



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING AGENDA
MONDAY, JANUARY 5, 2026

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 January 5, 2026, 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 BZA25-14 submitted by Timothy Mankin for property located at 611 and 621 Industrial Boulevard and consideration of the same.
8. Board of Zoning Adjustment to consider the minutes of the December 1, 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 December 30, 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.

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 #**BZA25-14A & BZA25-14B**
611 AND 621 INDUSTRIAL BOULEVARD

MEETING DATE: **MONDAY, JANUARY 5, 2026**

BACKGROUND INFORMATION:

The subject property is developed with two existing office/warehouse buildings, associated parking and vehicle maneuvering area. The property is approximately 31,851 square foot (0.73 acre) in size, and is a portion of the platted Lot 6, Grapevine Industrial Park. All platted, Lot 6 is 1.45 acres. The two buildings onsite were constructed in or around 1980 while Lot 6 was platted in February 1981. The subject property was zoned "I-2", Heavy Industrial District prior to the 1984 City-wide rezoning at which time it was rezoned to "LI", Light Industrial District Regulations.

The subject site appears to be the northern half of Lot 6, which was split by deed in a 1988 conveyance between previous property owners. The subject site has approximately 130 feet of frontage on Industrial Boulevard, a 60-foot-wide public right-of-way as depicted on the plot plan. The two existing buildings, 611 and 621, are both approximately 5,046 and 5,053 square feet in size.

The application was submitted by Timothy Mankin, the property owner's surveyor of record.

REQUEST:

The applicant proposes to further subdivide the northern half of Lot 6 into two 15,795 square foot lots for the purposes of selling each new lot separately, and is requesting the following variance (BZA25-14A) from the Grapevine Comprehensive Zoning Ordinance No. 82-73, for the subject site:

Subsection 31.F.1., *Minimum lot size* of Section 31, "LI", Light Industrial District, which requires a minimum lot size of 20,000 square feet. The applicant is requesting a variance to allow a minimum lot size of 15,795 square feet; and

Subsection 31.G.1., *Minimum lot width* of Section 31, "LI", Light Industrial District, which requires a minimum lot width of 100 feet. The applicant is requesting a variance to allow a minimum lot width of 60.75 feet.

The following special exceptions (BZA25-14B) are requested:

- **Subsection 31.F.2, Minimum open space**, of Section 31, “LI”, Light Industrial District, requires a minimum open space of 15 percent of the total lot area. With the proposed subdivision of the portion of the lot into two separate lots, 611 Industrial is proposed to have 1,505 square feet or 10% of the total lot area as open space and 621 Industrial is proposed to have 1,149 square feet or 7% of the total lot area as open space.
- **Subsection 31.F.4, Maximum impervious area**, of Section 31, “LI”, Light Industrial District to exceed maximum impervious surface area for each lot. The maximum impervious surface area permitted is 85% of the total lot area. 611 Industrial is proposed to have 14,290 square feet or 90% of the total lot area as impervious surface area and 621 Industrial is proposed to have 14,646 square feet or 93% of the total lot area as impervious surface area.
- **Subsection 31.G.3, Minimum front yard**, of Section 31, “LI”, Light Industrial District to reduce minimum landscaping in the 30-foot front yard should be utilized as a landscaped setback area. Front yards shall not be used for any building, structure, fence, wall, parking or storage area, except that signs shall be permitted in this area. Front yards shall be landscaped with grass, shrubbery and trees; and no part shall be paved or surfaced except for minimum access, driveways and sidewalks in accordance with Section 53 of this ordinance. The entire front yard of both 611 and 621 are completely paved, with no landscaping.
- **Subsection 31.G.4, Depth of side yard**, of Section 31, “LI”, Light Industrial District to reduce the minimum depth of a side yard from 15 feet to 3.9 feet for 611 Industrial Boulevard to the northern property line and 4.4 feet for 621 Industrial Boulevard from the southern property line.
- **Subsection 31.G.6, Minimum distance between buildings**, of Section 31, “LI”, Light Industrial District to reduce the minimum distance of 30 feet between buildings on adjacent lots adjacent to the north property line for 611 Industrial Boulevard and south property line for 621 Industrial Boulevard;
- **Subsections 53.H, Minimum requirements for off-street parking and vehicular use areas, and 53.I, Landscaping for nonvehicular open space**, of Section 53, Landscaping Regulations, to reduce minimum interior landscaping, reduce minimum perimeter landscaping, and reduce landscaping requirements for nonvehicular open spaces. As proposed, total landscaped area for 611 Industrial Boulevard is approximately 10% and 7% for 621 Industrial Boulevard. There are no proposed 10-foot landscape strip provided between lot lines and vehicle use areas.
- **Section 54, Masonry requirements**, to reduce the use of exterior wall materials to less than 70% masonry products. The front facade of each building, which faces Industrial Boulevard, features 30% brick cladding around the primary entrances and the remainder is 70% metal. All other elevations of the buildings are entirely 100% metal.; and
- **Subsection 31.K, Off-street parking requirements**, of Section 31, “LI”, Light Industrial District and Subsection 56.C, Number of parking spaces required, of Section 56, Off-Street Parking Requirements to reduce required parking from ten (10) spaces to five (5) for each of the proposed lots.

ATYPICAL CONDITIONS FOR VARIANCE:

Staff has determined that there are no atypical conditions that warrant the requested variance (BZA25-14A) for this property. The subject property was replatted in 1980, prior to the city-wide rezoning that occurred in 1984, at which time it was designated as "LI," Light Industrial District. The property, which is part of Lot 6 in the Grapevine Industrial Park, was split by deed (rather than through a legal replat), resulting in the existing non-conformities. As a result, the property does not meet several requirements outlined in Section 31 of the "LI, Light Industrial District regulations. Currently, the site is non-compliant with the Zoning Ordinance (82-73) concerning the following areas:

Subsection 31.F.1., *Minimum lot size* of Section 31, "LI", Light Industrial District, which requires a minimum lot size of 20,000 square feet. The lot exists today with the lot size of 31,851 square foot (0.73 acre); and

Subsection 31.G.1., *Minimum lot width* of Section 31, "LI", Light Industrial District, which requires a minimum lot width of 100 feet. The applicant is requesting a variance to allow a minimum lot width of 60.75 feet for both proposed lots.

