

CITY OF GRAPEVINE, TEXAS  
BUILDING BOARD OF APPEALS MEETING AGENDA  
MONDAY, OCTOBER 13, 2025

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

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6:00 p.m. Briefing Session – Planning and Zoning Commission Conference Room  
6:15 p.m. Public Hearing – City Council Chambers

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**CALL TO ORDER: 6:00 p.m.** – Planning and Zoning Conference Room

1. Roll Call

**BRIEFING SESSION**

2. Building Board of Appeals to conduct a briefing session to discuss items scheduled to be heard in the October 13, 2025, public hearing.

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

5. Call to Order
6. Roll Call
7. Oath of Office
8. Election of Officers

**CITIZEN COMMENTS**

9. Any person who is not scheduled on the agenda may address the Commission 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 Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

**OLD BUSINESS**

10. None

**NEW BUSINESS**

11. Building Board of Appeals to conduct a public hearing relative to Case BBA25-03.
12. Building Board of Appeals to consider the minutes of the May 12, 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 October 7, 2025, by 5:00 p.m.

  
LARRY GRAY  
BUILDING OFFICIAL

*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 Building Services at (817) 410-3158 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.*

**MEMORANDUM****BUILDING SERVICES**

MEMO TO: BUILDING BOARD OF APPEALS

FROM: LARRY GRAY, BUILDING OFFICIAL

SUBJECT: BUILDING BOARD OF APPEALS CASE #BBA25-03  
JOANNE WASHBURN  
428 E WALL STREET

MEETING DATE: OCTOBER 13, 2025

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**RECOMMENDATION:**

Staff recommends the Building Board of Appeals **Deny** the request to City of Grapevine Code of Ordinances, Chapter 7, Article IV, Fences, Section 7-127 and 7-128 for property addressed as 428 E Wall Street, platted as Lot 6r, G.E. Hurst Subdivision, Grapevine, Texas as follows:

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

Section 7-128. Reverse frontage corner lot requirements. On all reverse frontage corner lots it shall be unlawful to construct a fence within the required side yard area that is adjacent to a front yard area at a distance closer than 15 feet to the side property line or at a height greater than eight feet.

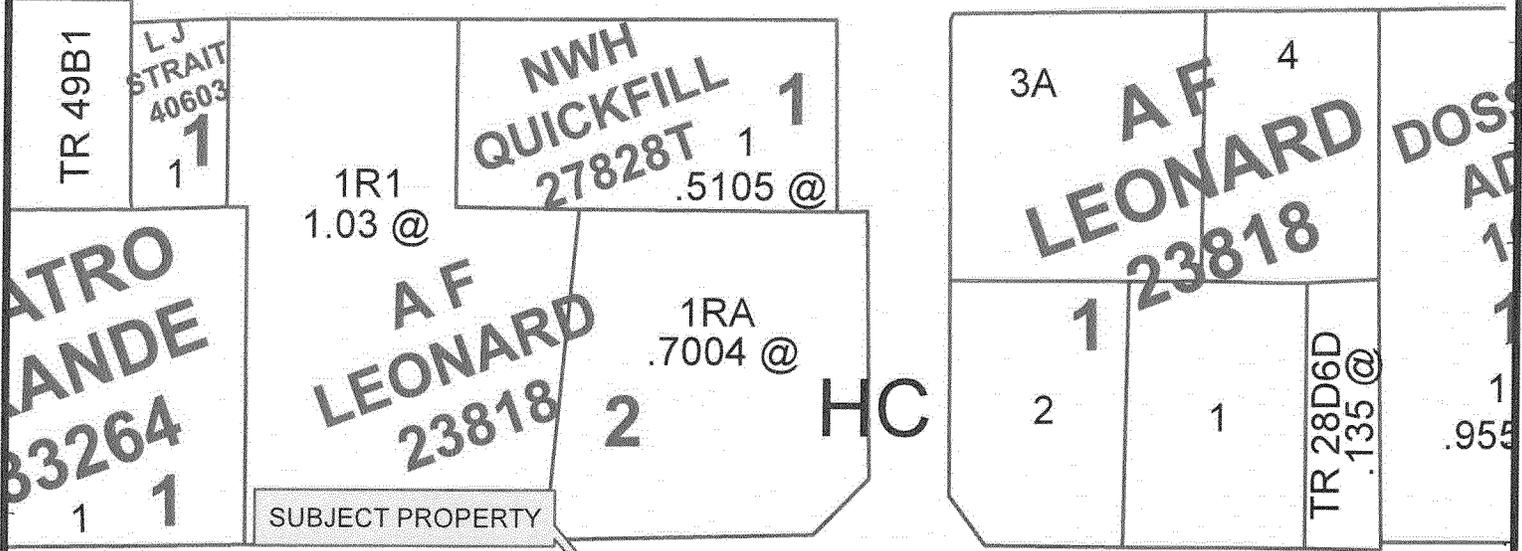
The applicant is requesting to construct a four-foot (4') wood picket fence along the front and side property line adjacent to the street with 50% through vision within the established front yard area of a reverse frontage corner lot in R-7.5 zoning district.

**SPECIAL CONDITION:**

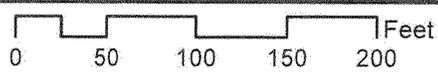
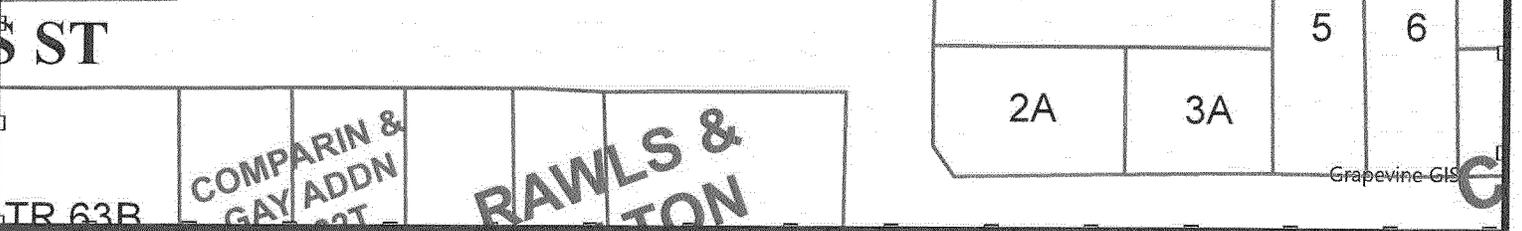
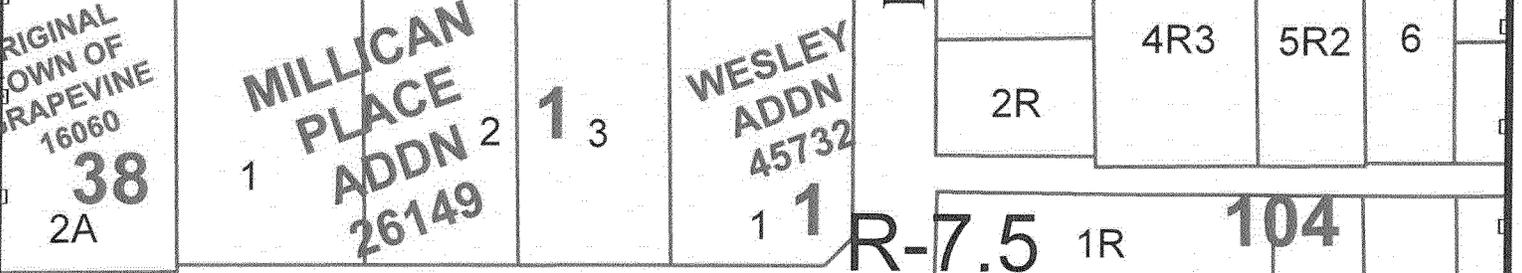
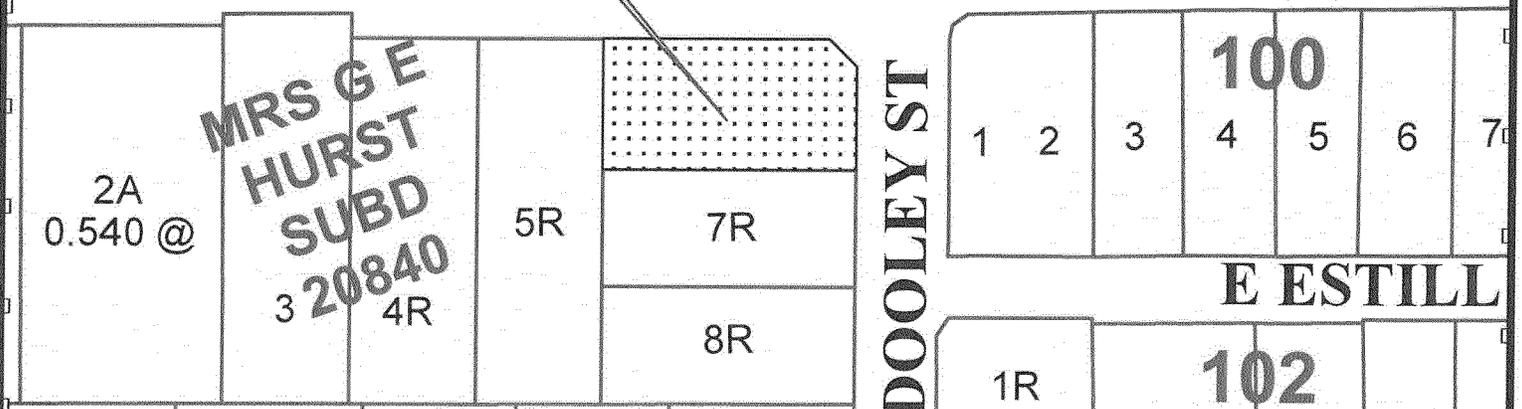
There is no special condition for this request.

