



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING AGENDA
MONDAY, DECEMBER 1, 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 December 1, 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 BZA25-12 submitted by Curtis Young for property located at 122 West Peach Street and consideration of the same.
8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-13 submitted by Bob Green and Ronnie Park for property located at 235 Austin Street and consideration of the same.
9. Board of Zoning Adjustment to consider the minutes of the November 3, 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 November 21, 2025, by 5:00 p.m.


ERICA MAROHNIC, AICP
PLANNING SERVICES DIRECTOR

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.

MEMO TO: BOARD OF ZONING ADJUSTMENT

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

SUBJECT: BOARD OF ZONING ADJUSTMENT CASE #**BZA25-12A & BZA25-12B**
122 WEST PEACH STREET

MEETING DATE: **MONDAY, DECEMBER 1, 2025**

BACKGROUND INFORMATION:

The City Council, at its June 18, 2024, meeting, approved zone change request Z24-06 to rezone multiple platted and unplatted properties in the A.F. Leonard Survey, Abstract No. 946, including the subject site, a 13,200-square foot (0.303-acre) tract located at 122 West Peach Street, from the “R-MF-1”, Multifamily District to the “R-5.0”, Zero-Lot-Line District. The applicant intends to create two lots and construct two single-family residences on the subject tract.

The subject site was formerly the site of the Historic 1888 Tate house, which has been relocated to 701 South Main Street. The site is unplatted and initially zoned “R-1”, Single-Family Dwelling District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to “R-MF-1”, Multifamily District. The “R-MF-1”, Multifamily District zoning on the subject site rendered the site and use legal non-conforming (vested), however the removal of the dwelling has resulted in the loss of the legal non-conforming status.

REQUESTS:

The applicant intends to create two lots for development of two single family residences. BZA25-12A is a request for a variance from the Grapevine Comprehensive Zoning Ordinance No. 82-73. The applicant is requesting a variance to construct one new single-family residence, on each lot.

Subsection 16.G.5., *Depth of Lot* of Section 16, “R-5.0”, Zero-Lot-Line District, which requires a minimum lot depth of 100 feet. The applicant is requesting a variance to reduce the minimum lot depth from 100 feet to 82.5 feet.

The following special exception (BZA25-12B) is also requested:

Subsection 16.G.2., *Depth of Rear Yard* of Section 16, “R-5.0”, Zero-Lot-Line District which requires a rear yard depth of 25 feet. The applicant is requesting a special exception to allow a 20 foot rear yard for each lot due to the proposed reduction in minimum lot depth.

ATYPICAL CONDITION:

Staff finds that an atypical condition exists for the requested variance (BZA25-12A) on this property. Specifically, the proposed lots are 0.14 acre (6,600 square feet) each. Lots in the immediate area range from 0.11 acre (4,792 square feet) to 0.23 acre (10,019 square feet). Like the subject site, a majority of the properties between Church Street, Hall Street, North Main Street, and West Peach are not platted.

CONDITION:

The requested special exception (BZA25-12B) for a 20-foot rear yard is due to the request for each lot to be shallower than the required 100-foot minimum depth. Allowing a 20-foot rear yard accommodates each lot's proposed limited depth while still providing adequate separation between adjacent properties.

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:**

A final plat is filed with Tarrant County.

/at

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

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) ARCHIBALD F. LEONARD SURVEY

Gross area of parcel (to nearest tenth of acre)

Abst. 946, Tract 16

13,200^{sq} - 0.3 ac.

Street frontage & distance to nearest cross street 80', 210' from Main St.

Describe the Proposed Use RESIDENTIAL - 2 LOTS

Existing Zoning R-5.0

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 AFI Real Estate, LLC

Company

Address 62 Main St, Ste 310

City Colleyville State TX Zip Code 76034

Phone 817-919-8799 Email [REDACTED]

Project Representation (check one):

- I will represent the application myself; OR
I hereby designate CURTIS YOUNG (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

BZA 25-12



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 J. Michael Ferguson Date 10/23/2025

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared J. Michael Ferguson, Pres. of AFF Real Estate LLC

(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 23rd day of October, 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) ARCHITECT

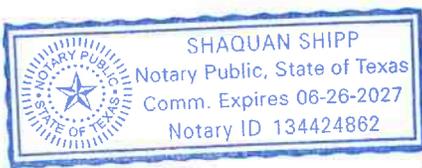
Name CURTIS YOUNG
Company SAGE GROUP, INC.
Address 1130 N. CARROLL AVE, STE 200
City SOUTH LAKE State TX Zip Code 76092
Phone 817-424-2626
Email [Redacted]

Applicant's Signature Curtis W. Young Date 27 Oct 25

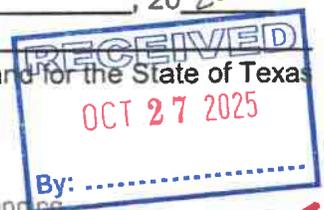
STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Curtis Young
(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 24th day of October, 2025



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



Updated July 7, 2025
B2925-12



October 27, 2025
XP01-00

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

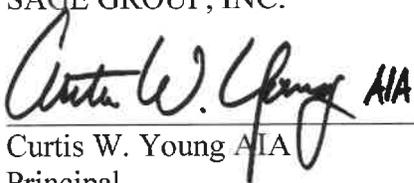
RE: 122 West Peach Street

We hereby request consideration from the Grapevine BZA, to allow for a subdivision of a current single parcel into two separate lots. The property is currently zoned R-5.0, and our request is for a variance to the minimum lot depth requirement, from 100 feet to 82.5 feet, and a reduced Rear Setback from 25 feet to 20 feet.