CONDITIONS FOR SPECIAL EXCEPTION:

The current standards for the "LI", Light Industrial District, landscaping regulations and building material standards do not meet the minimum requirements or exceed the maximum limits for several criteria, including minimum open space, maximum impervious area, minimum front yard, depth of side yard, minimum distance between buildings, minimum requirements for off-street parking, and vehicular use areas, as well as landscaping for non-vehicular open spaces. Continuing to subdivide the property will lead to further non-compliance with these existing standards.

Staff recommends denial of the requested special exceptions, as approving them would undermine zoning standards and perpetuate similar noncompliant properties. The exceptions for minimum landscape requirements, open space, maximum impervious surface area, minimum front yard landscaping depth, reduced side yard setbacks, distance between buildings on adjacent lots, and reducing off-street parking are not supported for these reasons.

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment:

Deny (BZA25-14A) variance to the Grapevine Comprehensive Zoning Ordinance 82-73, Subsection 31.F.1., *Minimum lot size*, which requires a minimum lot size of 20,000 square feet. The applicant is requesting to reduce the minimum lot size to 15,795 square feet for two proposed lots; and Subsection 31.G.1., *Minimum lot width*, which requires a minimum lot width of 100 feet. The applicant is requesting reduce the minimum lot width to 60.75 feet for two proposed lots.

Deny (BZA25-14B) special exceptions to the Grapevine Comprehensive Zoning Ordinance 82-73, to reduce the minimum open space from 15% to 10% for 611 Industrial and 7% for 621 Industrial; increasing the maximum impervious surface area from 85% to 90% for 621 Industrial and 93% for 611 Industrial; reduce the required front yard landscaping to 0%, allowing for complete pavement; reducing the minimum side yard depth to 3.9 feet for 611 Industrial and 4.4 feet for 621 Industrial; reducing the distance between buildings from 30 feet to those side yard setbacks shown on the plot plan for each proposed lot; reduce minimum landscaping requirements resulting in approximately 10% landscaping for 611 Industrial and 7% for 621 Industrial without any 10-foot landscape buffers adjacent to property lines; reducing the masonry requirements of exterior wall materials, and reducing the parking requirement from ten spaces to five for each lot.

/em

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

*Note that additional copies will be requested prior to the public hearing date for BZA packets.

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) N. 1/2 Lot 6, Block 2, First Section of GV Industrial Park (0.725 Acre) Gross area of parcel (to nearest tenth of acre)
Street frontage & distance to nearest cross street 121.50' Frontage, 385' South to E/W Inou Street. Describe the Proposed Use Industrial, No Change from
Existing Zoning LI, Light Industrial Current use

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.

Owner Name TERRY Button
Company TBORB INC
Address PO Box 583
City Grapevine State TX Zip Code 76051
Phone 817-360-6335 Email [REDACTED]

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Tim Mankin @ Peiser Surveying (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 25-14

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 11-1-25

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared TERRY Button
(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 1st day of November,
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) Surveyor

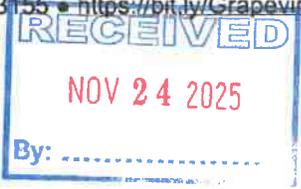
Name Timothy Mankin
Company Feizer & Mankin Surveying, LLC
Address 1612 Hart St. #201
City Southlake State TX Zip Code 76092
Phone 817-481-1806 x4
Email [Redacted]

Applicant's Signature [Signature] Date 11/01/2025

STATE OF: TEXAS
COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared Timothy Mankin
(printed property owner's 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."

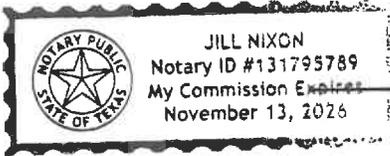
SUBSCRIBED AND SWORN TO before me, this the 1st day of NOVEMBER,



BZAZS-14

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

20 25



NOTARY PUBLIC in and for the State of Texas

LEGAL DESCRIPTION

Address of subject property 611 & 621 Industrial Blvd, Grapevine TX 76051

Legal description of subject property North 1/2 of Lot 6, Block 1, First Section of Grapevine Industrial Park

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.



BZAZS-14



LOT 4

N 89° 49' 00" E
260.0'

SURVEY

ADDRESS: 609, 611, & 621 Industrial Boulevard, GRAPEVINE, Texas.
LEGAL: Being Lot 5 and the North 1/2 of Lot 6, **FIRST SECTION of GRAPEVINE INDUSTRIAL PARK**, an Addition to the City of Grapevine, Tarrant County, Texas, according to the Replat map or plat thereof recorded in Volume 388-140, Page 84, Plat Records, Tarrant County, Texas.

TEXAS BITUMINOUS CO.
 Vol. 4304, Pg. 240

S 00° 11' 00" E
364.5'

GATE MANHOLE WITH FIBER OPTICS SIGN

LOT 5

10' UTILITY EASEMENT per Vol. 12026, Pg 2085 D.R.T.C.T.

1/2" S.R.S. CAPPED T. VOGT

PHONE RISER

15' UTILITY EASEMENT per plat
243.0'

10' UTILITY EASEMENT per DOCUMENT # 204330397 & # 204330808 D.R.T.C.T.

WATER VALVE

F.H.