**BACKGROUND INFORMATION:**

This application was submitted by Noah Hill with Jama Custom Outdoor Living on behalf of homeowner, Joanne Washburn.



WALL ST



**BBA25-03; 428 E Wall Street**

Date Prepared: 9/19/2025

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.

# CITY OF GRAPEVINE BUILDING BOARD OF APPEALS APPLICATION

1. APPLICANT:

NAME: JAMA CUSTOM OUTDOOR LIVING - Noah Hill/Jeff Ditta

ADDRESS: PO Box 591,

CITY/STATE: Argyle, TX ZIP: 76226

HOME: \_\_\_\_\_ WORK: 214-603-9414 MOBILE: 972-793-2389

E-MAIL: noahh@jamacol.com / jeff@jamacol.com

2. PROPERTY OWNER(S):

NAME: Joanne Washburn

ADDRESS: 428 E. Wall St.

CITY/STATE: Grapevine, TX ZIP: 76051

HOME: \_\_\_\_\_ WORK: \_\_\_\_\_ MOBILE: 940-594-1102

E-MAIL: washburnathome@yahoo.com

3. LEGAL DESCRIPTION (SUBJECT PROPERTY):

STREET ADDRESS, LOT, BLOCK AND SUBDIVISION NAME OF THE SUBJECT PROPERTY:  
(Please attach Survey of the Subject Property)

ADDRESS: 428 E. Wall St., Grapevine, TX 76051

LOT: 6R BLOCK: \_\_\_\_\_ SUB-DIVISION: Hurst, 6 E

4. SPECIFIC NATURE OF APPEAL: [IF NECESSARY, USE A SEPARATE SHEET]

Homeowner and contractor (JAMA) are requesting to construct  
new fence near property line as shown by concept plan.  
Requesting that fence height can be greater than 3' height,  
either 4' or greater (6' or 8') preferred due to future plans  
for pool in residence yard per plan.

5. STATE JUSTIFICATION FOR THE APPEAL AND EXPLAIN HOW A HARDSHIP WOULD BE CREATED IF THE APPEAL IS NOT GRANTED. EXPLAIN HOW YOUR SITUATION IS PECULIAR TO THE CIRCUMSTANCES CONTEMPLATED BY THE ORDINANCE AND ATTACH DRAWINGS NECESSARY TO HELP EXPLAIN THE CASE TO THE BOARD. (YOU DO NOT NEED TO ATTACH THE SAME DRAWINGS AS ATTACHED TO YOUR APPLICATION FOR A BUILDING PERMIT AS THE BUILDING OFFICIAL WILL PROVIDE THE BOARD WITH THOSE RECORDS).

Please see attached letter from Joane  
Washburn (owner)

APPLICANTS ARE REQUESTED TO ATTEND MEETING

APPLICANT (PRINT) Noah Hill - JAMA Custom Outdoor Living

APPLICANT SIGNATURE *Neeshit*

OWNER (PRINT) \_\_\_\_\_

OWNER SIGNATURE \_\_\_\_\_

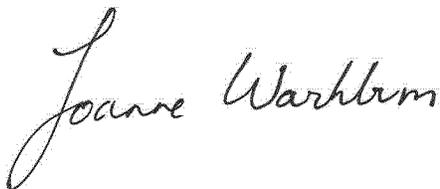
Because of the unusual placement of my home on the property, the amount of usable yard space is very limited. Unlike other homes in the district, my backyard is directly exposed to nearby industrial businesses, which look straight into my property. This creates a constant lack of privacy and leaves me feeling unsafe, especially as a single woman living alone. What should be a place of peace and comfort instead feels vulnerable.

