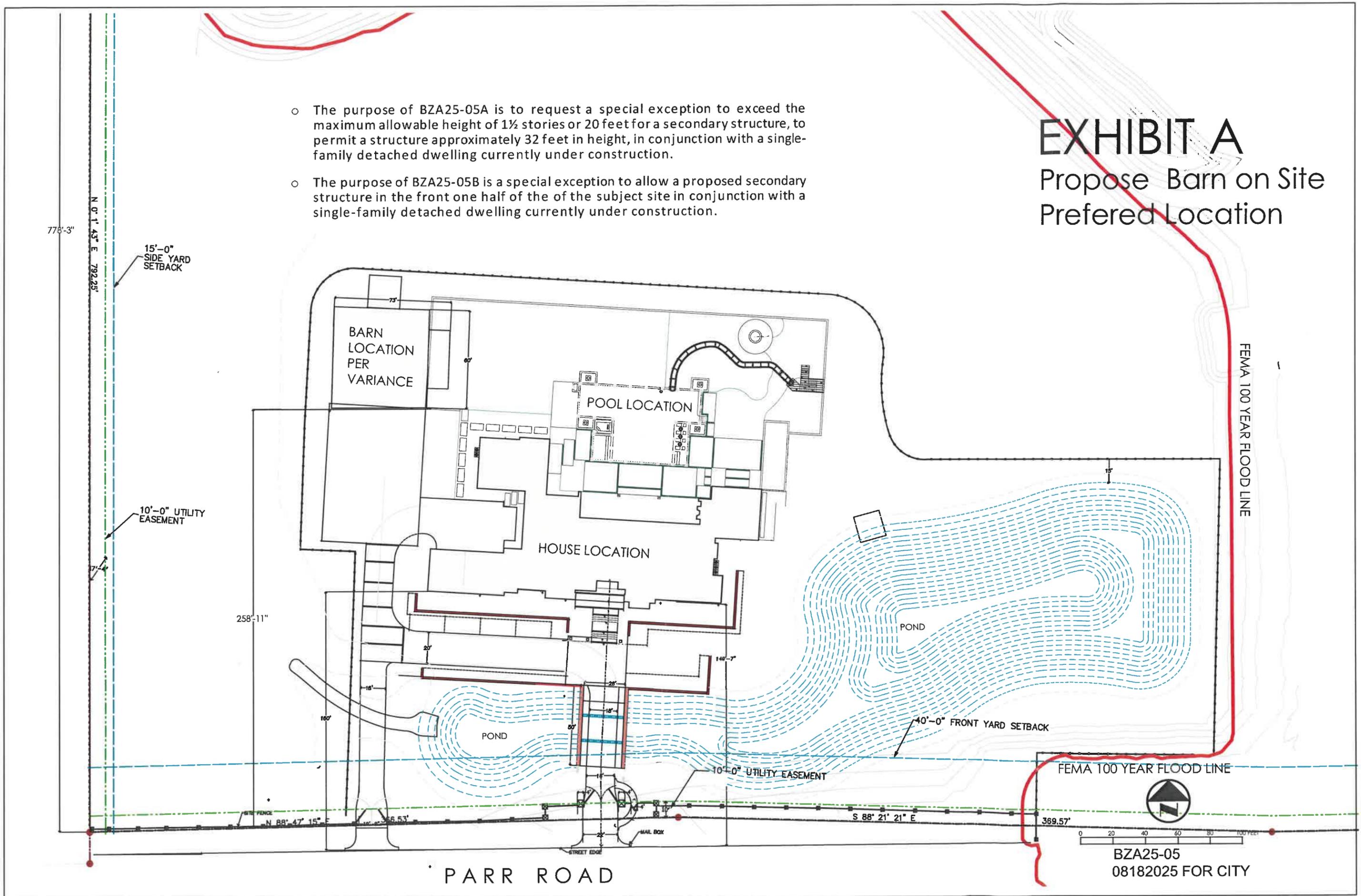
BZA25-05

2910 Parr Road

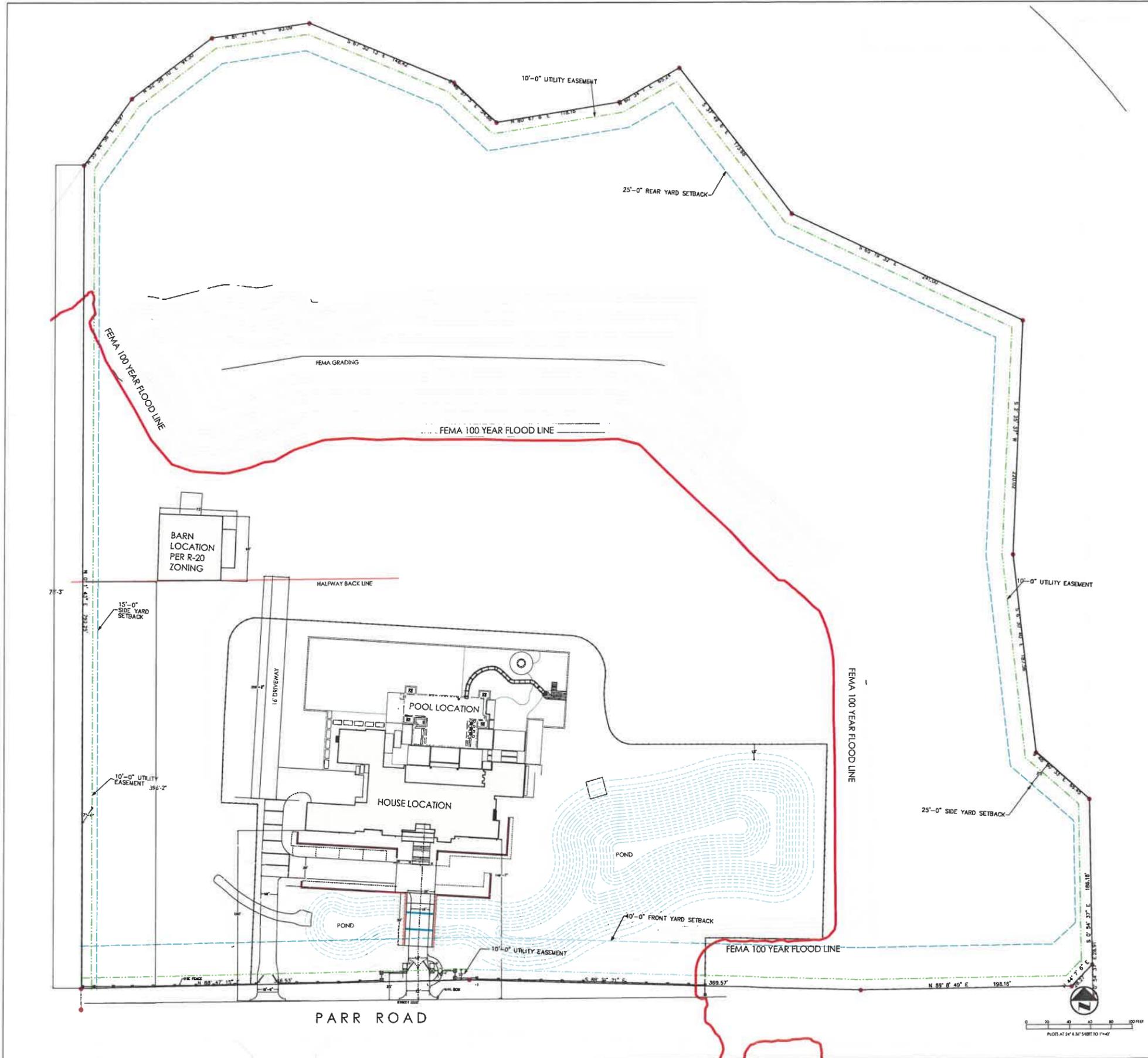
- The purpose of BZA25-05A is to request a special exception to exceed the maximum allowable height of 1½ stories or 20 feet for a secondary structure, to permit a structure approximately 32 feet in height, in conjunction with a single-family detached dwelling currently under construction.
- The purpose of BZA25-05B is a special exception to allow a proposed secondary structure in the front one half of the of the subject site in conjunction with a single-family detached dwelling currently under construction.