1/2" S.R.S. CAPPED T. VOGT

WATER METER

NO PARKING SIGN

N 00° 11' 00" W
364.5'

1/2" S.R.S. CAPPED T. VOGT

WATER METERS

A/C

GAS METER

ELEC. METER

10' x 120' T.P. & L. ESMT. per Vol. 7980, Pg. 1098

PHONE RISER

P.P.

1/2" S.R.S. CAPPED T. VOGT

CROSS-TIE WALLS

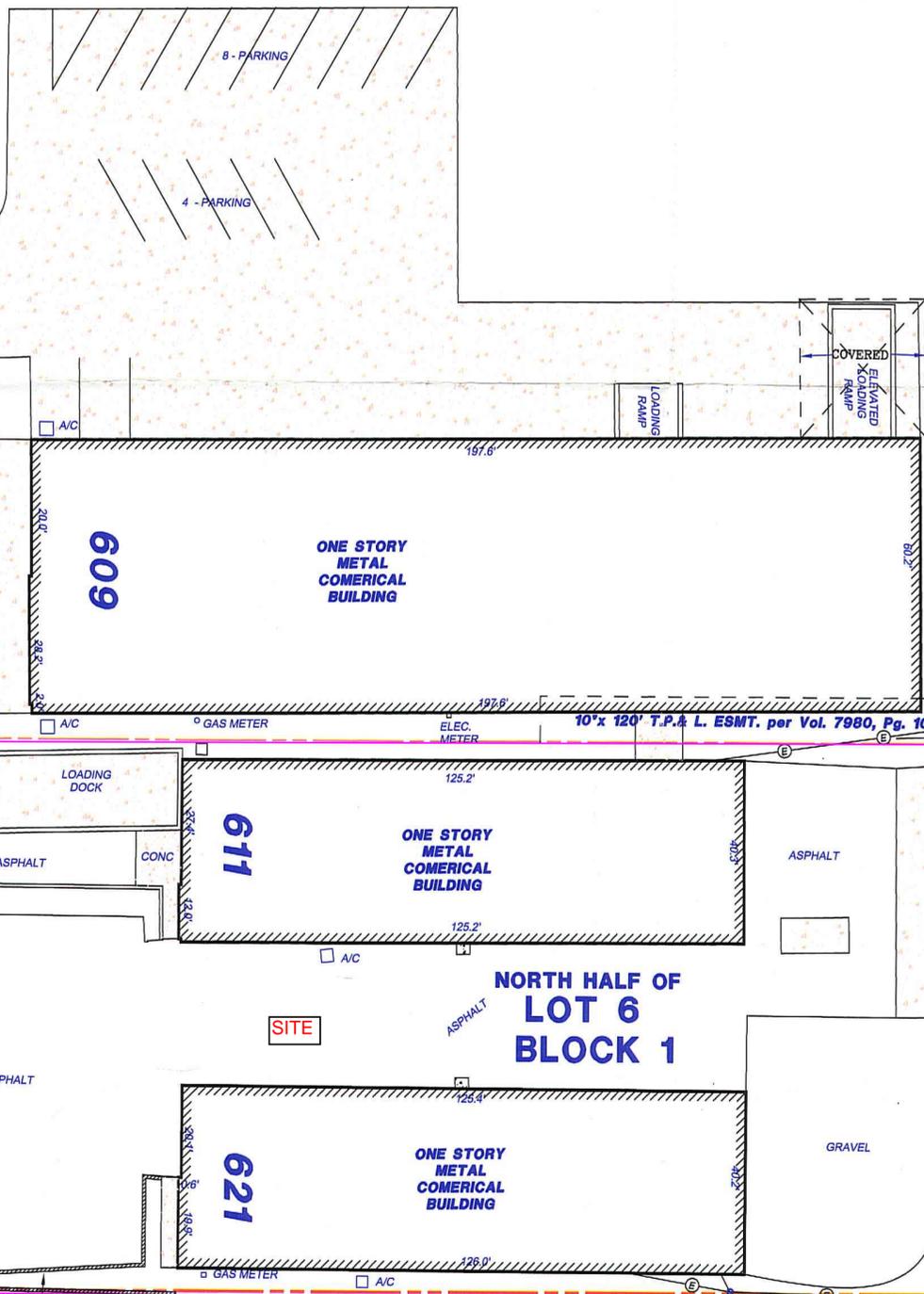
1/2" S.R.S. CAPPED T. VOGT

260.0'

S 89° 49' 00" W

REMAINDER OF LOT 6

INDUSTRIAL BLVD
(60' R.O.W.)



DATE: 07-08-2005
 SURVEY NO.: 05-22786
 TITLE SEARCH:
 North American Title
 F.: TX07057640756
 SCALE: 1 inch = 25 feet

LEGEND	
S.R.F. ○	STEEL ROD FOUND
S.R.S. ●	STEEL ROD SET
---	PROPERTY LINE
A/C	AIR CONDITION UNIT
—x—	CHAIN LINK FENCE
P.P. ●	POWER POLE
⊕	OVER HEAD ELEC. LINE
⊙	WATER VALVE
⊕	FIRE HYDRANT
■	CONCRETE

SURVEYOR NOTES:
 1. Bearings from plat.
 2. Steel rods found at property corners used for control.
 3. Use front property line for directional control.
 4. Street right of way dedicated with plat.



TO: North American Title the undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and that there are no discrepancies, conflicts, encroachments, overlapping of improvements, visible easements or rights of way, except as shown hereon and that said property has access to and from a dedicated roadway. Any reference to the 100 year flood plain or flood hazard zones are an estimate base on data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property.

