



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

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

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, 2nd 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 permitter 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. Kirchhoff 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. Kirchhoff 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:

Joe E. Lippert
CHAIRMAN

Connie Cook
SECRETARY