# EXHIBIT A

## Propose Barn on Site Preferred Location



BZA25-05  
08182025 FOR CITY



| SITE PLAN SUMMARY TABLE   |   |                     |
|---|---|---------------------|
| ITEM  | REQUIRED  | PROVIDED            |
| GENERAL SITE DATA   |   |                     |
| ZONING (FROM ZONING MAP)  | R-20  | R-20                |
| LAND USE (FROM ORDINANCE, INCLUDE ALL APPLICABLE USES)              | SINGLE FAMILY   | SINGLE FAMILY       |
| TOTAL LOT AREA (SQUARE FEET AND ACRES)                              | 20,000 sq. ft. (.46 acres)  | 17,01 Acres         |
| FIRST FLOOR-BUILDING FOOT PRINT AREA (SQUARE FEET)                  | 1,600 sq. ft.   | 11,787 Sq. Ft.      |
| ACCESSORY STRUCTURE   |   | 5,240 Sq. Ft.       |
| TOTAL BUILDING AREA (SQUARE FEET)                                   |   | 17,027 Sq. Ft.      |
| BUILDING HEIGHT (FEET/#STORIES) HOUSE/ACCESSORY BUILDING            | HOUSE 33'8" / 2 STORY BARN 32'6" 2 STORY                                  |                     |
| AREA REGULATIONS  |   |                     |
| FRONT YARD  | 40'   | x 40'               |
| REAR YARD   | 25'   | x 25'               |
| SIDE YARD   | 15'   | x 15'               |
| LOT WIDTH   |   | 887'-7"             |
| LOT WIDTH   |   | 903'-3"             |
| LOT WIDTH   |   | 953'-9"             |
| LOT DEPTH   | 100'  | 901'-7"             |
| DISTANCE BETWEEN BUILDINGS  | 30'   | 47'-0"              |
| IMPERVIOUS AREA   |   |                     |
| BUILDING FOOT PRINT AREA (SQUARE FEET)                              | 40% of combined area of all main building and secondary structures on lot | 17,027 Sq. Ft.      |
| AREA SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLAT WORK (SQUARE FEET) |   | 40,500 Sq. Ft.      |
| OTHER IMPERVIOUS AREA   |   | 1,200 sq. ft.       |
| TOTAL OPEN SPACE (SQUARE FOOT AND PERCENTAGE)                       | 300 sq ft per dwelling  | 677,345 Sq. Ft. 91% |
| TOTAL IMPERVIOUS AREA (SQUARE FOOT AND PERCENTAGE)                  | 60% of all combined area of all buildings, sidewalks, and paved areas     | 63,727 Sq. Ft. 9.4% |

- The purpose of BZA25-05A is to request a special exception to exceed the maximum allowable height of 1 1/2 stories or 20 feet for a secondary structure, to permit a structure approximately 32 feet in height, in conjunction with a single-family detached dwelling currently under construction.
- The purpose of BZA25-05B is a special exception to allow a proposed secondary structure in the front one half of the of the subject site in conjunction with a single-family detached dwelling currently under construction.

## EXHIBIT B

### As Barn Located in back half of lot Per Zoning Ordinance

CARY HY CUSTOM HOMES  
 3501 Emerald Ct.  
 Grapevine, Texas 76051  
 Office: 817-253-1218

**T. H. Pritchett / Associates**  
 LANDSCAPE ARCHITECTS / SITE PLANNERS / LICENSED IRRIGATORS  
 1218 Camino Logo - Irving, Texas 75039 214.697.2580  
 tom@landdesignplan.com

EXHIBIT B - As Barn Located in back half of lot Per Zoning Ordinance

The Pennington Estate Residence & Property  
 2910 Parr Road  
 Lot 1, Faithful and True Addition 17.01 Acres  
 Grapevine, Texas