Thomas W. Vogt
THOMAS W. VOGT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 1928
 1852 Norwood Plaza, Suite 206
 HURST, TEXAS 76054
 817-282-5004
 FAX 817-282-5007
 email: office@vogtsurveying.com
 COPYRIGHT 2005 - THOMAS W. VOGT

1/2" IRF
MONUMENT
(NEC LOT 4)

LOT 1, BLOCK A
STORNGUARD NO. 1 ADDITION
INST. NO. D195110276

N00°47'54"W
486.00'

LOT 1, BLOCK 1
GRAPEVINE REGIONAL
INDUSTRIAL PARK
CAB. A, SLIDE 1730

1/2" IRF BEARS
N85°32'E 17.6'

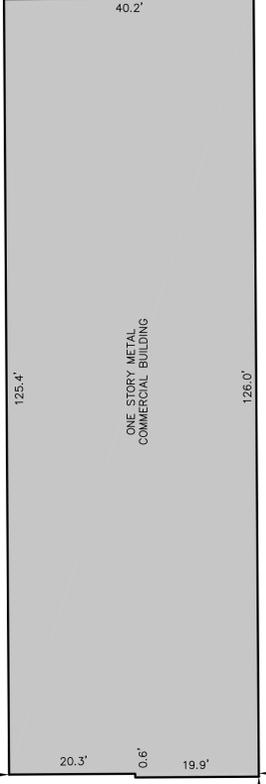
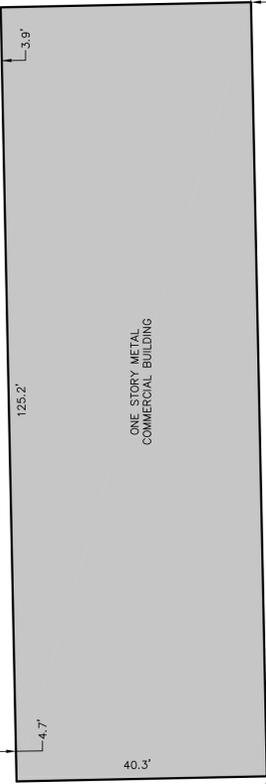
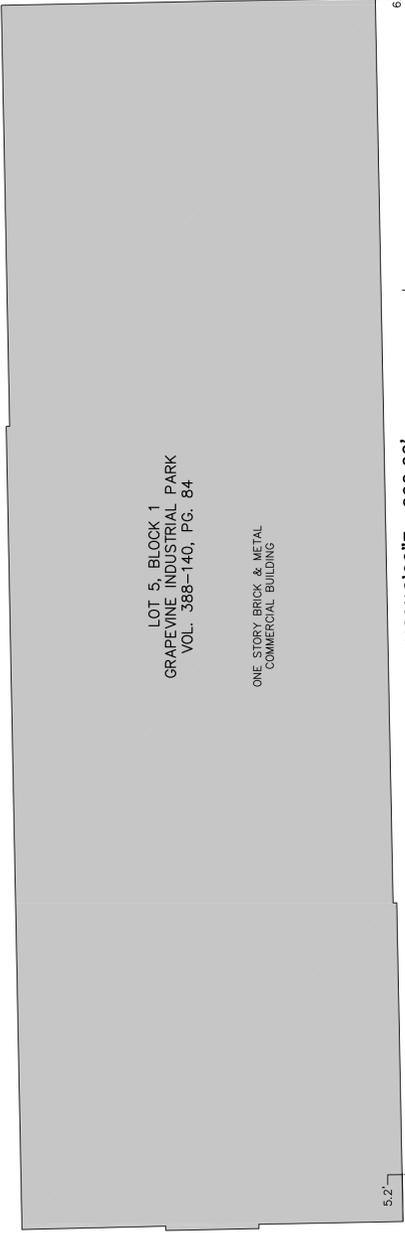
S00°47'54"E 121.50'

PROPOSED LOT
15,795 SQ. FT. OR
0.363 AC.

PROPOSED LOT
15,795 SQ. FT. OR
0.363 AC.

LOT 6, BLOCK 1
GRAPEVINE INDUSTRIAL PARK
VOL. 388-140, PG. 84

MANHART PROPERTIES, LTD.
INST. NO. D213119353



TRORB, INC.
INST. NO. D205219902

INDUSTRIAL BOULEVARD
(A 60' RIGHT-OF-WAY)

3/8" IRF
(NMC LOT 4)

N00°47'54"W
486.00'

N00°47'54"W 121.50'

1/2" IRF
CONTRIBUTING
MONUMENT

1/2" IRF BEARS
N36°23'E 0.43'

1/2" IRS

1/2" IRS

N89°12'06"E 260.00'

N89°12'06"E 260.00'

S89°12'06"W 260.00'

6.9'

125.2'

125.4'

5.2'

4.7'

1/2" IRS

60.75'

73.8'

16.5'

16.1'

73.8'

61.0'

15.7'

15.2'

X CUT SET

60.75'

60.75'

60.75'

40.2'

4.4'

126.0'

126.0'

5.3'

59.9'

60.75'

60.75'

LEGAL DESCRIPTION OF LAND

WHEREAS TRORB, INC., is the sole owner of a 0.725 acre tract of land situated in the Ambrose Foster Survey, Abstract No. 518, City of Grapevine, Tarrant County, Texas, and being all that certain tract of land to TRORB, INC, by Warranty Deed with Vendor's Lien, recorded in Instrument Number D205219902, Official Public Records, Tarrant County, Texas, and being a portion of of Lot 6, Block 1, First Section of Grapevine Industrial Park, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-140, Page 84, Map Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

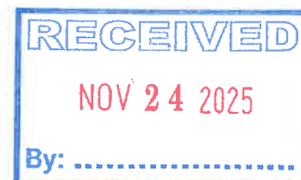
BEGINNING at a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the northwest corner of said Lot 6, same being the southwest corner of Lot 5, said Block 1, First Section of Grapevine Industrial Park, same being in the east right-of-way line of Industrial Boulevard (a 60 foot right-of-way);

