



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING AGENDA
MONDAY, NOVEMBER 3, 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 November 3, 2025, public hearing.

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

3. Call to Order
4. Pledge of Allegiance

CITIZEN COMMENTS

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

OLD BUSINESS

6. None.

NEW BUSINESS

7. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-10 submitted by Todd Murphy for property located at 1120 South Pine Street and consideration of the same.
8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-11 submitted by Nicholas Heitz for property located at 508 East Worth Street and consideration of the same.
9. Board of Zoning Adjustment to consider the minutes of the October 6, 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 28, 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 #**BZA25-10A & BZA25-10B**
1120 SOUTH PINE STREET

MEETING DATE: **MONDAY, NOVEMBER 3, 2025**

BACKGROUND INFORMATION:

The subject property is developed with a single-story, 1,009 square foot single-family detached residence on an 8,160 square foot (0.19 acre) lot. The lot was developed in 1940 and is platted as Block 1, Lot 8, J.J. Daniel Addition. The subject property was zoned "R-1", Single Family Dwelling prior to the 1984 City-wide Rezoning at which time it was rezoned "R-7.5", Single-Family District.

On January 3, 1996, a Warranty Deed was executed which conveyed the north 10-feet of the subject lot, to the lot immediately adjacent to Lot 7 (1116 South Pine Street). On May 18, 2016, an amended plat was approved, as Block 1, Lot 7A, J.J. Daniel Addition, to add the 10-feet into the original Block 1, Lot 7, J.J. Daniel Addition. The amended plat is Block 1, Lot 7A, J.J. Daniel Addition.

The application was submitted by Todd Murphy, the current property owner.

REQUESTS:

The applicant intends to sell the subject site. No improvements are proposed with the variance and special exception requests. BZA25-10A is a request for a variance from the Grapevine Comprehensive Zoning Ordinance No. 82-73, for the subject site:

Subsection 15.G.4., *Width of Lot* of Section 15, "R-7.5", Single Family District, which requires a minimum lot width of 65 feet. The applicant is requesting a variance to allow a minimum lot width of 60 feet.

The following special exception (BZA25-10B) is requested:

Subsection 15.F.6., *Minimum Floor Area* of Section 15, "R-7.5", Single Family District, to allow the existing residential dwelling to remain as developed with a total floor area of 1,009 square feet.

ATYPICAL CONDITION:

Staff finds that an atypical condition exists for the requested variance (BZA25-10A) on this property. Specifically, the subject property was platted in 1947 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. A 10-foot portion of the property was subsequently sold by deed, an action that did not meet the platting requirements in effect at that time. On May 31, 2016, City Council approved an amended final plat for Block 1, Lot 7A, J.J. Daniel Addition, incorporating the conveyed 10 feet from Lot 8. The current property owner was not the owner at the time the sale by deed occurred. Currently the site is not compliant with Zoning Ordinance (82-73) relative to the Subsection 15.G.4., *Minimum Lot Width* of Section 15, "R-7.5", Single Family District, which requires a minimum lot width of 65 feet. The lot exists today with the lot width of 60 feet.

CONDITION:

The requested special exception (BZA25-10B) seeks to provide relief to the current property owner by allowing the sale of the property without the limitations typically associated with a nonconforming lot. According to Subsection 15.F.6, of Section 15, "R-7.5," Single Family District, a minimum residential dwelling size of 1,200 square feet is required. The applicant is therefore requesting permission for the existing residential dwelling, which has a total floor area of 1,009 square feet, to remain as it is.

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment:

1. **Approve** (BZA25-10A & B) for the variance 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) 1018 BLOCK 1 JJ DANIELS
Gross area of parcel (to nearest tenth of acre) 0.100 SQ. FT.
Street frontage & distance to nearest cross street PINE STREET 100 FT
Describe the Proposed Use RESIDENTIAL SINGLE FAMILY
Existing Zoning 7-A

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 PLP VENTURES TODD MURPHY
Company
Address 1229 S PINE
City GRAPEVINE State TX Zip Code 76051
Phone 817.944.9769 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.

SEP 29 2025
BZADS-10

Received 9/29/2025 as part of initial submittal

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

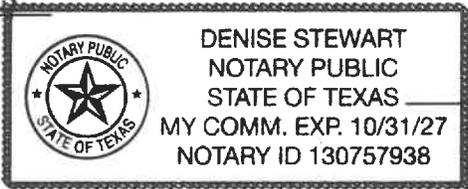
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature Todd Murphy Date 9-29-25

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Todd Murphy (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 2nd day of September, 20 25



Denise Stewart
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

SEP 29 2025
BZA 25-10

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 1120 S PINE

Legal description of subject property LOT 8 BLOCK 1 N DANIELS

8 Lot

1 Block

N DANIELS 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

Approval

Continuance

Requires majority vote by members present. Appeal may be filed within 10 days of public hearing with district court. If appeal is not pursued, then there is a one-year waiting period to reapply for the same request on the same property.

Requires 3/4 vote for approval.

Further research and/or information is requested by the Board of Adjustment.

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

SEP 29 2025 BZA 25-10

Received 9/29/2025 as part
of initial submittal

Zoning Variance Request
1120 S Pine Street Grapevine
Lot8 Block1 JJ Daniels

I am asking for a lot variance for minimum width requirements.
Current lot width is 60 feet vs. the 65-foot minimum requirement.

The 60-foot width is a result of the landowners in 1995 selling 10 feet x136feet
of property to the neighbors to the north Lot 7A Block 1 JJ Daniels.

Initially, I learned that the land was surveyed, deeded, and duly recorded, but not
approved by Grapevine Planning and Zoning, resulting in an "Illegal" subdivision
of land, making the lot non-conforming. Resulting in the loss of a sale.

Recently I was given an updated Platt for the property lot 7A block 8 showing the
addition square footage and approval by the Grapevine planning and zoning.

Regards

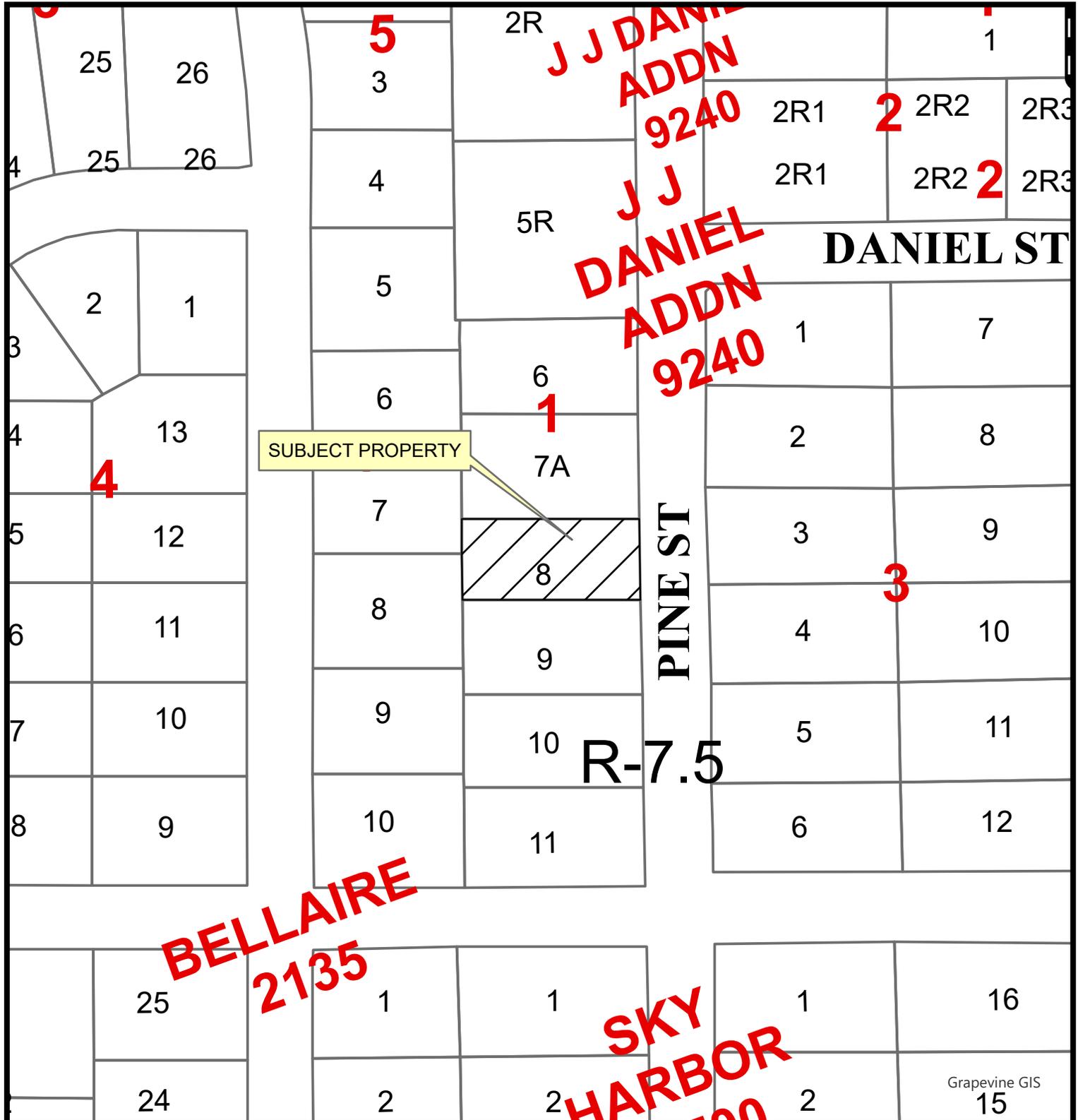
Todd Murphy

1229 S Pine S Pine Street

Enclosures:

2016 Redrawn Platt
1995 Warranty Deed
Site Summary Table
1995 Survey

SEP 29 2025
BEAAS-10



BZA25-10; 1120 South Pine Street

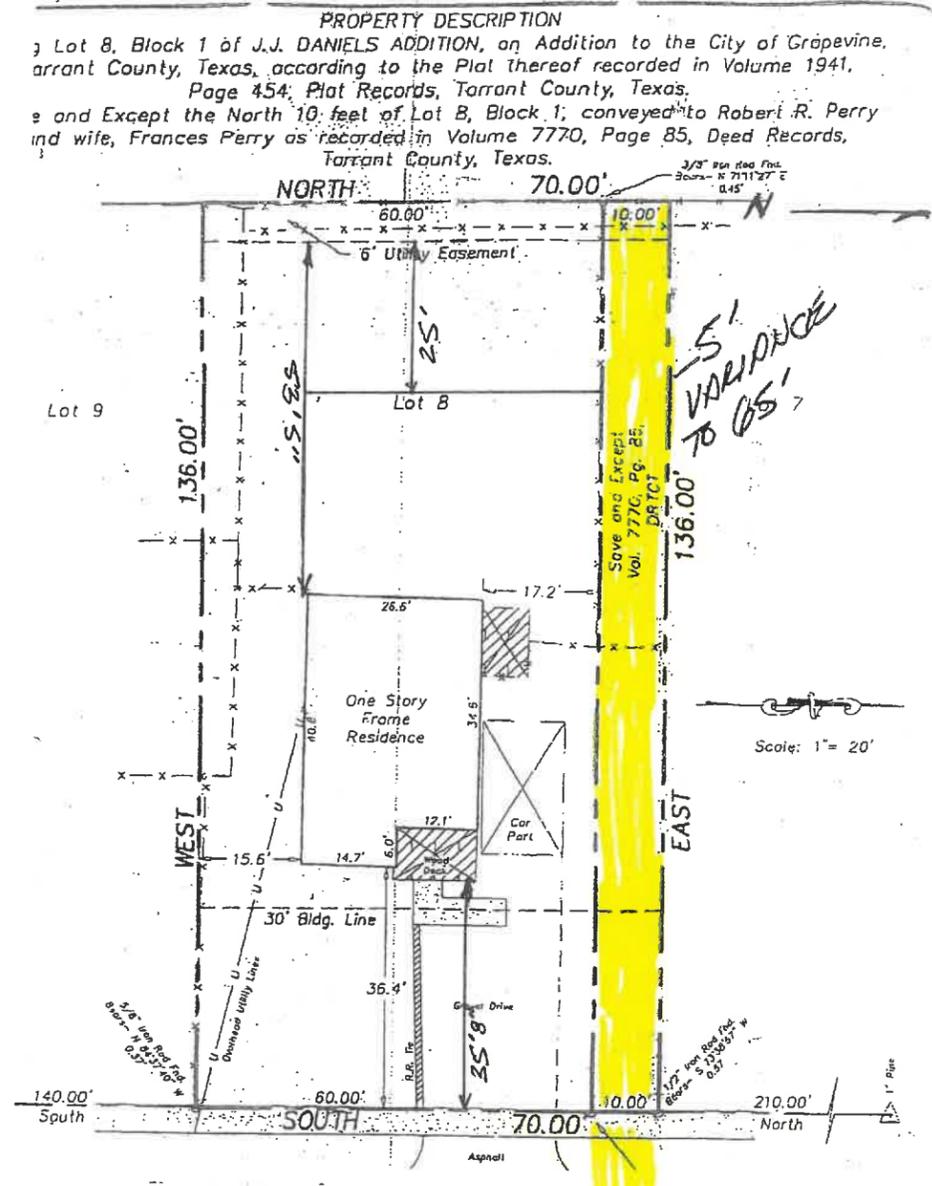
Date Prepared: 10/20/2025

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



PURPOSE STATEMENT
BZA25-10A Variance to allow lot width of 60 feet as shown on the plot plan
BZA25-10B Special exemption to allow existing residential dwelling to remain as developed, with a total floor area of 1009 square feet