SCALE: N.T.S. DRAWING NO. ZR-20-1  
 DATE: AUGUST 18, 2025



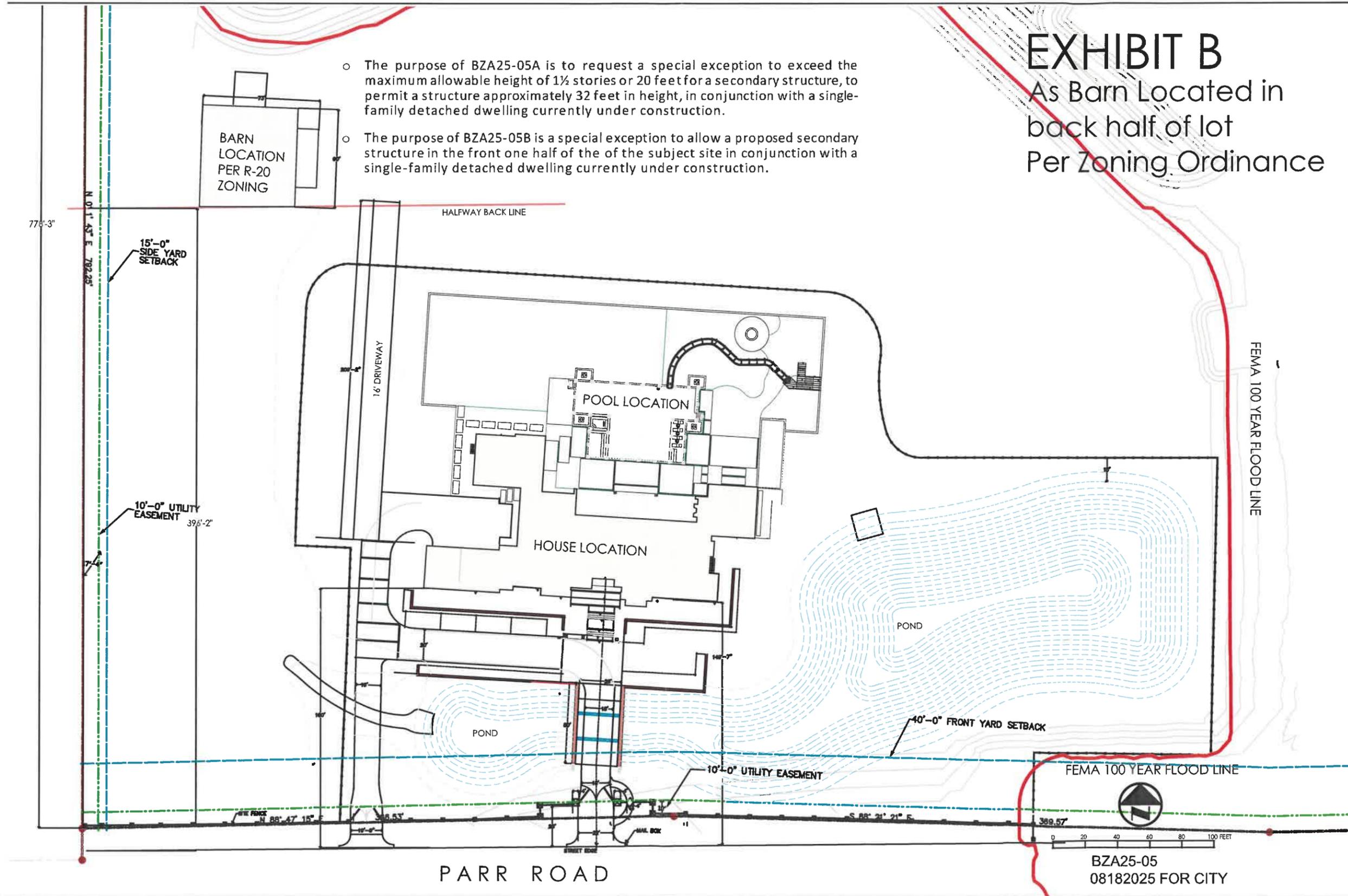
BZA25-05

2910 Parr Road

# EXHIBIT B

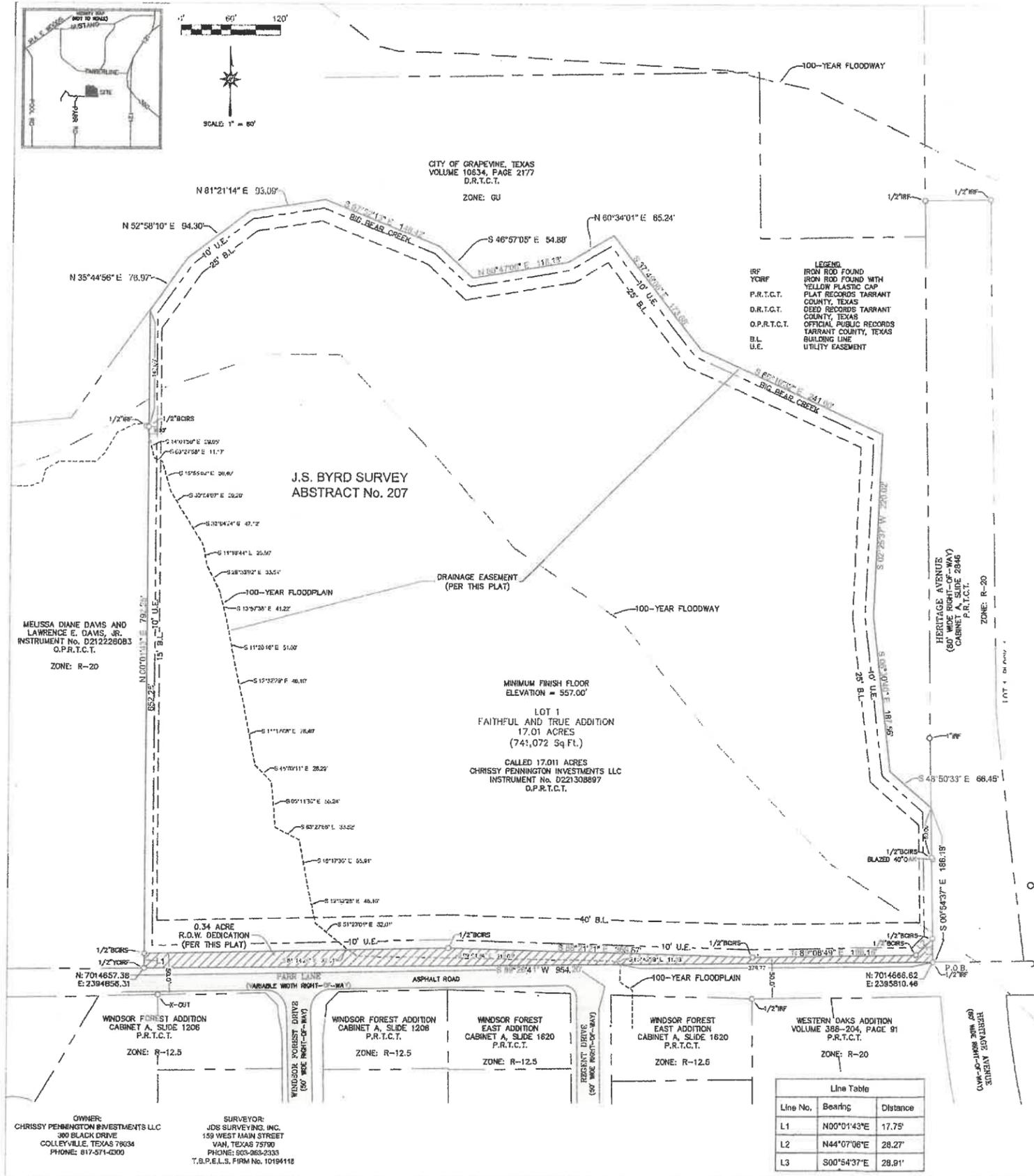
As Barn Located in  
back half of lot  
Per Zoning Ordinance

- The purpose of BZA25-05A is to request a special exception to exceed the maximum allowable height of 1½ stories or 20 feet for a secondary structure, to permit a structure approximately 32 feet in height, in conjunction with a single-family detached dwelling currently under construction.
- The purpose of BZA25-05B is a special exception to allow a proposed secondary structure in the front one half of the of the subject site in conjunction with a single-family detached dwelling currently under construction.



