



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING AGENDA
MONDAY, OCTOBER 6, 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 October 6, 2025, public hearing.
3. Planning Services Director to brief the board on the Board of Zoning Adjustment bylaws and rules of procedure regarding rescheduling meetings.

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

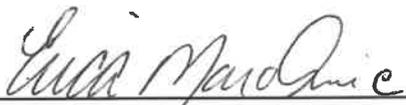
7. None.

NEW BUSINESS

8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-08 submitted by Stephen Moody for property located at 304 North Dove Road and consideration of the same.
9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-09 submitted by Richard Cyr for property located at 3451 Red Bird Lane and consideration of the same.
10. Board of Zoning Adjustment to consider the minutes of the September 8, 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 30, 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
ALBERT L. TRIPLETT, JR., PLANNER II

SUBJECT: BOARD OF ZONING ADJUSTMENT CASE **#BZA25-08A & BZA25-08B**
304 NORTH DOVE ROAD

MEETING DATE: **MONDAY, OCTOBER 6, 2025**

BACKGROUND INFORMATION:

The subject site is a portion of a platted 28,400 square-foot (0.6512-acre) lot located in the W.C. Lucas Addition. The lot was originally developed in 1940 and platted in July 1951, prior to the adoption of the city's first zoning ordinance in 1955. Although the residence was constructed in 1940, the lot was later split by deed in 2012, resulting in a non-conforming remainder, described as the south 80.15 feet of Block 7, Lot 7 of the W.C. Lucas Addition. The site was rezoned from "R-1", Single-Family Dwelling District to "R-7.5", Single-Family District in the 1984 City-wide Rezoning.

The application was submitted by Stephen Moody, the property owner.

REQUEST:

The applicant intends to renovate the interior of the existing 886 square foot residential dwelling, including the replacement of windows and doors, and is requesting the following variances (Case No. BZA25-08A) from the Grapevine Comprehensive Zoning Ordinance No. 82-73, for the subject site:

Subsection 15.F.2., *Lot Size* of Section 15 "R-7.5", Single Family District, which requires a minimum lot area of 7,500 square feet. The applicant is requesting a variance to allow a minimum lot area of 7,498 square feet.

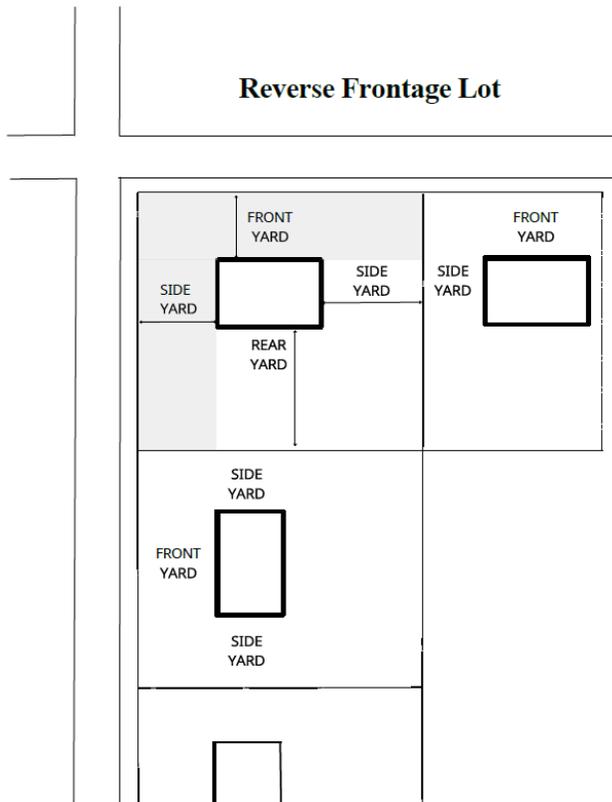
Subsection 15.G.4., *Minimum Lot Width* of Section 15 "R-7.5", Single Family District, which requires a minimum lot width of 95 feet for reverse frontage lots. The applicant is requesting a variance to allow a minimum lot width of 80 feet.

Subsection 15.G.5., *Minimum Lot Depth* of Section 15 "R-7.5", Single Family District, which requires a minimum lot depth of 100 feet. The applicant is requesting a variance to allow a minimum lot depth of 95 feet along the north property line and minimum lot depth of 80 feet along the south property line.

The reverse frontage lot regulations have been in effect since the adoption of the 1970 Zoning Ordinance and were carried forward in the 1982 Zoning Ordinance, both of which were adopted after the filing of the warranty deed that established the remainder of the original lot. The subject site is a reverse frontage lot (see diagram below) which requires

30-foot front and side yard setbacks found in **Subsection 42.D., Corner Lots** of Section 42, Supplementary District Regulations of the Zoning Ordinance. This subsection states that corner lots, for the side yard on the street side, when the rear yard of a lot backs up to a front yard of an adjoining lot, both lots shall have the same setback as the required front yard.

Reverse Frontage Lot Example:



The following special exception is requested:

Subsection 15.F.6., Minimum Floor Area of Section 15 “R-7.5”, Single Family District, which requires a minimum floor area of 1,200 square feet. The existing residential structure is approximately 886 square feet in area.

Subsection 15.G.1., Depth of Front yard of Section 15 “R-7.5”, Single Family District, which requires a front yard depth of 30 feet. The existing residential structure is approximately 22 feet from the west property line and encroaches approximately 8-feet into the required front yard setback.

Subsection 15.J., Off-Street Parking of Section 15 “R-7.5”, Single Family District, states that parking spaces may not be located within a required front yard. The existing two parking spaces encroach approximately 9-feet into the required side yard setback adjacent to Worthington Drive.

Subsection 42.D., Corner Lots of Section 42, Supplementary District Regulations. The subject site is a reverse frontage lot which requires 30-foot front and side yard setback

adjacent to the street. The existing residential structure and detached and carport are approximately 21 feet from the south property line and encroach approximately 9-feet into the required side yard setback adjacent to Worthington Drive.

Subsection 42.C., *Secondary Buildings* of Section 42, Supplementary District Regulations, requires a detached secondary building be at least 10 feet from any existing dwelling. The detached carport is approximately 3-feet from the dwelling and encroaches 7-feet into the building separation requirement.

ATYPICAL CONDITIONS:

Staff finds that atypical conditions exist for the requested variances (BZA25-08A) on this property. Specifically, the subject property was developed in 1940 and is a portion of the lot platted in 1951 prior to the City's first Zoning Ordinance in 1955 and prior to the rezoning of the property in the 1984 City-wide Rezoning to "R-7.5", Single-Family District. In 2012, the lot was split by deed by a previous owner, resulting in the current configuration. Currently and as proposed, the site is not compliant with Zoning Ordinance (82-73) relative to the following areas:

- Subsection 15.F.2., *Lot Size* of Section 15 "R-7.5", Single Family District, which requires a minimum lot area of 7,500 square feet, the lot exists today with a lot area of 7,498 square feet.
- Subsection 15.G.4., *Minimum Lot Width* of Section 15 "R-7.5", Single Family District, which requires a minimum lot width of 95 feet for reverse frontage lots, the lot exists today with a width of 80 feet.
- Subsection 15.G.5., *Minimum Lot Depth* of Section 15 "R-7.5", Single Family District, which requires a minimum lot depth of 100 feet, the lot exists with a lot depth of 95 feet along the north property line and a lot depth of 80 feet along the south property line.

The requested special exceptions (BZA25-08B) on this property, are a result of the same circumstances outlined under the variance requests. Currently and as proposed, the site is not compliant with Zoning Ordinance (82-73) relative to the following areas:

- Subsection 15.F.6., *Minimum Floor Area* of Section 15 "R-7.5", Single Family District, which requires a minimum floor area of 1,200 square feet,
- Subsection 15.G.1., *Depth of Front yard* of Section 15 "R-7.5", Single Family District, which requires a front yard depth of 30 feet,
- Subsection 15.J., *Off-Street Parking* of Section 15 "R-7.5", Single Family District, states that parking spaces may not be located within a required front yard,
- Subsection 42.D., *Corner Lots* of Section 42, Supplementary District Regulations, requires reverse frontage lots to have a 30-foot front yard setback and 30-foot side yard setback, and

- Subsection 42.C., *Secondary Buildings* of Section 42, Supplementary District Regulations, which requires a detached secondary building be at least 10 feet from any existing dwelling on the site.

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment:

Approve (BZA25-08A) variances to the Grapevine Comprehensive Zoning Ordinance 82-73: Subsection 15.F.2., *Lot Size* of 7,498 square feet, Subsection 15.G.4., *Minimum Lot Width* of 80 feet, and Subsection 15.G.5., *Minimum Lot Depth* of lot depth of 95 feet along the north property line and a lot depth of 80 feet along the south property as shown on the plot plan.

Approve (BZA25-08B) special exceptions to the Grapevine Comprehensive Zoning Ordinance 82-73: Subsection 15.F.6., *Minimum Floor Area* of 866 square feet, Subsection 15.G.1., *Depth of Front yard* for 22 feet, Subsection 15.J., *Off-Street Parking* of Section 15, "R-7.5", Single-Family District to allow parking located in the front yard, Subsection 42.D., *Corner Lots* to allow a 9 foot encroachment, and Subsection 42.C., *Secondary Buildings* of Section 42, Supplementary District Regulations, to allow an existing 3-foot building separation between dwelling and carport.

Staff recommends the Board of Zoning Adjustment:

1. **Approve** (BZA25-08A & B) for the variance requests and special exception requests on the subject site, **subject to the following condition:**

An amended plat is filed with Tarrant County.

/at

Received 9/29/2025 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) 304 N. DOVERD REMAINDER OF LOT 7 Gross area of parcel (to nearest tenth of acre) 0.1839 ACRE

Street frontage & distance to nearest cross street ~~ON~~ AT INTERSECTION 80' x 100' W.C. LUCAS Describe the Proposed Use RESIDENTIAL ~~ON~~ HOUSE

Existing Zoning R 7.5

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 STEPHEN MOODY

Company SELF

Address 304 N. DOVE

City GRAPEVINE State TX Zip Code 76051

Phone 469.494.8962 Email [REDACTED]

Project Representation (check one):

- [X] 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.