Site Plan Data Summary Table

Property Address: 1120 South Pine Street, Grapevine TX

General Site Data	Minimum Required	Provided
Zoning (per zoning map)	R - 7.5	R - 7.5
Land Use (per zoning ordinance - all applicable uses)	Single Family	Single Family
Total Lot Area (Square Feet or Acres)	7,500 SQ FT	8,160 SQ FT
First Floor Building Footprint (Square Feet)	No Minimum	1009 SQ FT
Total Building Area (Square Feet)	1200 SQ FT Minimum	1009 SQ FT
Building Height (Feet & # of stories)	35 Feet, 2 Stories	14 Feet, 1 Story
Floor Area Ratio (Ratio x.xx.1)	.40 or 40%	.123 or 12%

Area Regulations	Minimum Required	Provided
Front Yard	30 Ft / 50% Landscaped minimum	35 Feet, 8 Inches
Rear Yard	25 Ft minimum	53 Feet, 5 Inches
Side Yard	6 Ft minimum	16 FT S/17 FT N
Lot Width	65 Ft minimum	60 Feet
Lot Depth	100 Ft minimum	136 Feet
Distance Between Buildings	12 Ft minimum	15 Feet

Density Requirements	Minimum Required	Provided
Building Footprint (Square Feet)	1200 SQ FT Minimum	1009 SQ FT
Area of Sidewalks, Pavement & Other Impervious Flatwork (Square Feet)	SQ FT	60 SQ FT
Building Coverage	3264 SQ FT	1009 SQ FT
Impervious Surfaces	4896 SQ FT	1069 SQ FT

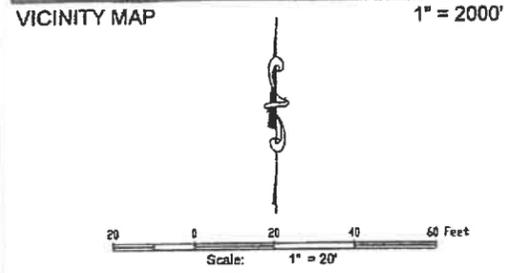
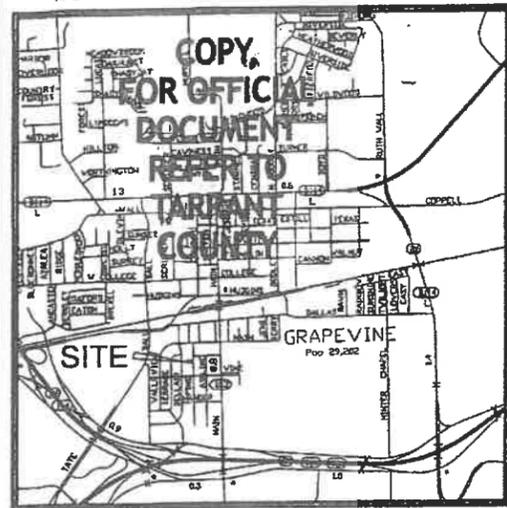
Total Open Space	Minimum Required	Provided
Square Feet	XX SQ FT	7,091 SQ FT
Percentage	40%	87%

Total Impervious Area	Minimum Required	Provided
Square Feet	XX SQ FT	1069 SQ FT
Percentage	60%	13%

- Notes**
- a. 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.
 - b. All requirements of the City of Grapevine soil erosion control ordinance shall be met during period of construction.

PLOT PLAN FOR
BZA25-10 Block 1, Lot
JJ Daniel Addition
City of Grapevine
Tarrant County, Texas

Plot Plan for 1120 S. Pine Street
 Block 1, Remainder of Lot 8, J.J. Daniel Addition
 Inst. #211287892- D.R.TC. T
 A-422, W.Dooley Survey
 Zoned: "R-7.5" Single Family District
 October 15th, 2025



NOW THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas-Fort Worth International Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", for the use and benefit of the public and its agencies, any and all claims for damages of any kind to persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restrictions as presently established by Ordinance No. 73-50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to so infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft, landing it, or taking off from, or operating at or on the Dallas-Fort Worth International Airport.

This instrument does not release the owners or operators of aircraft from liability for damage or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel and lubricant particles.

It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest to said property; and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

This plat approved subject to all planning ordinances, rules, regulations, and resolutions to the City of Grapevine, Texas.

Witness my hand this the 27 day of May, 2016.

Stephen North
Stephen North, Owner

STATE OF TEXAS
COUNTY OF TARRANT

Before me, undersigned Notary Public in and for said County and State, on this day personally appeared Stephen North, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 27 day of May, 2016.

Diana L. Lee
Diana L. Lee
Notary Public, State of Texas
My Commission Expires: 6/16/2019

STATE OF TEXAS
COUNTY OF TARRANT

Before me, undersigned Notary Public in and for said County and State, on this day personally appeared Bonnie North, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 27 day of May, 2016.

Diana L. Lee
Diana L. Lee
Notary Public, State of Texas
My Commission Expires: 6/16/2019

STATE OF TEXAS
COUNTY OF TARRANT

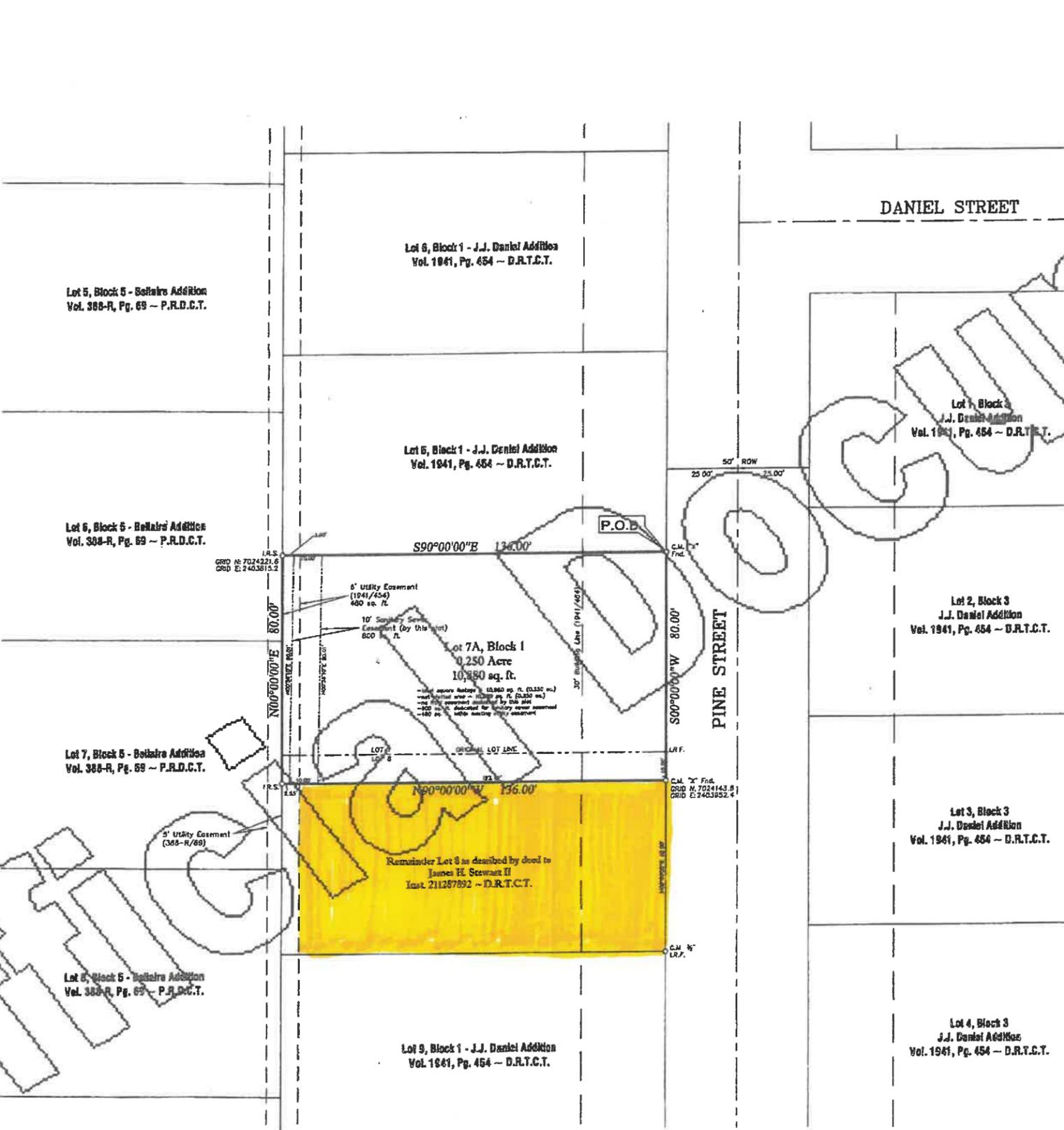
Before me, undersigned Notary Public in and for said County and State, on this day personally appeared Stephen North, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 27 day of May, 2016.

Diana L. Lee
Diana L. Lee
Notary Public, State of Texas
My Commission Expires: 6/16/2019

NOTES

- No portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 00099 0115 K, present effective date of July 22, 2005, herein incorporated by reference (unbanded).
- All lot lines shown are 1/4 inch unless otherwise noted. All lot lines are 1/4 inch with a yellow cap stamp of Arthur Surveying Company.
- Measurements herein are based on record plat of J.J. Daniel Addition, as recorded in Volume 1941, Page 454, P.R.D.C.T.
- Subject Property is zoned R-7.5



State of Texas
County of Tarrant
Owner's Certificate and Declaration

WHEREAS Stephen and Bonnie North as the owners of a 0.250 acre tract of land situated in the W. Dooley Survey, Abstract Number 422, City of Grapevine, Tarrant County, Texas, being all of Lot 7 and the north 10 feet of Lot 8, in Block 1, J.J. Daniel Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof as recorded in Volume 1941, Page 454, D.R.T.C.T. and being more particularly described as follows:

BEGINNING at an "X" on found for the northeast corner of the herein described plat, same being the corner utility corner of Lot 6 and 7, in said Block 1, also being in the west line of Pine Street;

THENCE South 60 degrees 00 minutes 00 seconds West, with the west line of said Pine Street and meeting with the east line of said Lot 7, passing at a distance of 70.00 feet to a 1/4 inch iron rod found for the common corner between Lot 7 and surrounding plat Lot 6 and 7, a total distance of 80.00 feet;

THENCE North 50 degrees 00 minutes 00 seconds West, across said Lot 8, a distance of 136.00 feet to a 1/4 inch iron rod with yellow cap stamped "Arthur Surveying Company" and being the corner between Lot 7 and Lot 8, Block 1, J.J. Daniel Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof, as recorded in Volume 1941, Page 454, of the Plat Records of Tarrant County, Texas;

THENCE North 00 degrees 00 minutes 00 seconds West, with the east line of said Block 5 and meeting with the north line of said Lot 8, passing at a distance of 10.00 feet to a 1/4 inch iron rod with yellow cap stamped "Arthur Surveying Company" for corner, same being the common westerly corner of said Lots 6 and 7, Block 1;

THENCE South 50 degrees 00 minutes 00 seconds East, with the east line of said Lot 8, Block 1, a distance of 136.00 feet to the POINT OF BEGINNING, a total distance of 250.00 feet, more or less, and being subject to any and all easements that may affect.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Stephen North and Bonnie North do hereby adopt this plat as J.J. Daniel Addition, an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all city of Grapevine public utilities for such particular use. The maintenance of paving on the easements are the responsibility of the property owner. No buildings or utility structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Such easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. Any city or franchised utility shall have the full right to remove and keep reserved all or parts of any poles, lines, wires, or other improvements or appurtenances which in any way encroach or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all city or franchised utilities shall at all times have the full right to ingress and egress to and from and upon and across and easements for the purpose of construction, reconstructing, inspecting, repairing, maintaining and adding to or removing all or parts of respective system without the necessity at any time of procuring the permission of anyone. I have reviewed the City's findings concerning dedications and I do agree that the statements are true and correct.