PARR ROAD

BZA25-05  
08182025 FOR CITY



# EXHIBIT C

## SITE PLAN-APPROVED PLAT

- The purpose of BZA25-05A is to request a special exception to exceed the maximum allowable height of 1½ stories or 20 feet for a secondary structure, to permit a structure approximately 32 feet in height, in conjunction with a single-family detached dwelling currently under construction.
- The purpose of BZA25-05B is a special exception to allow a proposed secondary structure in the front one half of the of the subject site in conjunction with a single-family detached dwelling currently under construction.

**BZA25-05**  
**08182025 FOR CITY**



**MEMORANDUM****PLANNING SERVICES**

MEMO TO: BOARD OF ZONING ADJUSTMENT

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

SUBJECT: BOARD OF ZONING ADJUSTMENT CASE **#BZA25-06**  
1240 TEXAN TRAIL

MEETING DATE: **MONDAY, SEPTEMBER 8, 2025**

---

**BACKGROUND INFORMATION:**

The subject property is developed with two one-story, 80,054 square foot office/warehouse buildings on a 279,220 square foot (6.41 acre) lot. The zoning district at the time of development was both "C2" Commercial Business District (1970-10) or "CW" Commercial Warehouse District (Ord. 1982-73), and was rezoned to "LI", Light Industrial District in the 1984 City-wide Rezoning.

On August 19, 2025, City Council approved the first reading of an ordinance, conditional use permit CU25-27, on the subject site, to allow for the application and installation of paint protection film and window film (window tinting) in conjunction with a proposed business, and occupy an existing, 8,422 sq. ft. lease space.

The application was submitted by Skylar Lyle, of Barid, Hampton and Brown, on behalf of the property owner.

**REQUEST:**

The applicant is requesting a special exception to reduce minimum open space, exceed maximum impervious area, and allow reduced landscaping regulations.

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 the allow the subject site to remain as developed and to allow exceptions to Section 31, "LI", Light Industrial District, and to Section 53, *Landscaping Regulations*.

The subject site does not meet the following requirements:

- **Subsection 31.F.2, Minimum Open Space, of Section 31.F, Density Requirements, of Section 31, "LI", Light Industrial District** stipulates that at least 15% of the total lot area shall be devoted to open space. The existing

development includes approximately 16,753 square feet of open space which equals 6.0% of the total lot area.

- **Subsection 31.F.4, Maximum Impervious Area, of Section 31.F, Density Requirements, of Section 31, “LI”, Light Industrial District** stipulates the combined area occupied by all buildings structures, off-street parking, and paved areas shall not exceed 85% of the total lot area. The site is covered with building area or other impervious surface area of approximately 262,467 square feet or 94% of the total lot area.
- **Subsection 31.G.3, Front Yard, of Section 31.G, Area Regulations, of Section 31, “LI”, Light Industrial District requires** that every lot shall have a front yard of not less than 30 feet and be used as a landscaped setback area consisting of grass, shrubbery, vines or trees, except for minimum access for driveways and sidewalks. An approximately 10-foot pavement encroachment extends into the required front yard/landscaped setback.
- **Subsection 53.H.1, 53.H.2, and 53.H.I, of Section 53, Landscaping Regulations** enumerates multiple requirements for the minimum landscaped area within the parking and vehicular use areas, perimeter landscaping, and non-vehicular open space. None of these standards are met with the current development as it consists primarily of paved area throughout the lot.

### **CONDITIONS:**

The subject site is an existing developed lot. The subject site was developed in 1983, compliant with Zoning Ordinance (70-10) and Zoning Ordinance (82-73) and prior to rezoning of the property in the 1984 City-wide rezoning to an “LI”, Light Industrial District. The zoning requirements for development at the time of development were less restrictive than current requirements. Currently and as proposed, the site is not compliant with Zoning Ordinance (82-73) relative to the existing minimum open space, maximum impervious area, uninterrupted 30-foot landscaped front yard, and landscape regulations.

### **RECOMMENDATION:**

Staff recommends the Board of Zoning Adjustment **approve** a special exception to the Grapevine Comprehensive Zoning Ordinance 82-73, Subsection 43.E.3, *Nonconforming Uses and Structures* to allow the subject site to remain as developed 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)<br><u>D-FW AIR FREIGHT CENTRE ADDITION, LOT 2</u>    | Gross area of parcel (to nearest tenth of acre)<br><u>6.41 AC</u>       |
| Street frontage & distance to nearest cross street<br><u>Street Frontage: 411 LF, Distance to nearest cross street: 530 LF</u> | Describe the Proposed Use<br><u>Vehicle Surface Protection Services</u> |
| Existing Zoning<br><u>Light Industrial</u>   |   |

**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.*

Property Owner Name Tarrant County Properties, LLC

Company Tarrant County Properties, LLC

Address 1000 Sherbrooke West Suite 900

City Montreal, Canada State QC Zip Code H3A3G4

Phone 514-933-3000 Email [REDACTED]

**Project Representation (check one):**

- I will represent the application myself; OR
- I hereby designate Skylar Lyle, PE (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.

**32-225-01**  
**RECEIVED**  
**AUG 25 2025**

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 TARRANT COUNTY PROPERTIES, LLC Date August 13, 2025

PROVINCE STATE OF: QUEBEC  
CITY COUNTY OF: MONTREAL

BEFORE ME, a Notary Public, on this day personally appeared COMMISSIONER FOR DATAS BARRY KOTLER (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 13<sup>th</sup> day of August, 2025



Maria Falciglia  
COMMISSIONER FOR DATAS NOTARY PUBLIC in and for the State of Texas  
PROVINCE OF QUEBEC

Project Representative Information (complete if designated by owner)

Engineer  Purchaser  Tenant  Preparer  Other (specify) \_\_\_\_\_

Name Skylar Lyle, PE  
Company Baird Hampton & Brown Inc.  
Address 3801 William D Tate, Ave Suite 500  
City Grapevine State TX Zip Code 76051  
Phone 682-348-3267  
Email [REDACTED]

Applicant's Signature Skylar Lyle Date 8/15/2025

STATE OF: Texas  
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Skylar Lyle (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 15<sup>th</sup> day of August, 2025



[Signature]  
NOTARY PUBLIC in and for the State of Texas

RECEIVED  
AUG 25 2025  
BZAS



August 20, 2025

City of Grapevine  
Planning Services Department  
200 S. Main Street  
Grapevine, TX, 76051

Re: BZA Narrative – Vehicle Paint Protection Services shop at 1240 Texan Trail

To Whom It May Concern,

This letter formally requests special exceptions for the property located at 1240 Texan Trail (Light Industrial/LI-zoned) to address existing nonconformities with current zoning standards. The site was developed in 1983 under then-applicable ordinances and cannot practicably comply with current ordinances. We seek the following modifications:

Special Exceptions Requested:

1. Section 31 (LI District Standards):
  - Reduction of minimum open space requirements.
  - Allowance to exceed maximum impervious cover.
2. Section 53 (Landscaping Regulations):
  - Relief from specific landscape requirements.