BZA25-08 RECEIVED

AUG 26 2025

Received 9/29/2025 as part of initial submittal

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

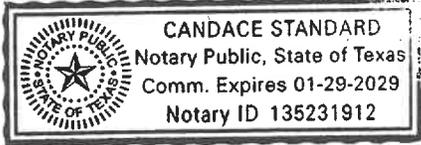
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature [Signature] Date 8-25-25

STATE OF: TEXAS COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared STEPHEN MOODY (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 25th day of AUGUST, 20 25



[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 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

NOTARY PUBLIC in and for the State of Texas

152A25-08 RECEIVED AUG 26 2025

Received 9/29/2025 as part
of initial submittal

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

LEGAL DESCRIPTION

Address of subject property 304 N. DOVE ROAD

Legal description of subject property
REMAINDER OF

7
Lot

7
Block

W.C. LUCAS
Subdivision

BOARD OF ADJUSTMENT APPLICATION PROCEDURAL TIMETABLE:

Application Deadline

Days 1-7

Day 8

Day 15

Day 16

Day 20

Day 30

First Monday of the month.

Planning and other City staff review.

Staff will issue comments and request additional information.

Applicant submits revised plans or additional requested information.

Notice is published in newspaper and mailed to adjacent property owners.

Packets distributed to Board of Adjustment Members, City Council and applicants are informed of the public hearing date/presentation requirements.

Board of Adjustment Public Hearing

POTENTIAL OUTCOMES:

Denial

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.

Approval

Requires ¾ vote for approval.

Continuance

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.

RECEIVED

AUG 26 2025

BZAAS-06

Received 9/29/2025 as part

of Initial submittal

SPRY SURVEYORS

8241 Mid-Cities Blvd., Suite 102 · North Richland Hills, TX 76182

Phone 817-776-4049 · email: [REDACTED]

August 26, 2025

To: City of Grapevine

Reference: Narrative Letter
Proposed Lot 7R-1, Block 7, WC Lucas Addition
BZA CASE NUMBER: BZA25-08
304 North Dove Road

The purpose of this request to bring an existing home, which is a portion of a platted lot, up to the current city of Grapevine standards, for minor improvements on the subject property. Replat has been submitted. Existing house, lot size is not conforming.

Sincerely,

David Lewis
Managing Member
Spry Surveyors LLC

BZA25-08

RECEIVED

AUG 26 2025

Page 1 of 1

Electronically Recorded

Tarrant County Texas

LT GF# 2059001602 JF Official Public Records

8/6/2012 12:32 PM

D212190265

Mary Louise Garcia
Mary Louise Garcia

PGS 4 \$28.00
Submitter: ACS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: AUGUST 3, 2012

Grantor: JOHN HOROBEC, a single person

Grantor's Mailing Address:

JOHN HOROBEC
626 So Church
Grapevine TX 76051
County

Grantee: LOGAN PHILLIPS, a single person

Grantee's Mailing Address:

LOGAN PHILLIPS
304 NORTH DOVE ROAD
GRAPEVINE, TX 76051
TARRANT County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of NTFN, INC. in the principal amount of SEVENTY-EIGHT THOUSAND FIVE HUNDRED FIFTY-ONE AND NO/100 DOLLARS (\$78,551.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of NTFN, INC. and by a first-lien deed of trust of even date from Grantee to GREGORY GRAHAM, trustee.

Property (including any improvements):

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Reservations from Conveyance:

None

Warranty Deed with Vendor's Lien

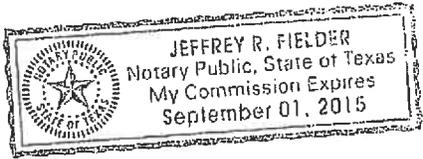


LT GF# 2059001602 JF

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on August 3, 2012, by JOHN HOROBEC.



[Signature]
Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:

The Stegall Firm, PLLC
1100 E Southlake Blvd., Ste. 300
Southlake, TX 76092

AFTER RECORDING RETURN TO:

LOGAN PHILLIPS
304 NORTH DOVE ROAD
GRAPEVINE, TX 76051

Unofficial Copy



Started: 04/28/2025 at 10:51 AM

Elapsed time: 5 months 4 days 9 hours 56 mins

Expires: 11/03/2025. Time Remaining: 1M 3d 16h 57m

Create New Project

- ▶ HOME
- ▼ PROJECTS
 - All 119529
 - Active 1261
 - Requested 11
 - Expired 3689
 - Expiring 107
 - Payments 102
 - Pending Docs 18
 - Pending Archive 13
 - Archived 114105
 - Suspended 0
 - On Hold 463
 - Manager Load

- ▶ REVIEWS
- ▶ INSPECTIONS
- ▶ INVOICES
- ▶ TOOLS

#25-001658 - Building - Residential Alteration In Review

Project Type: Building - Residential Alterat...
 Department: Permits and Inspections
 Applicant: Stephen Moody
 Project Manag

Overview
Reviews
Inspections
Payments
Documents
Updates
Con

ADDRESS	DESCRIPTION	PROJECT VALUATI
304 N Dove Rd., Grapevine, TX USA 76051	Interior Alteration to Include Window and Door Replacement	Valuation: \$25,000. Square Footage: 90

Project Steps
Information Fields
Fees
Credentials 0
Correction Items 1

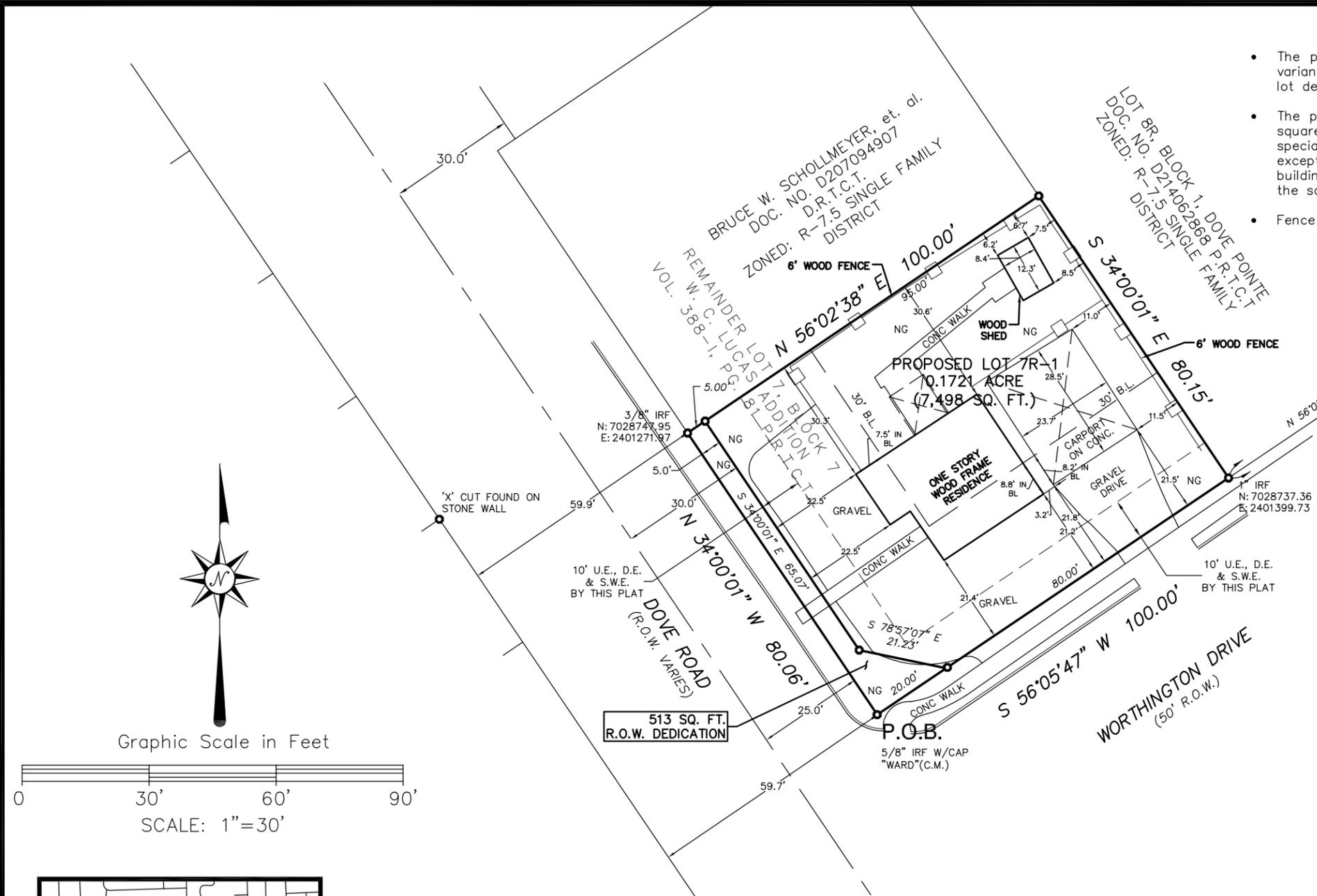
Type:

STEP 00	Request	Courtney Cogburn	Standard	✓ <u>Accepted</u>
STEP 01	Residential - ADD / ALT Submittal	Connie Cook	Review	✓ <u>Approved</u>
STEP 02	Building Plan Review New SFR/TH Submittal	Arnoldo Ramirez TSBPE I-3898	Review	<u>1 Items Required</u>
STEP 03	Payment Due	Connie Cook	Payment	
STEP 04	Issue Permit	Arnoldo Ramirez TSBPE I-3898	Document	
STEP 05	MISC, Building Inspection	Scott Leavelle	Inspection	
STEP 06	Building Setback	Kelly Taft - TSBPE 3971	Inspection	
STEP 09	Building Framing	Dian Rogers TSBPE #4188	Inspection	
STEP 13	Building Energy Code	Israel Lozano TSBPE # I-4362	Inspection	
STEP 15	Building Final	Scott Leavelle	Inspection	
STEP 16	Archive	Kelly Taft - TSBPE 3971	Standard	

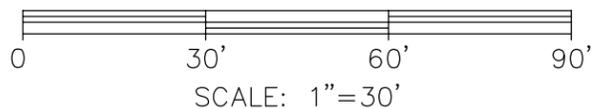


NOTES

- The purpose of BZA25-08A is to request a variance from the required lot area of 7,500 square feet, a variance from the required lot width of 95 feet for a reverse frontage lot, and a variance from the required lot depth of 100 feet.
- The purpose of BZA25-08B is to request a special exception to the minimum dwelling floor area of 1,200 square feet, a special exception to allow a building encroachment into the required 30 foot front yard, a special exception to allow building encroachments into the required 30 foot south side yard, a special exception to reduce the building separation requirement of 10 feet between the dwelling and the secondary building, and a special exception to allow off street parking to be located on a required yard adjacent to the south property line.
- Fence is not permitted in the required front yard building setback area or the established front yard.