Stephen North
Stephen North, Owner
Bonnie North
Bonnie North, Owner

STATE OF TEXAS
COUNTY OF TARRANT

Before me, undersigned Notary Public in and for said County and State, on this day personally appeared Stephen North, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 27 day of May, 2016.

Diana L. Lee
Diana L. Lee
Notary Public, State of Texas
My Commission Expires: 6/16/2019

STATE OF TEXAS
COUNTY OF TARRANT

Before me, undersigned Notary Public in and for said County and State, on this day personally appeared Bonnie North, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 27 day of May, 2016.

Diana L. Lee
Diana L. Lee
Notary Public, State of Texas
My Commission Expires: 6/16/2019

State of Texas
County of Denton
SURVEYOR'S CERTIFICATION:

I, Douglas L. Arthur, of Arthur Surveying Company, Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the course measurements shown thereon were properly placed under my personal supervision in accordance with the planning rules and regulations of the State of Texas and the City of Grapevine.

Douglas L. Arthur
Douglas L. Arthur, R.L.S. No. 4337
Arthur Surveying Co., Inc.

PLANNING & ZONING COMMISSION
Date Approved: MAY 31, 2016
Chairman: *Ryan Ch...*
Secretary: *Susan Bath*

GRAPEVINE CITY COUNCIL
Date Approved: MAY 31, 2016
Mayor: *[Signature]*
Asst. City Secretary: *[Signature]*

Lot 4, Block 3
J.J. Daniel Addition
Vol. 1941, Pg. 454 - D.R.T.C.T.

AMENDED FINAL PLAT

Lot 7A, Block 1
J.J. Daniel Addition
Being a replat of Lot 7 and a portion of Lot 8
Block 1, J.J. Daniel Addition
Being 10,880 square feet or
0.250 Acres of land located in the
W. Dooley Survey, Abstract Number 422
an addition to the City of Grapevine,
Tarrant County, Texas
R-7.5 Zoning
- April, 2016 -

OWNER
Stephen and Bonnie North
2348 Burnington Drive
Grapevine Texas, 76051

Arthur Surveying Co., Inc.
Professional Land Surveyors
(972) 221-9430 - Fax (972) 221-4675
220 Elm Street, Suite 200 - P.O. Box 54
Lewisville, Texas 76087 - TSPN No: 10053600
State License: 13008
www.arthursurveying.com

MEMORANDUM**PLANNING SERVICES**

MEMO TO: BOARD OF ZONING ADJUSTMENT

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

SUBJECT: BOARD OF ZONING ADJUSTMENT CASE #**BZA25-11**
508 EAST WORTH STREET

MEETING DATE: **MONDAY, NOVEMBER 3, 2025**

BACKGROUND INFORMATION:

The subject property is developed with a single-story, 1,317 square foot single-family detached residence and a 610 square foot secondary structure (detached garage) on a 9,520 square foot (0.22 acre) lot. The lot was developed in 1917 and is platted as E37 1/2'LT 2 & W32 1/2'3, College Heights Addition (a portion of two original lots). The subject property was zoned "R-3", Multiple-Family Dwelling District prior to the 1984 City-wide Rezoning at which time it was rezoned "R-7.5", Single-Family District. The subject property is located within the historic landmark sub-district HL10-11, which features the historic 1917 Farrington House. Both the house and the detached garage are considered contributing structures of the Historic Township. The Farrington House was once the home of E.S. Farrington, a former superintendent of Grapevine's schools.

On August 19, 2025, City Council approved AM25-04 (Ord. 2025-054) amending various sections of the Zoning Ordinance relative to secondary structures.

On October 22, 2025, the Historic Preservation Commission (HPC) approved CA24-57 to allow for the following:

- Renovate the existing 1,317 square foot house and construct a new 1,683 square foot two-story addition to the rear of the house resulting in 3,000 square feet of living area;
- Renovate the original two-car garage, lifting and placing it on a new concrete foundation in the same location; and
- Construct a new connecting covered walkway from the house to the garage.

REQUEST:

The applicant intends to renovate both the existing residential dwelling and the existing detached garage and is requesting the following special exceptions (BZA25-11) from the Grapevine Comprehensive Zoning Ordinance No. 82-73, Section 43.E.3, Nonconforming Uses and Structures allows the Board of Zoning Adjustment to approve the remodeling and/or enlargement of a nonconforming use for the subject site:

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 27 feet from the north property line and encroaches approximately 3-feet into the required front yard setback.

Subsection 15.B., Secondary uses of Section 15 “R-7.5”, Single Family District, requires all secondary structures to be set back a minimum of six feet from side and rear property lines. For each foot in structure height above ten feet, the structure must be setback an additional foot.

Per a recent amendment to the Zoning Ordinance with case AM25-04 (Ord. 2025-054), secondary structures exceeding ten 10-feet in height must maintain side and rear yard setbacks of 6-feet, plus one (1) additional foot for each foot of height over 10-feet. The existing detached garage is approximately 14-feet in height, and therefore requires 10-foot setbacks from both the rear and side property lines.

The detached garage is located approximately 1-foot from the east property line and 0-feet from the south property line in the rear yard, resulting in encroachments of approximately 9-feet into the required 10-foot east side yard setback and 10-feet into the required 10-foot rear yard setback.

CONDITIONS:

Staff finds that conditions exist for the requested special exceptions (BZA25-11) on this property. Specifically, the subject property was developed in 1917 and is portions of two lots platted in 1915 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. This property is historically designated, HL10-11. The goal in preserving historic structures is to keep them in their original locations as much as possible to maintain their historical significance.

Currently and as proposed, the site is not compliant with Zoning Ordinance (82-73) relative to the following areas:

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.B., *Secondary uses* of Section 15 “R-7.5”, Single Family District, which requires all secondary structures shall be setback from side and rear property lines a minimum of six feet plus one (1) additional foot for each foot of height over 10-feet.

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment:

1. **Approve** (BZA25-11) for the special exception requests on the subject site, **subject to the following condition:**

An amended plat is filed with Tarrant County

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)

Gross area of parcel (to nearest tenth of acre)

College Heights Addition - Block 110 E 37 1/2' LT 2? Street frontage & distance to nearest cross street 652 1/2' 3

Describe the Proposed Use

Existing Zoning

R-7.5" single family district

Property Owner Information, Authorization and Acknowledgements

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

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

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

Property Owner Name Nick Heitz

Company Heitz Properties

Address 750 Wild Wood

City Southlake

State TX

Zip Code 76092

Phone 817-925-9914

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.



152A25-11

Received 9/29/2025 as part of initial submittal

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

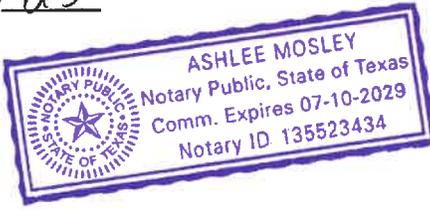
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature [Signature] Date 9/29/25

STATE OF: TX COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Nicholas Heitz (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 29th day of September, 2025



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

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) 5

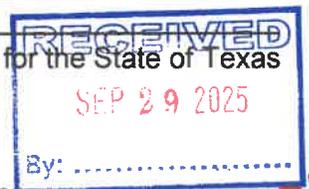
Name Company Address City State Zip Code Phone Email Applicant's Signature Date

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___

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



BZA 25-11

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 508 E Worth St. Grapevine, TX 76051

Legal description of subject property

Lot Block 110 Subdivision College Heights Addition

BOARD OF ADJUSTMENT APPLICATION PROCEDURAL TIMETABLE:

Table with 2 columns: Application Deadline (Days 1-7, Day 8, Day 15, Day 16, Day 20, Day 30) and corresponding procedural steps.

POTENTIAL OUTCOMES:

Table with 3 columns: Denial, Approval, and Continuance, each with 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.



BZA-25-11

Received 9/29/2025 as part
of initial submittal

508 East College St
Grapevine, TX 76051

Project Narrative:

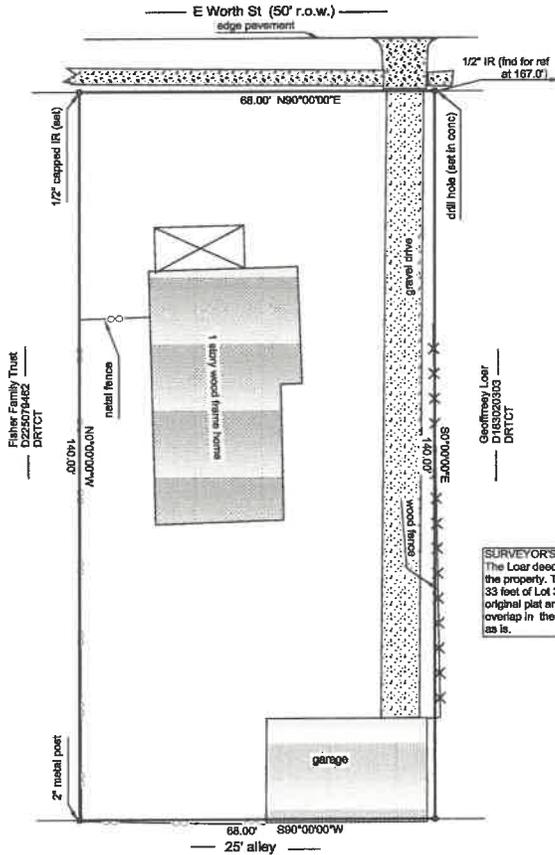
Current property is zoned R7.5 and we are requesting a special exemption for the reduction of the required rear and side setbacks for a secondary structure to match existing construction.



b7A25-11

Received 9/29/2025 as part of initial submittal

Survey plan of 508 E Worth St., Grapevine, Tarrant County, Texas, being that land described in Instrument D214196174, Deed Rcds of Tarrant County, Texas, being portions of Lots 2 and 3, Block 110 of "College Heights Addition", recorded in Volume 310, Page 13, Plat Records of Tarrant County, Texas.



SURVEYOR'S NOTE:
The Loar deed calls for "the East 17.5 feet of Lot 3" as part of the property. The deed for this property calls for "the West 33 feet of Lot 3". Since all of the lots shown in Block 110 on the original plat are 50 feet in width, there appears to be a 6 inch overlap in the deeds, which is unresolved. The fence line is shown as is.

Legal Description: 508 E Worth St, Grapevine, Tarrant County, Texas, being that land as described in Instrument D214196174, Deed Records of Tarrant County, Texas, described as the West 33 feet of Lot 3 and the East 35 feet of Lot 2, Block 110 of "College Heights Addition", recorded in Volume 310, Page 13, Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows"

BEGINNING AT A POINT, SAID POINT BEING A 1/2" CAPPED IR (SET) FOR THE NW CORNER OF THIS TRACT, BEING THE NE CORNER OF LAND OF FISHER FAMILY TRUST, D225079462, DRTCT, AND BEING ON THE SOUTH LINE OF E WORTH ST., A 50 FOOT RIGHT OF WAY;

THENCE NORTH 90° 00' 00" EAST, BY THE SOUTH LINE OF E WORTH ST, FOR A DISTANCE OF 68.00 FEET TO A DRILL HOLE (SET IN CONC);

THENCE SOUTH 00° 00' 00" EAST, BY THE WEST LINE OF LAND OF GEOFFREY LOAR, D183020303, DRTCT, FOR A DISTANCE OF 140.00 FEET TO A POINT IN THE NORTH LINE OF A 25 FOOT ALLEY;

THENCE SOUTH 90° 00' 00" WEST, BY THE NORTH LINE OF SAID ALLEY, FOR A DISTANCE OF 68.00 FEET TO A 2" METAL POST;

THENCE NORTH 00° 00' 00" WEST, BY THE EAST LINE OF LAND OF AFORESAID FISHER FAMILY TRUST, FOR A DISTANCE OF 140.00 FEET TO THE 1/2" CAPPED IR AT THE POINT OF BEGINNING, SAID PARCEL BEING 9520 SQFT OR 0.219 ACRES MORE OR LESS.