Justification

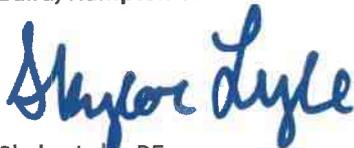
The property's pre-existing development makes full compliance impractical. Granting these exceptions will:

- Preserve functional use of the site without disruptive development.
- Maintain compatibility with the surrounding Light Industrial area.

I am available to provide any further information please feel free to contact me if you have any questions or concerns at 682-348-3267 or [REDACTED]

Sincerely,

Baird, Hampton & Brown

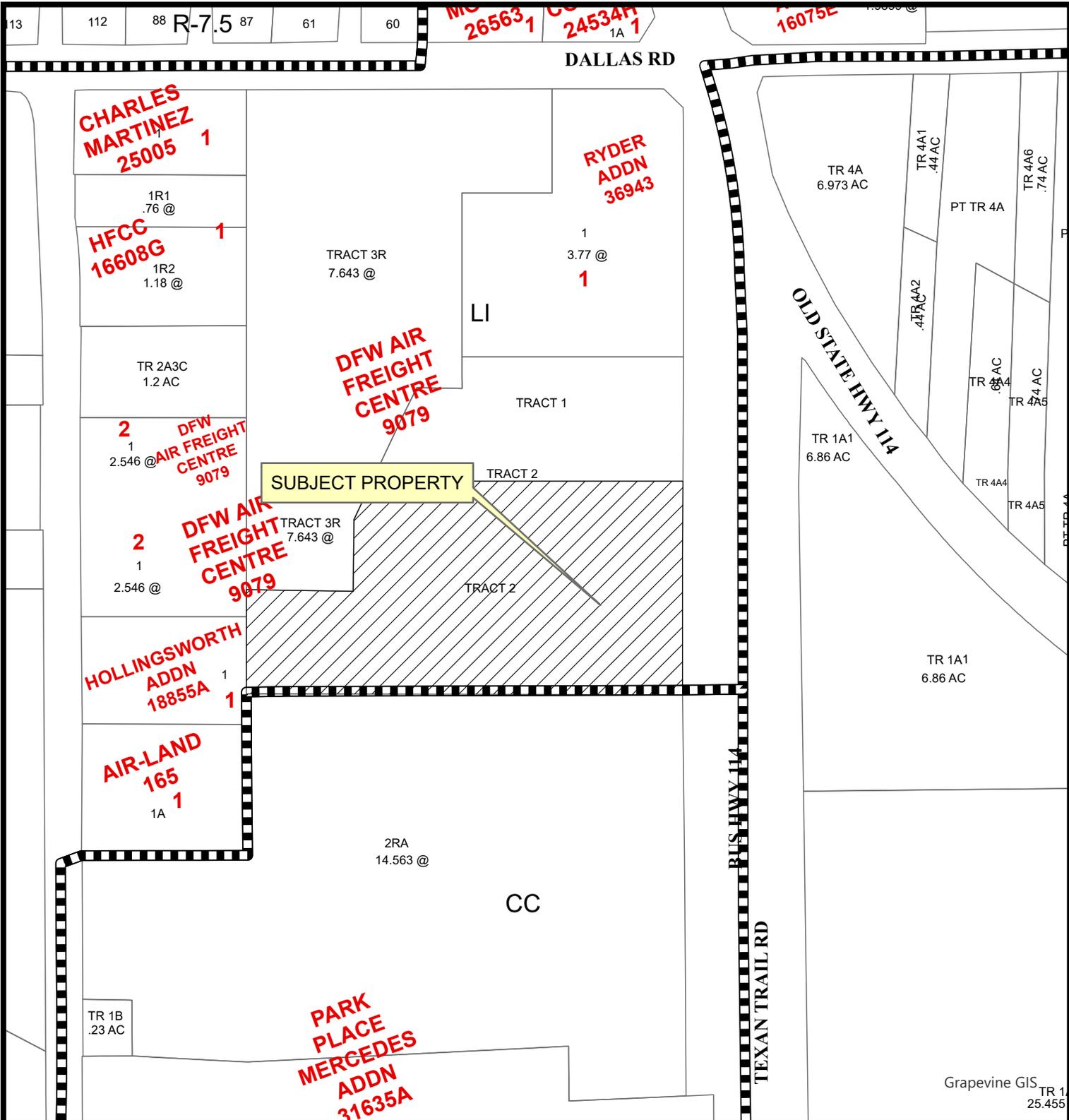


Skylar Lyle, PE  
Civil Engineer, Associate

BZAs-04

RECEIVED

AUG 25 2025

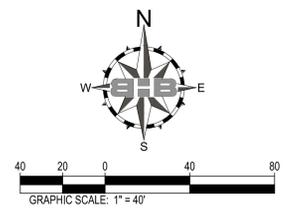


## BZA25-06; 1240 Texan Trail



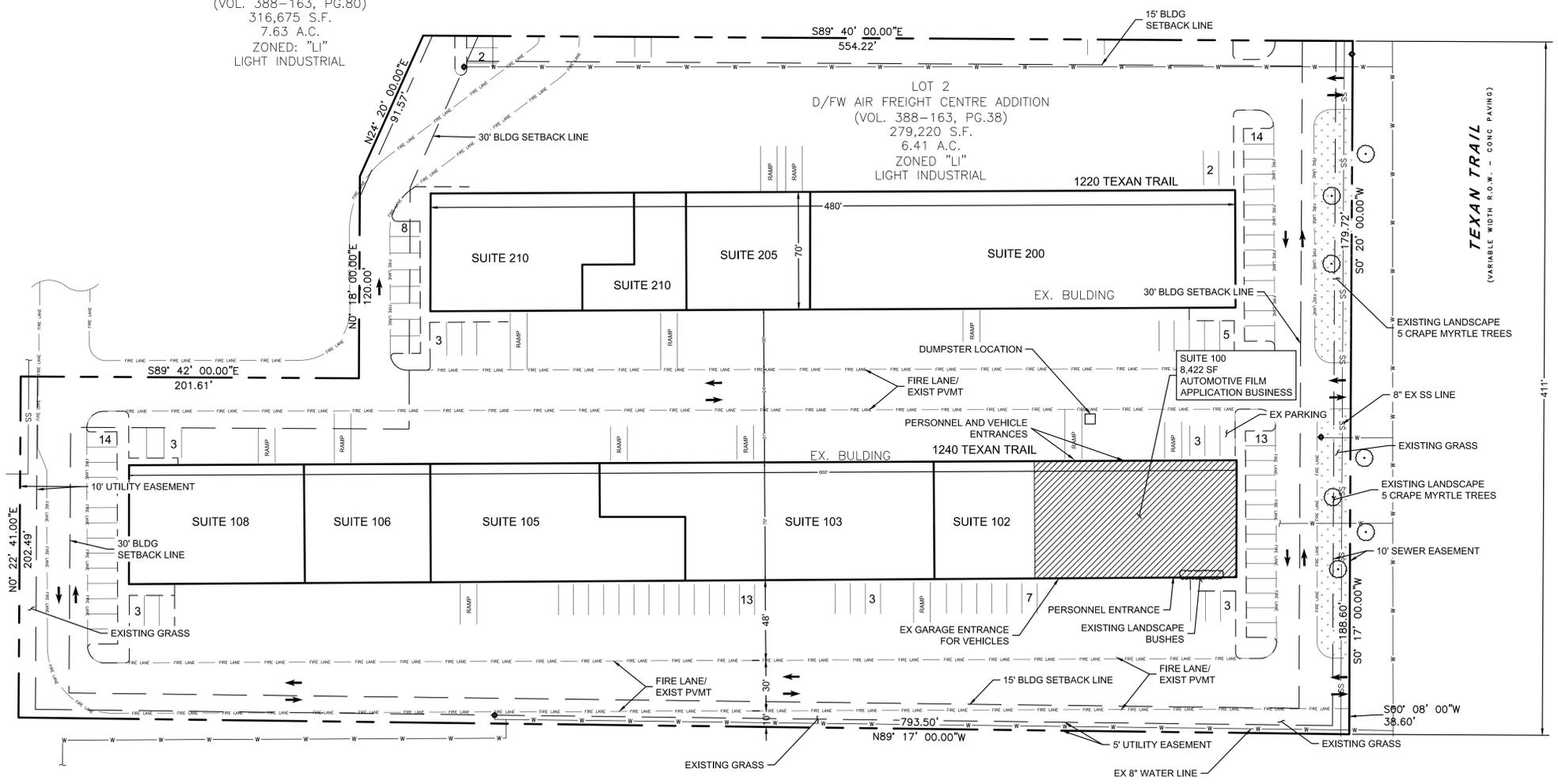
Date Prepared: 8/27/2025

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.



EDGE REALTY PARTNERS  
**FORTIFIED FILM SOLUTIONS**  
 1240 TEXAN TRAIL, SUITE 100  
 GRAPEVINE, TEXAS 76051

LOT 3R  
 D/FW AIR FREIGHT  
 CENTRE ADDITION  
 (VOL. 388-163, PG.80)  
 316,675 S.F.  
 7.63 A.C.  
 ZONED: "LI"  
 LIGHT INDUSTRIAL



CITY OF GRAPEVINE  
 STANDARD NOTES FOR SITE PLANS

- SITE PLAN**
- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - 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 IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
  - ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
  - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
  - PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
  - ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
  - USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
  - ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

LOT 2RA, BLOCK 1  
 PARK PLACE  
 MERCEDES ADDITION  
 634,343 S.F.  
 14.563 A.C.  
 ZONED: "CC"  
 COMMUNITY COMMERCIAL

**PURPOSE OF REQUEST:**  
 THE PURPOSE OF BZA2425-06 IS TO REQUEST A SPECIAL EXCEPTION FROM THE FOLLOWING DEVELOPMENT STANDARDS FOR A DEVELOPED LOT:

- SECTION 31, "LI" LIGHT INDUSTRIAL DISTRICT, REDUCING THE MINIMUM OPEN SPACE REQUIREMENTS AND EXCEEDING THE MAXIMUM IMPERVIOUS.
- SECTION 53, LANDSCAPING REGULATIONS

The purpose of CU25-27 is specifically to allow for the application and installation of paint protection film and window film (window tinting) in conjunction with a proposed business, within an existing multi-tenant office warehouse building

**NO OUTDOOR STORAGE IS PROPOSED FOR THE REQUESTED USE.**  
**NO ADDITIONAL LIGHTING IS PROPOSED FOR THE REQUESTED USE.**

| LOT 2 PARKING TABULATIONS / TENANT MIX SCHEDULE |                 |                  |                           |
|---|-----------------|------------------|---------------------------|
| <b>1240 Texan Trail</b>                         |                 |                  |                           |