Graphic Scale in Feet



SITE PLAN DATA SUMMARY TABLE

Item	Required	Provided	Percentage
General Site data			
Zoning (from zoning map)	R-7.5	R-7.5	
Land Use (from Zoning Ordinance; include all applicable uses)	RL-Residential Low Density	RL-Residential Low Density	
Total Lot Area (square feet and acres)	7,500 SQ. FT.	7,498 SQ. FT.	
Dwelling Floor Area (square feet)	1,200 Min. SQ. FT.	886 SQ. FT.	12%
Maximum Building Coverage	3,000 (40%)	1,667 SQ. FT.	
Impervious Surface Coverage	4,499 SQ. FT. (60%)	2,946 SQ. FT.	39%
Building Height (feet/# stories)	35-feet/2 Stories SQ. FT.	One Story	
Front Yard Required	30 FT.	27 FT.	
Rear Yard Required	25 FT.	38 FT.	
Lot Width Required (Reverse Frontage Lot)	95 FT.	80 FT.	
Side Yard Required North	6 FT.	6 FT.	
Side Yard Required South	30 FT.	21 FT.	
Lot Depth Required	100 FT.	90 FT (North); 80 FT (South)	

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Grapevine, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647

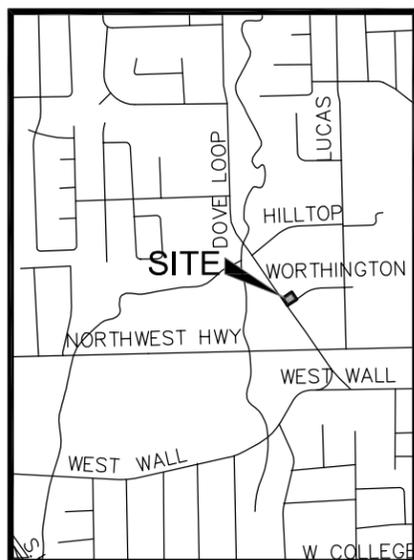
Date: SEPTEMBER 30, 2025

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182



OWNER:
Stephen D. Moody
Susan T. Moody
304 North Dove Road
Grapevine, TX 76051

SURVEYOR:
Spry Surveyors
8241 Mid-Cities Boulevard, Suite 102
North Richland Hills, TX 76182
Firm Reg. No. 10112000 Ph 817-776-4049
spry@sprysurveyors.com www.sprysurveyors.com
Project Number 023-239-30



VICINITY MAP
SCALE: 1"=2000'

PLOT PLAN FOR
304 N. DOVE ROAD
PROPOSED LOT 7R-1, BLOCK 7
W.C. LUCAS ADDITION
7,498 SQ. FT.
IN THE THOMAS MAYHAN SURVEY, A-1050
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
BZA CASE NUMBER: BZA25-08

ISSUE DATE: 9/17/2025 SCALE: 1"=30' PROJECT NO.: 023-239-30

SPRY SURVEYORS

8241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 76182
PH: 817.776.4049 • spry@sprysurveyors.com • www.sprysurveyors.com
Firm Reg. No. 10112000

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 **#BZA25-09A & BZA25-09B**
3451 RED BIRD LANE

MEETING DATE: **MONDAY, OCTOBER 6, 2025**

BACKGROUND INFORMATION:

The subject property is an undeveloped, 8,567 square foot (0.19 acre), lot, platted as Block 1, Lot 8, Grapevine Lakes Estates in 1951 prior to the City's first Zoning Ordinance in 1955. 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.

The subject site is accessed by a path of sufficient width to accommodate a single automobile, located within a 50-foot public right-of-way as depicted on the plot plan. An existing pedestrian path will not be diminished or impacted by the proposed improvements to the subject site.

The application was submitted by Kathryn E. Cry, the future property owner.

REQUEST:

The applicant proposes to construct a new single-story, 2,000-square-foot single-family detached dwelling with an integrated garage located beneath the main living area, and is requesting the following variance (BZA25-09A) from the Grapevine Comprehensive Zoning Ordinance No. 82-73, for the subject site:

Subsection 15.G.5., *Minimum Lot Depth* of Section 15, "R-7.5", Single Family District, which requires a minimum lot depth of 100 feet. The applicant is requesting a variance to allow a minimum lot depth of 79 feet along the west property line and to allow a minimum lot depth of 85 feet along the east property line.

The following special exceptions (BZA25-09B) are requested:

Subsection 15.G.1., *Depth of Front yard* of Section 15, "R-7.5", Single Family District, requires a minimum front yard depth of 30 feet. The proposed residential structure is approximately 25 feet from the south property line and encroaches approximately 5 feet into the required front yard setback as shown on the plot plan.

Subsection 15.G.2., *Depth of Rear yard* of Section 15, "R-7.5", Single Family District, requires a minimum rear yard depth of 25 feet. The proposed residential structure is

approximately 2 feet from the north property line and encroaches approximately 23 feet into the required rear yard setback as shown on the plot plan.

ATYPICAL CONDITIONS:

Staff finds that atypical conditions exist for the requested variance (BZA25-09A) on this property. Specifically, the subject property was platted in 1951 prior to the City's first Zoning Ordinance in 1955 and prior to the rezoning of the property in the 1984 City-wide Rezoning, at which time it was rezoned to "R-7.5", Single-Family District. Currently the site is not compliant with Zoning Ordinance (82-73) relative to the following area:

Subsection 15.G.5., *Minimum Lot Depth* of Section 15 "R-7.5", Single Family District, which requires a minimum lot depth of 100 feet. The lot exists today with the lot depth of 79 feet along the west and 85 feet along the east property lines.

The requested special exceptions (BZA25-09B) on this property, including conformance with the required 30-foot front yard setback would eliminate trees the future property owner is attempting to preserve. Encroachment in the required rear yard setback would not negatively impact the adjacent property to the north as the property is owned by the United States (Army Corps of Engineers) and will never be developed. Furthermore, the current lot has 21 feet of lot depth deficiency on one side, which would result in a shallow dwelling unit. Currently the site is not compliant with Zoning Ordinance (82-73) compared to the following areas:

Subsection 15.G.1., *Depth of Front Yard*, of Section 15 "R-7.5", Single-Family District, which requires a minimum front yard depth of 30 feet. The proposed front yard setback is approximately 25 feet from the south property line, resulting in an encroachment of 5 feet into the required front yard setback.

Subsection 15.G.2., *Depth of Rear Yard*, of Section 15 "R-7.5", Single-Family District, which requires a minimum rear yard depth of 25 feet. The proposed development includes a structure located approximately 2 feet from the north property line, resulting in an encroachment of approximately 23 feet into the required rear yard setback.

The property to the west, located at 3547 Red Bird Lane, received approval under BZA86-19 to reduce the front yard setback from 30 feet to 20 feet and the rear yard setback from 25 feet to 5 feet. The property to the east, at 3619 Oakwood Drive, was given approval under BZA93-43 to reduce the required side yard setback on the street side (for a reverse frontage lot) from 30 feet to 20 feet, and to decrease the rear yard setback from 25 feet to 10 feet.

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment:

Approve (BZA25-09A) variance to the Grapevine Comprehensive Zoning Ordinance 82-73, *Minimum Lot Depth* of 79 along the west and 85 feet along the east property lines, as shown on the plot plan.

Approve (BZA25-09B) special exceptions to the Grapevine Comprehensive Zoning Ordinance 82-73, *Depth of Front Yard, and Depth of Rear Yard*, encroachment of 5 feet into the required front yard setback and 23 feet into the required rear yard setback.

Staff recommends the Board of Zoning Adjustment:

1. **Approve** (BZA25-09A & B) for the variance and special exceptions on the subject site.

/at

Received 9/29/2025 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 8, BLOCK 1, GRAPEVINE LAKE ESTATES
Gross area of parcel (to nearest tenth of acre) 8,077 SQ. FT. OR 0.185 AC.
Street frontage & distance to nearest cross street RED BIRD LANE & APPROXIMATELY 119.85 FEET
Describe the Proposed Use RESIDENTIAL HOME
Existing Zoning R-7.5, SINGLE FAMILY RESIDENTIAL 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.

Property Owner Name Richard Cyr
Company
Address 3547 Red Bird Lane
City Grapevine State Tx Zip Code 76051
Phone 817 705-4184 Email

Project Representation (check one):

- I will represent the application myself; OR
I hereby designate Kathryn Cyr (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.



BZA 25-09

Received 9/29/2025 as part of initial submittal

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

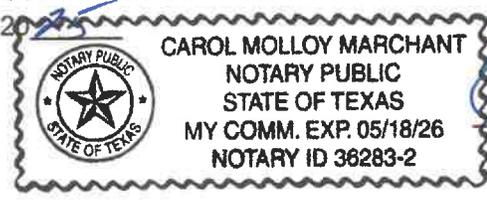
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature Richard Cyr Date 8/21/25

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Richard Cyr (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 21 day of August 2025



Carol Molloy Marchant
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Kathryn E Cyr
Company VIA
Address 8345 Riversprings Dr
City Hurst State TX Zip Code 76053
Phone 817-875-6284
Email [REDACTED]

Applicant's Signature Kathryn E Cyr Date 8/25/2025

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Kathryn Cyr (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 25 day of August 2025

RECEIVED AUG 25 2025
BY: [Signature]
25-09
CAROL MOLLOY MARCHANT
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 05/18/26
NOTARY ID 36283-2

Received 9/29/2025 as part of initial submittal

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

LEGAL DESCRIPTION

Address of subject property 3451 RED BIRD LANE, GRAPEVINE, TEXAS 76051

Legal description of subject property

8 Lot 1 Block GRAPEVINE LAKE ESTATES Subdivision

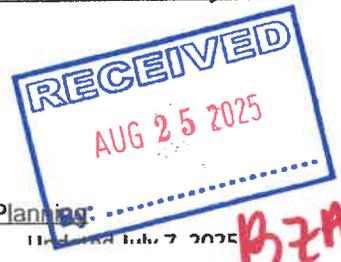
BOARD OF ADJUSTMENT APPLICATION PROCEDURAL TIMETABLE:

Table with 2 columns: Day (Application Deadline) and Description of events. Days include 1-7, 8, 15, 16, 20, and 30.