The current lot is a mid-block parcel, which fronts on two streets, and is the only lot which extends through to both streets. Granting this relief would make the two resulting lots consistent with the other lots on this block. The existing home is in poor shape, and needs to be replaced, and this would allow for the construction of two new homes, both sensitive to the location and surroundings.

Please let me know if you need anything else from me. We look forward to presenting this request to BZA. Thanks.

Best Regards,
SAGE GROUP, INC.


Curtis W. Young AIA
Principal

BZAS-12



Whereas AFI REAL ESTATE, LLC, is the owner of all that certain 13,200 square feet of land, by virtue of the deed recorded Document Number D225058562 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the A. F. Leonard Survey, A-342, City of Grapevine, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

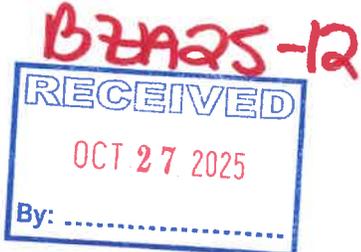
BEGINNING at a 1/2" iron rod found for the southwest corner of said AFI tract, common to the southeast corner of Tract I, described in the deed to Patsy H. Duassat and Richard Duassat, recorded in Document Number D216119235 D.R.T.C.T., and in the north right-of-way line of West Peach Street (R.O.W. Varies), from which a 1/2" iron rod found for the southwest corner of Tract II of said deed to Duassat, bears North 89° 53' 32" West – 87.50';

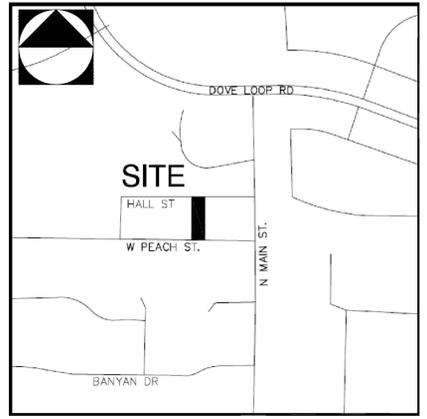
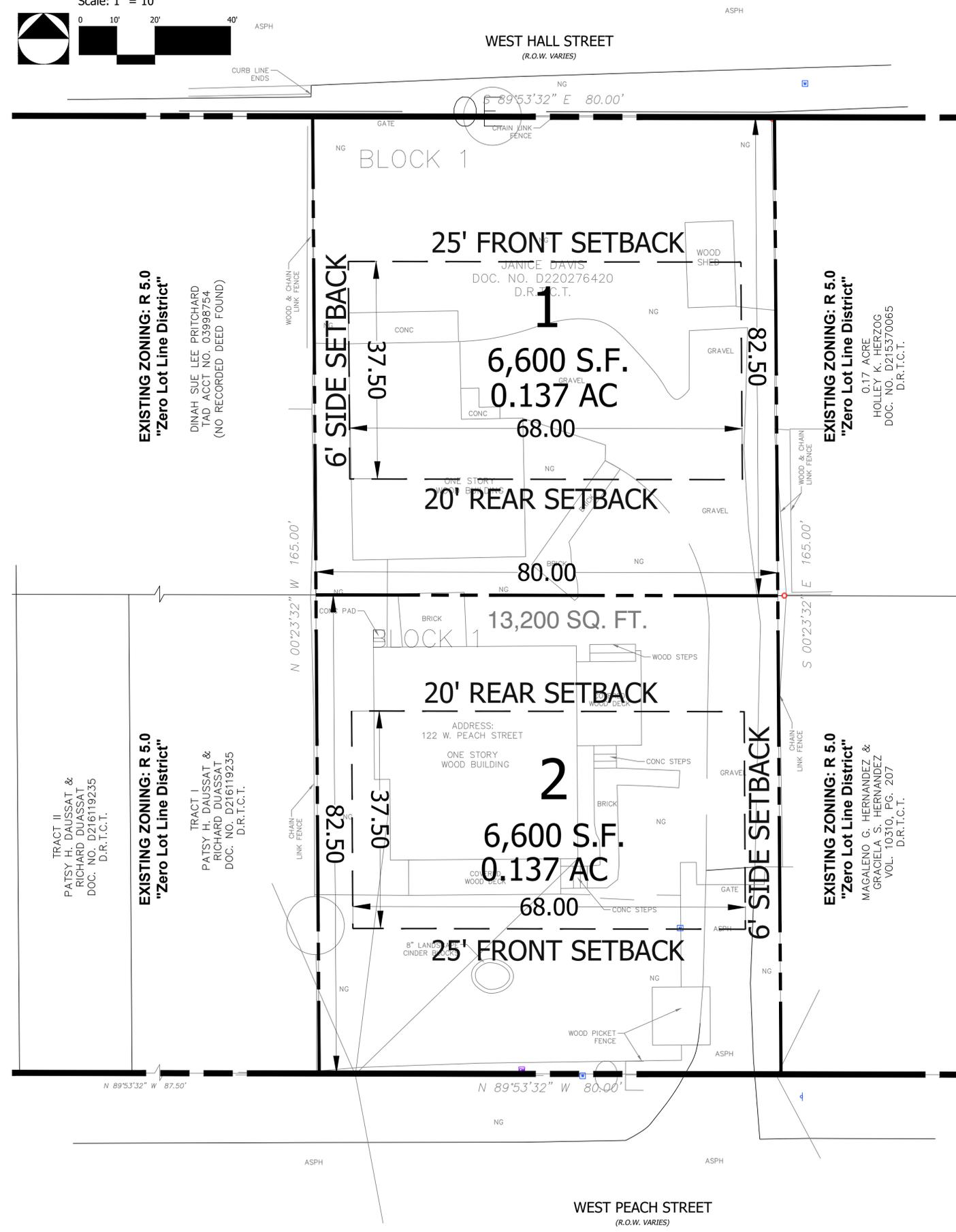
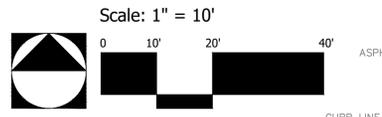
THENCE North 00° 23' 32" West - 165.00' to a 1/2" iron rod found for the northwest corner of said AFI Tract, in the south right-of-way line of West Hall Street (R.O.W. Varies);