The undersigned Registered Professional Land Surveyor certifies to the purchaser and to the Title Company that:
A) this plot of survey and the property description set forth hereon are a true representation to facts found at the time of an actual on-the-ground survey; B) such survey was conducted by the surveyor or under his supervision; C) there are no visible encroachments, conflicts, shortages in size or boundary line, except as shown; D) the property has access to a public street unless otherwise noted; E) the flood statement based on the most recent data available to the surveyor, and while this survey may show the property not to be in a special flood hazard area, all zones may be subject to some degree of flooding; for more information contact your local flood plain administrator or the Federal Emergency Management Agency; F) reflects assessments affecting the property, evidence of which is visible on the ground or of which the surveyor has legal notice.



R. F. DeFalco

Rick DeFalco - Surveyor
201 Carolyn Drive
Hurst, TX. 76114
817-428-0555
Date: 07/01/2025

According to the FIRM map #48439C0115K, dated 9/25/2009, this property is not located in a special flood hazard area. It is located in zone "X".

RECEIVED
SEP 29 2025
By:

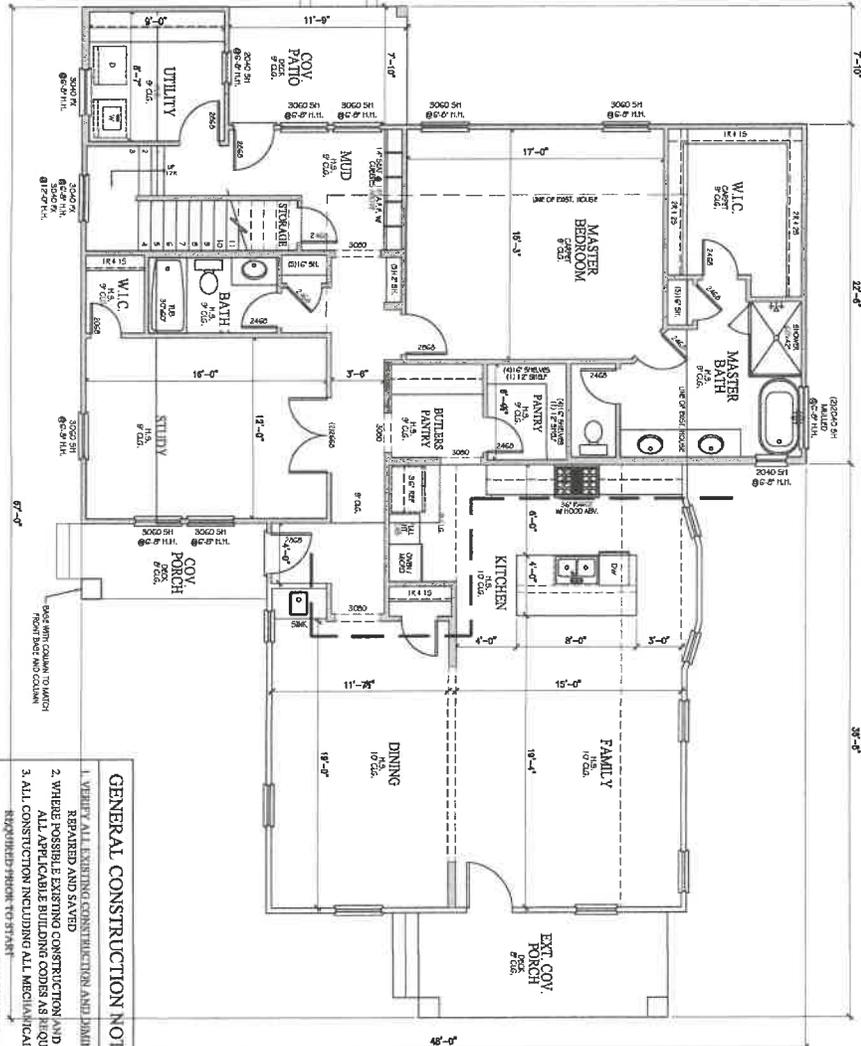
137A25-11

Received 9/29/2025 as part of initial submittal

AREAS (HEATED)	
1ST FLOOR	2039 SF
2ND FLOOR	961 SF
TOTAL	3000 SF

AREAS (UNHEATED)	
DET. GARAGE	410 SF
CVD. PATIO	99 SF
CVD. PORCHES	174 SF
TOTAL UNDER ROOF	3877 SF

A-1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



FLOOR PLAN NOTES:

1. PROVIDE DIMENSIONS AT ALL LOCATIONS REQUIRED.
2. PROVIDE FIRE RATED DOORS IN ALL AREAS AS REQUIRED PER GOVERNING IBC CODE.
3. PROVIDE FLYWOOD PATTERN ATTIC FOR HVAC UNITS WHERE REQUIRED BY GOVERNING CODES.

GENERAL CONSTRUCTION NOTES:

1. VERIFY ALL EXISTING CONSTRUCTION AND DIMENSIONS AS REPAIRED AND SAVED.
2. WHERE POSSIBLE EXISTING CONSTRUCTION AND MATERIALS TO BE ALL APPLICABLE BUILDING CODES AS REQUIRED.
3. ALL CONSTRUCTION INCLUDING ALL MECHANICAL SYSTEMS TO MEET MINIMUM PERMITTED TO EXIST.
4. ALL NEW CONSTRUCTION TO MATCH EXISTING CONSTRUCTION.
5. ALL NEW ELECTRICAL AND MECHANICAL WORK TO BE CONSTRUCTED TO MEET ALL APPLICABLE CODES. VERIFY SYSTEM REQUIREMENTS UPGRADE SYSTEMS IF REQUIRED.
6. ALL NEW PLUMBING TO MEET ALL APPLICABLE CODES AS REQUIRED.
7. MINIMUM INSULATION VALUES TO BE:
R-38 - FLOOR ATTIC SPACE
R-13 - WALL SPACE
R-19 - SLOPE CEILING SPACES
8. ENGINEERED NEW PIER FOUNDATION TO TIE TO EXISTING FOUNDATION ENGINEERING TO BE DONE SEPARATELY.
9. NEW FASCIA BOARD TO MATCH EXISTING AS CLOSE AS POSSIBLE.
10. NEW WINDOWS TO BE METAL DOUBLE PANE W/LOW E GLASS AND TO MATCH EXISTING WINDOWS AS CLOSE AS POSSIBLE.
11. ANY DISCREPANCIES OR QUESTIONS TO BE ADDRESSED WITH OWNER PRIOR CONTINUING ANY FURTHER WORK.

SEP 29 2025

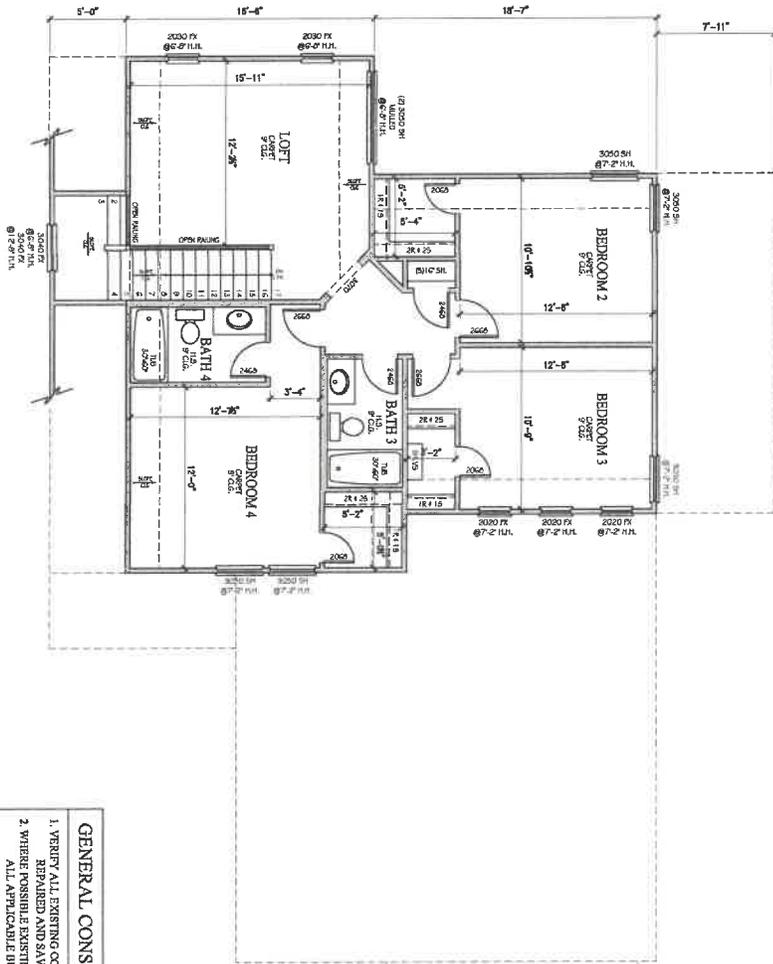
BZA25-11

<p>A-1</p> <p>SHEET NUMBER</p>	<p>PLAN NUMBER</p> <p>0000</p>	<p>PROJECT NO.</p> <p>9250202</p>	<p>DATE</p> <p>09/29/2025</p>	<p>ISSUE DATE</p> <p>09/29/2025</p>	<p>PROJECT NO.</p> <p>9250202</p>	<p>DATE</p> <p>09/29/2025</p>	<p>ISSUE DATE</p> <p>09/29/2025</p>	<p>PROJECT NO.</p> <p>9250202</p>	<p>DESCRIPTION:</p> <p>HERTZ RESIDENCE REMODEL</p> <p>508 EAST WORTH STREET GRAPEVINE, TEXAS</p>	<p>The Designer assumes no liability for any structure built from these plans. Before constructing the building, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans.</p>	<p>REVISIONS</p>
											<p>ARCHITECT - RESIDENTIAL DESIGN</p> <p>RUSSELL MORAN</p> <p>3225 PORT ROYAL COURT PLANO, TEXAS 214-770-8662</p>

Received 9/29/2025 as part of initial submittal

AREAS (HEATED)	
1ST FLOOR	2039 SF
2ND FLOOR	961 SF
TOTAL	3000 SF

AREAS (UNHEATED)	
DET. GARAGE	610 SF
CVD. PATIO	99 SF
CVD. PORCHES	174 SF
TOTAL UNHEATED ROOF	883 SF



A SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN NOTES:

1. PROVIDE IMPERVED GLASS AT ALL LOCATIONS REQUIRED.
2. PROVIDE FIRE BLOCKING IN ALL AREAS AS REQUIRED PER GOVERNING CODES.
3. PROVIDE IN WOOD PAINT ATTIC FOR HVAC UNITS) WHERE REQUIRED BY GOVERNING CODES.

GENERAL CONSTRUCTION NOTES:

1. VERIFY ALL EXISTING CONSTRUCTION AND DIMENSIONS AS SHOWN AND SAID.
2. WHERE POSSIBLE EXISTING CONSTRUCTION AND MATERIALS TO BE REUSED.
3. ALL CONSTRUCTION INCLUDING ALL MECHANICAL SYSTEMS TO MEET REQUIRED PRIOR TO START.
4. ALL NEW CONSTRUCTION TO MATCH EXISTING CONSTRUCTION.
5. ALL NEW ELECTRICAL AND MECHANICAL WORK TO BE CONSTRUCTED TO MEET ALL APPLICABLE CODES. VERIFY SYSTEM REQUIREMENTS UPGRADE SYSTEMS IF REQUIRED.
6. ALL NEW PLUMBING TO MEET ALL APPLICABLE CODES AS REQUIRED.
7. MINIMUM INSULATION VALUES TO BE:
R-38 - FLAT ATTIC SPACE
R-19 - WALL SPACE
R-19 - SLOPE CEILING SPACES
8. ENGINEERED NEW PIER FOUNDATION TO TIE TO EXISTING FOUNDATION ENGINEERING TO BE DONE SEPARATELY.
9. NEW FASCIA BOARD TO MATCH EXISTING AS CLOSE AS POSSIBLE.
10. NEW WINDOWS TO BE METAL DOUBLE PANE W/ LOW E GLASS AND TO MATCH EXISTING WINDOWS AS CLOSE AS POSSIBLE.
11. ANY DISCREPANCIES OR QUESTIONS TO BE ADDRESSED WITH OWNER PRIOR CONTINUING ANY FURTHER WORK.