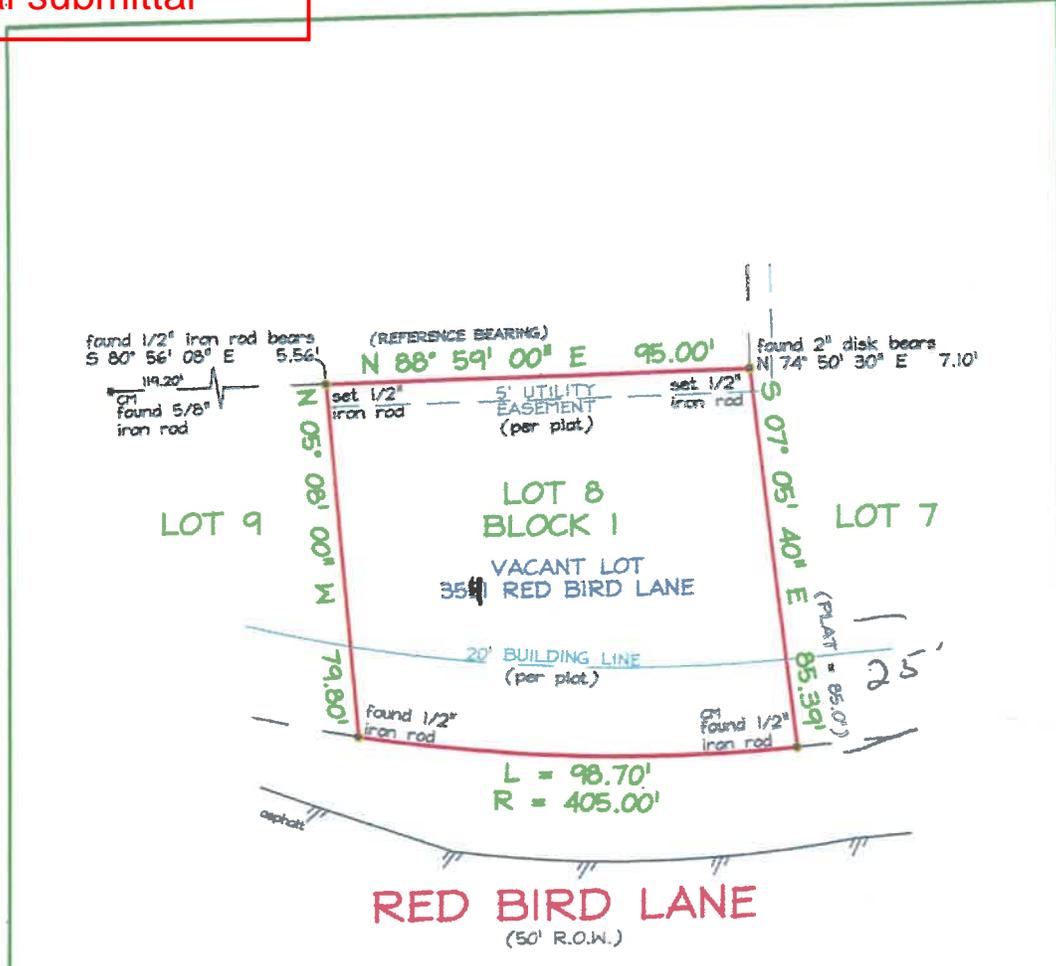
POTENTIAL OUTCOMES:

Table with 3 columns: Denial, Approval, and Continuance. Each column contains a brief description of the outcome.

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



Received 9/29/2025 as part of initial submittal



NOTES:
 BEARINGS ARE BASED ON PLAT.
 C11 = CONTROLLING MONUMENT.
 THIS SURVEY IS NOT AFFECTED BY THE FOLLOWING:
 (10c)-EASEMENT, VOL. 14532, PG. 665, D.R.T.C.T.
 (10d)-ORDINANCE NO. 86-38, VOL. 8576, PG. 156, D.R.T.C.T.
 (10e)-ORDINANCE NO. 91-34, VOL. 10301, PG. 1653, D.R.T.C.T.
 THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 3551 RED BIRD LANE, and Being Lot 8, Block 1, GRAPEVINE LAKE ESTATES SECTION #2, an Addition to the TARRANT County, Texas, according to the map or plat thereof recorded in Volume 368-P, Page 75, of the Map Records of TARRANT County, Texas.

There are no visible conflicts or protrusions, except as shown.
 The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48439C0205 J, dated AUGUST 2, 1995. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

ACCEPTED BY: _____ DATE: _____



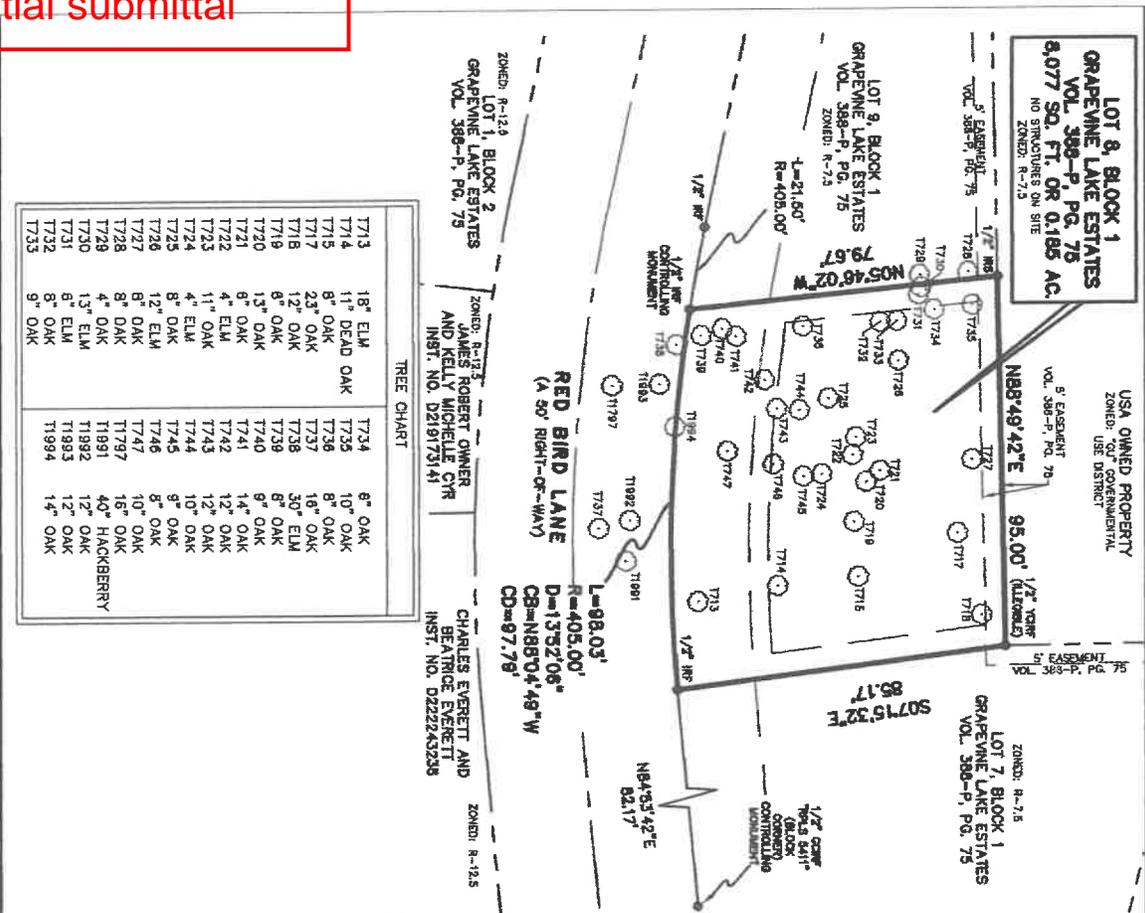
DATE: 04/27/08
 FIELD DATE: 04/14/08
 REVISED:
 JOB NO: 308-0597 TECH: MSP AMERICAN TITLE COMPANY
 MAPSCO NO: 13-S FIELD: JLC GF NO. 1918000597

DALLAS: PHONE 972-681-7072 FAX 972-679-1508 FORT WORTH: PHONE 817-451-0522 FAX 817-496-3415
 4825 EASTOVER DRIVE, MESQUITE, TEXAS 75149 6485 EAST ROSEDALE, SUITE 345, FORT WORTH, TEXAS 76112

RECEIVED
 AUG 25 2025
 By: _____

Handwritten signature/initials

Received 9/29/2025 as part of initial submittal



TREE CHART

7713	18" ELM	7734	8" OAK
7714	11" DEAD OAK	7735	10" OAK
7715	8" OAK	7736	8" OAK
7717	23" OAK	7737	18" OAK
7718	12" OAK	7738	30" ELM
7719	8" OAK	7739	8" OAK
7720	13" OAK	7740	9" OAK
7721	8" OAK	7741	14" OAK
7722	4" ELM	7742	12" OAK
7723	11" OAK	7743	12" OAK
7724	4" ELM	7744	10" OAK
7725	8" OAK	7745	8" OAK
7726	12" ELM	7746	8" OAK
7727	8" OAK	7747	10" OAK
7728	8" OAK	7748	16" OAK
7729	4" OAK	7749	40" HACKBERRY
7730	13" ELM	7750	12" OAK
7731	8" ELM	7751	12" OAK
7732	8" OAK	7752	14" OAK
7733	9" OAK	7753	

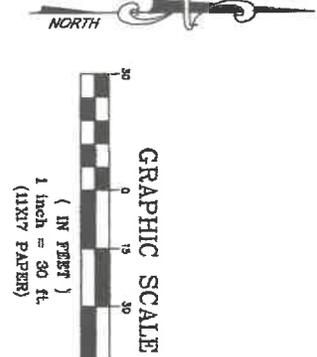
JOB NO.: 25-0403
DATE: 7/1/2025
FIELD DATE: 6/28/2025
SCALE: 1" = 30'
FIELD: T.R.M.
DRAWN: J.M.N.
CHECKED: T.R.M.

PEISER & MANKIN SURVEYING, LLC
 1612 HART STREET
 SUITE 201
 SOUTHLAKE, TEXAS 76092
 817-481-1806 (O)
 tmankh@peisersurveying.com

THOMAS R. MANKIN
 Registered Professional Land Surveyor No. 6122

Member since 1977
 Texas Society of Professional Land Surveyors

COMMERCIAL BOUNDARIES RESIDENTIAL MORTGAGE SURVEYS



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
 7/1/2025

The plot hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plot, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated. There are no viable encroachments, conflicts, or protrusions except as shown.