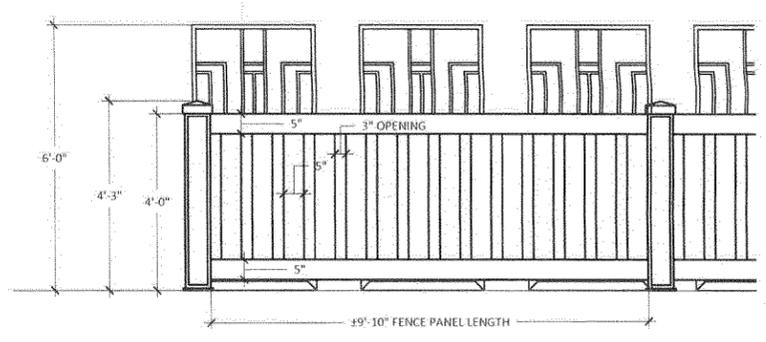
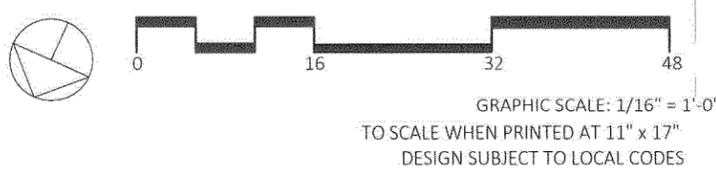
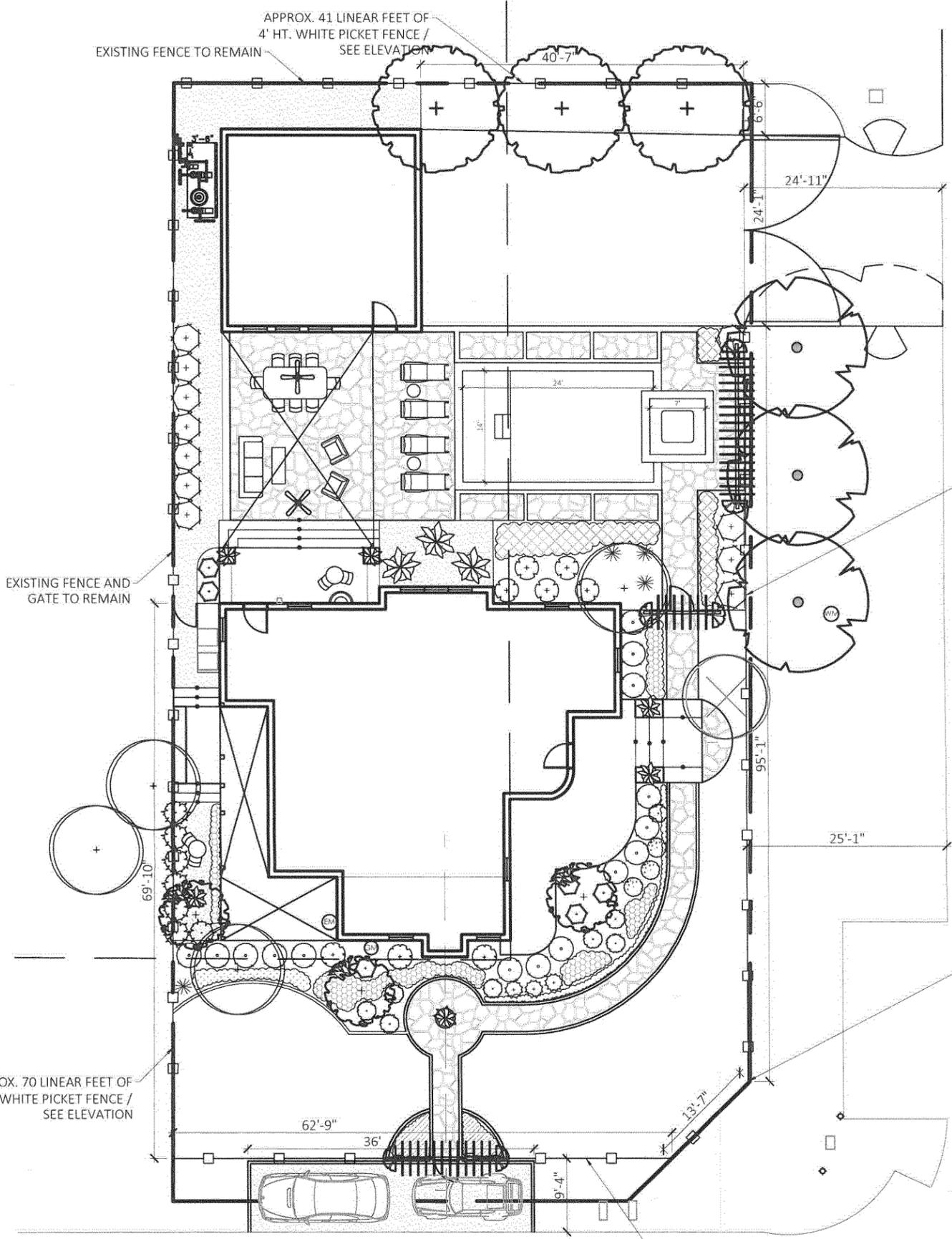
If this appeal is not granted, I will continue to live with very little privacy or sense of security. The layout of my home and the surrounding industries are not typical of most properties in the district, which makes my situation unique and more difficult than what the ordinance usually anticipates.

Moving the fence would allow me to create a more functional and secure space, including room for a small pool with waterfalls to help camouflage the noise and view of the roads and stop sign. The addition of thoughtful landscaping would not only beautify the property but also make the home more of a welcoming "showpiece" at the entrance of the historic district. These improvements would greatly enhance my quality of life while also contributing positively to the character and appearance of the neighborhood.

Granting this appeal would allow me to address these personal hardships while at the same time investing in the future and beauty of the community.

Thank you for your time.

A handwritten signature in cursive script that reads "Joanne Warblom". The signature is written in black ink and is positioned at the bottom left of the page.



ELEVATION OF 4' HT. WHITE PICKET FENCE: 1/4" = 1'-0"

FENCE  
VARIANCE  
PLAN

WASHBURN RESIDENCE  
428 E WALL STREET  
GRAPEVINE, TEXAS

1. THIS PLAN IS GENERATED FROM SURVEY, CONSTRUCTION, AND PHOTOGRAPHY.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UTILITIES DAMAGED AND SHALL REPAIR AND RESTORE AT THE CONTRACTOR'S OWN EXPENSE.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR CONSTRUCTION ACTIVITIES AS REQUIRED BY LOCAL, STATE, AND FEDERAL AGENCIES. ALL PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS SET FORTH BY THE PERMITS REGULATORY AGENCIES.
5. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE WORK AREA CLEAR OF OBSTRUCTIONS AND SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES.
6. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE WORK AREA CLEAR OF OBSTRUCTIONS AND SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES.
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10. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE WORK AREA CLEAR OF OBSTRUCTIONS AND SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES.



EAST WALL STREET

EAST 125.0'

BOARD  
BOARD  
(N 72' LENGTH)

DOOLEY STREET

41'-6"

NORTH 72.50'

BLDG LINE 6'

NEW STRUCTURE

PORCH

EXISTING

15' DRAINAGE EASEMENT

15' DRAINAGE EASEMENT

4' TALL SOLID FENCE

2 GATES

3' GATE

31'-6"

21'-6"

3' GATE

31'-0"

6' BOARD ON BOARD  
(6' LENGTH)

6' BOARD ON BOARD  
3' GATE  
(6' LENGTH)

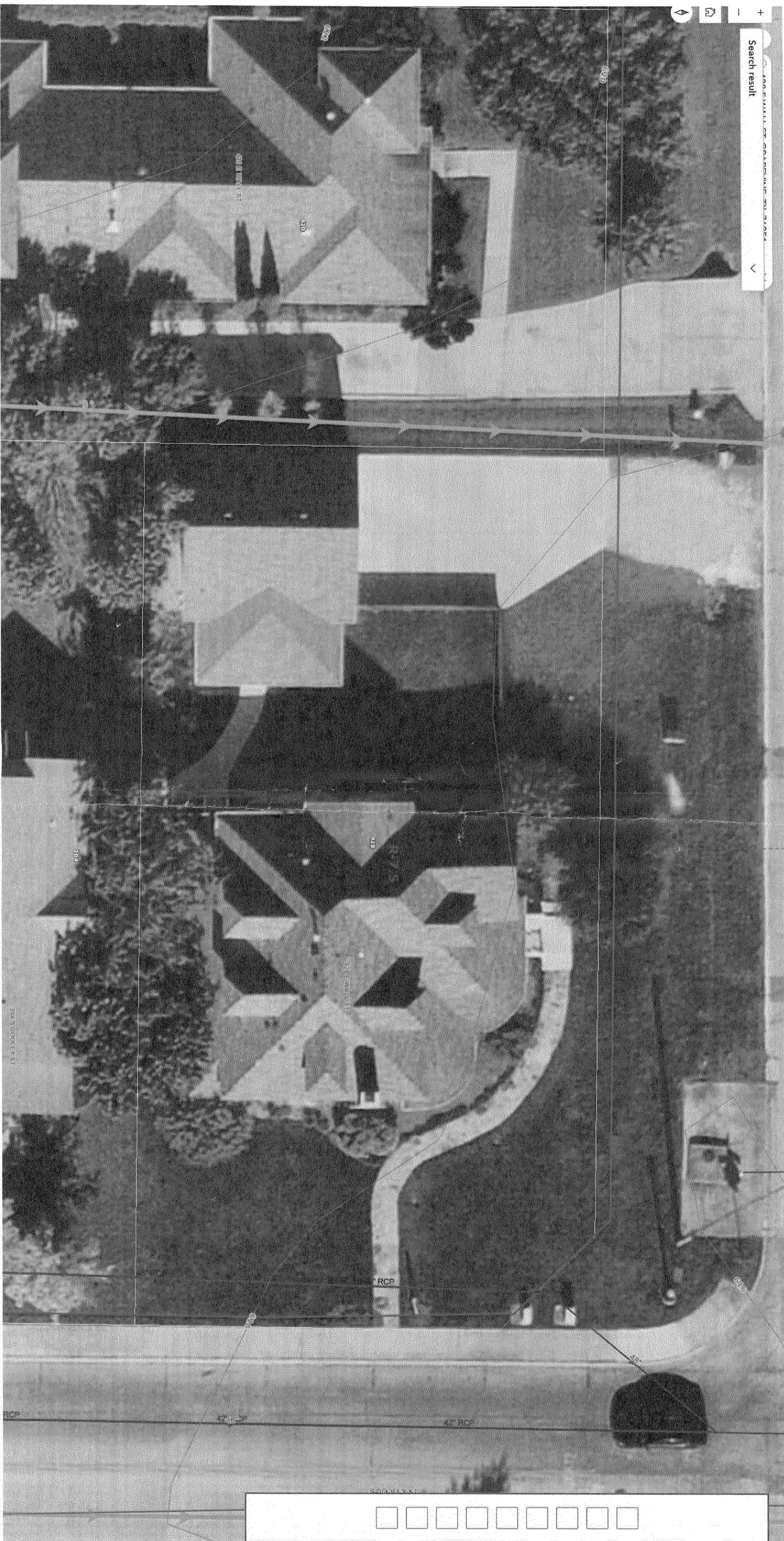
SITE PLAN (6' LENGTH)  
SCALE: 1" = 20'-0" ON 11 X 17 SHEETS