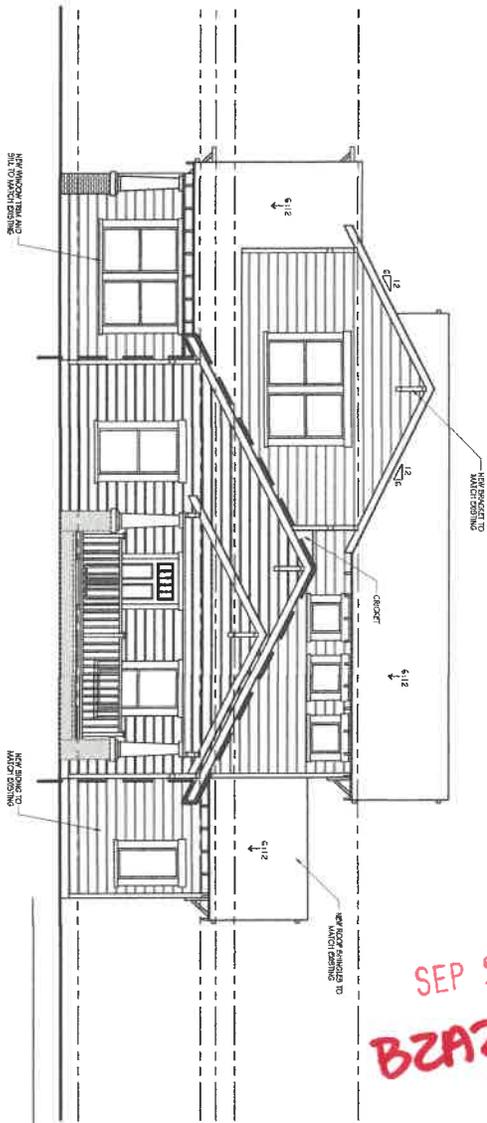
SEP 29 2025
BZA25-11

<p>REVISIONS</p>	<p>RUSSELL MORAN ARCHITECT - RESIDENTIAL DESIGN 3225 PORT ROYAL COURT PLANO, TEXAS 214-770-9862</p>	<p>DESCRIPTION: HEITZ RESIDENCE REMODEL 508 EAST WORTH STREET GRAPEVINE, TEXAS</p>	<p>The Designer assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans.</p>
	<p>PLAN NUMBER 0000</p> <p>SHEET NUMBER A-2</p>	<p>DATE 9/29/2025</p> <p>DRAWN BY Russell</p> <p>PROJECT NO.</p>	<p>PROJECT NO.</p>

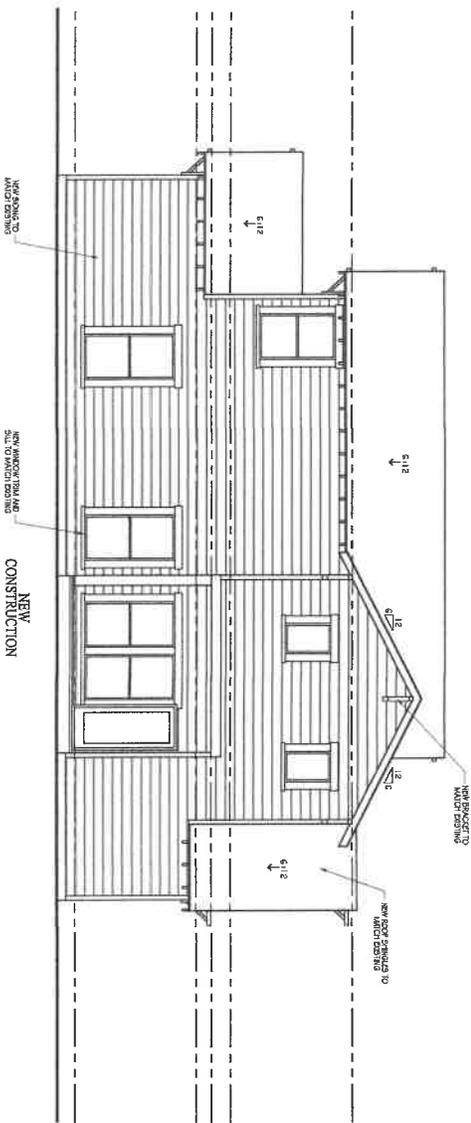
Received 9/29/2025 as part of initial submittal

GENERAL CONSTRUCTION NOTES:

1. VERIFY ALL EXISTING CONSTRUCTION AND DIMENSIONS AS REPAIRED AND SAVED
2. WHERE POSSIBLE EXISTING CONSTRUCTION AND MATERIALS TO BE REUSED
3. ALL CONSTRUCTION INCLUDING ALL MECHANICAL SYSTEMS TO MEET ALL APPLICABLE BUILDING CODES AS REQUIRED
4. ALL NEW CONSTRUCTION TO MATCH EXISTING CONSTRUCTION WHERE POSSIBLE
5. ALL NEW CONSTRUCTION TO MATCH EXISTING CONSTRUCTION WHERE NOT POSSIBLE
6. ALL NEW CONSTRUCTION TO MEET ALL APPLICABLE BUILDING CODES AS REQUIRED
7. ALL NEW CONSTRUCTION TO MEET ALL APPLICABLE MECHANICAL SYSTEMS REQUIREMENTS
8. ALL NEW PLUMBING TO MEET ALL APPLICABLE CODES AS REQUIRED
9. ALL NEW ELECTRICAL TO MEET ALL APPLICABLE CODES AS REQUIRED
10. ALL NEW INSULATION VALUES TO BE MONITORED
11. ALL NEW CEILING SPACES TO BE MONITORED
12. ALL NEW FLOOR SPACES TO BE MONITORED
13. ALL NEW WALL SPACES TO BE MONITORED
14. ALL NEW ROOF SPACES TO BE MONITORED
15. ALL NEW FOUNDATION TO BE MONITORED
16. ALL NEW FOUNDATION TO BE MONITORED
17. ALL NEW FOUNDATION TO BE MONITORED
18. ALL NEW FOUNDATION TO BE MONITORED
19. ALL NEW FOUNDATION TO BE MONITORED
20. ALL NEW FOUNDATION TO BE MONITORED



A FRONT ELEVATION
SCALE: 1/8" = 1'-0"



B REAR ELEVATION
SCALE: 1/8" = 1'-0"

SEP 29 2025
BZA25-11

A-3	SHEET NUMBER	0000	RUSSELL MORAN ARCHITECT - RESIDENTIAL DESIGN 3225 PORT ROYAL COURT PLANO, TEXAS 214-770-9862	DESCRIPTION: HEITZ RESIDENCE REMODEL 508 EAST WORTH STREET GRAPEVINE, TEXAS	<p>The Designer assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify conditions with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans.</p>
	PLAN NUMBER	0000			

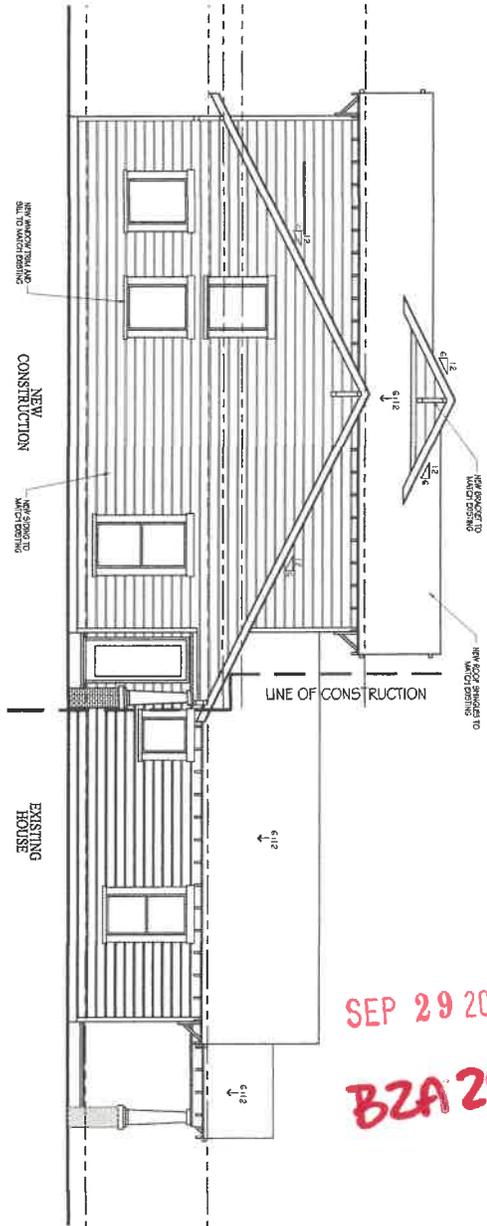
REVISIONS

Received 9/29/2025 as part of initial submittal

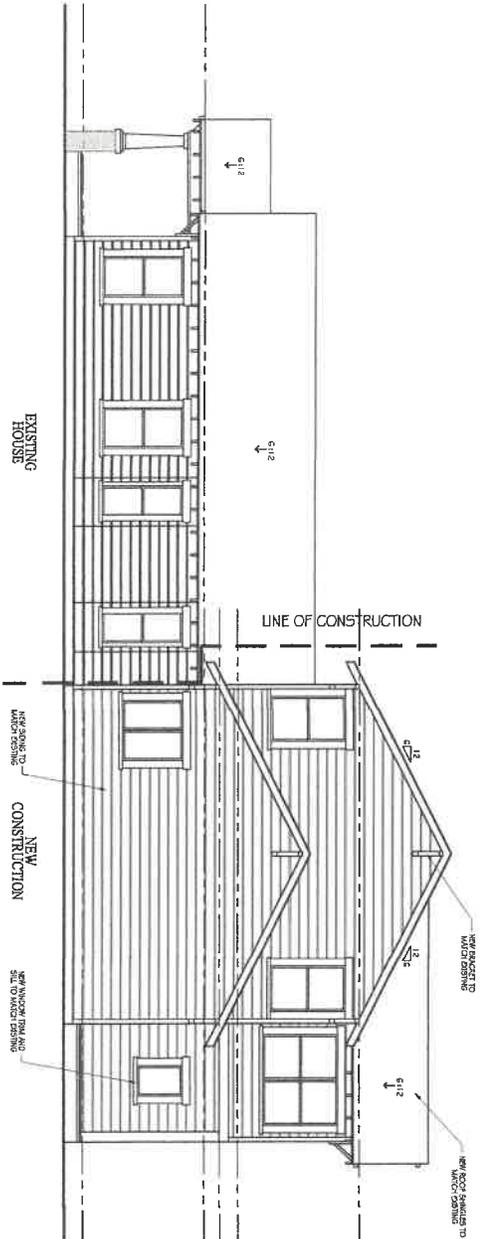
GENERAL CONSTRUCTION NOTES:

1. VERIFY ALL EXISTING CONSTRUCTION AND DIMENSIONS AS REPAIRED AND SAVED
2. WHERE POSSIBLE EXISTING CONSTRUCTION AND MATERIALS TO BE ALL APPLICABLE BUILDING CODES AS REQUIRED
3. ALL CONSTRUCTION INCLUDING ALL MECHANICAL SYSTEMS TO MEET REQUIRED PRIOR TO START
4. ALL NEW CONSTRUCTION TO MATCH EXISTING CONSTRUCTION TO MEET ALL ELECTRICAL AND MECHANICAL WORK TO BE CONSTRUCTED TO MEET ALL APPLICABLE CODES. VERIFY SYSTEM REQUIREMENTS UPGRADE SYSTEMS IF REQUIRED
5. ALL NEW FLOORING TO MEET ALL APPLICABLE CODES AS REQUIRED MINIMUM INSULATION VALUES TO BE:
 - R-38 FLOOR SPACE
 - R-13 WALL SPACE
 - R-19 SLOPE CEILING SPACES
6. BRACKETED NEW REINFORCEMENT TO TIE TO EXISTING FOUNDATION REINFORCEMENT TO BE FOUND SEPARATELY
7. NEW WINDOWS TO BE METAL DOUBLE PANE W/ LOW E GLASS AND TO MATCH EXISTING WINDOWS AS CLOSE AS POSSIBLE
8. ANY DISCREPANCIES OR QUESTIONS TO BE ADDRESSED WITH OWNER PRIOR CONTINUING ANY FURTHER WORK