THENCE North 89 deg. 12 min. 06 sec. East, along the common line of said Lots 6 and 5, a distance of 260.00 feet to the northeast corner of said Lot 6, from which a 1/2 inch iron rod found bears North 36 deg. 23 min. East, 0.43 feet, same being the southeast corner of said Lot 5, same being in the west line of Lot 1, Block 1, Wal-Mart Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D203457007, Official Public Records, Tarrant County, Texas;

THENCE South 00 deg. 47 min. 54 sec. East, along the common line of said Lot 6 and said Lot 1, a distance of 121.50 feet to a 1/2 inch iron rod set for the southeast corner of the herein described tract, from which a 1/2 inch iron rod found bears North 85 deg. 32 min. 1.78 feet;

THENCE South 89 deg. 12 min. 06 sec. West, through the interior of said Lot 6, a distance of 260.00 feet to a 1/2 inch iron rod found for the southwest corner of the herein described tract, same being in the east right-of-way line of aforesaid Industrial Boulevard;

THENCE North 00 deg. 47 min. 54 sec. West, along the common line of said Lot 6 and said Industrial Boulevard, a distance of 121.50 feet to the POINT OF BEGINNING and containing 31,590 square feet for 0.725 acre of computed land, more or less.



BZA25-14

PEISER & MANKIN SURVEYING, LLC

1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
PHONE: 817-481-1806
TBPLS Firm No. 100999-00

November 24, 2025

NARRATIVE LETTER OF INTENT

611 & 621 Industrial Street, Grapevine, Texas
Being the North ½ of Lot 6, Block 1, First Section of Grapevine Industrial Park (0.725 acres)

Owner: Trorb, Inc
Contact: Terry Button
P.O. Box 583
Grapevine, Texas 76051
817-360-6335
[REDACTED]

To whom it may concern,

Peiser & Mankin Surveying are representing the owner of the property to aid in the sale of 621 Industrial Boulevard, Grapevine. The property owned by Trorb, Inc. is the north half of the abovementioned platted lot. However, there are 2 buildings on the parcel of land, with 2 distinct addresses, 2 water meters and separate utility services, including sewer, water, electric and gas.

Trorb, Inc. intends to sell the building and land, and would like to split the property into 2 equal parcels, creating 2 platted lots. They will be doing no construction or building in the immediate future, and the sole purpose of the replat is to legally subdivide the land for the sale.

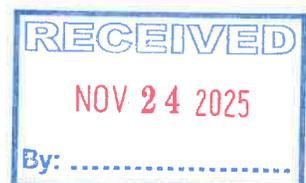
There are numerous items in which the properties, when split, will not adhere to the current zoning requirements, so we are submitting the BZA to request variances and special exceptions to address proposed non conformance with the proposed minimum lot size, lot dimensions, impervious surface minimum, maximum building coverage, and other requirements specified in Section 31, "LP" (Light Industrial) District Regulations of the Zoning Ordinance.

Thank you for your time.

Timothy R. Mankin
RPLS / Manager
Peiser & Mankin Surveying, LLC


Signature

11/24/2025
Date



BZA 25-14

8A1

4R1

2R
1.320

INDUSTRIAL BLVD

4R

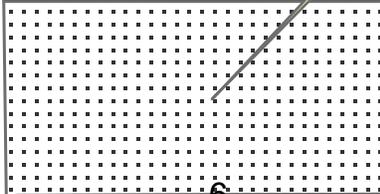
**STORGUARD
NO 1
40565
A**

5

SUBJECT PROPERTIES

4.0528 @

LI



6

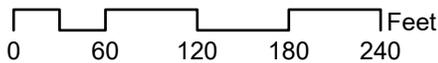
9A

7C

CC

7B

7A



**BZA25-14A and BZA25-14B
Grapevine Industrial Park, Block 6, Lot 1 (portion of)
611 & 621 Industrial Boulevard**

Date Prepared: 12/17/2025

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.

LEGAL DESCRIPTION OF LAND

WHEREAS TRORB, INC., is the sole owner of a 0.725 acre tract of land situated in the Ambrose Foster Survey, Abstract No. 518, City of Grapevine, Tarrant County, Texas, and being all that certain tract of land to TRORB, INC, by Warranty Deed with Vendor's Lien, recorded in Instrument Number D205219902, Official Public Records, Tarrant County, Texas, and being a portion of of Lot 6, Block 1, First Section of Grapevine Industrial Park, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-140, Page 84, Map Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

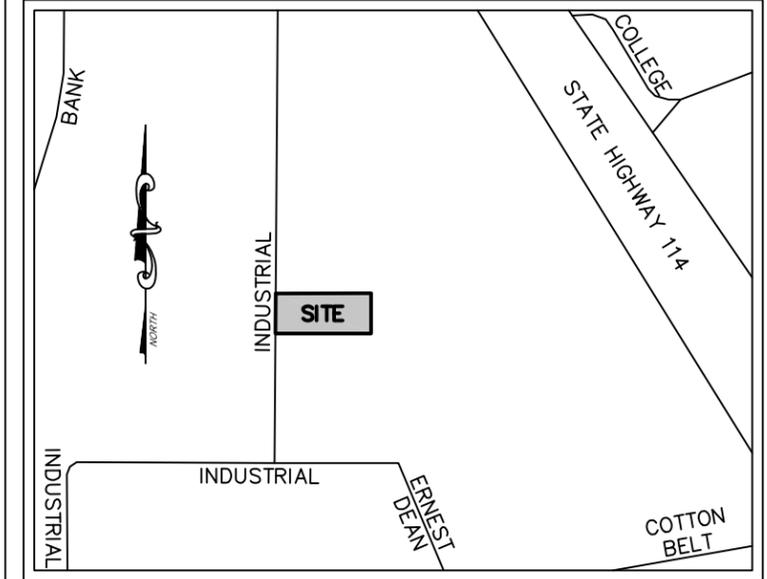
BEGINNING at a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the northwest corner of said Lot 6, same being the southwest corner of Lot 5, said Block 1, First Section of Grapevine Industrial Park, same being in the east right-of-way line of Industrial Boulevard (a 60 foot right-of-way);