# PW Mapviewer

CITY OF GRAPEVINE PUBLIC WORKS

Search result



- Map Information
- Development Project & Plat Search
- Tarrant County Public Map View
- Lasferche Document Search
- Planned Commercial Centers Query
- City Website

## Sec. 7-120. - Definitions.

As used in this article, the following terms shall have the respective meanings ascribed to them:

*Lot, corner:* A lot situated at the junction of two or more dedicated public streets.

*Lot, corner, reverse frontage:* A corner lot where the rear lot line is adjacent to a side lot line of an adjoining lot or across an alley from such side line.

*Lot, interior:* A lot situated in a block with frontage on only one dedicated public street and specifically not a corner lot.

*Lot line, interior:* The side yard lot line of a corner lot that is adjacent to an interior lot's side yard line.

*Yard, front:* An open, unoccupied space on a lot facing a street and extending across the front of a lot between the side yard lines.

*Yard, rear:* A space unoccupied by principal structure extending for the full width of the lot between a principal structure and the rear lot line.

*Yard, side:* An open unoccupied space on the same lot with the building, situated between the building and the side line of the lot, and extending through from the street or the front line to the rear line of the lot. Any lot line not a rear line or a front line shall be deemed a side line.

(Ord. No. 72-7, § 1, 2-15-72)

## Sec. 7-121. - Construction permit—Required.

It shall be unlawful for any person to erect or have erected a fence or any part of a fence of permanent construction in the city without first obtaining a construction permit.

(Ord. No. 72-7, § 2, 2-15-72)

## Sec. 7-122. - Same—Application.

Any person making application for a fence construction permit must sign an application for same showing the following information:

- (1) Applicant's name and address, and in addition, if the applicant represents a firm or corporation, the name and address of the supervisor or foreman of said firm or corporation and the name of its president.
- (2) Name of owner of property.
- (3) Local address where fence is proposed to be erected.
- (4) Type of fence construction.

(5) Height of fence.

(6) Plat showing lot on which fence is proposed to be erected, location of adjoining or adjacent lots, and with heavy black lines outline the location of proposed fence.

(7) Approximate evaluation.

(Ord. No. 72-7, § 3, 2-15-72)

Sec. 7-123. - Same—Fee.

The fee for issuance of fence construction permits shall be \$21.00.

(Ord. No. 72-7, § 4, 2-15-72; Ord. No. 81-27, § 1, 4-21-81; Ord. No. 2001-55, § 3, 7-17-01)

Sec. 7-124. - Encroachment on public property.

No fence, guy wires, braces or any post of such fence shall be constructed upon or caused to protrude over property that the city or the general public has dominion and control over, owns, or has an easement over, under, around or through, except upon utility easements which are permitted to be fenced.

(Ord. No. 72-7, § 5, 2-15-72)

Sec. 7-125. - Rear yard requirements.

It shall be unlawful to erect a fence at a height exceeding eight feet in any rear yard or along any rear yard lot line.

(Ord. No. 72-7, § 6, 2-15-72)

Sec. 7-126. - Side yard requirements.

It shall be unlawful to erect a fence at a height exceeding eight feet in any side yard or along any side yard lot line.

(Ord. No. 72-7, § 7, 2-15-72)

Sec. 7-127. - Front yard requirements.

(a) *Corner lots:* It shall be unlawful to erect a fence in the required front yard building setback area or the established front yard area, whichever area is greater in depth, on any corner lot, except along the interior lot line in accordance with subsection (b).

(b) *Interior lots:*

- (1) It shall be unlawful to erect a fence, hedge or vines over 36 inches in height in the required front yard area or the established front yard area, whichever area is greater in depth, on any interior lot. Fences in a required or established front yard on properties zoned R-20 single family district with a lot size in excess of 50,000 square feet may be a maximum of 48 inches in height.
- (2) It shall be unlawful to erect a fence, hedge or vines in the required front yard area or the established front yard area, whichever area is greater in depth, on any interior lot that does not have at least 50 percent through vision.
- (3) It shall be unlawful to maintain a fence, hedge or vines in the required front yard area or an established front yard area, whichever area is greater in depth, of an interior lot in a manner that does not permit at least 50 percent through vision.
- (4) For the purpose of this section, "established front yard area" shall mean an open, unoccupied space on a lot facing a street and extending across the front of a lot between the side yard lines and extending from the abutting street to a principal building or structure. The phrase "required front yard" shall have the meaning ascribed to it in the Grapevine Zoning Ordinance No. 82-73.
- (5) Fences within a required or established front yard area shall not be constructed of "chain-link" material.
- (6) Gates erected across driveways adjacent to streets shall be set back a minimum of 20 feet from the property line adjacent to the street.

(Ord. No. 72-7, § 8, 2-15-72; Ord. No. 88-84, § 1, 12-6-88; Ord. No. 2018-041, § 2, 5-1-18)

#### Sec. 7-128. - Reverse frontage corner lots requirements.

On all reverse frontage corner lots it shall be unlawful to construct a fence within the required side yard area that is adjacent to a front yard area at a distance closer than 15 feet to the side property line or at a height greater than eight feet.

(Ord. No. 72-7, § 9, 2-15-72)

#### Sec. 7-129. - Type of construction.

- (a) No fence erected on property within a platted subdivision shall be electrically charged in any manner or form. This exclusion includes but is not limited to fences electrically charged by battery or those tied in with the regular electrical outlet.
- (b) No fence erected on property within a platted subdivision shall be constructed of barbed wire fencing.

- (c) It shall be unlawful to construct a chain link fence in the required front yard area with the barbed wire along the top in an up position.
- (d) In order to allow ingress and egress for fire department personnel and fire department equipment, there shall be at least one gate or opening with a minimum width of three feet in each fence that is adjacent to or running parallel to any public alley, drainage easement or utility easement, except that this provision shall not apply to utility easements that the city has allowed to be completely fenced in.