THENCE South 89° 53' 32" East - 80.00' along the south right-of-way line of said West Hall Street, to the northwest corner of said AFI Tract, common to the northwest corner of the 0.17 acre tract described in the deed to Holley K. Herzog, recorded in Document Number D215370065 D.R.T.C.T., from which a found 1" iron pipe bears South 45° 48' West - 0.42';

THENCE South 00° 23' 32" East - 165.00' to a 1/2" iron rod with a cap stamped "SPRY " found for the southeast corner of said AFI tract, common to the southwest corner of the tract described in the deed to Magaleno G. Hernandez and Graciela S. Hernandez, recorded in Volume 10310, Page 207 D.R.T.C.T., in the north right-of-way line of said West Peach Street, from which a 1/2" iron rod found for the southeast corner of said Hernandez Tract bears South 89° 53' 32" East – 91.80';

THENCE North 89° 53' 32" West - 80.00' along the north right-of-way line of said West Peach Street, to the POINT OF BEGINNING and containing 13,200 square feet of land.





Notes

1. 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.
2. All requirements of the City of Grapevine soil erosion control ordinance shall be met during the period of construction.

Whereas AFI REAL ESTATE, LLC, is the owner of all that certain 13,200 square feet of land, by virtue of the deed recorded Document Number D225058562 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the A. F. Leonard Survey, A-342, City of Grapevine, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

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Plot Plan Data Summary Table

Item	Required	Proposed
General Site data		
Zoning (from zoning map)	R - 5.0	R - 5.0
Land Use (form Zoning Ordinance; include all applicable uses)	Zero Lot Line District	Zero Lot Line District
Total Lot Area (square feet and acres)	5,000 SQFT	6,600 SQFT
First Floor-Building Footprint Area (square feet)	No min.	No min.
Total Building Area (square feet)	1,200 SQFT min.	1,200 SQFT
Building Height (feet / # stories)	35-feet/2 stories	35-feet/2 stories
Area Regulations		
Front Yard	25 FT	25 FT
Rear Yard	25 FT	20 FT
Side Yard	6 FT	6 FT
Lot Width	50 FT min.	80 FT
Lot Depth	100 FT min.	82.5 FT
Distance Between Buildings	12 FT	12 FT
Impervious Area		
Building Footprint Area (square feet)	1,200 SQFT min.	2,550 SQFT max.
Area of Sidewalks, Pavement & other impervious Flatwork (square feet)	3,960 SQFT	3,960 SQFT
Other Impervious Area	N/A	N/A
Total Open Space (square feet and percentage)	2,000 SQFT/40%	2,640 SQFT/40%
Total Impervious Area (square feet and percentage)	3,000 SQFT/60%	3,960 SQFT/60% max.

Purpose

The purpose of BZA application BZA25-12 is to request a special exception to reduce the minimum depth of rear yard from 25 feet to 20 feet and a variance to reduce the minimum lot depth from 100 feet to 82.5 feet.