THENCE North 89 deg. 12 min. 06 sec. East, along the common line of said Lots 6 and 5, a distance of 260.00 feet to the northeast corner of said Lot 6, from which a 1/2 inch iron rod found bears North 36 deg. 23 min. East, 0.43 feet, same being the southeast corner of said Lot 5, same being in the west line of Lot 1, Block 1, Wal-Mart Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D203457007, Official Public Records, Tarrant County, Texas;

THENCE South 00 deg. 47 min. 54 sec. East, along the common line of said Lot 6 and said Lot 1, a distance of 121.50 feet to a 1/2 inch iron rod set for the southeast corner of the herein described tract, from which a 1/2 inch iron rod found bears North 85 deg. 32 min. 1.78 feet;

THENCE South 89 deg. 12 min. 06 sec. West, through the interior of said Lot 6, a distance of 260.00 feet to a 1/2 inch iron rod found for the southwest corner of the herein described tract, same being in the east right-of-way line of aforesaid Industrial Boulevard;

THENCE North 00 deg. 47 min. 54 sec. West, along the common line of said Lot 6 and said Industrial Boulevard, a distance of 121.50 feet to the POINT OF BEGINNING and containing 31,590 square feet for 0.725 acre of computed land, more or less.



Board of Zoning Adjustment case BZA25-14. The purpose of the requested variances to Subsection 31.F., Density requirements, of Section 31, "LI", Light Industrial District of the Zoning Ordinance is to reduce the minimum lot width and lot area per lot in order to subdivide one lot with two buildings into two lots. Additionally, special exceptions are requested from Subsection 31.G, Area regulations of Section 31, "LI", Light Industrial District reduce minimum open space to less than 15% for each proposed lot, increase maximum impervious surface area to more than 85%, reduce minimum front yard landscaping, reduce minimum parking lot landscaping, reduce required parking, reduce the minimum depth of side yard to less than 15 feet, reduce the minimum distance between buildings on adjacent lot to less than 30 feet, reduce required exterior masonry requirement to less the 70%, and to reduce required parking per lot from ten (10) spaces to five (5) spaces for a 5,046 and 5,053 sq. ft. building.

SITE PLAN DATA SUMMARY TABLE--LOT 6R-1 (611 INDUSTRIAL)		
ITEM	MINIMUM/MAXIMUM REQUIRED	PROVIDED
GENERAL SITE DATA		
ZONING (FROM ZONING MAP)	LI	LI
LAND USE (FROM ZONING ORDINANCE; INCLUDE ALL APPLICABLE USES)	LIGHT INDUSTRIAL DISTRICT-OFFICE/WAREHOUSE	LIGHT INDUSTRIAL DISTRICT-OFFICE/WAREHOUSE
TOTAL LOT AREA (SQUARE FEET AND ACRES)	20,000 SQFT	15,795 SQFT
OFFICE SPACE (SQUARE FEET)	956 SQFT	5,046 SQFT
WAREHOUSE SPACE (SQUARE FEET)	4,090 SQFT	
TOTAL BUILDING AREA (SQUARE FEET)	10,000 SQFT	5,046 SQFT
BUILDING HEIGHT (FEET/# STORIES)	50-FEET/2 STORIES	25' FEET/1 STORY
FLOOR AREA RATIO (RATIO X.XX.1)	N/A	32%
AREA REGULATIONS		
FRONT YARD	30 FT MIN.	60.7 FT
REAR YARD	30 FT MIN.	73.8 FT
SIDE YARD	15 FT MIN.	3.9 FT
LOT WIDTH	100 FT MIN.	60.75 FT
LOT DEPTH	150 FT MIN.	260 FT
DISTANCE BETWEEN BUILDINGS	30 FT MIN.	10 TO 31 FT
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)	10,000 SQFT	5,046 SQFT
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SQUARE FEET)	N/A	9,244 SQFT
OTHER IMPERVIOUS AREA	0 SQFT	0 SQFT
TOTAL OPEN SPACE (SQUARE FEET AND PERCENTAGE)	2,369 SQFT/15%	1,505 SQFT/10%
TOTAL IMPERVIOUS AREA (SQUARE FEET AND PERCENTAGE)	13,426 SQFT/85%	14,290 SQFT/90%

SITE PLAN DATA SUMMARY TABLE--LOT 6R-2 (621 INDUSTRIAL)		
ITEM	MINIMUM/MAXIMUM REQUIRED	PROVIDED
GENERAL SITE DATA		
ZONING (FROM ZONING MAP)	LI	LI
LAND USE (FROM ZONING ORDINANCE; INCLUDE ALL APPLICABLE USES)	LIGHT INDUSTRIAL DISTRICT-OFFICE/WAREHOUSE	LIGHT INDUSTRIAL DISTRICT-OFFICE/WAREHOUSE
TOTAL LOT AREA (SQUARE FEET AND ACRES)	20,000 SQFT	15,795 SQFT
OFFICE SPACE (SQUARE FEET)	1,450 SQFT	5,053 SQFT
WAREHOUSE SPACE (SQUARE FEET)	3,603 SQFT	
TOTAL BUILDING AREA (SQUARE FEET)	10,000 SQFT	5,053 SQFT
BUILDING HEIGHT (FEET/# STORIES)	50-FEET/2 STORIES	25' FEET/1 STORY
FLOOR AREA RATIO (RATIO X.XX.1)	N/A	32%
AREA REGULATIONS		
FRONT YARD	30 FT MIN.	59.9 FT
REAR YARD	30 FT MIN.	73.8 FT
SIDE YARD	15 FT MIN.	4.4 FT
LOT WIDTH	100 FT MIN.	60.75 FT
LOT DEPTH	150 FT MIN.	260 FT
DISTANCE BETWEEN BUILDINGS	30 FT MIN.	10 TO 31 FT
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)	10,000 SQFT	5,053 SQFT
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SQUARE FEET)	N/A	9,593 SQFT
OTHER IMPERVIOUS AREA	0 SQFT	0 SQFT
TOTAL OPEN SPACE (SQUARE FEET AND PERCENTAGE)	2,369 SQFT/15%	1,149 SQFT/7%
TOTAL IMPERVIOUS AREA (SQUARE FEET AND PERCENTAGE)	13,426 SQFT/85%	14,646 SQFT/93%