FLOOD CERTIFICATE
 As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property does not appear to lie within a Special Flood Hazard Area (100 Year Flood). Map date 9/25/08 Community Panel No. 48439C0105K. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

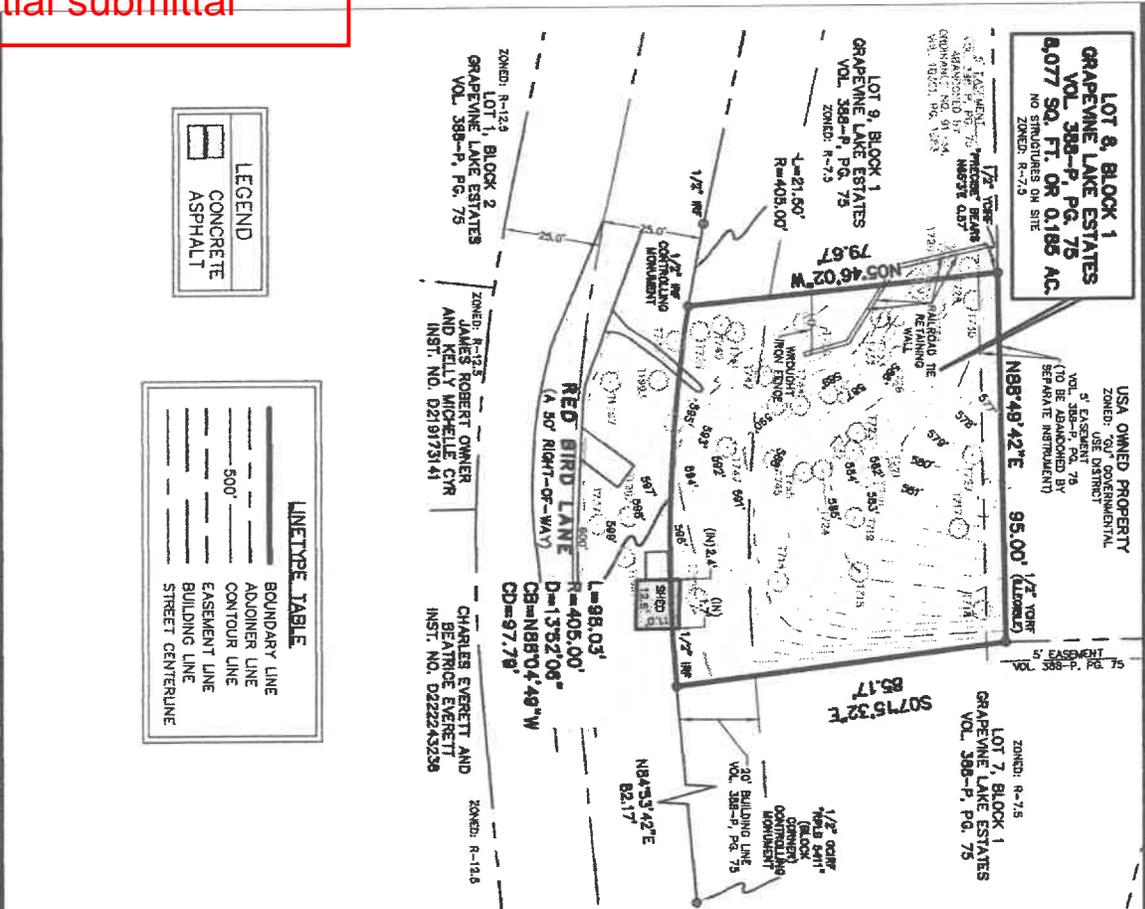
- NOTES:**
1. IRR - Iron Rod Found
 2. IRR - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
 3. YCPR - Iron Rod Found with yellow plastic cap
 4. YCPR - Iron Rod Found with grey plastic cap
 5. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Station (CORS) via Real Time Kinematic (RTK) Methods.
 6. This property has not been obstructed per the client's request, and this survey was performed without the benefit of a title commitment, all easements, rights-of-way, and other survey related matters burdening the property may not be shown.
 7. Not all improvements have been shown.
 8. The sole purpose of this tree survey is to show trees in the area depicted on this tree survey. This tree survey is not intended for any other use by this or any other party.

This is to certify that I have, this date, made an on the ground tree survey of the property located on 3451 Red Bird Lane in the City of Grapevine, Texas, described as follows:
 Being Lot 8, Block 1, Grapevine Lake Estates, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-P, Page 75, Plat Records of Tarrant County, Texas.

T R E E S U R V E Y

AUG 25 2025
 BZA25-09

Received 9/29/2025 as part of initial submittal

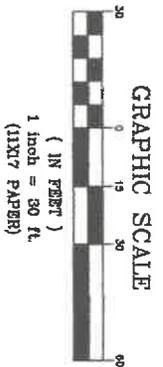


LEGEND

- CONCRETE
- ASPHALT

LINE/TYPE TABLE

- BOUNDARY LINE
- ADD-ON LINE
- CONTOUR LINE
- EASEMENT LINE
- BUILDING LINE
- STREET CENTERLINE



PEISER & MANKIN SURVEYING, LLC

Member Since 1977
Texas Society of Professional Surveyors

COMMERCIAL BOUNDARIES RESIDENTIAL TOPOGRAHY

1812 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76082
817-481-1806 (O)
817-481-1806 (C)
franklin@peiser-surveying.com

FIRM No. 100939-00

DATE: 7/28/2025
FIELD DATE: 7/25/2025
SCALE: 1" = 30'
FIELD: E.M.
DRAWN: J.M.N.
CHECKED: T.R.M.

JOB NO.: 25-0403

TOPOGRAPHIC SURVEY

This is to certify that I have, this date, made on on the ground topographic survey of the property located on 3451 Red Bird Lane in the City of Grapevine, Texas, described as follows:

Block 1, Grapevine Lake Estates, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-P, Page 75, Plat Records of Tarrant County, Texas.

NOTES:

1. IPR - Iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. YCIPF - Iron Rod Found with yellow plastic cap
4. GCIPF - Iron Rod Found with grey plastic cap
5. Benchmarks of lines shown hereon refer to grid North of the Texas Coordinate System of 1983 (North Central Zone 4202, NAD83 (2011), Epoch 2010) as surveyed locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
6. This property has not been obstructed per the client's request and this survey was performed without the benefit of a title commitment, all easements, rights-of-way, and other survey related matters burdening the property may not be shown.
7. Not all improvements have been shown.
8. The sole purpose of this topographic survey is to show contours in the area depicted on this topographic survey. This topographic survey is not intended for any other use by this or any other party.
9. Elevations shown hereon are based on City of Grapevine Monuments 14 (primary) and 7 (secondary).

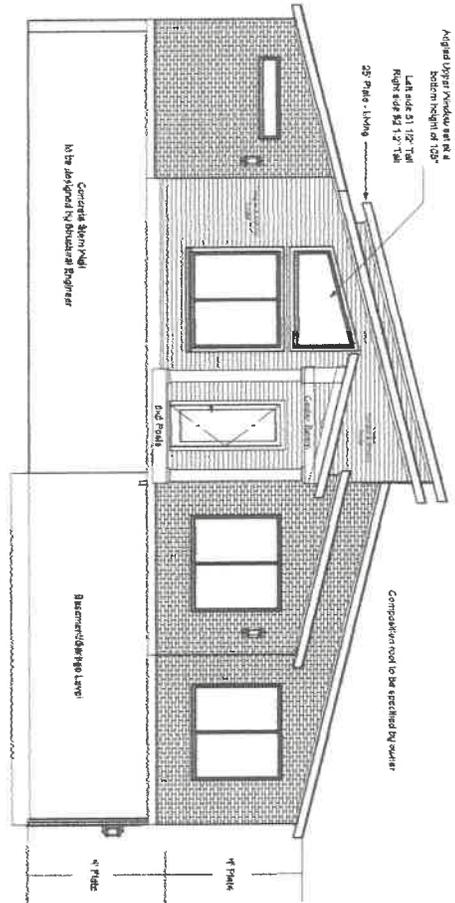
FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property does not appear to lie within a Special Flood Hazard Area (100 Year Flood). Map date 8/25/09 Community Panel No. 45439C0108K. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood height may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

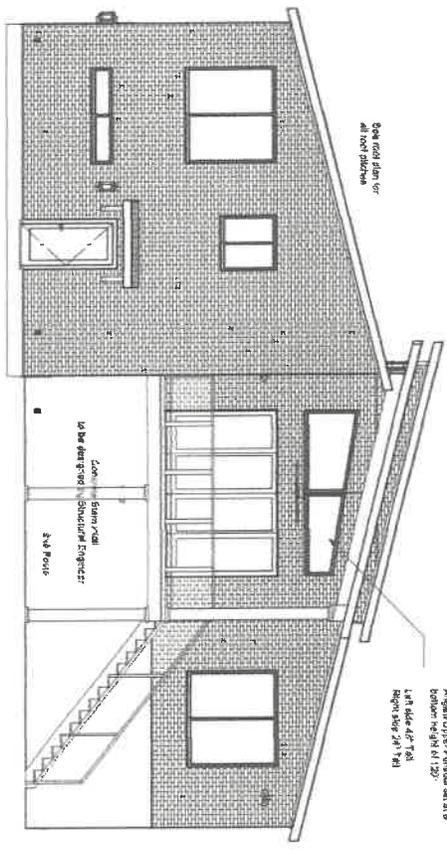
SEP 25 2025
BGA25-09

Received 9/29/2025 as part of initial submittal

All construction must meet or exceed locally adopted building codes.



Front Elevation



Rear Elevation

AUG 25 2025

BZA25-09

GENERAL NOTES:

1. All perforations in top or bottom plates shall be staggered and shall be in accordance with applicable code requirements.
2. Provide 1/2" steel roof joists.
3. Provide 1/2" steel joists and sheath.
4. All joist dimensions, counts or sheath shall originate at outside of exterior.
5. All exterior sheath shall be in accordance with applicable code requirements.
6. All exterior sheath shall be in accordance with applicable code requirements.
7. Verify all access locations.
8. All exterior sheath shall be in accordance with applicable code requirements.