A
A-4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



B
A-4 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



SEP 29 2025
BZA 25-11

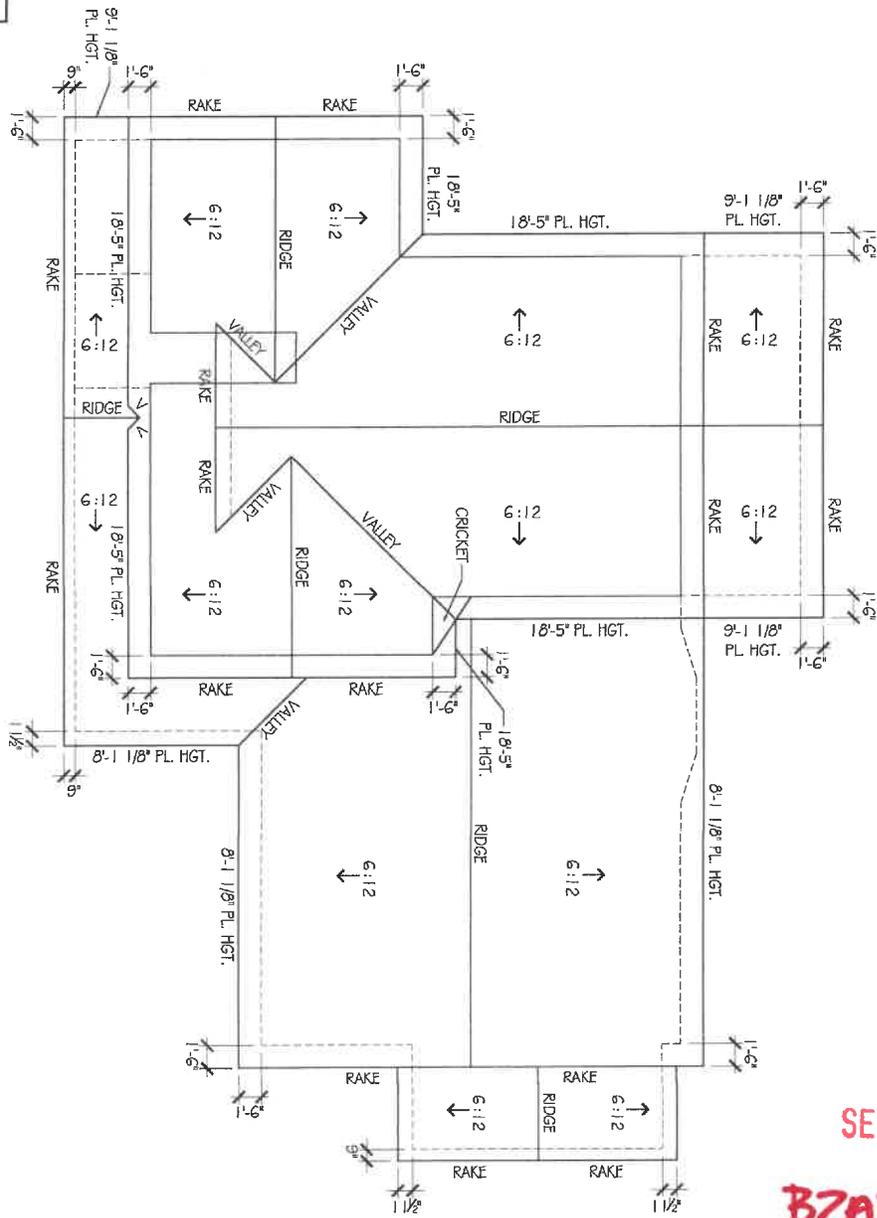
A-4	PLAN NUMBER	0000	RUSSELL MORAN ARCHITECT - RESIDENTIAL DESIGN 3225 FORT ROYAL COURT PLANO, TEXAS 214-770-8662	DESCRIPTION: HEITZ RESIDENCE REMODEL 508 EAST WORTH STREET GRAPEVINE, TEXAS	This Designer assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans.
	SHEET NUMBER	0000			

Received 9/29/2025 as part of initial submittal

AREAS (HEATED)	
1ST FLOOR	2039 SF
2ND FLOOR	961 SF
TOTAL	3000 SF

AREAS (UNHEATED)	
DET. GARAGE	610 SF
CVD. PATIO	93 SF
CVD. PORCHES	124 SF
TOTAL UNDER ROOF	3827 SF

A-5 ROOF PLAN
SCALE: 1/8" = 1'-0"



SEP 29 2025

BZA25-11

A-5	ISSUE DATE	0000	RUSSELL MORAN ARCHITECT - RESIDENTIAL DESIGN 3225 PORT ROYAL COURT PLANO, TEXAS 214-770-8662	DESCRIPTION: HEITZ RESIDENCE REMODEL 508 EAST WORTH STREET GRAPEVINE, TEXAS	The Designer assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans.
	DRAWN BY	SR/2025			
	PROJECT NO.	0000			
	SHEET NUMBER	0000			
REVISIONS					

Received 9/29/2025 as part of initial submittal

SITE PLAN DATA SUMMARY TABLE			
TYPE	HEIGHT	PROVIDED	REQUIRED
MIN. BLDG. SETBACK			
ZONING	R-1.5	SINGLE FAMILY	R-1.5
LAND USE / FROM ZONING (MINIMUM)		SINGLE FAMILY	
TOTAL LOT AREA	7988 SQ. FT.	9120 SQ. FT.	9120 SQ. FT.
SECOND FLOOR BUILDING FOOTPRINT		2079 SQ. FT.	2079 SQ. FT.
ACCESSORY STRUCTURES - DETACHED GARAGE		610 SQ. FT.	610 SQ. FT.
TOTAL BUILDING AREA	3546' 10" x 27' 11"	2889' 7" x 27' 11"	2889' 7" x 27' 11"
BUILDING HEIGHT (PERMITTED) / DETACHED GARAGE	31.00 FT.	31.00 FT.	31.00 FT.
AREA REGULATIONS			
PERMITTED YARD	30'	27' 11"	27' 11"
REAR YARD	25'	25'	25'
LOT WIDTH	6'	6'	6'
LOT DEPTH	100'	148'	148'
DISTANCE BETWEEN BUILDINGS	12'	13' ESTIMATED	13' ESTIMATED
DEVELOPER'S AREA		2889' 7" x 27' 11"	2889' 7" x 27' 11"
AREA OF SIDEWALKS, DRIVES, PATIOS AND OTHER PAVING		1337' 8" x 137' 8"	1337' 8" x 137' 8"
TOTAL COVERED SPACE (S.F. AND PERCENTAGE) / SIDEWALKS		4513' 8" x 137' 8"	4513' 8" x 137' 8"
TOTAL UNCOVERED AREA (S.F. AND PERCENTAGE) / SIDEWALKS		1651' 8" x 137' 8"	1651' 8" x 137' 8"

Make 11x17



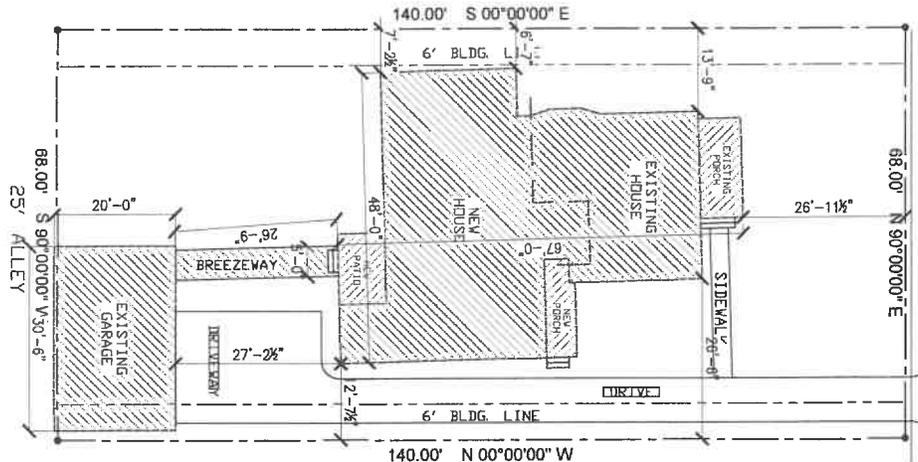
SITE PLAN LOT SQUARE FOOTAGE = 9120 SF

SCALE: 1" = 20'-0"
 508 EAST WORTH
 BLOCK 110, LOT 2&3
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 ZONED 7.5 SINGLE FAMILY RESIDENTIAL DISTRICT
 PREPARED SEPTEMBER 2025



ALL REQUIREMENTS OF THE CITY OF GRAPEVINE, SOIL EROSION CONTROL DISTRICT, SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

THE PURPOSE OF ZONING IS TO PROTECT THE PUBLIC INTEREST AND TO CONSERVE THE BEST INTERESTS OF THE CITY.



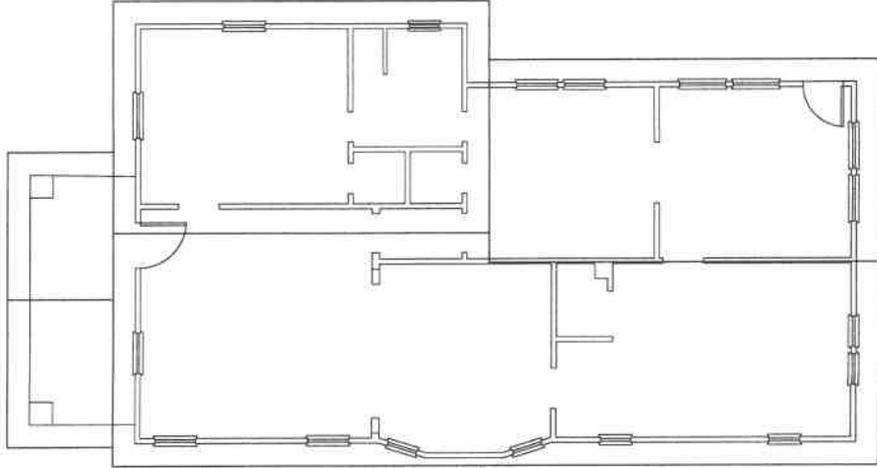
E. WORTH STREET

SEP 29 2025
 B2A25-11

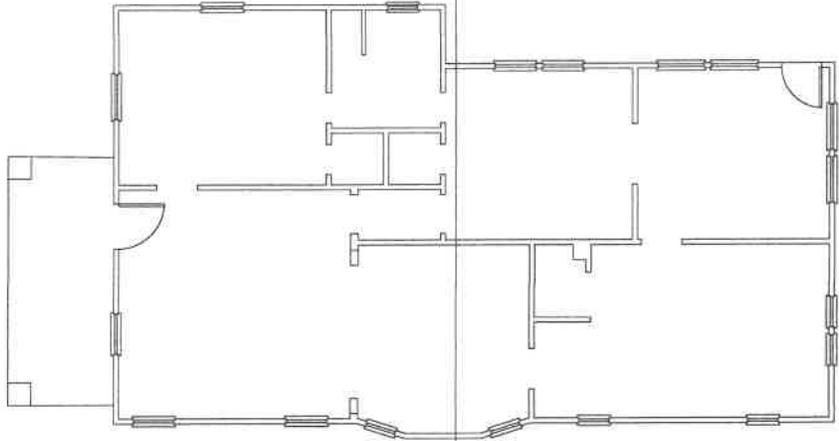
SITE	ISLE DATE	9/26/2025	RUSSELL MORAN ARCHITECT - RESIDENTIAL DESIGN 3225 FORT ROYAL COURT PLANO, TEXAS 214-770-9662	DESCRIPTION: HEITZ RESIDENCE REMODEL 508 EAST WORTH STREET GRAPEVINE, TEXAS	The Designer assumes no liability for any structure built from these plans unless the contractor, the purchaser, builder, or contractor must verify all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans.
	OWNER BY	Hand			
	PROJECT NO.				
	PLAN NUMBER	0000			
SHEET NUMBER	25				

Received 9/29/2025 as part
of initial submittal

A FLOOR PLAN
EXIST PLAN SCALE: 1/8" = 1'-0"



A FLOOR PLAN
EXIST PLAN SCALE: 1/8" = 1'-0"