Plot Plan
For
Lots 1-2, Block 1
122 West Peach Street

Located at 122 West Peach Street
A.F. Leonard Survey, A - 946, Tract 16
City of Grapevine, Tarrant County, Texas
Case Number: BZA25-12
0.303 Acres (13,200 s.f.)
Existing Zoning: "R-5.0", Zero Lot Line District
Date of Preparation: November 14, 2025

OWNER
AFI Real Estate
62 Main St, Ste 310
Colleyville
Contact: J. Michael Ferguson
Phone: 817-267-8799

SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-424-2626

Master Planning
Urban Design
Architecture
Landscape Architecture

MEMO TO: BOARD OF ZONING ADJUSTMENT

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

SUBJECT: BOARD OF ZONING ADJUSTMENT CASE #**BZA25-13**
235 AUSTIN STREET

MEETING DATE: **MONDAY, DECEMBER 1, 2025**

BACKGROUND INFORMATION:

The subject property is developed with a single-story, 1,530 square foot single-family detached residence and a 657 square foot secondary structure (detached garage) on a 9,639 square foot (0.22 acre) lot. The original Tillery/Smith Homeplace was built in 1942. After an accident where the structure experienced major damage from a gas leak explosion, the lot was redeveloped and a new dwelling built in 1983 and was subsequently replatted as Lot 1A, Block 105, College Heights Addition (a replat of three lots in 2010). 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 designated with Historic Landmark Sub-district HL10-07. Both the house and the detached garage are considered contributing structures of the Historic Township.

On June 23, 2010, the Historic Preservation Commission (HPC) approved CA10-46 to allow for the following:

- Replat the existing four lots of Block 105, Lots 1, 2, 3, & 4 into three lots

On August 2, 2010, the Board of Zoning Adjustment (BZA) approved BZA10-09 to allow for the following:

- A variance to allow a lot width of 72 feet; minimum required is 95 feet for a reverse frontage lot.
- A variance to allow a side yard setback along the southern property line of Lot 1A of 16 feet for an existing structure; minimum required is 30 feet.
- A special exception for the existing covered porch.

On September 20, 2011, City Council approved HL10-07 (Ord. 2011-052) designating the subject site as a Historic Landmark Subdistrict.

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

REQUEST:

The applicant intends to expand the existing residential dwelling to the rear and relocate the existing detached garage on the lot. The proposed expansion complies with all requirements of the Zoning Ordinance; however, the relocation of the garage will not meet the required 9-foot rear setback for a 13-foot tall structure. The applicant is therefore requesting a special exception from the Grapevine Comprehensive Zoning Ordinance No. 82-73, Section 43.E.3, which allows the Board of Zoning Adjustment to approve the remodeling or enlargement of a nonconforming structure.

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 a side yard setback of 6-feet, plus one (1) additional foot for each foot of height over 10-feet. The proposed relocated detached garage is 13 feet in height and therefore requires 9-foot setback from rear property line.

The detached garage is proposed to be shifted from the northeast corner of the lot to the southeast corner and placed 6-feet from the east property line, resulting in an encroachment of approximately 3-feet into the required 9-foot side yard setback adjacent to the eastern property line.

CONDITION:

Staff finds that conditions exist for the requested special exception on this property. Specifically, the detached garage is a contributing structure within the Historic Township, which is historically designated as HL10-07. The goal of preserving historic structures is to keep them in their original locations as much as possible to maintain their historical significance. At the time of the Zoning Ordinance secondary structures amendment in August 2025, the detached garage complied with the minimum side and rear setback requirements. However, with the adoption of the recent amendments, the detached garage in its current location is now considered legally nonconforming.

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment:

1. **Approve** (BZA25-13) for the special exception request on the subject site.

/at

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

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) COLLEGE HEIGHTS ADDITION Block 105 Lot 1A Gross area of parcel (to nearest tenth of acre) .22 ACRES

Street frontage & distance to nearest cross street AUSTIN : TEXAS : CORNER Describe the Proposed Use RESIDENTIAL SINGLE FAMILY

Existing Zoning R-7.5 SINGLE FAMILY

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 BOB GREEN, RONNY PARK

Company RYGER HOMES, LLC

Address 235 AUSTIN ST.

City GRAPEVINE State TX Zip Code 76051

Phone 214.507.6867 Email [REDACTED]

Project Representation (check one):

- 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.



Received 09/29/2025 as part of initial submittal.

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

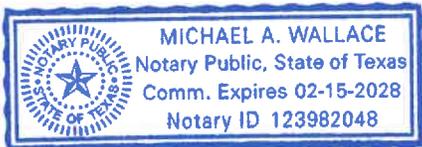
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature [Signature] Date 10-24-25

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared RONNY PARK (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 24th day of OCTOBER, 2025

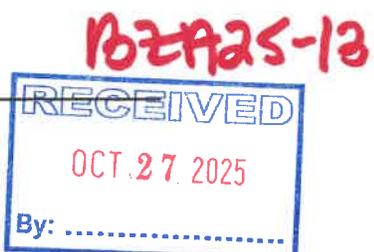


[Signature]
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name _____
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

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

LEGAL DESCRIPTION

Address of subject property 235 AUSTIN ST., GRAPEVINE, TX 76051

Legal description of subject property

<u>1A</u>	<u>105</u>	<u>COLLEGE HEIGHTS ADDITION</u>
Lot	Block	Subdivision

BOARD OF ADJUSTMENT APPLICATION PROCEDURAL TIMETABLE:

Application Deadline

Days 1-7

Day 8

Day 15

Day 16

Day 20

Day 30

First Monday of the month.