(Ord. No. 72-7, § 10, 2-15-72; Ord. No. 80-3, § 1, 2-5-80)

Sec. 7-130. - Inspection.

Upon completion of installation, the building official shall be called upon for inspection. A certificate of acceptance will then be issued or a rejection slip indicating the defects in same. All fences constructed under the provisions of this article shall be maintained as to comply with the requirements of this article at all times.

(Ord. No. 72-7, § 11, 2-15-72)

Sec. 7-131. - Conflicts with zoning ordinance.

In all cases of direct conflict between this article and the basic zoning ordinance, this article shall prevail.

(Ord. No. 72-7, § 12, 2-15-72)

# OUTLINE OF BUILDING BOARD OF APPEALS MEETING PROCEDURE

## BRIEFING SESSION:

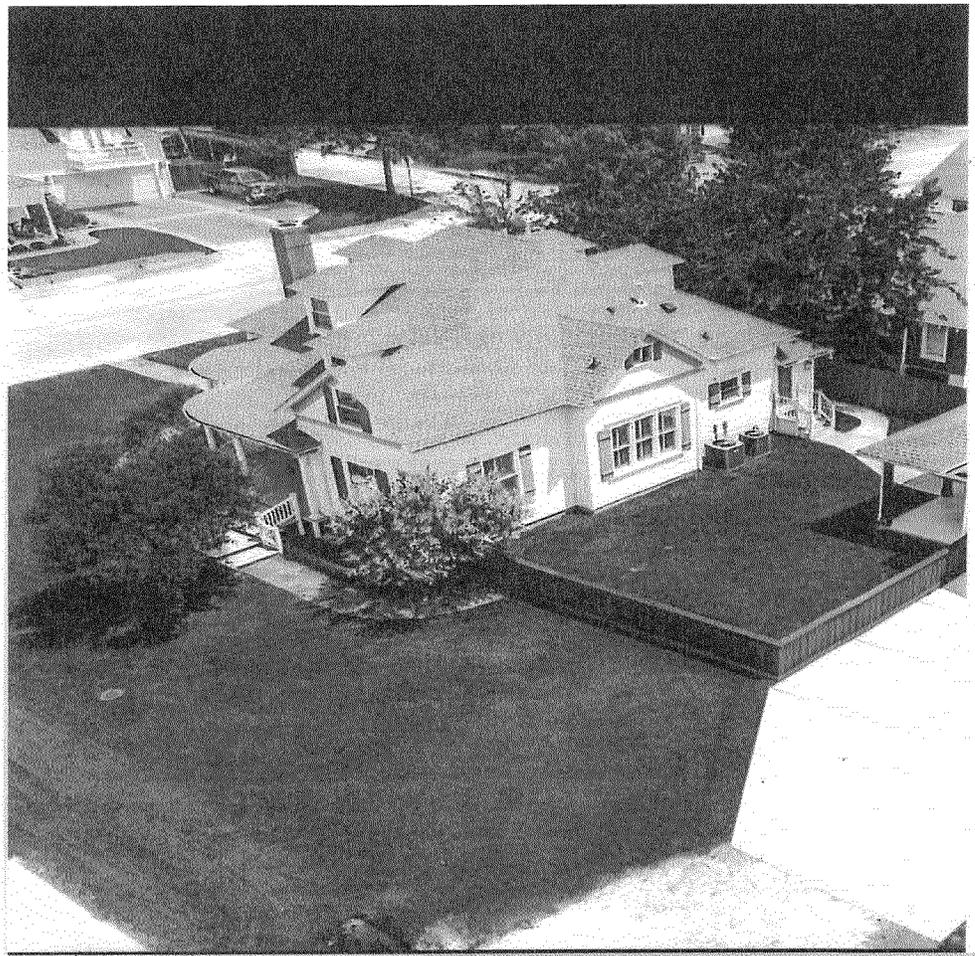
- Public meeting, but **NOT** a Public Hearing; public and applicants may attend but may not participate unless asked a specific question for clarification.
- New business – Building Official will present the case. Board members should use this opportunity to make sure they are clear on the specifics of the case. Asking questions at this point will help to make the public hearing more efficient. Board members should not use this briefing session to deliberate for or against the case.
- Building Official will present miscellaneous reports.

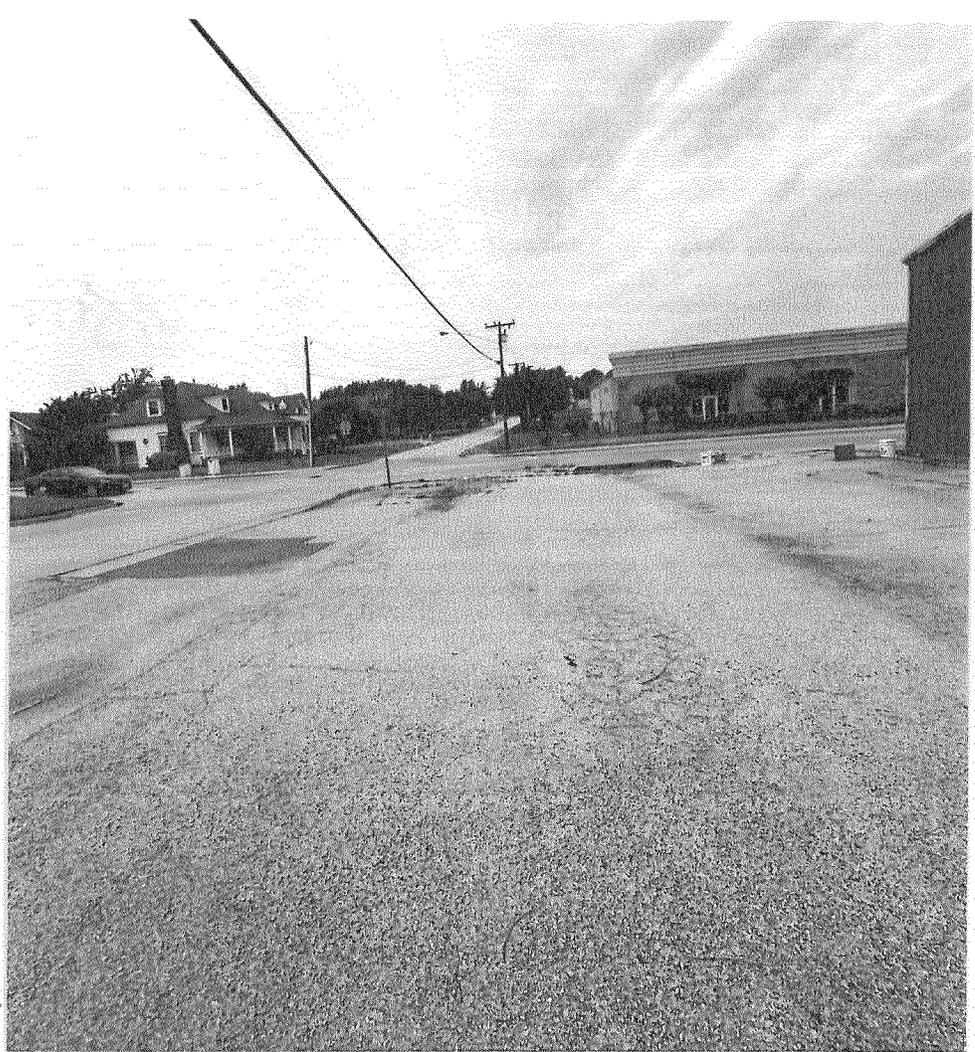
## REGULAR MEETING:

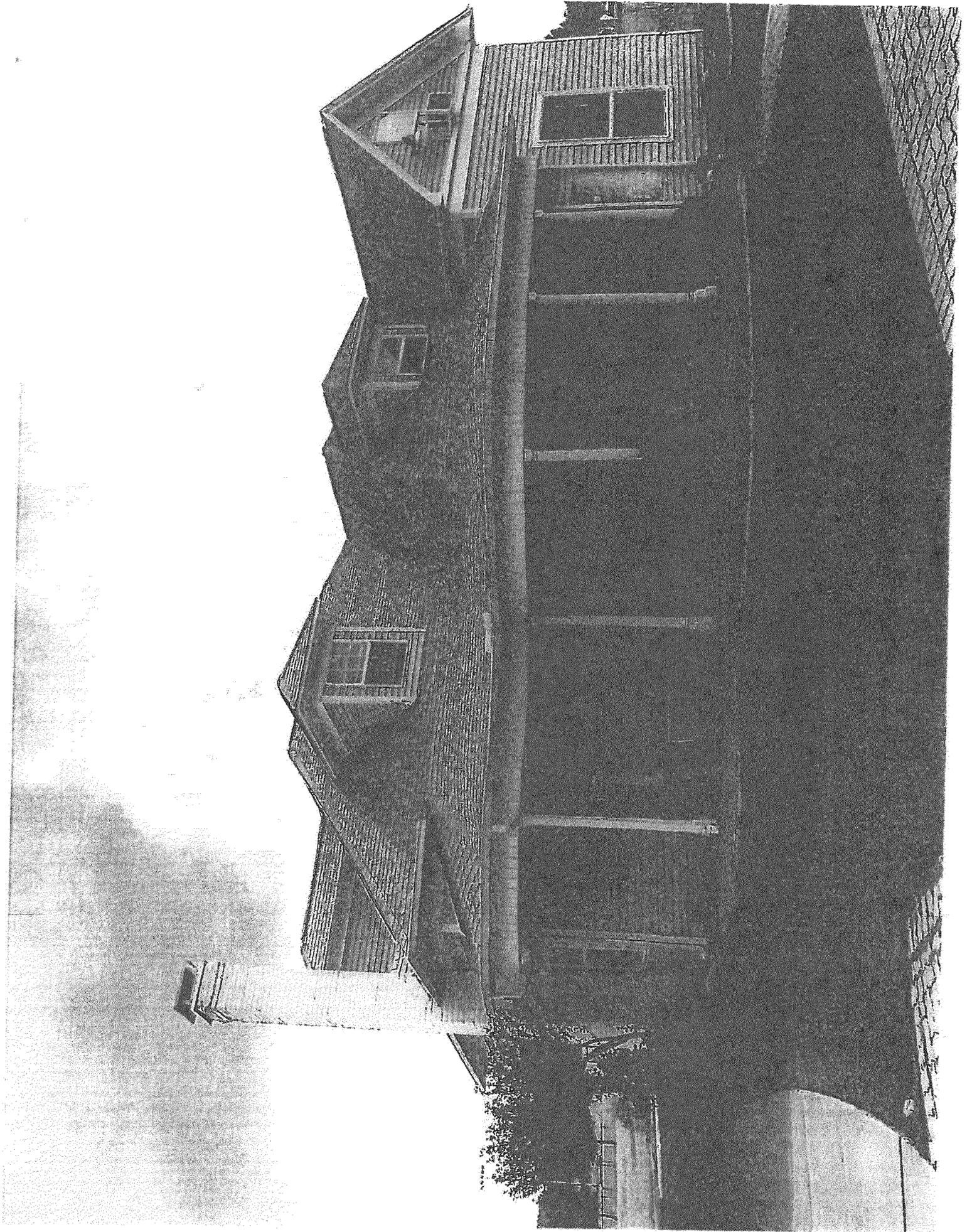
- Call to order
- New business
  - Chairman will open Public Hearing.
  - Building Official will present the case. Board members may ask Building Official questions.
  - Applicant will give presentation; Board may ask applicant questions.
  - Any other interested party may speak and be questioned.
  - Chairman closes Public Hearing.
  - Board deliberation
  - Motion to find (or not find) a Special Condition (“I move that in BBA case 25-\_\_\_\_, that a Special Condition exists, specifically that \_\_\_\_\_.”) or (“I move that in BBA case 25-\_\_\_\_, no Special Condition exists.”) If Staff feels that the case warrants approval, Staff will always list a Special Condition for you to use. However, you are **NOT** obligated to use the Special Condition proposed by Staff.
  - Vote
  - If the Board finds no Special Condition, the case is automatically denied.
  - If the Board finds a Special Condition exists, a motion must then be made to approve the case: (“I move that in BBA case 25-\_\_\_\_, the request for \_\_\_\_\_ be approved”.)
  - Vote
  - Consideration of Minutes (vote required for approval).
  - Meeting adjourned

**RECOMMENDED MOTION PRACTICE  
FOR CITY OF GRAPEVINE  
BUILDING BOARD OF APPEALS**

- I. Determine whether a **Special Condition** exists
  - A. The application form asks whether applicant to list the special conditions for each requested appeal. THE BURDEN IS ON THE APPLICANT, NOT THE BUILDING BOARD OF APPEALS, TO PROVE THERE IS A SPECIAL CONDITION.
- II. Make a motion to **Approve** or **Deny**
  - A. If a special condition **does not exist**, the case is to be denied by a motion to deny.
    1. I make a motion that no special condition exists. I move to deny the request.
  - B. If a special condition **does exist**, a motion is in order to consider approving the special condition(s). The motion should list the special conditions that would warrant approving the variance or special exception.
    1. I make a motion that the Board does hereby find that a special condition(s) exists and the special condition(s) is (list).
      - a. Special conditions might include hills, valleys, creeks, power poles, elevation and irregular lot or tract shape.
  - C. If the Board does find that special conditions exist, a motion is in order to consider approving the appeal. The motion should list the specific variance(s) or alternates being approved. The Board **can** reduce the amount of the applicant's variance or special request.
    1. I make a motion that the Board does hereby approve, (partially approve or deny) the appeal to:
      - a. **Always list section and subsection numbers of the code or ordinance and describe the specifics of the variance. The section, and subsection numbers and the amount of variance are always stated in the memo.**



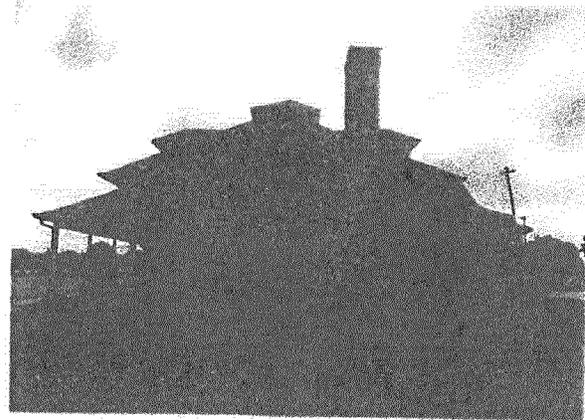




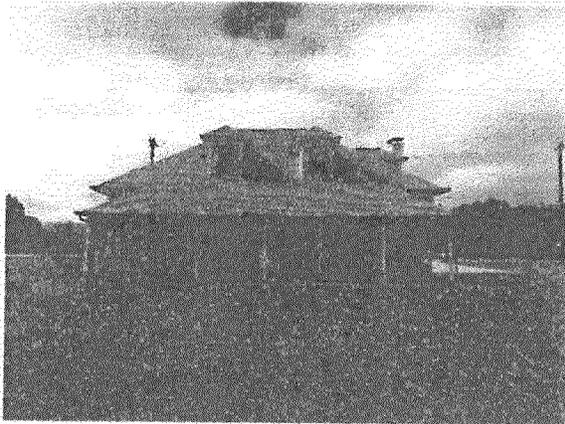
**Photos of Blevins House with  
Proposed Orientation on Lot at 200 South Dooley Street**