| Tenant Suite #                                  | Square Footage* | Occupancy Type   | Required Parking          |
| #100  | 8,422           | Warehouse        | 5 SPACES                  |
| #102  | 8,428           | Warehouse        | 5 SPACES                  |
| #103  | 6,850           | Warehouse        | 4 SPACES                  |
| #105  | 9,992           | Warehouse        | 5 SPACES                  |
| #106  | 6,342           | Warehouse        | 4 SPACES                  |
| #108  | 6,300           | Warehouse        | 4 SPACES                  |
| <b>1220 Texan Trail</b>                         |                 |                  |                           |
| Tenant Suite #                                  | Square Footage* | Occupancy Type   | Required Parking          |
| #200  | 18,900          | Vacant/Warehouse | 10 SPACES                 |
| #205  | 4,320           | Warehouse        | 3 SPACES                  |
| #210  | 3,150           | Warehouse        | 2 SPACES                  |
| #220  | 7,350           | Warehouse        | 4 SPACES                  |
| <b>TOTAL</b>                                    | <b>80,054</b>   |                  | <b>46 REQ'D SPACES</b>    |
|   |                 |                  | <b>95 PROVIDED SPACES</b> |

Warehouse Parking: 1 Space per 2000 square feet  
 \*Suite square footages provided by Tarrant County Properties, LLC

| SITE PLAN DATA SUMMARY TABLE |             |              |
|------------------------------|-------------|--------------|
| Use: Warehouse               | Required    | Proposed     |
| Lot Size (SF)                | 20,000 S.F. | 279,220 S.F. |
| Open Space Area              | 15%         | 6%           |
| Building Coverage (Max. %)   | 50%         | 28%          |
| Impervious Area (Max. %)     | 85%         | 94%          |
| Lot Width (FT)               | 100 FT      | 591 FT       |
| Lot Depth (FT)               | 150 FT      | 410 FT       |
| Front Yard (FT)              | 30 FT       | >30 FT       |
| Side Yard (FT)               | 15 FT       | >15 FT       |
| Rear Yard (FT)               | 30 FT       | >30 FT       |
| Building Height (FT)         | 50 FT       | 24 FT        |
| Parking                      | 46 SPACES   | 95 SPACES    |

**EDGE REALTY PARTNERS**  
 5950 BERKSHIRE LANE, SUITE 700  
 DALLAS, TX 75225  
 PHONE: 214-945-6918

**PROPERTY OWNER**  
 TARRANT COUNTY PROPERTIES, LLC  
 1000 SHERBROOKE WEST STE 1800  
 MONTREAL, QC H3A0A6, CANADA

**ENGINEER**  
 BAIRD HAMPTON & BROWN  
 3801 WILLIAM D. TATE AVE.  
 GRAPEVINE, TX 76051  
 PHONE: 682-348-3267  
 CONTACT: SKYLAR LYLE, P.E.