Planning and other City staff review.

Staff will issue comments and request additional information.

Applicant submits revised plans or additional requested information.

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

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

Board of Adjustment Public Hearing

POTENTIAL OUTCOMES:

Denial

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

Approval

Requires ¾ vote for approval.

Continuance

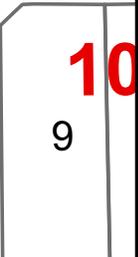
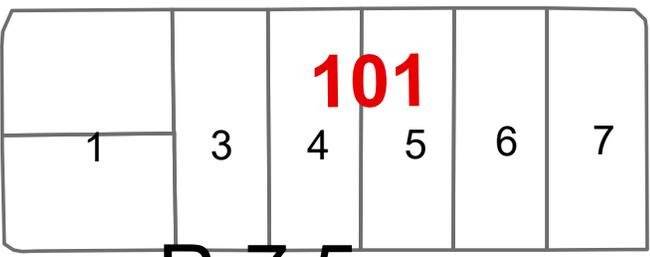
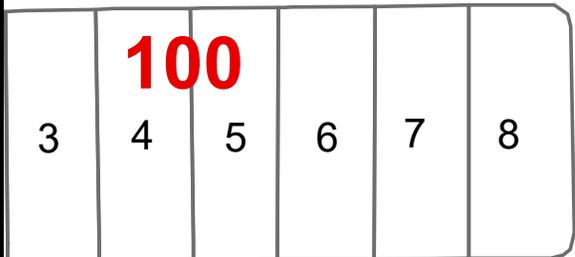
Further research and/or information is requested by the Board of Adjustment.

BZPAS-13



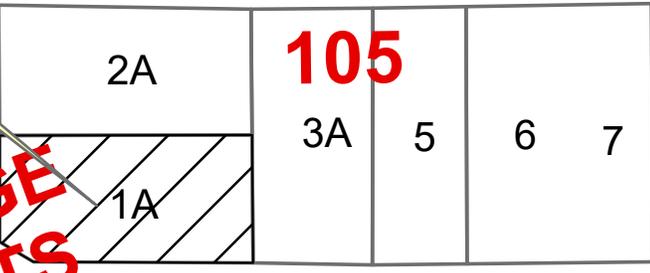
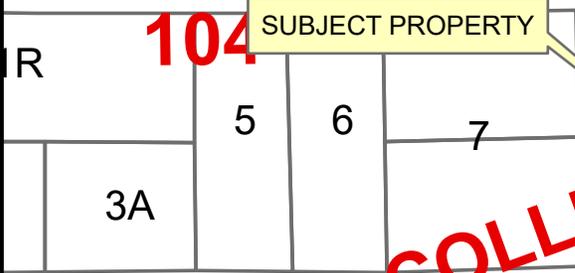
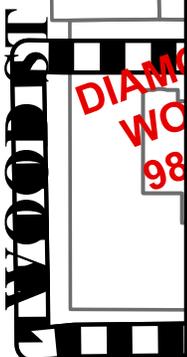
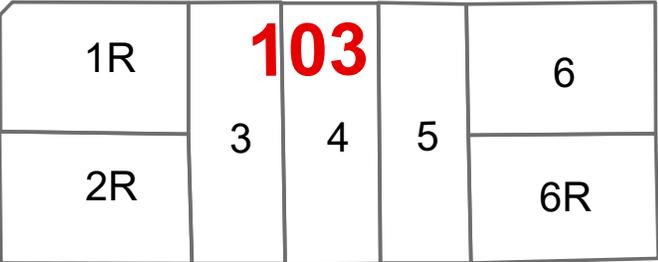
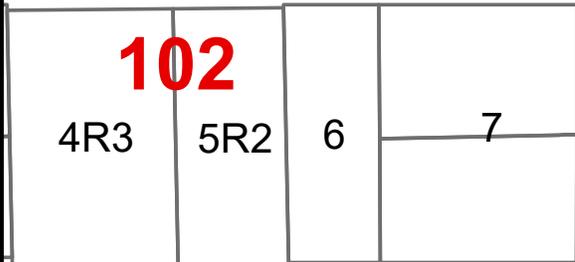
*Applicants are strongly encouraged to read and familiarize themselves with [Section 68, Board of Adjustment](#) of the Zoning Ordinance.