EXTERIOR NOTES:

1. All exterior sheath shall be in accordance with applicable code requirements.
2. All exterior sheath shall be in accordance with applicable code requirements.
3. All exterior sheath shall be in accordance with applicable code requirements.
4. All exterior sheath shall be in accordance with applicable code requirements.
5. All exterior sheath shall be in accordance with applicable code requirements.

LIVING AREA 1st Floor: 2,024 Sqr Ft
 Living Area Basement: 25 Sqr Ft
 Garage: 503 Sqr Ft
 Front Entry Porch: 42 Sqr Ft
 Back Patio: 194 Sqr Ft

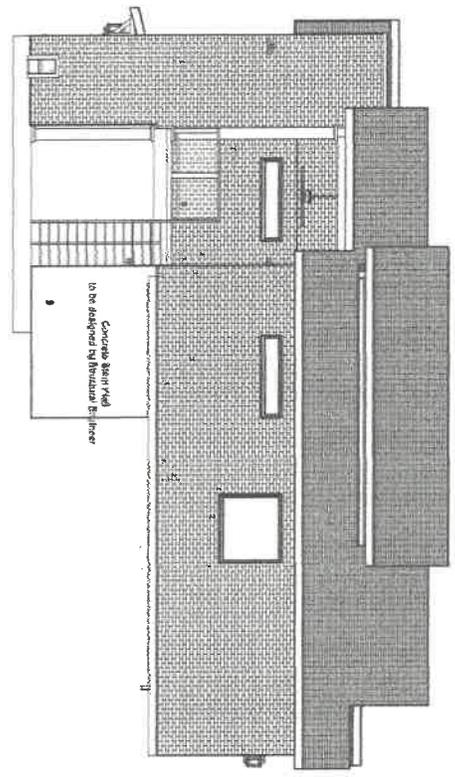
DATE:	7/16/2025
SCALE:	1/4" = 1'
SHEET:	1

DRAWINGS PROVIDED BY:
 house plan | HQ, LLC
 P.O. Box 1637 Lake Dallas, TX 75065-1637
 214-471-2443 mike@houseplanhq.com

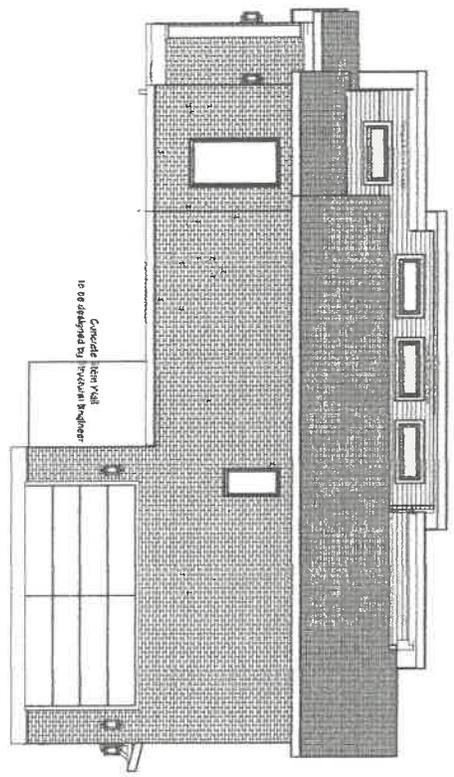


Cyr House
 3451 Red Bird Ln, Grapevine TX

Received 9/29/2025 as part of initial submittal

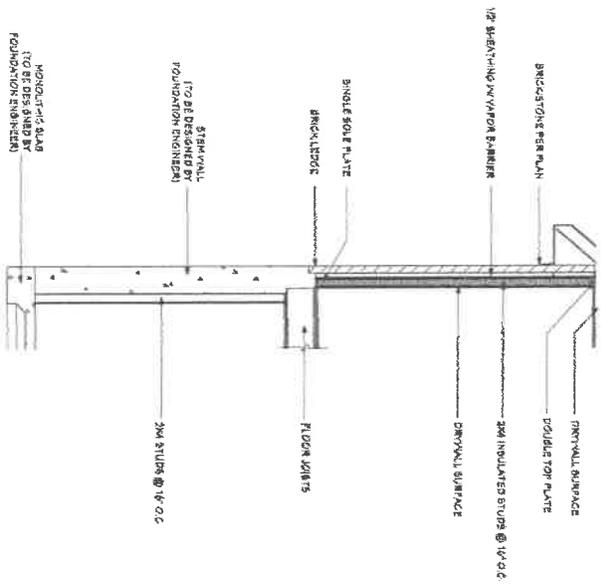


Left Elevation



Right Elevation

All construction must meet or exceed locally adopted building codes.



Typical Cross Section
Scale: 1/2" = 1'

AUG 25 2025
BZA25-09

GENERAL NOTES:

1. All pavements to top or bottom grades for retaining or other structural walls for additional specifications.
2. Provide 1/2" thick rigid insulation on exterior walls.
3. Vent under and at top in double air thru vents with 4" vent pipe.
4. Provide 2" rigid insulation on exterior walls.
5. All interior doors to be solid core doors.
6. All doors shall be installed min. of 2" from back of structure.
7. All exterior doors to be solid core doors.
8. All exterior doors to be installed min. of 2" from back of structure.
9. All exterior doors to be installed min. of 2" from back of structure.
10. All exterior doors to be installed min. of 2" from back of structure.

EXTERIOR NOTES:

1. All exterior doors to be solid core doors.
2. All exterior doors to be installed min. of 2" from back of structure.
3. All exterior doors to be installed min. of 2" from back of structure.
4. All exterior doors to be installed min. of 2" from back of structure.
5. All exterior doors to be installed min. of 2" from back of structure.

Living Area 1st Floor: 2,024 Sq Ft
 Living Area Basement: 25 Sq Ft
 Garage: 503 Sq Ft
 Front Entry Porch: 42 Sq Ft
 Back Patio: 144 Sq Ft

Received 9/29/2025 as part of initial submittal

TOPOGRAPHIC SURVEY

**LOT 8, BLOCK 1
GRAPEVINE LAKE ESTATES
VOL. 388-P, PG. 75
8,077 SQ. FT. OR 0.185 AC.
NO STRUCTURES ON SITE
ZONED: R-7.5**

USA OWNED PROPERTY
ZONED: "GU" GOVERNMENTAL
USE DISTRICT
5' EASEMENT
VOL. 388-P, PG. 75
(TO BE ABANDONED BY
SEPARATE INSTRUMENT)

ZONED: R-7.5
**LOT 7, BLOCK 1
GRAPEVINE LAKE ESTATES
VOL. 388-P, PG. 75**

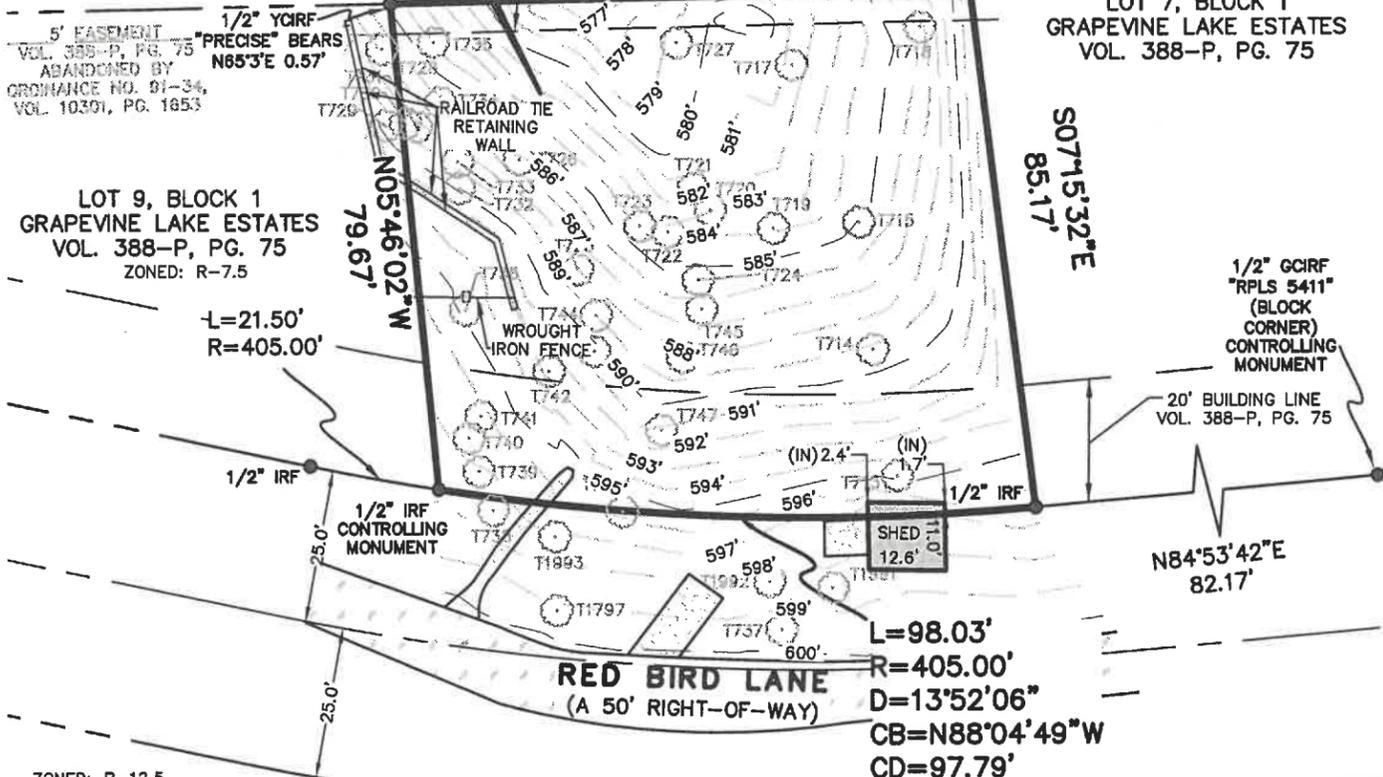
**LOT 9, BLOCK 1
GRAPEVINE LAKE ESTATES
VOL. 388-P, PG. 75
ZONED: R-7.5**

ZONED: R-12.5
**LOT 1, BLOCK 2
GRAPEVINE LAKE ESTATES
VOL. 388-P, PG. 75**

ZONED: R-12.5
**JAMES ROBERT OWNER
AND KELLY MICHELLE CYR
INST. NO. D219173141**

**CHARLES EVERETT AND
BEATRICE EVERETT
INST. NO. D222243236**

ZONED: R-12.5



This is to certify that I have, this date, made an on the ground topographic survey of the property located on 3451 Red Bird Lane in the City of Grapevine, Texas, described as follows:

Being Lot 8, Block 1, Grapevine Lake Estates, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-P, Page 75, Plat Records of Tarrant County, Texas.