CASE NAME: FORTIFIED FILM SOLUTIONS  
 CASE NUMBER: CU25-27  
 LOCATION: 1240 TEXAN TRAIL

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: 1 OF 2

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

PLANNING SERVICES DEPARTMENT

**SITE PLAN**  
 1240 TEXAN TRAIL  
 LOT 2, DFW AIR FREIGHT CENTRE ADDITION  
 BBB & CRR CO. SURVEY, ABS. A-205  
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS  
 279,220 S.F. / 6.41 ACRES  
 ZONE: "LI" LIGHT INDUSTRIAL  
 DATE OF PREPARATION: August 20, 2025

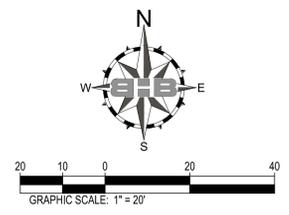
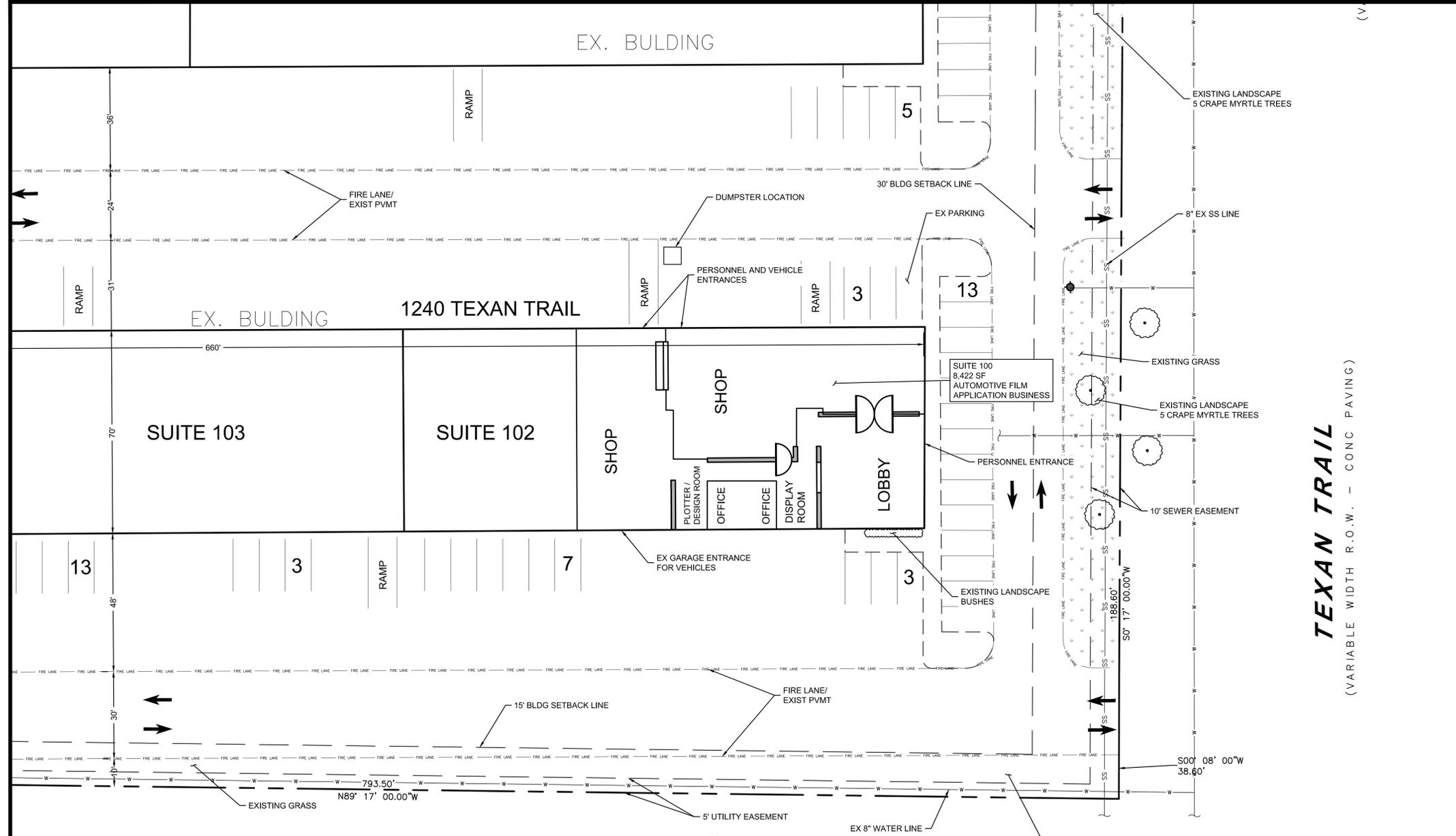
**OVERALL SITE PLAN**