OWNER
TRORB, INC.
332 ISLAND BAY DRIVE
COPPELL, TEXAS 75019
TERRY BUTTON
817-360-6335
TRORBINC@YAHOO.COM

JOB NO.: 25-0611
DATE: 11/03/2025
REV: 12/08/2025
REV: 12/15/2025
SCALE: 1" = 30'
DRAWN BY: J.M.N.
CHECKED BY: T.R.M.

PLOT PLAN
FOR
(PROPOSED) TRORB ADDITION
LOTS 6R-1 & 6R-2, BLOCK A
AMBROSE FOSTER SURVEY, ABSTRACT NO. 518
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
31,590 SQ. FT. OR 0.7252 ACRES
611 & 621 INDUSTRIAL BOULEVARD
EXISTING ZONING: LI, LIGHT INDUSTRIAL
DATE OF PREPARATION: NOVEMBER 2025
CASE NO BZA25-14

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)

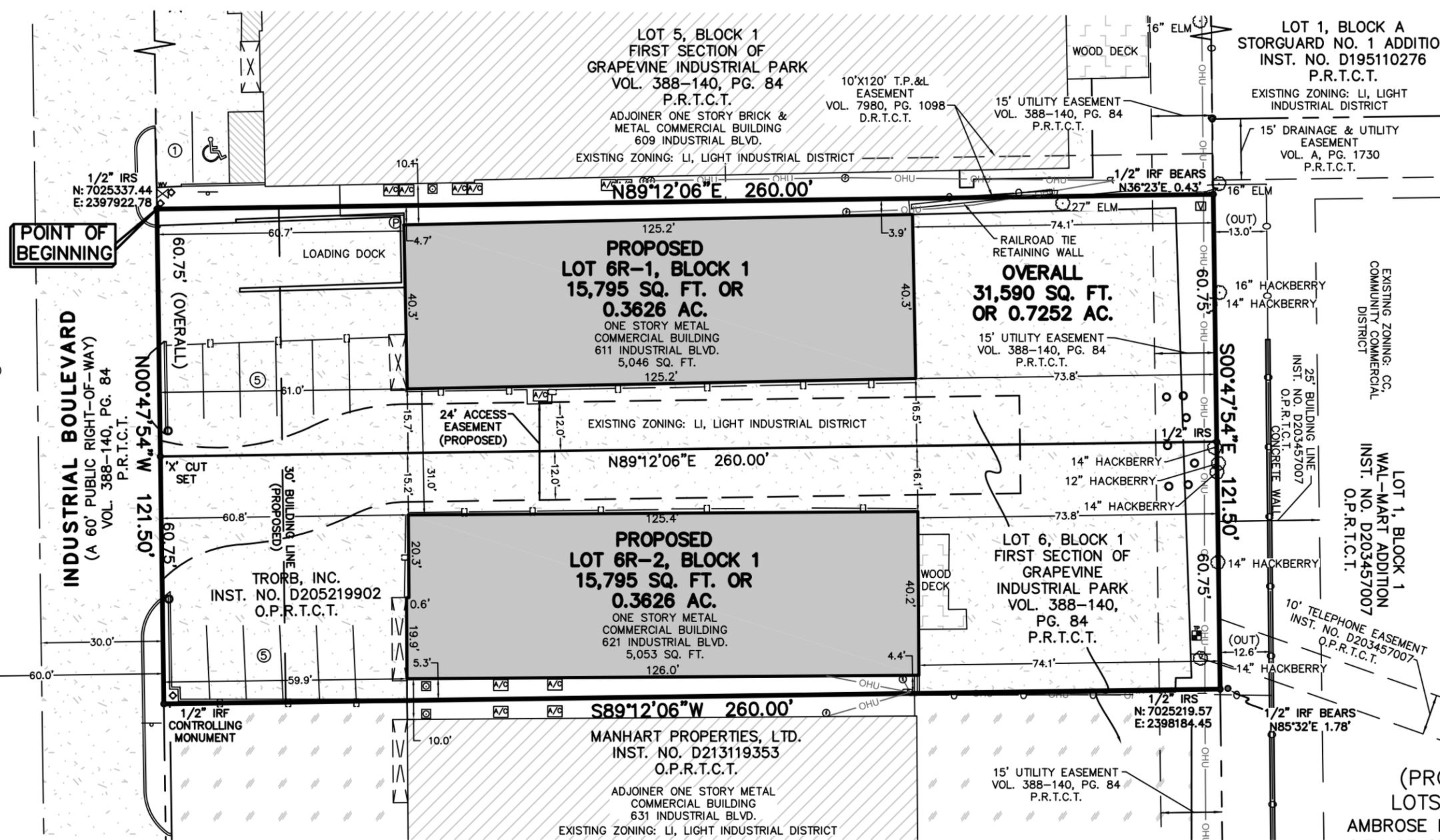
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas Society of Professional Surveyors

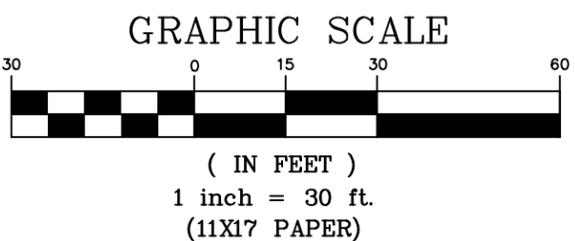
tman@peisersurveying.com FIRM No. 100999-00
Member Since 1977

NOTE: All improvements are existing, there are no proposed changes in improvements. Sole purpose is to create 2 platted lots for conveyance.