North Elevation – Facing Wall Street



East Elevation – Facing Dooley Street

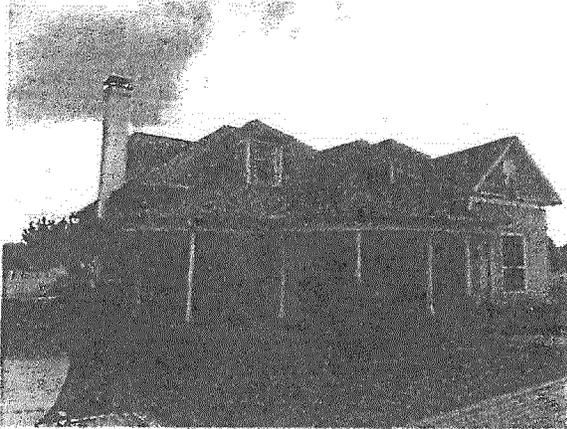


South Elevation – Facing South W.D. Deacon House

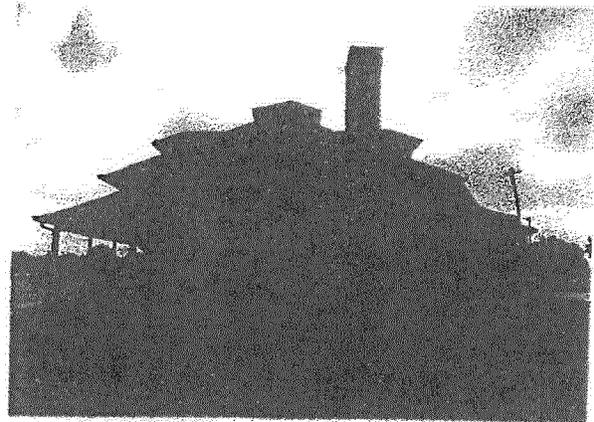


West Elevation – Facing side yard

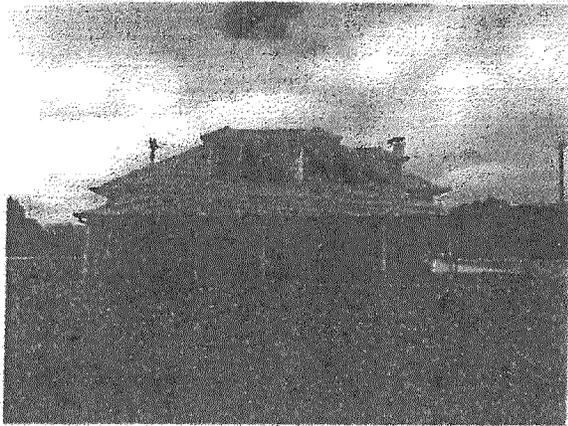
**Photos of Blevins House with  
Proposed Orientation on Lot at 200 South Dooley Street**



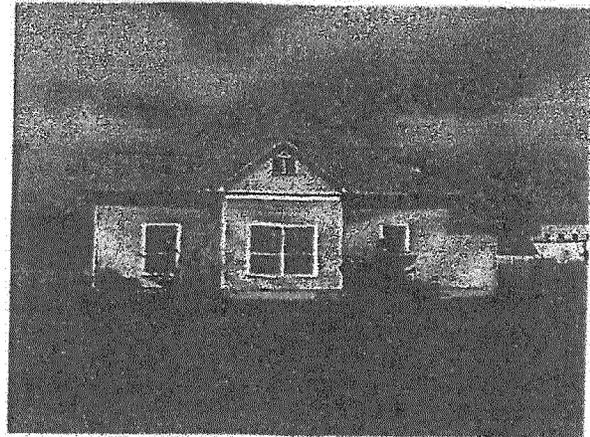
North Elevation – Facing Wall Street



East Elevation – Facing Dooley Street



South Elevation – Facing South W.D. Deacon House



West Elevation – Facing side yard

Board of Zoning Appeals Case:  
Relocation of the George Louis Blevins House, c. 1903 from  
2060 Continental Blvd., Southlake, Texas to  
GTRP, Inc. owned vacant lot at 200 South Dooley Street

TO: BOARD OF ZONING APPEALS

FROM: DAVID KLEMPIN, TOWNSHIP RESTORATION COORDINATOR

MEETING DATE: DECEMBER 4, 2017



This house located at 2060 Continental Blvd., Southlake, Texas, previously known as part of the "Grape Vine Prairie" was built for George Louis Blevins in 1903 on eighty acres of land purchased from Dr. Tom Dorris in 1897. George and his wife Laura Ann (Johnson) Blevins raised their family there.

The one and one half story house is designed in the Queen-Anne style. It contains a large living room, dining room kitchen and two bedrooms on the first floor and several rooms on the second floor. The L-shaped plan house with handsome curved porch was moved across the street from its original location at 1045 Kimball Avenue in 1986.

Board of Zoning Appeals Case:  
Relocation of the George Louis Blevins House, c. 1903 from  
2060 Continental Blvd., Southlake, Texas to  
GTRP, Inc. owned vacant lot at 200 South Dooley Street

The land where the house is located is being sold for commercial development. The current owner has donated the house to the City of Grapevine's Grapevine Township Revitalization Project, Inc. program so it can be saved and moved to the Grapevine Historic Township to serve as a single family home. City Council at the August 1, 2017 Council meeting approved the donation of the house, its relocation and placement of the house on the City owned lot at 200 South Dooley Street, legally described as Lot 6R, G. E. Hurst Subdivision.

The Convention & Visitors Bureau Historic Preservation staff recommend placement of the house on the lot facing Wall Street, thereby creating an attractive end cap to the homes on Wall and entry at Dooley Street to the Grapevine Historic Township.

The lot is 10,038 square feet in size. A variance is requested to allow the wrap around porch with projecting gabled room to extend 14 feet into the required 30' setback from Wall Street.



CITY OF GRAPEVINE, TEXAS  
BUILDING BOARD OF APPEALS MEETING MINUTES  
MONDAY, MAY 12, 2025

GRAPEVINE CITY HALL, COUNCIL CHAMBERS  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

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6:00 p.m. Briefing Session – Planning and Zoning Commission Conference Room  
6:15 p.m. Public Hearing – City Council Chambers

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The Building Board of Appeals for the City of Grapevine, Texas, met on Monday evening, May 12, 2025, at 6:00 P.M. in the Planning and Zoning Conference Room, 2<sup>nd</sup> Floor, 200 South Main Street, Grapevine, Texas, for a Briefing Session with the following members present to wit:

Joe Lipscomb	Chairman
Jerrold Sklar	Vice-Chairman
Shea Kirkman	Member
Becky St. John	Member
Dave Custable	Member
David Hallberg	Member
Sergio Harris	Alternate

Constituting a quorum. Also, present was City Council Representative Chris Coy and the following City Staff:

Larry Gray	Building Official
Connie Cook	Building Services Assistant

**CALL TO ORDER:**

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

1. Roll Call

**BRIEFING SESSION:** – Planning and Zoning Commission Conference Room.

2. Building Board of Appeals to conduct a briefing session to discuss items scheduled to be heard in the May 12, 2025, public hearing.

Building Official, Larry Gray briefed the Building Board of Appeals regarding the item scheduled to be heard in the regular public hearing.

**ADJOURNMENT OF BRIEFING SESSION**

With no further discussion, the meeting was adjourned at approximately 6:16 P.M.

**PUBLIC HEARING:** -- City Council Chambers.

Chairman Joe Lipscomb called the Public Hearing of the Building Board of Appeals to order at approximately 6:20 P.M.

