



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING AGENDA
MONDAY, MARCH 2, 2026

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

5:30 p.m. Briefing Session – Planning and Zoning Commission Conference Room
6:15 p.m. Public Hearing – City Council Chambers

CALL TO ORDER: 5:30 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 March 2, 2026, public hearing.

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

3. Call to Order
4. Pledge of Allegiance – U.S. Flag
5. Pledge of Allegiance – Texas State Flag

CITIZEN COMMENTS

6. 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.

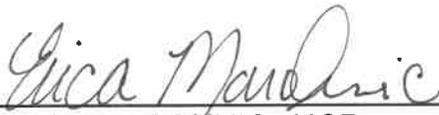
NEW BUSINESS

7. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA26-01 submitted by Kelly and James Clements for property located at 807 East Worth Street and consideration of the same.
8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA26-02 submitted by Nathaniel Richard for property located at 1910 Big Bend Drive and consideration of the same.

9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA26-03 submitted by Mark Howe for property located at 1109 Airline Drive and consideration of the same.
10. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA26-04 submitted by Mark Howe for property located at 1100 South Main Street and consideration of the same.
11. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA26-05 submitted by Amy Gallegos for property located at 514 East Texas Street and consideration of the same.
12. Board of Zoning Adjustment to consider the minutes of the January 5, 2026, 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 February 24, 2026, 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 #**BZA26-01**
807 EAST WORTH STREET

MEETING DATE: **MONDAY, MARCH 2, 2026**

BACKGROUND INFORMATION:

The subject property is developed with a single-story, 2,009 sq. ft. house constructed in 1955 speculatively. In the early 1960's the original attached two-care rear entry garage was enclosed as living space and a new laundry room with attached garage with side entry from Ruth Street was constructed to the rear of the house. The house was purchased in 1967 by Grapevine's Fire Chief, Bill Powers and his wife, Maypearl which was their residence until 2024.

The subject property was zoned "R-1", Single-Family Dwelling District prior to the 1984 City-wide Rezoning at which time it was rezoned "R-12.5", Single-Family District. The property was designated with Historic Landmark District HL10-09 (Ord. 2011-58), as part of the D.E. Box Addition Historic District. The existing house is considered a contributing structure of the Historic Township and platted as Lot 16, Block 5, D.E. Box Addition, filed in 1948.

REQUEST:

The existing dwelling has substantial foundation damage, to an extent that the foundation cannot be removed and repaired in place. Therefore, the property owner/applicants seek to construct a new 3,450 sq. ft. single-story dwelling, replicating the original dwelling as much as possible including an existing 3-foot encroachment adjacent to the eastern property line and a 5-foot encroachment for a corner lot adjacent to the western property line, towards Ruth Street.

The proposed house will include 650 sq. ft. addition to the rear of where the existing dwelling is located to the south with an attached three-car garage, maintaining access from Ruth Street.

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 14.G.3., *Width of side yard* of Section 15, “R-12.5”, *Single-Family District*, requires all primary structures to be set back a minimum of eight feet from side property lines for interior lots. The existing structure currently extends about 3 feet into the required 8-foot side yard setback along the eastern property line.

Subsection 42.D., *Corner Lots* of Section 42, *Supplementary District Regulations*, requires a primary structure on corner lots to be set back at least 15 feet from the side property line that faces the street, in this instance, Ruth Street. The D.E. Box Addition, which was platted in 1948, indicated a 10-foot setback via a platted building line adjacent to Ruth Street. The existing dwelling, built in 1955, was constructed and expanded within this 10-foot setback. The minimum 15-foot side yard setback for corner lots was established either with or following amendments to the city’s original zoning ordinance in 1957.

Since this original structure cannot be preserved, the owner/applicants aim to maintain the historic proportions and positioning of the mid-century modern dwelling in line with the original structure’s placement.

CONDITION:

Conditions exist for the requested special exceptions for this property. Specifically, the dwelling unit is a contributing structure within the D.E. Box Addition Historic District, which is historically designated as HL10-09. Although preservation of the original structure is not feasible due to the existing foundation being in disrepair, the goal of preserving historic structures is to retain them in their original locations to maintain their historical significance. As a result, the owner/applicants may reconstruct a similar structure in its original location.

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment:

1. **Approve** (BZA26-01) for the special exception request on the subject site.

/em

Received 01/29/2026 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) D.E. Box Addition	Gross area of parcel (to nearest tenth of acre) .387 Acre
Street frontage & distance to nearest cross street	Describe the Proposed Use Residential - Single Family
Existing Zoning	

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 Kelly and James Clements

Company N/A

Address 807 E. Worth Street

City Grapevine State Texas Zip Code 76051

Phone 214-629-6816 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.