VALL ST HC R-5.0



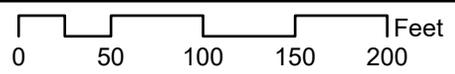
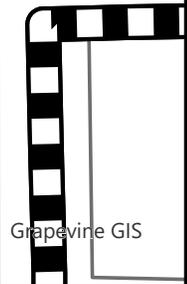
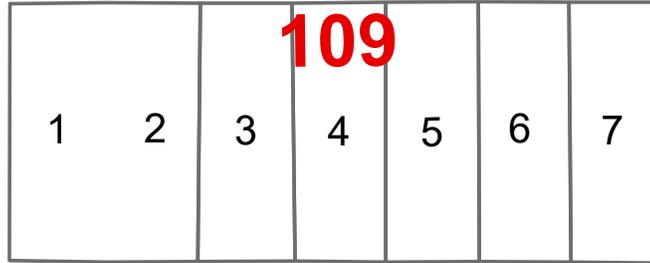
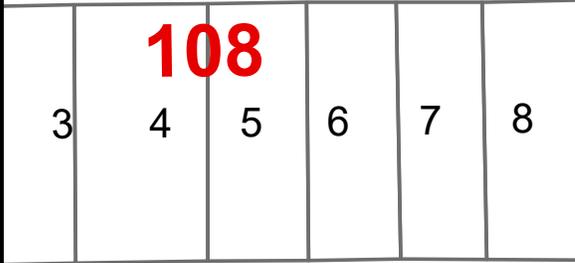
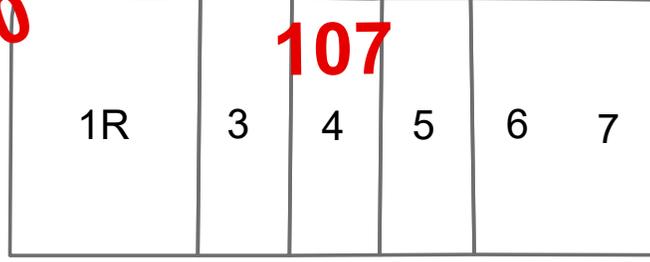
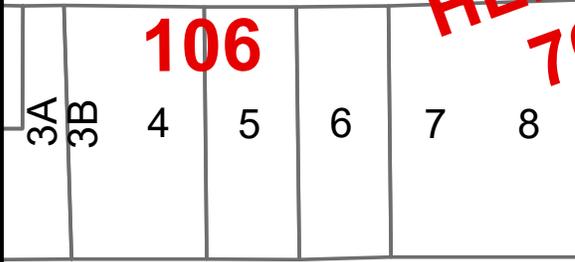
E ESTILL ST

R-7.5



COLLEGE HEIGHTS 7670

E TEXAS ST



BZA25-13; 235 Austin Street

Date Prepared: 11/11/2025

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



**PRELIMINARY
NOT FOR CONSTRUCTION**

PLOT PLAN
for
235 AUSTIN ST.
LOT 1A, BLOCK 105, COLLEGE HEIGHTS ADDITION
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
9,639 SQ. FT. OR 0.221 ACRE
ZONE: "R-7.5" SINGLE FAMILY LINE DISTRICT
DATE OF PREPARATION: NOVEMBER 2025