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |



PROJECT NUMBER: 2025.717.000  
 DATE: 8/20/2025 DRAWN BY: DP  
 DESIGN BY: DP CHECKED BY: SL

SHEET  
**C-1**

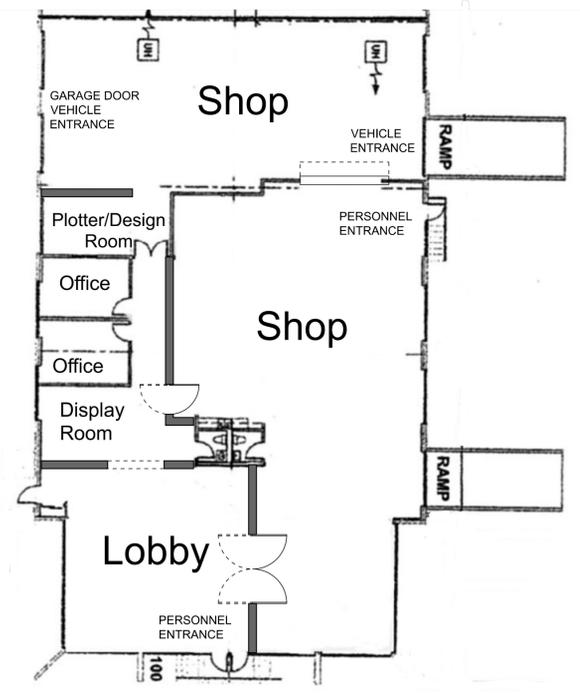


**TEXAN TRAIL**  
(VARIABLE WIDTH R.O.W. - CONC PAVING)

| LOT 2 PARKING TABULATIONS / TENANT MIX SCHEDULE |                 |                  |                           |
|---|-----------------|------------------|---------------------------|
| Tenant Suite #                                  | Square Footage* | Occupancy Type   | Required Parking          |
| <b>1240 Texan Trail</b>                         |                 |                  |                           |
| #100  | 8,422           | Warehouse        | 5 SPACES                  |
| #102  | 8,428           | Warehouse        | 5 SPACES                  |
| #103  | 6,850           | Warehouse        | 4 SPACES                  |
| #105  | 9,992           | Warehouse        | 5 SPACES                  |
| #106  | 6,342           | Warehouse        | 4 SPACES                  |
| #108  | 6,300           | Warehouse        | 4 SPACES                  |
| <b>1220 Texan Trail</b>                         |                 |                  |                           |
| #200  | 18,900          | Vacant/Warehouse | 10 SPACES                 |
| #205  | 4,320           | Warehouse        | 3 SPACES                  |
| #210  | 3,150           | Warehouse        | 2 SPACES                  |
| #220  | 7,350           | Warehouse        | 4 SPACES                  |
| <b>TOTAL</b>                                    | <b>80,054</b>   |                  | <b>46 REQ'D SPACES</b>    |
|   |                 |                  | <b>95 PROVIDED SPACES</b> |

Warehouse Parking: 1 Space per 2000 square feet  
 \*Suite square footages provided by Tarrant County Properties, LLC

| SITE PLAN DATA SUMMARY TABLE |             |              |
|------------------------------|-------------|--------------|
| Use: Warehouse               | Required    | Proposed     |
| Lot Size (SF)                | 20,000 S.F. | 279,220 S.F. |
| Open Space Area              | 15%         | 6%           |
| Building Coverage (Max. %)   | 50%         | 28%          |
| Impervious Area (Max. %)     | 85%         | 94%          |
| Lot Width (FT)               | 100 FT      | 591 FT       |
| Lot Depth (FT)               | 150 FT      | 410 FT       |
| Front Yard (FT)              | 30 FT       | >30 FT       |
| Side Yard (FT)               | 15 FT       | >15 FT       |
| Rear Yard (FT)               | 30 FT       | >30 FT       |
| Building Height (FT)         | 50 FT       | 24 FT        |
| Parking                      | 46 SPACES   | 95 SPACES    |



**PURPOSE OF REQUEST:**  
 THE PURPOSE OF BZA25-06 IS TO REQUEST A SPECIAL EXCEPTION FROM THE FOLLOWING DEVELOPMENT STANDARDS FOR A DEVELOPED LOT:

- SECTION 31, "L" LIGHT INDUSTRIAL DISTRICT, REDUCING THE MINIMUM OPEN SPACE REQUIREMENTS AND EXCEEDING THE MAXIMUM IMPERVIOUS.
- SECTION 53, LANDSCAPING REGULATIONS

The purpose of CU25-27 is specifically to allow for the application and installation of paint protection film and window film (window tinting) in conjunction with a proposed business, within an existing multi-tenant office warehouse building

**NO OUTDOOR STORAGE IS PROPOSED FOR THE REQUESTED USE.**

**NO ADDITIONAL LIGHTING IS PROPOSED FOR THE REQUESTED USE.**

**CITY OF GRAPEVINE STANDARD NOTES FOR SITE PLANS**

**SITE PLAN**

- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- 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 IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
- ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
- PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
- ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
- USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
- ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

**EDGE REALTY PARTNERS**  
 5950 BERKSHIRE LANE, SUITE 700  
 DALLAS, TX 75225  
 PHONE: 214-945-6918

**PROPERTY OWNER**  
 TARRANT COUNTY PROPERTIES, LLC  
 1000 SHERBROOKE WEST STE 1800  
 MONTREAL, QC H3A0A6, CANADA

CASE NAME: FORTIFIED FILM SOLUTIONS  
 CASE NUMBER: CU25-27  
 LOCATION: 1240 TEXAN TRAIL

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: \_\_\_\_\_

SHEET: 2 OF 2

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

PLANNING SERVICES DEPARTMENT

**BBB**  
**BAIRD, HAMPTON & BROWN**  
 engineering and surveying

3801 William D. Tate Ave. Ste 500 Grapevine, TX 76051  
 mail@bbbc.com • 817.251.6550 • bbhinc.com  
 TBPELS Firm #44, #10011300, #10011302, #10194146

**EDGE REALTY PARTNERS  
 FORTIFIED FILM SOLUTIONS**

1240 TEXAN TRAIL, SUITE 100  
 GRAPEVINE, TEXAS 76051

**SITE PLAN**

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |

**Diego Piceno**  
 DIEGO EMILIANO PICENO  
 157620  
 LICENSED PROFESSIONAL ENGINEER

08/20/20

|                 |              |
|-----------------|--------------|
| PROJECT NUMBER: | 2025.717.000 |
| DATE:           | 8/20/2025    |
| DESIGN BY:      | DP           |
| CHECKED BY:     | SL           |
| SHEET           |              |
| <b>C-2</b>      |              |

8.20.2025 3:50PM (BHB-gy-481)cad20251717.000 - Fortified Film CUP01 Design & Drafting02 Civil/7/17/2025 Plan (BZA).dwg SITE PLAN



CITY OF GRAPEVINE, TEXAS  
BOARD OF ZONING ADJUSTMENT MEETING MINUTES  
MONDAY, AUGUST 4, 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, August 4, 2025, 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   |
| Jack Townsend    | Member   |
| Jonathan Gaspard | Member   |

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

|                 |                         |
|-----------------|-------------------------|
| Alex Crowley    | Assistant 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 August 4, 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 **5:58 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.

**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

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

*BZA25-04 applicant, Chad Hermann, presented and answered questions from the Board. Speakers Jennie Hermann and Aman Dhingra spoke in support of BZA25-04. Speaker Sharron Rogers spoke in opposition of BZA25-04.*

Chairman Sheppard closed the public hearing.

Motion was made to **deny** BZA application **BZA25-04:**

Motion: Muras

Second: Gaspard

Ayes: Sheppard, Townsend

Nays: None

Approved: 4-0

Motion was made to **approve** the July 7, 2025 minutes briefing session and public hearing:

Motion: Muras

Second: Townsend

Ayes: Sheppard, Gaspard

Nays: None  
Approved: 4-0  
Abstained: None

**Adjournment**

Motion was made to adjourn the meeting at **6:47 P.M.**

Motion: Gaspard  
Second: Muras  
Ayes: Sheppard, Townsend  
Nays: None  
Approved: 4-0

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 8<sup>th</sup> DAY OF SEPTEMBER 2025.

APPROVED:

---

CHAIRMAN

---

ASHLEE MOSLEY  
PLANNING TECHNICIAN