3. Roll Call

**CITIZEN COMMENTS**

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

**NEW BUSINESS**

5. Building Board of Appeals to conduct a public hearing relative to Case BBA25-01, submitted by property owners Leland and Chrissy Pennington for property located at 2910 Parr Lane, legally platted as Lot 1, Block 1, Faithful and True Addition. The request was to Grapevine Code of Ordinances Chapter 7, Article IV Fences.

**Section 7-127, Fences, Front Yard Requirements, requires fences constructed in a required or established front yard to be 36 inches or less in height, and have at least 50 percent through vision, and on properties zoned R-20 Single Family District with a lot size in excess of 50,000 square feet may be a maximum of 48 inches in height, and have at least 50 percent through vision.**

Building Official, Larry Gray explained that Staff had recommended the Building Board of Appeals deny the applicant's request for approval of a six-foot (6') welded iron fence along the front property line with more than 50% through vision within the required and established front yard with 7-foot and 8-foot masonry columns and a 7' X 19'-7" electric gate with ten-foot (10') masonry columns, on a lot zoned R-20. Properties in an R-20 zoning allow for fences in the required established front yard area to be a maximum four-feet (4') high with 50% through vision. He stated that Staff did not determine a special condition existed for this property, as the ordinance could be reasonably complied with.

He further explained that the applicant desired to utilize the established front yard area for livestock and a 48" tall fence did not provide adequate protection for the animals and the public.

With no questions for the Building Official, Larry Gray, Chrissy Pennington of 2910 Parr Lane, Grapevine, Texas, addressed the Board; she explained to the Board their vision for the property. She explained that while in the process of applying for a fence permit, they were made aware of the height restrictions prohibiting a six-foot (6') fence in the established front yard, a six-foot (6') fence provided a secure and safe environment for the livestock as well as the community, she stated that by not being able to utilize the established front yard it reduced livestock coverage for the land by 25%. She requested favorable consideration of her request and offered to answer any questions of the Board.

Shea Kirkman asked what height was the being installed on the backside perimeter of the property. Mr. Pennington stated that an eight-foot (8') fence would be constructed on the rear and side yards.

Becky St. John asked what the intention of the pond be used for. Mr. Pennington stated that it would be for aesthetics as well as being stocked for fishing.

With no further questions for Mr. and Mrs. Pennington and no additional speakers, Jerrold Sklar made a motion to close the public hearing. Becky St. John seconded the motion which prevailed by the following vote:

Becky St. John made a motion that a special condition existed. Specifically, a body of water being close to the front of the property as well as protection of livestock and the public.

Ayes: Lipscomb, Sklar, Kirkman, St. John, Custable, Hallberg, Harris  
Nays: None  
Abstain: None  
Absent: None

Becky St. John made a motion to approve the variance to Section 7-127, Fences, Front Yard Requirements, allowing the construction of a six-foot (6') welded iron fence along the front property line with more than 50% through vision within the required and established front yard with 7-foot and 8-foot masonry columns and a 7' X 19'-7" electric gate with ten-foot (10') masonry columns. Shea Kirkman seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Kirkman, St. John, Custable, Hallberg, Harris  
Nays: None  
Abstain: None  
Absent: None

6. Building Board of Appeals to conduct a public hearing relative to Case BBA25-02, submitted by property owners Amy and Grant Kirchhoff for property located at 324 Ruth Street, legally platted as Lot 4, Block 6, D.E. Box Addition The request was to Grapevine Code of Ordinances Chapter 7, Article IV Fences.

**Section 7-127, Fences, Front Yard Requirements, requires fences constructed in a required or established front yard to be 36 inches or less in height, and have at least 50 percent through vision. Fences in a required or established front yard on properties zoned R-20 single family district with a lot size in excess of 50,000 square feet may be a maximum of 48 inches in height.**

**Section 7-128. Reverse frontage corner lot requirements. On all reverse frontage corner lots it shall be unlawful to construct a fence within the required side yard area that is adjacent to a front yard area at a distance closer than 15 feet to the side property line or at a height greater than eight feet.**

Building Official, Larry Gray explained that Staff recommended the Building Board of Appeals deny the applicant's request for approval of a four-foot (4') wood picket fence along the side property line adjacent to the street with 50% through vision within the established front yard area of a reverse frontage corner lot in an R12.5 zoning district. He stated that Staff did not determine a special condition existed for this property.

He explained that this property was a reverse frontage lot, the front yard requirements were applied to this property because a side yard fence would not be allowable in any section of the zoning ordinance. He stated that by allowing the side yard to be recognized as a front yard this would allow the homeowner a three-foot (3') fence with 50% through vision.

With no questions for the Building Official, Larry Gray, Amy and Grant Kirchhoff of 324 Ruth Street, Grapevine, Texas, addressed the Board; she explained to the Board that a previous six-foot (6') fence had been in the side yard prior to the property remodel and had assumed that reinstalling a fence would not be an issue. She stated they did not want this side of the house to have the appearance of a front yard due to safety, further explaining the issues with the vacant property behind their home and the high traffic area with vehicles and pedestrians from Faith Christian School. She went on to request that the 50% through vision be reduced to 2 ½ inch through vision to accommodate her dogs. She requested favorable consideration of their request and offered to answer any questions of the Board.

Becky St. John asked Mr. Gray about the 50% see through vision being reduced, he stated that he had not been aware of this on the request. Mrs. Kirchoff stated that it was on the submittal.

Dave Custable asked Mr. Gray if the fence had been grandfathered in would repairs been allowed, he stated that the fence would have been considered an existing non-conforming fence and if repairs were less than 50% of the fence, it would have been allowed to be repaired.

Becky St. John asked if there were any traffic counts for this area, Mr. Gray stated that Public Works would possibly have this information.

Becky St. John announced that one (1) letter of approval had been received.

With no further questions for Mr. and Mrs. Kirchoff and no additional speakers, Jerrold Sklar made a motion to close the public hearing. Becky St. John seconded the motion which prevailed by the following vote:

Ayes:	Lipscomb, Sklar, Kirkman, St. John, Custable, Hallberg, Harris
Nays:	None
Abstain:	None
Absent:	None

Shea Kirkman made a motion that a special condition existed. Specifically, the adjacent proximity of the school facility, the multi-family area and on-street parking. Becky St. John seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Kirkman, St. John, Custable, Hallberg, Harris  
Nays: None  
Abstain: None  
Absent: None

Jerrold Sklar made a motion to approve the variance to Section 7-127, Fences, Front Yard Requirements, and Section 7-128, Reverse frontage corner lot requirements. allowing the construction of a four-foot (4') wood picket fence along the side property line adjacent to the street with spacing at 2 ½ inch through vision within the established front yard area of a reverse frontage corner lot in an R-12.5 zoning district. David Hallberg seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Kirkman, St. John, Custable, Hallberg, Harris  
Nays: None  
Abstain: None  
Absent: None

7. Building Board of Appeals to consider the minutes of October 14, 2024, meeting and take any necessary action.

Next the Building Board of Appeals to consider the minutes of the October 14, 2024, meeting.

Becky St. John made a motion to accept the minutes of October 14, 2024, Dinner/Workshop, and Public Hearing with the correction to the date of the meeting. Jerrold Sklar seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Kirkman, St. John, Custable, Hallberg, Harris  
Nays: None  
Abstain: None  
Absent: None

### ADJOURNMENT

With no further discussion, Dave Custable made a motion to adjourn. Becky St. John seconded the motion, which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Kirkman, St. John, Custable, Hallberg, Harris  
Nays: None  
Abstain: None  
Absent: None

The meeting was adjourned at approximately 6:59 P.M.

PASSED AND APPROVED BY THE BUILDING BOARD OF APPEALS OF THE CITY OF GRAPEVINE, TEXAS, ON THE 13TH DAY OF OCTOBER 2025.

APPROVED:

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CHAIRMAN

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SECRETARY