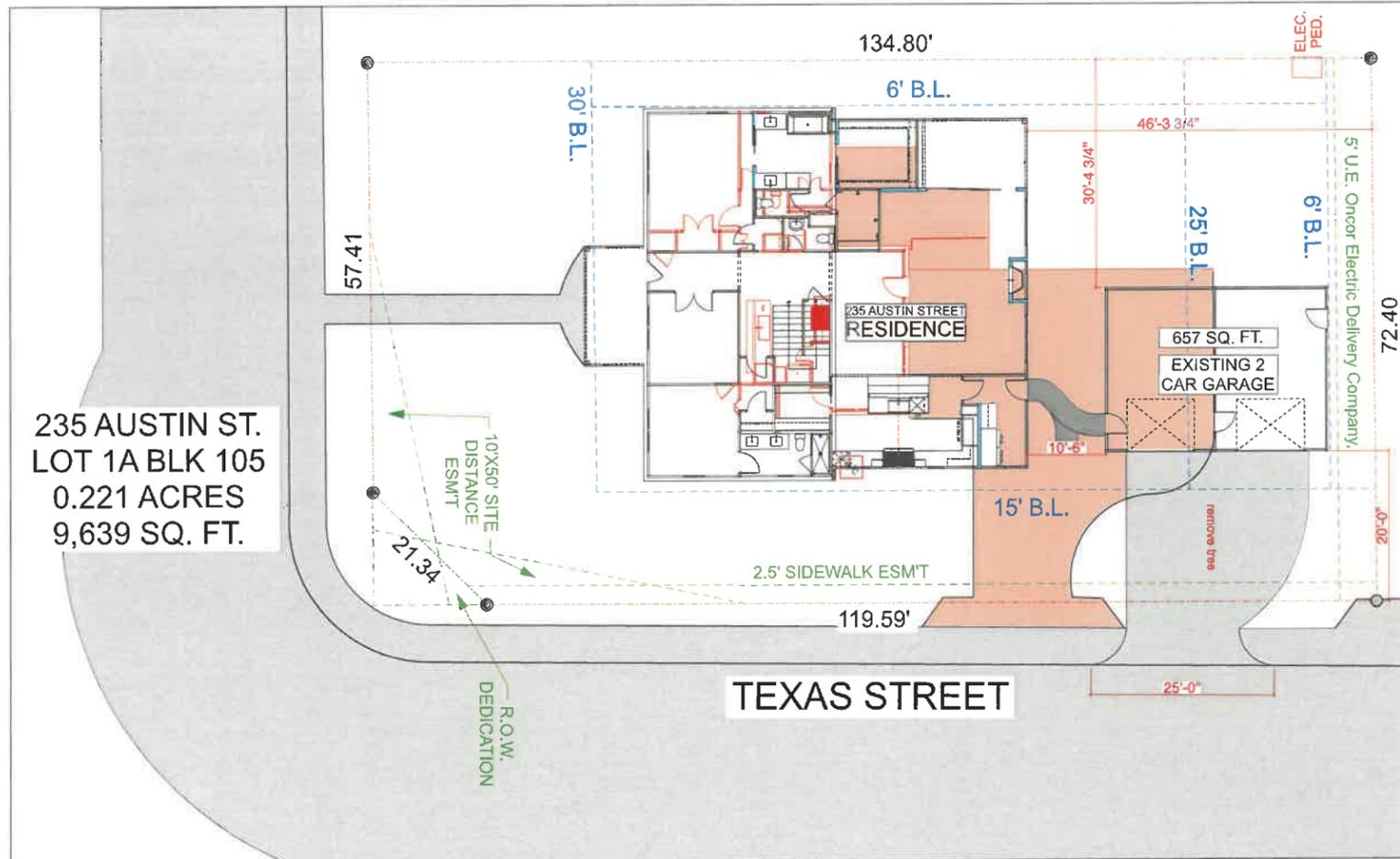


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Buchanan Design Studio
311 S. Oak St.
Roanoke TX 76262
817-674-7020
www.buchanandesignstudio.com

BZA25-13 IS A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW A PROPOSED RELOCATED SECONDARY STRUCTURE (A 13 FOOT TALL SECONDARY STRUCTURE/DETACHED GARAGE) TO HAVE A SIDE YARD SETBACK OF 6 FEET ADJACENT TO THE WESTERN PROPERTY LINE.

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

Drawings and Specifications as instruments of service are and shall remain the property of the Buchanan Design Studio. This plan is to be used only for the lot and subdivision indicated on this plan, except by agreement in writing and approval in connection to Buchanan Design Studio.
The General Contractor is responsible for confirming and correlating dimensions at the job site. Buchanan Design Studio will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.
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Site Plan Data Summary Table

Item	Required	Provided
General Site data		
Zoning (from zoning map)	R-7.5	R-7.5
Land Use (from Zoning Ordinance; include all applicable uses)	Single Family	Single Family
Total Lot Area (square feet and acres)	7,500 SQ FT	9,639 SQFT
First Floor-Building Footprint Area (square feet)	SQFT	2304 SQFT
Total Building Area (square feet)	MIN. 1,200 SQ FT	2569 SQFT
Building Height (feet/# stories)	35-feet/2 Stories	23'-feet/2 story
Floor Area Ratio (Ratio x.xx:1)	0.40 or 40%	0.26 or 26%
Residential Units		
Building Distance Separation	N/A	N/A
# of Studios/Efficiencies/Minimum Unit Size	N/A	N/A
# of 1 Bedroom/Minimum Unit Sizes	N/A	N/A
# of 2 Bedroom/Minimum Unit Sizes	N/A	N/A
# of 3 Bedroom/Minimum Unit Sizes	N/A	N/A
Total Unit Count	N/A	N/A
Residential Density (Units/Net Acreage*)	N/A	N/A
Net Acreage = Total acreage minus streets and open space	N/A	N/A
Parking		
Parking Ratio (from Zoning Ordinance)	N/A	N/A
Accessible Parking (# of spaces)	N/A	N/A

235 AUSTIN ST.
LOT 1A BLK 105
0.221 ACRES
9,639 SQ. FT.

1 Site Plan
A002 SCALE: 1" = 10'



PROJECT DESCRIPTION:
BZA25-13; PLATTED AS BLOCK 105, LOT 1A, COLLEGE HEIGHTS ADDITION - GRAPEVINE. SUBSECTION 15. B., SECONDARY USES OF SECTION 15 "R-7.5", SINGLE-FAMILY DISTRICT. SUBMITTED BZA APPLICATION FOR A SPECIAL EXCEPTION TO REDUCE THE MINIMUM SECONDARY STRUCTURE SETBACK FROM THE SIDE AND REAR PROPERTY LINES EIGHT-AND-A-HALF (8.5) FEET TO SIX FEET FOR A 13-FOOT-TALL STRUCTURE