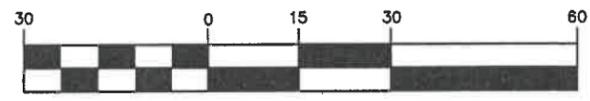
NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. YCIRF - Iron Rod Found with yellow plastic cap
4. GCIRF - Iron Rod Found with gray plastic cap
5. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
6. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements, rights-of-way, and other survey related matters burdening the property may not be shown.
7. Not all improvements have been shown.
8. The sole purpose of this topographic survey is to show contours in the area depicted on this topographic survey. This topographic survey is not intended for any other use by this or any other party.
9. Elevations shown hereon are based on City of Grapevine Monuments 14 (primary) and 7 (secondary).

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/25/09 Community Panel No. 48439C0105K subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.
(11X17 PAPER)

LINETYPE TABLE

	BOUNDARY LINE
	ADJOINER LINE
	CONTOUR LINE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE

LEGEND

	CONCRETE
	ASPHALT



BZAZ5-09

AUG 25 2025

JOB NO.: 25-0403	PEISER & MANKIN SURVEYING, LLC	FIRM No. 100999-00	
DATE: 7/28/2025			
FIELD DATE: 7/25/2025	www.peisersurveying.com	1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	
SCALE: 1" = 30'	tmankin@peisersurveying.com		
FIELD: E.M.			
DRAWN: J.M.N.			
CHECKED: T.R.M.			

COMMERCIAL • RESIDENTIAL
BOUNDARIES • TOPOGRAPHY
MORTGAGE

Board of Zoning Adjustment

Project Narrative

3451 Red Bird Ln, Grapevine, TX 76051

Purpose:

The purpose of BZA25-09A is a variance request to allow a lot depth of less than 100 feet. The purpose of BZA25-09B is to request a special exception to allow reduced front yard and rear yard setbacks.

This would allow the construction of a 2,000 square foot, single-story home with a garage and driveway. The proposed construction is intended to align with the existing layout and character of the surrounding neighborhood.

Zoning Ordinance R-7.5, Single Family District – Bulk, Dimensional, and Setback Requirements (Section 15)

First Proposed Request

i. **Variance for Lot Depth**

In reference to R-7.5, which requires a minimum lot depth of 100', we request approval for construction on a lot with a minimum depth of 79.67'.

ii. **Hardship Explanation:**

Lot was originally platted in 1952, with a minimum depth of 79.67' instead of the required 100' minimum.

Second Proposed Request

i. **Variance for Front and Rear Yard Depth:**

In reference to R-7.5, which mandates a minimum front yard depth of 30' and rear yard depth of 25', we request a variance to allow a minimum front yard depth of 25' and rear yard depth of 2' for the proposed home and garage.

ii. **Hardship Explanation:**

The current lot dimensions—specifically, a depth of 79.67 feet as opposed to the ordinance of 100 feet—present a significant hardship in constructing a 2,000 square foot, single-story residence with an attached garage that fully complies with existing front and rear yard setback requirements. This reduced depth limits the buildable area and restricts the ability to design a functional, code-compliant home.

Additionally, the proposed house placement would preserve several mature trees currently on the property, contributing to environmental conservation and maintaining the existing neighborhood character.

Finally, utilizing the front 5 feet and rear 23 feet of the lot for the building footprint allows us to preserve and enhance the side yard areas. This strategy supports more effective drainage management, particularly given that the adjacent pedestrian path directs rainwater runoff toward the property. Improved side yard access will facilitate the installation of appropriate stormwater mitigation measures, helping prevent water accumulation and promoting long-term site stability

Third Proposed Request

i. **Variance for Second Story Patio in the Required Rear Yard:**

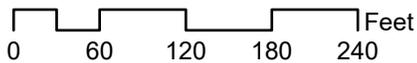
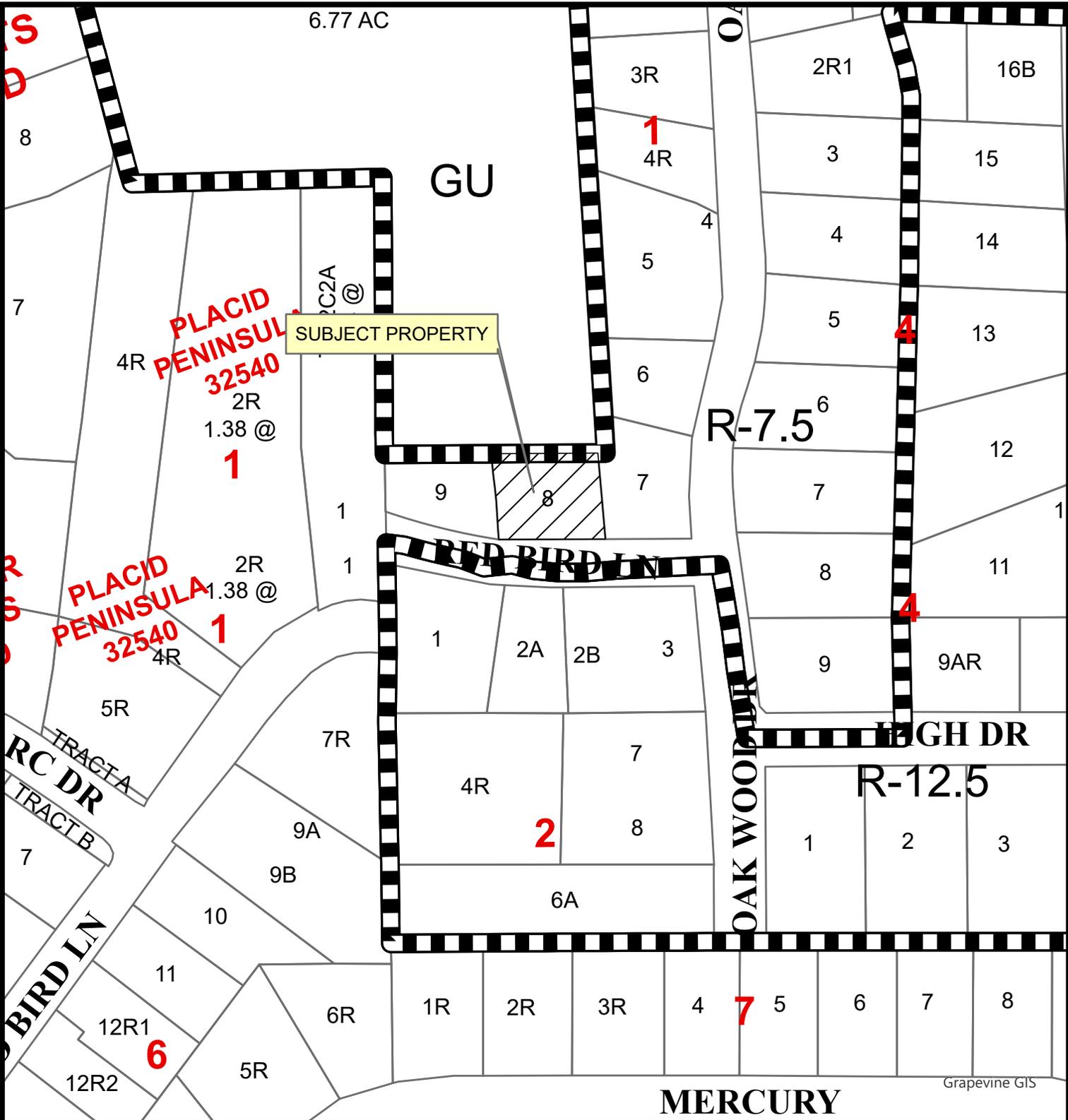
In reference to R-7.5, which mandates a minimum rear yard depth of 25', we request a variance to allow a minimum rear yard depth of 2' for the proposed patio.

Hardship Explanation: The current lot dimensions—specifically, a depth of 79.67 feet as opposed to the ordinance of 100 feet—present a significant hardship in constructing a 2,000 square foot, single-story residence with an attached garage and second story patio in the required rear yard that fully complies with existing front and rear yard setback requirements. This reduced depth limits the buildable area and restricts the ability to design a functional, code-compliant home.

Additionally, the proposed house placement would preserve several mature trees currently on the property, contributing to environmental conservation and maintaining the existing neighborhood character.

Precedent:

Similar variances have been approved for the adjacent property, 3547 Red Bird Lane. 3547 Red Bird Lane has similar lot dimensions. Both these properties are adjacent to U.S. government-owned land and serve as precedent for granting this type of variance.

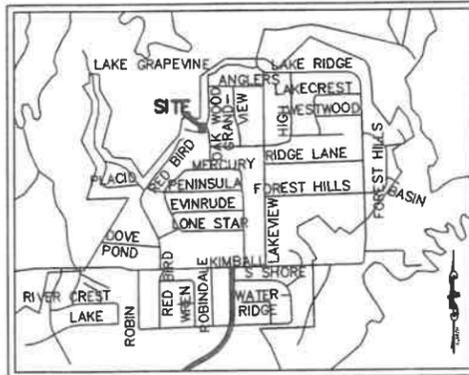


BZA25-09; 3451 Red Bird Lane

Date Prepared: 9/22/2025

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



Being Lot 8, Block 1, Grapevine Lake Estates, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-P, Page 75, Plat Records of Tarrant County, Texas.