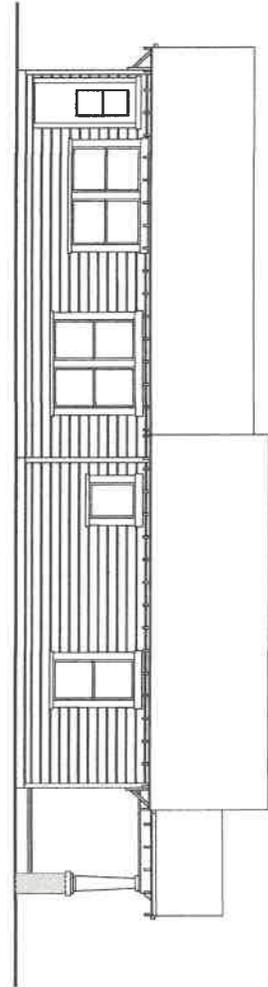
SEP 29 2025
B2A25-11

EXIST PLAN

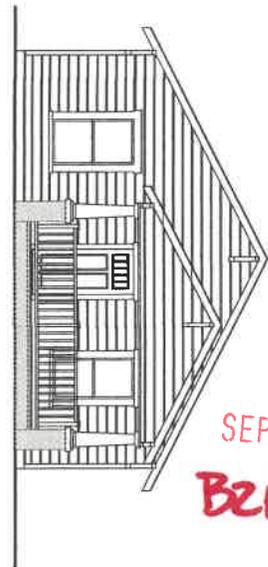
SHEET NUMBER 0000	PLAN NUMBER 0000	PROJECT NO. Rental	DRAWN BY Rental	DATE 9/29/2025	SCALE 1/8" = 1'-0"	RUSSELL MORAN ARCHITECT - RESIDENTIAL DESIGN 3225 PORT ROYAL COURT PLANO, TEXAS 214-770-8882	DESCRIPTION: HEITZ RESIDENCE REMODEL 508 EAST WORTH STREET GRAPEVINE, TEXAS	<small>The Designer assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans.</small>	REVISIONS

Received 9/29/2025 as part of initial submittal

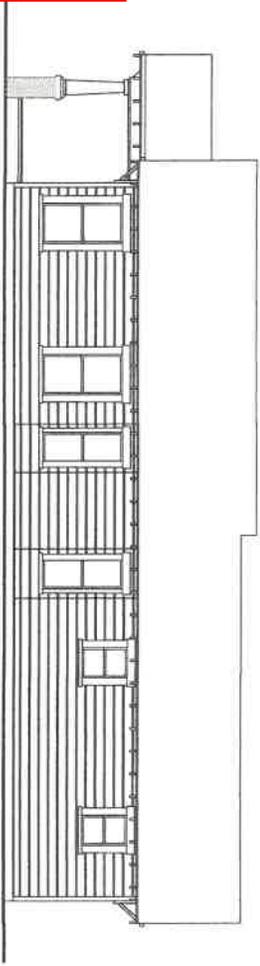
A SIDE ELEVATION
EXT. ELEV. SCALE: 1/8" = 1'-0"



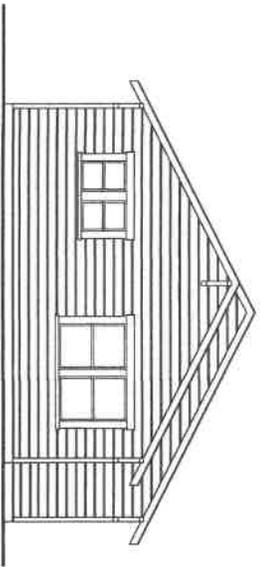
B FRONT ELEVATION
EXT. ELEV. SCALE: 1/8" = 1'-0"



C SIDE ELEVATION
EXT. ELEV. SCALE: 1/8" = 1'-0"



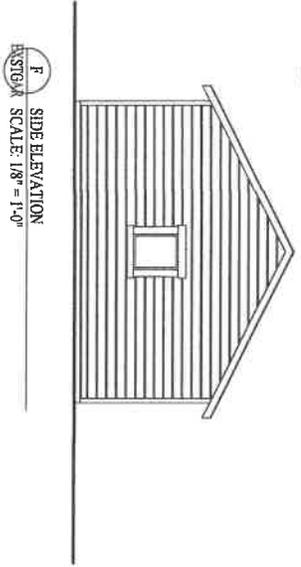
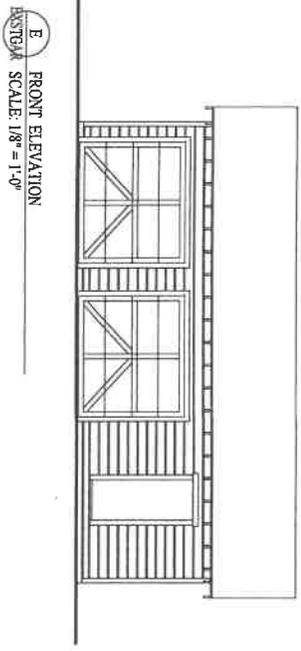
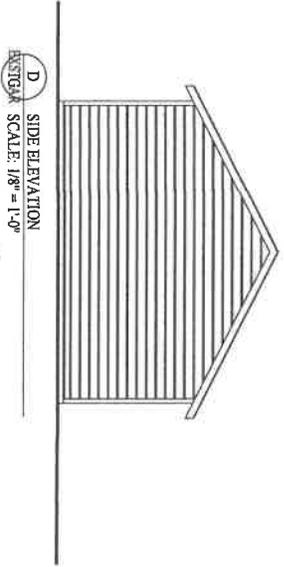
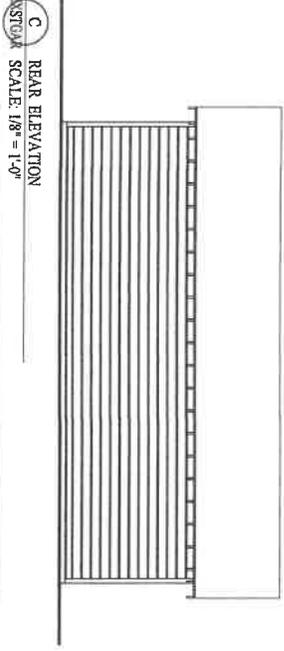
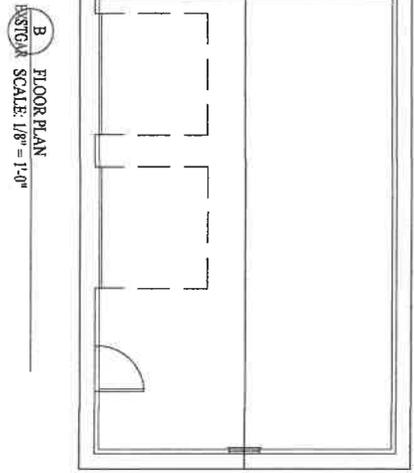
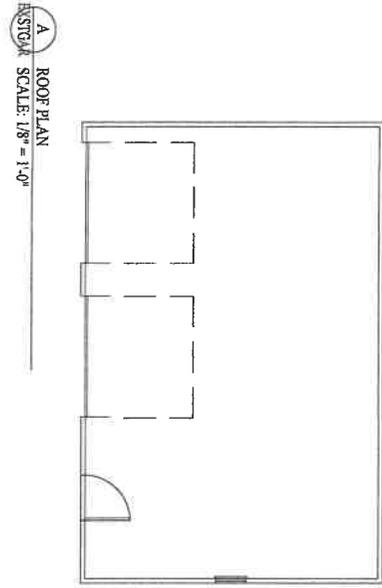
D REAR ELEVATION
EXT. ELEV. SCALE: 1/8" = 1'-0"



SEP 29 2025
B2A25-11

EXIST ELEV	ISSUE DATE	9/26/2025	RUSSELL MORAN ARCHITECT - RESIDENTIAL DESIGN 3225 PORT ROYAL COURT PLANO, TEXAS 214-770-9662	DESCRIPTION: HEITZ RESIDENCE REMODEL 508 EAST WORTH STREET GRAPEVINE, TEXAS	The Designer assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans.	REVISIONS
	DRAWN BY	Russell				
	PROJECT NO.					
	PLAN NUMBER	0000				
	SHEET NUMBER	0000				

Received 9/29/2025 as part of initial submittal



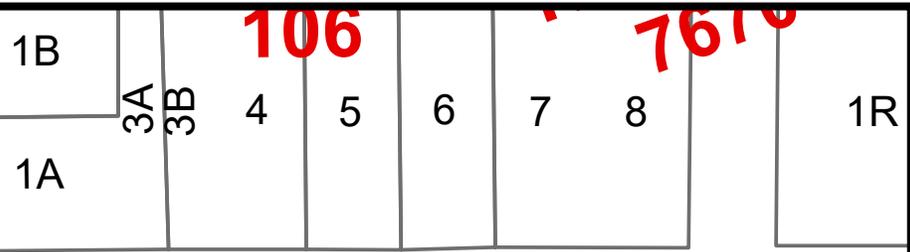
SEP 29 2025
BZA25-11

EXSTGAR	ISSUE DATE	RUSSELL MORAN	DESCRIPTION: HEITZ RESIDENCE REMODEL	The Designer assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans.	REVISIONS
	PROJECT NO.				
PLAN NUMBER	0000	ARCHITECT - RESIDENTIAL DESIGN	508 EAST WORTH STREET		
SHEET NUMBER		3225 PORT ROYAL COURT	GRAPEVINE, TEXAS		
		PLANO, TEXAS			
		214-770-9882			

B 33660

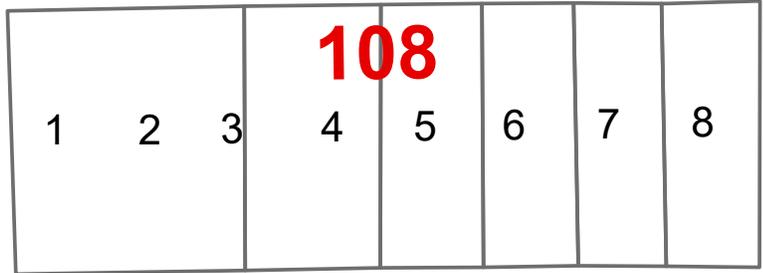
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SUBJECT PROPERTY



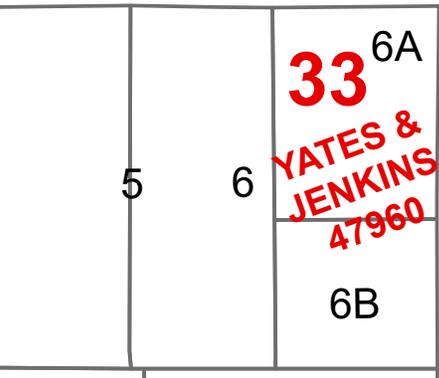
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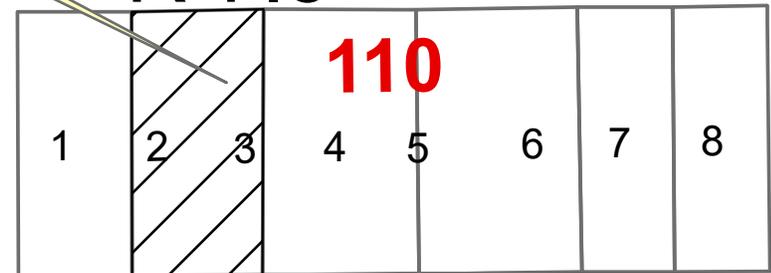


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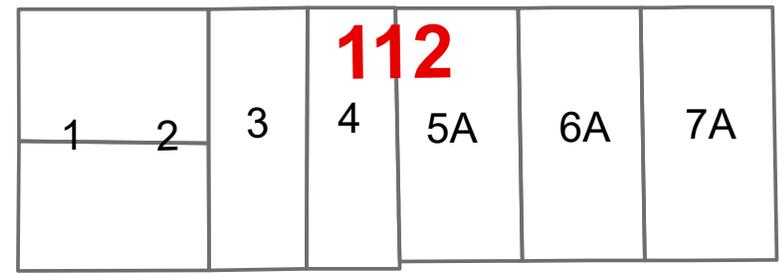
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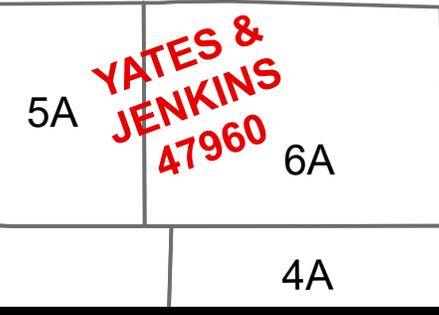


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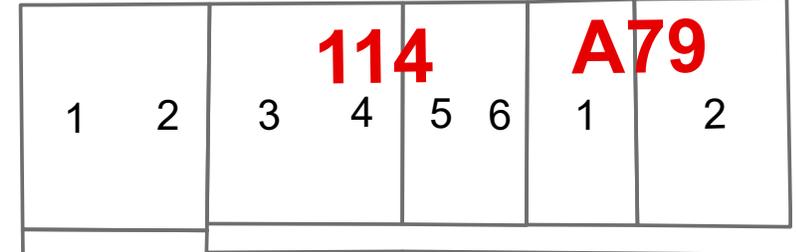