CASE NAME: 235 AUSTIN STREET
CASE NUMBER: BZA25-13
LOCATION: 235 AUSTIN STREET

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE: _____
SHEET: ___ OF ___

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

PLANNING SERVICES DEPARTMENT

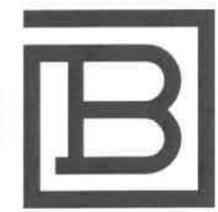
Ryger Homes, LLC
235 Austin St.
Grapevine TX 76051

Revisions

PLOT PLAN

A002

**PRELIMINARY
NOT FOR CONSTRUCTION**



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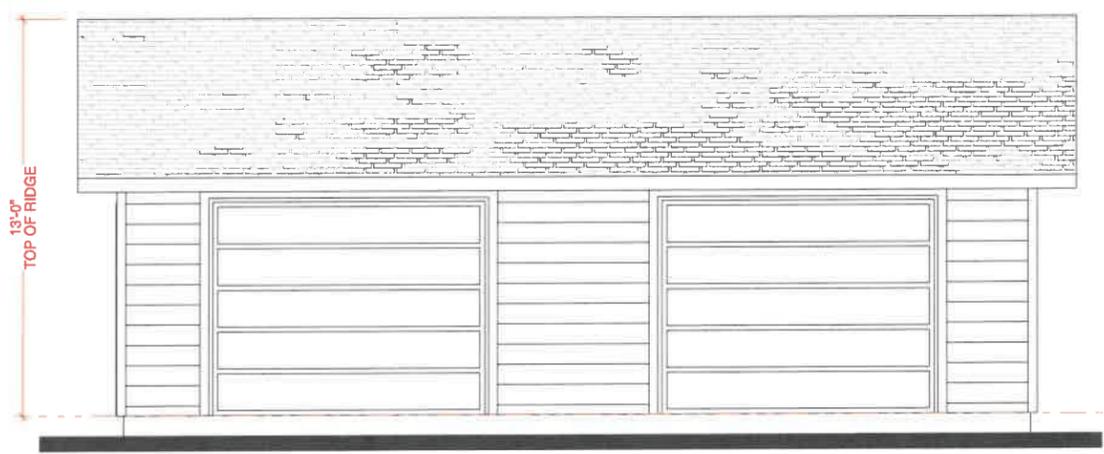
The General Contractor is responsible for confirming and completing dimensions at the job site. Buchanan Design Studio will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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1 Front Elevation
A201 SCALE: 3/8" = 1'-0"



2 Garage - Front Elevation
A201 SCALE: 3/8" = 1'-0"



RECEIVED
NOV 21 2025
By:

Ryger Homes, LLC
235 Austin St.
Grapevine TX 76051

Revisions

Elevations-1

A201



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, NOVEMBER 3, 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, November 3, 2025, at 5:45 P.M. in the Planning and Zoning Conference Room, 2nd Floor, 200 South Main Street, Grapevine, Texas for a Briefing Session with the following members present to wit:

John Sheppard	Chairman
Andrew Muras	Vice-Chairman
John Borley	Member
Jonathan Gaspard	Member
Jack Townsend	Alternate

With Doug Anderson absent, constituting a quorum. Also present were City Council Liaison Sharron Rogers, and the following City Staff:

Alex Crowley	Assistant City Attorney
Albert Triplett	Planner II
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 November 3, 2025, public hearing.

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

ADJOURNMENT OF BRIEFING SESSION

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

The Briefing Session was adjourned at approximately **5:59 P.M.**

Public Hearing

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

CITIZEN COMMENTS

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

OLD BUSINESS

6. None.

NEW BUSINESS

7. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-10 submitted by Todd Murphy for property located at 1120 South Pine Street and consideration of the same.

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

BZA25-10 applicant, Todd Murphy, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Jonathan Gaspard moved to **approve** BZA application **BZA25-10A** 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, Muras, Borley, Gaspard, Townsend

Nays: None

Approved: 5-0

Andrew Muras made a motion to **approve** BZA application **BZA25-10B** 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, Muras, Borley, Gaspard, Townsend
Nays: None
Approved: 5-0

8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-11 submitted by Nick Heitz for property located at 508 East Worth Street and consideration of the same.

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

BZA25-11 applicant, Nick Heitz, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

John Borley made a motion to **approve** BZA application **BZA25-11** with the condition that an amended plat is filed with Tarrant County. Jack Townsend seconded the motion, which prevailed by the following vote:

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

9. Consider the minutes of the October 6, 2025, Board of Zoning Adjustment meeting.

Jonathan Gaspard moved to **approve** the October 6, 2025, minutes for the briefing session and public hearing. John Borley seconded the motion, which prevailed by the following vote:

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

Adjournment

With no further business to discuss, Andrew Muras moved to adjourn the meeting at **6:40 P.M.** Jonathn Gaspard seconded the motion, which prevailed by the following vote:

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

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 1ST DAY OF DECEMBER 2025.

APPROVED:

CHAIRMAN

ALBERT TRIPLETT
PLANNER II