FLOOD CERTIFICATE

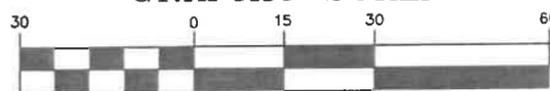
As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/25/09 Community Panel No. 48439C0105K subject lot is located in Zone 'X'.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

TREE CHART

T713	18" ELM	T734	6" OAK
T714	11" DEAD OAK	T735	10" OAK
T715	8" OAK	T736	8" OAK
T717	23" OAK	T737	16" OAK
T718	12" OAK	T738	30" ELM
T719	6" OAK	T739	8" OAK
T720	13" OAK	T740	9" OAK
T721	6" OAK	T741	14" OAK
T722	4" ELM	T742	12" OAK
T723	11" OAK	T743	12" OAK
T724	4" ELM	T744	10" OAK
T725	8" OAK	T745	9" OAK
T726	12" ELM	T746	8" OAK
T727	8" OAK	T747	10" OAK
T728	8" OAK	T1797	16" OAK
T729	4" OAK	T1991	40" HACKBERRY
T730	13" ELM	T1992	12" OAK
T731	6" ELM	T1993	12" OAK
T732	8" OAK	T1994	14" OAK
T733	9" OAK		

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SITE PLAN DATA SUMMARY TABLE		
ITEM	MINIMUM REQUIRED	PROVIDED
GENERAL SITE DATA		
ZONING (FROM ZONING MAP)	R-7.5	R-7.5
LAND USE (FROM ZONING ORDINANCE; INCLUDE ALL APPLICABLE USES)	SINGLE FAMILY	SINGLE FAMILY
TOTAL LOT AREA (SQ. FEET AND ACRES)	7,500 SQFT	8,077 SQFT
FIRST FLOOR-BUILDING FOOTPRINT AREA (SQ. FEET)	NO MIN.	2,024 SQFT
TOTAL BUILDING AREA (SQ. FEET)	1,200 SQFT MIN.	2,552 SQFT
BUILDING HEIGHT (FEET/# STORIES)	35- FEET/2 STORIES	25'-2 STORY
FLOOR AREA RATION (RATION X.XX.1)	0.40 OR 40%	.32 OR 32%
AREA REGULATIONS		
FRONT YARD	30 FT/50% LANDSCAPE MIN.	25 FT
REAR YARD	25 FT MIN.	2 FT
SIDE YARD	6 FT MIN.	6 FT
LOT WIDTH	65 FT MIN.	95 FT
LOT DEPTH	100 FT MIN.	79.67 FT
DISTANCE BETWEEN BUILDINGS	12 FT MIN.	N/A
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQ. FEET)	1,200 SQFT MIN.	2,024 SQFT
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SQ. FEET)	SQFT/60%	2,034 SQFT/25%
OTHER IMPERVIOUS AREA	0 SQFT	0 SQFT
TOTAL OPEN SPACE (SQ. FEET AND PERCENTAGE)	3,716 SQFT/40%	4,019 SQFT/50%
TOTAL IMPERVIOUS AREA (SQ. FEET AND PERCENTAGE)	5,574 SQFT/60%	4,058 SQFT/50%

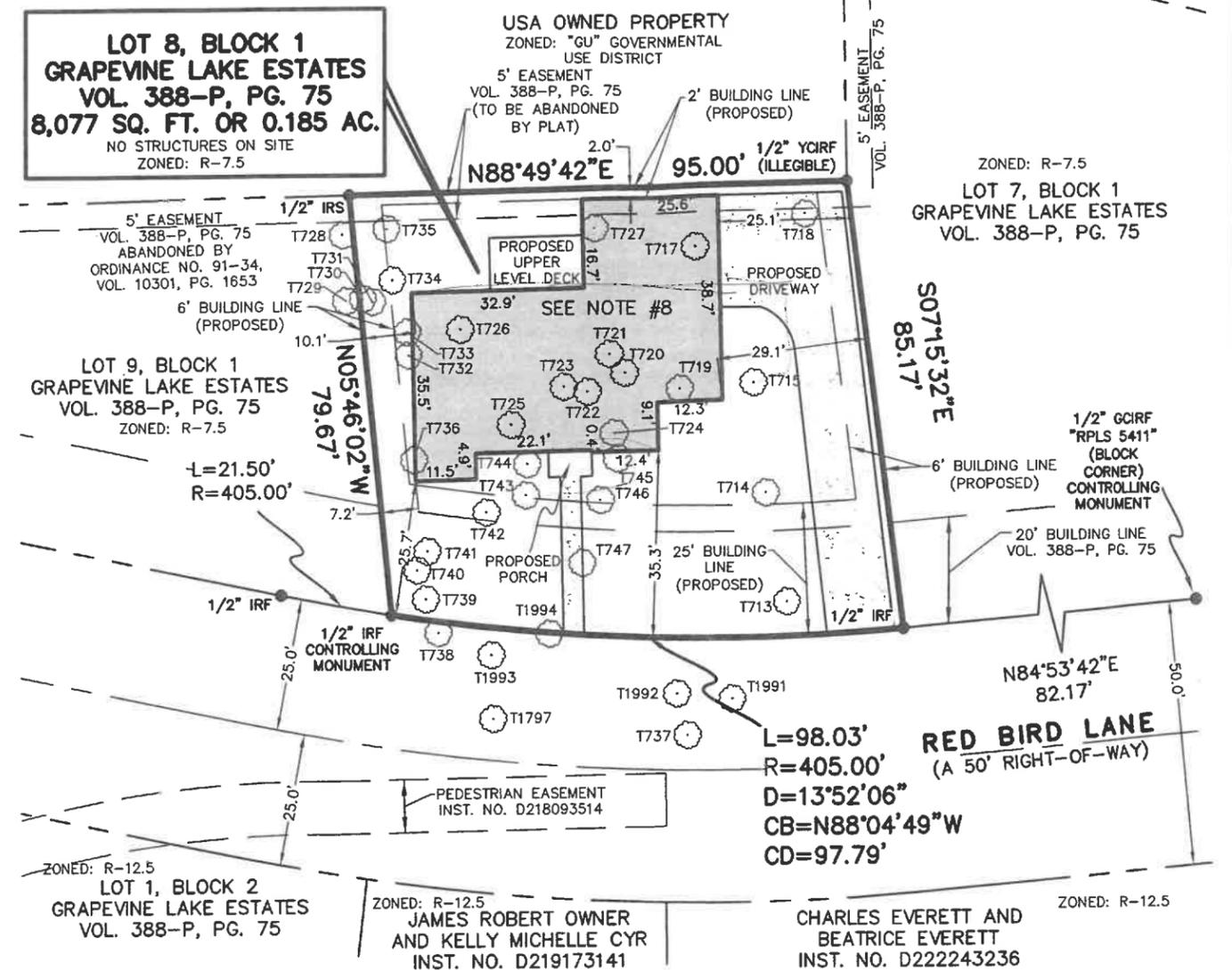
NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. YCIRF - Iron Rod Found with yellow plastic cap
4. GCIRF - Iron Rod Found with gray plastic cap
5. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
6. 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.
7. All requirements of the City of Grapevine soil erosion control ordinance shall be met during the period of construction.
8. Proposed Single Family Residence, footprint = 2,024 sq. ft.

PURPOSE STATEMENT:

The purpose of BZA25-09A is a variance request to allow a lot depth of less than 100 feet. The purpose of BZA25-09B is request for a special exception to allow reduced front yard and rear yard setbacks and to allow the proposed upper level deck to be permitted in the rear yard setback.

**LOT 8, BLOCK 1
GRAPEVINE LAKE ESTATES
VOL. 388-P, PG. 75
8,077 SQ. FT. OR 0.185 AC.
NO STRUCTURES ON SITE
ZONED: R-7.5**



PLOT PLAN
3451 RED BIRD LANE
LOT 8, BLOCK 1, GRAPEVINE LAKE ESTATES
GRAPEVINE, TARRANT COUNTY, TEXAS
BEING 0.185 ACRE (8,077 SQ. FT.) TRACT OF LAND IN THE JOHN L WHITMAN SURVEY, ABSTRACT NO. 1593
ZONE: "R-7.5", SINGLE FAMILY RESIDENTIAL DISTRICT
DATE OF PREPARATION: JULY 24, 2025

OWNER:
RICK CYR
817-705-4184
RICKCYR@YAHOO.COM

JOB NO.: 25-0403
DATE: 7/24/2025
REV: 9/12/2025
FIELD DATE: 4/17/2025
SCALE: 1" = 30'
FIELD: E.M.
DRAWN: J.M.N.
CHECKED: T.R.M.

**PEISER & MANKIN
SURVEYING, LLC**

www.peisersurveying.com FIRM No. 100999-00
1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
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CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, SEPTEMBER 8, 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, September 8, 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
Doug Anderson	Member
Jonathan Gaspard	Member

With Jack Townsend absent, constituting a quorum. Also present were City Council Representatives Sharron Rogers and Leon Leal, 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 September 8, 2025 public hearing.

Albert Triplett briefed the Board on the case listed on their regular meeting agenda and took questions.

3. Presentation to the Board of Zoning Adjustment: Overview of recent Zoning Ordinance amendments pertaining to secondary structures.

ADJOURNMENT OF BRIEFING SESSION

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

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

Public Hearing

4. Call to Order – Sheppard called meeting to order at **6:15 P.M.**
5. Pledge of Allegiance

CITIZEN COMMENTS

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

OLD BUSINESS

7. None

NEW BUSINESS

8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-05 submitted by Leland and Chrissy Pennington for property located at 2910 Parr Lane and consideration of the same

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

BZA25-05 applicants, Leland and Chrissy Pennington, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Jonathan Gaspard moved to **approve** BZA application **BZA25-05A**. Doug Anderson seconded the motion, which prevailed by the following vote:

Ayes: Sheppard, Muras, Borley, Anderson, Gaspard

Nays: None

Approved: 5-0

Andrew Muras made a motion to **approve** BZA application **BZA25-05B**. John Borley seconded the motion, which prevailed with the following vote:

Ayes: Sheppard, Muras, Borley, Anderson, Gaspard
Nays: None
Approved: 5-0

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, Suite 100 and consideration of the same

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

BZA25-06 representative, Diego Piceno, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

John Borley made a motion to **approve** BZA application **BZA25-06**. Andrew Muras seconded the motion, which prevailed by the following vote:

Ayes: Sheppard, Muras, Borley, Anderson, Gaspard
Nays: None
Approved: 5-0

10. Consider the minutes of the August 4, 2025 Board of Zoning Adjustment meeting.

Andrew Muras moved to **approve** the August 4, 2025, minutes briefing session and public hearing. Jonathan Gaspard seconded the motion, which prevailed by the following vote:

Ayes: Sheppard, Muras, Gaspard
Nays: None
Abstained: Borley, Anderson
Approved: 3-0-2

Adjournment

With no further business to discuss, John Borley moved to adjourn the meeting at **6:45 P.M.** Doug Anderson seconded the motion, which prevailed by the following vote:

Ayes: Sheppard, Muras, Borley, Anderson, Gaspard
Nays: None
Approved: 5-0

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 6th DAY OF OCTOBER 2025.

APPROVED:

CHAIRMAN

ASHLEE MOSLEY
PLANNING TECHNICIAN