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AUSTIN ST



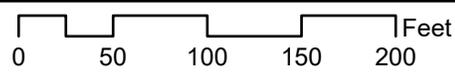
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Grapevine GIS

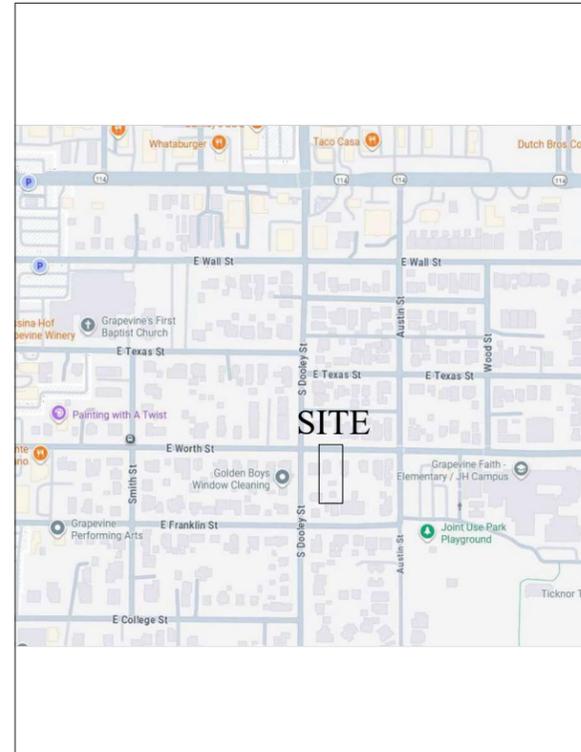


BZA25-11; 508 East Worth Street

Date Prepared: 10/20/2025

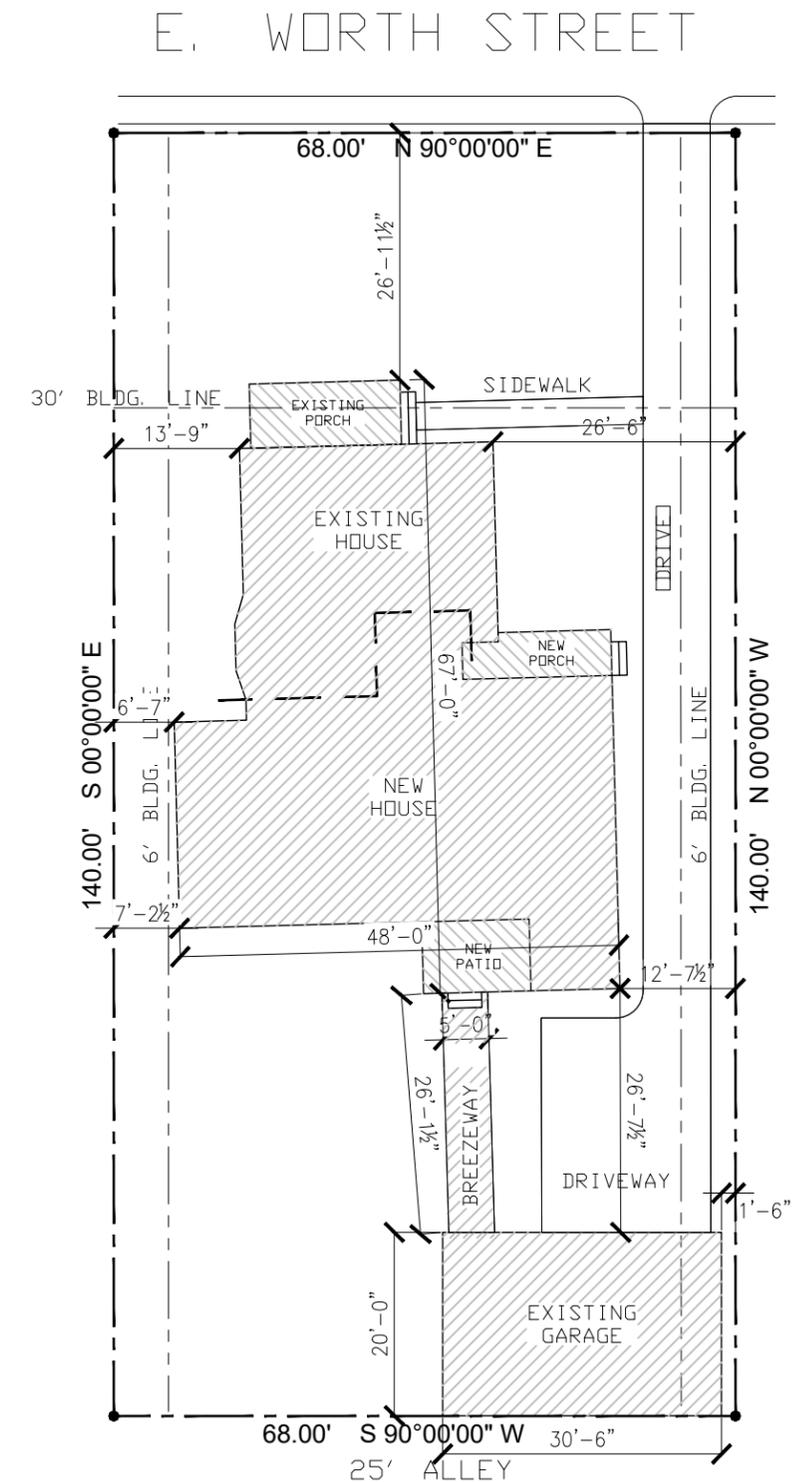
This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

SITE PLAN DATA SUMMARY TABLE		
ITEM	REQUIRED	PROVIDED
GENERAL SITE DATA		
ZONING	R - 7.5	R - 7.5
LAND USE (FROM ZONING ORDINANCE)	SINGLE FAMILY	SINGLE FAMILY
TOTAL LOT AREA	7500 SQ. FT.	9520 SQ. FT.
EXISTING FIRST FLOOR BUILDING HVAC FOOTPRINT		1317 SQ. FT.
PROPOSED FIRST FLOOR BUILDING HVAC FOOTPRINT		2020 SQ. FT.
PROPOSED SECOND FLOOR BUILDING HVAC AREA		961 SQ. FT.
ACCESSORY STRUCTURES - DETACHED GARAGE		610 SQ. FT.
TOTAL BUILDING AREA FOOTPRINT		2830 SQ. FT.
BUILDING HEIGHT (FEET/# STORIES) HOUSE/ DETACHED GARAGE	35'-0" / 16'-0"	25'-8" / 14'-0"
FLOOR AREA RATIO	40%	31.03%
AREA REGULATIONS		
FRONT YARD	30'	27'-11 1/2"
REAR YARD	25'	25'
SIDE YARD	6'	6'
LOT WIDTH	65'	68'
LOT DEPTH	100'	140'
DISTANCE BETWEEN BUILDINGS	12'	13' ESTIMATED
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA		2290 SQ. FT.
AREA OF SIDEWALKS, DRIVES, PATIOS AND OTHER PAVING		1375 SQ. FT.
TOTAL OPEN SPACE (S.F. AND PERCENTAGE) MINIMUMS		5455 SQ. FT. (59.9%)
TOTAL IMPERVIOUS AREA (S.F. AND PERCENTAGE) MAXIMUMS		3665 SQ. FT. (40.1%)



THE PURPOSE OF BZA25-11 IS FOR A SPECIAL EXEMPTION TO ALLOW THE EXISTING RESIDENTIAL DWELLING TO REMAIN AS DEVELOPED WITH A 5' ENCROACHMENT INTO THE REQUIRED FRONT YARD SETBACK FOR THE EXISTING FRONT PORCH AND A SPECIAL EXEMPTION TO ALLOW THE EXISTING SECONDARY STRUCTURE (DETACHED GARAGE) TO REMAIN WITH A 4'-6" ENCROACHMENT INTO THE REAR YARD SETBACK ADJACENT TO THE SOUTH PROPERTY LINE AND A REDUCTION TO THE SIDE YARD SETBACK FOR THE SECONDARY STRUCTURE AS SHOWN ON THE PLOT PLAN.

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



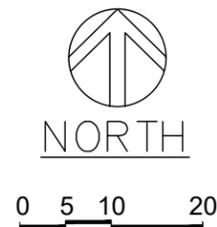
SITE PLAN

LOT SQUARE FOOTAGE = 9120 SF

SCALE: 1' = 20'-0"

HEITZ RESIDENCE
508 EAST WORTH
BLOCK 110, LOT 2&3
E37 1/2'LT2 & W32 1/2'3

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
ZONED 7.5 SINGLE FAMILY RESIDENTIAL DISTRICT
PREPARED SEPTEMBER 2025



REVISIONS

NO.	DESCRIPTION

The Designer assumes no liability for any errors or omissions in this plan. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans.

DESCRIPTION:
HEITZ RESIDENCE REMODEL
508 EAST WORTH STREET
GRAPEVINE, TEXAS

RUSSELL MORAN
ARCHITECT - RESIDENTIAL DESIGN
3225 PORT ROYAL COURT
PLANO, TEXAS
214-770-9662

ISSUE DATE	10/24/2025
DRAWN BY	Russell
PROJECT NO.	
PLAN NUMBER	0000
SHEET NUMBER	

Z SITE



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, OCTOBER 6, 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, October 6, 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
John Borley	Member
Doug Anderson	Member
Jonathan Gaspard	Member

With Jack Townsend and Andrew Muras absent, constituting a quorum. Also present were City Council Liaison Sharron Rogers, and the following City Staff:

Matthew Butler	Assistant City Attorney
Erica Marohnic	Director
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 October 6, 2025, public hearing.

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

3. Planning Services Director to brief the board on the Board of Zoning Adjustment bylaws and rules of procedure regarding rescheduling meetings.

Erica Marohnic briefed the Board regarding the BZA Rules of Procedure. According to these rules, meetings can only be rescheduled if they coincide with a city holiday. Furthermore, the Board is not permitted to reschedule a meeting to accommodate their unrelated volunteer commitments of one or more members.

ADJOURNMENT OF BRIEFING SESSION

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

The Briefing Session was adjourned at approximately **6:09 P.M.**

Public Hearing

4. Call to Order – Sheppard called the 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 BZA25-08 submitted by Stephen Moody for property located at 304 North Dove Road and consideration of the same

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

BZA25-08 applicant, Stephen Moody, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Doug Anderson moved to **approve** BZA application **BZA25-08A** with the condition that an amended plat is filed with Tarrant County. John Borley seconded the motion, which prevailed by the following vote:

Ayes: Sheppard, Borley, Anderson, Gaspard

Nays: None

Approved: 4-0

John Borley made a motion to **approve** BZA application **BZA25-08B** with the condition that an amended plat is filed with Tarrant County. Jonathan Gaspard seconded the motion, which prevailed with the following vote:

Ayes: Sheppard, Borley, Anderson, Gaspard

Nays: None

Approved: 4-0

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

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

BZA25-09 applicants, Richard Cyr and Kathryn Cyr, presented and answered questions from the Board. Also present to speak in favor of BZA25-09 were Kelly Cyr and Victoria Butler.

Chairman Sheppard closed the public hearing.

Jonathan Gaspard made a motion to **approve** BZA application **BZA25-09A**. John Borley seconded the motion, which prevailed by the following vote:

Ayes: Sheppard, Borley, Anderson, Gaspard

Nays: None

Approved: 4-0

Doug Anderson made a motion to **approve** BZA application **BZA25-09B**. Jonathan Gaspard seconded the motion, which prevailed by the following vote:

Ayes: Sheppard, Borley, Anderson, Gaspard

Nays: None

Approved: 4-0

10. Consider the minutes of the September 8, 2025, Board of Zoning Adjustment meeting.

Jonathan Gaspard moved to **approve** the September 8, 2025, minutes for the briefing session and public hearing. Doug Anderson seconded the motion, which prevailed by the following vote:

Ayes: Sheppard, Borley, Anderson, Gaspard

Nays: None

Abstained: None

Approved: 4-0

Adjournment

With no further business to discuss, John Borley moved to adjourn the meeting at **6:40 P.M.** Doug Anderson seconded the motion, which prevailed by the following vote:

Ayes: Sheppard, Borley, Anderson, Gaspard

Nays: None

Approved: 4-0

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 3RD DAY OF NOVEMBER 2025.

APPROVED:

CHAIRMAN

ASHLEE MOSLEY
PLANNING TECHNICIAN