Board of Zoning Adjustment case BZA25-14. The purpose of the requested variances to Subsection 31.F., Density requirements, of Section 31, "LI", Light Industrial District of the Zoning Ordinance is to reduce the minimum lot width and lot area per lot in order to subdivide one lot with two buildings into two lots. Additionally, special exceptions are requested from Subsection 31.G, Area regulations of Section 31, "LI", Light Industrial District reduce minimum open space to less than 15% for each proposed lot, increase maximum impervious surface area to more than 85%, reduce minimum front yard landscaping, reduce minimum parking lot landscaping, reduce required parking, reduce the minimum depth of side yard to less than 15 feet, reduce the minimum distance between buildings on adjacent lot to less than 30 feet, reduce required exterior masonry requirement to less the 70%, and to reduce required parking per lot from ten (10) spaces to five (5) spaces for a 5,046 and 5,053 sq. ft. building.



PLOT PLAN
 FOR
 (PROPOSED) TRORB ADDITION
 LOTS 6R-1 & 6R-2, BLOCK A
 AMBROSE FOSTER SURVEY, ABSTRACT NO. 518
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 31,590 SQ. FT. OR 0.7252 ACRES
 611 & 621 INDUSTRIAL BOULEVARD
 EXISTING ZONING: LI, LIGHT INDUSTRIAL
 DATE OF PREPARATION: NOVEMBER 2025
 CASE NO BZA25-14



LINETYPE TABLE	
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE
	PIPE RAIL FENCE
	CHAIN LINK FENCE
	OVERHEAD SERVICE LINE

JOB NO.:	25-0611
DATE:	11/03/2025
REV:	12/08/2025
REV:	12/15/2025
SCALE:	1" = 30'
DRAWN BY:	J.M.N.
CHECKED BY:	T.R.M.

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1612 HART STREET
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 SOUTHLAKE, TEXAS 76092
 817-481-1806 (O)

COMMERCIAL
 RESIDENTIAL
 BOUNDARIES
 TOPOGRAPHY
 MORTGAGE

Texas Society of Professional Surveyors
 Member Since 1977

tmankin@peisersurveying.com FIRM No. 100999-00



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, DECEMBER 1, 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, December 1, 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
Doug Anderson	Member
Jack Townsend	Alternate

With Jonathan Gaspard absent, constituting a quorum. Also present was City Council Liaison Sharron Rogers, and the following City Staff:

Matthew Boyle	City Attorney
Erica Marohnic	Director, Planning Services
Albert Triplett	Planner II

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.
 - a. The Chair did not call roll.
2. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard at the December 1, 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 **6:15 P.M.**

Public Hearing

3. Call to Order – Sheppard called the meeting to order at **6:16 P.M.**

4. Pledge of Allegiance

CITIZEN COMMENTS

5. No one spoke 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.

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

The Chair administered the oath for meeting attendees who came to provide testimony before the Board, including: Curtis Young, Ronny Park, Bob Green, Dale Ander and Thomas O'Malley.

BZA25-12 applicant, Curtis Young, of 1130 N. Carroll Avenue, #200, Southlake, TX presented and answered questions from the Board.

With no one else present wishing to address the Board on the matter, Chairman Sheppard closed the public hearing. The Chair confined discussion to the Board.

Muras moved to **approve** BZA application **BZA25-12A**. Townsend seconded the motion, which prevailed by the following vote:

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

Anderson moved to **approve** BZA application **BZA25-12B**. Borley seconded the motion, which prevailed by the following vote:

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

8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-13 submitted by Ronnie Park and Bob Green for property located at 235 Austin Street and consideration of the same.

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

BZA25-13 applicant, Bob Green, of 235 Austin Street, Grapevine, Texas presented and answered questions from the Board.

The following people spoke in protest to the request: *Dale Ander, 613 E. Texas Street, and Thomas O'Malley, 231 Austin Street.*

With no one else present wishing to address the Board on the matter, Chairman Sheppard closed the public hearing. The Chair confined discussion to the Board.

Anderson made a motion to **approve** BZA application **BZA25-13**. Townsend seconded the motion, which failed due to a lack of supermajority (4 out of 5 votes):

Ayes: Anderson and Townsend
Nays: Sheppard, Muras and Borley
Motion to Approve failed.

Borley made a motion to **deny** BZA application **BZA25-13**. Muras seconded the motion, which failed due to a lack of supermajority (4 out of 5 votes):

Ayes: Sheppard, Muras and Borley
Nays: Anderson and Townsend
Motion to Deny failed.

9. Consider the minutes of the November 3, 2025, Board of Zoning Adjustment meeting.

Borley moved to **approve** the November 3, 2025, minutes for the briefing session and public hearing. Muras seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

With no further business to discuss, Townsend moved to adjourn the meeting at **7:07 P.M.** Anderson seconded the motion, which prevailed by the following vote:

Ayes: Sheppard, Muras, Borley, Anderson, and Townsend

Nays: None

Approved: 5-0

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 5TH DAY OF JANUARY 2026.

APPROVED:

JOHN SHEPPARD
CHAIRMAN

ERICA MAROHNIC
DIRECTOR, PLANNING SERVICES