JAN 28 2026
BZA26-01

Received 01/29/2026 as part of initial submittal

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

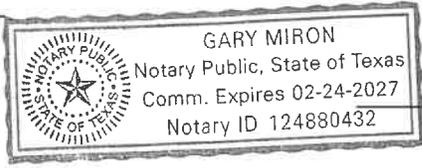
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature [Signature] Date 1/23/26

STATE OF: TEXAS
COUNTY OF: DENTON

BEFORE ME, a Notary Public, on this day personally appeared JAMES + KELLY CLEMENTS (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 23 day of JAN, 2026



[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

JAN 28 2026
BZA26-01

Received 01/29/2026 as part of initial submittal

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

LEGAL DESCRIPTION

Address of subject property 807 E. Worth St., Grapevine, TX 76051

Legal description of subject property

Lot 16, Block 5, D.E. Box Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume 388-D, Page 1, of the Map and/or Plat Records, Tarrant County, Texas

16 5 D.E. BOX ADDITION
Lot Block Subdivision

BOARD OF ADJUSTMENT APPLICATION PROCEDURAL TIMETABLE:

Application Deadline First Monday of the month.
Days 1-7 Planning and other City staff review.
Day 8 Staff will issue comments and request additional information.
Day 15 Applicant submits revised plans or additional requested information.
Day 16 Notice is published in newspaper and mailed to adjacent property owners.
Day 20 Packets distributed to Board of Adjustment Members, City Council and applicants are informed of the public hearing date/presentation requirements.
Day 30 Board of Adjustment Public Hearing

POTENTIAL OUTCOMES:

Table with 3 columns: Denial, Approval, Continuance. 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 3/4 vote for approval. Continuance: 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.

JAN 28 2026

BZA26-01

Received 01/29/2026 as
part of initial submittal

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

Section 2 - Site Information (check if provided; indicate NA if not applicable)

For the site, provide the following:

- Show, label and dimension to-scale the location, use and arrangement of all existing and proposed buildings, driveways, flatwork, lot lines, fences and screening methods on the site.
- Label the lot size in acres and square feet; subdivision name, lot and block on the plot plan drawing.
Label the all existing and proposed structure's size in square feet and their height in linear feet on the plot plan drawing.
- Show, label and dimension existing and proposed building front, side and rear setbacks.
- Show location and dimension all off-street parking and driveways.
Show location, dimension and label adjacent streets, roadways, driveways, and lot/tract entrances, sidewalks, walkways and pathways, including type of surface material.
- Show and label location and height of fences, or screen plantings, and the type or kind of building materials or plantings to be used for fencing or screening.
- Final architectural elevations of proposed structures with the type or kind of building materials used.
- Note computations in a chart form showing the amount required and provided: height in stories and feet, total building area, total lot area, floor area ratio, total impervious area, total open space (landscaped area), total building and paved areas, number and size of dwelling units, number of bedrooms in residential uses, and building separations. A site data table example is provided below.
- Provide Standard Plot Plan 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.

JAN 28 2026

BZA26-01

Received 01/29/2026 as part of initial submittal

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

PLOT PLAN DATA SUMMARY TABLE FORMAT:

Plot Plan Data Summary Table		
Item	Minimum 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 SQFT	10,635 SQFT
First Floor-Building Footprint Area (square feet)	No min.	SQFT
Total Building Area (square feet)	1,200 SQFT min.	SQFT
Building Height (feet/# stories)	35-feet/2 Stories	SQFT
Floor Area Ration (Ration x.xx.1)	0.40 or 40%	SQFT
Area Regulations		
Front Yard	30 FT/50% Landscaped min.	FT
Rear Yard	25 FT min.	FT
Side Yard	6 FT min.	FT
Lot Width	65 FT min.	70 FT
Lot Depth	100 FT min.	136 FT
Distance Between Buildings	12 FT min.	FT
Impervious Area		
Building Footprint Area (square feet)	1,200 SQFT min.	SQFT
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	SQFT	SQFT
Other Impervious Area	SQFT	SQFT
Total Open Space (square feet and percentage)	XX SQFT/40%	SQFT/XX%
Total Impervious Area (square feet and percentage)	XX SQFT/ 60%	SQFT/XX%

Section 3 - Adjacent Property Information (check if provided; indicate NA if not applicable)

For immediately adjacent properties:

- For platted properties, show lot lines and label subdivision name, lot and block designation, and plat recording information for each lot. For unplatted properties, show parcel lines and label future land use designations, record owner, and deed record information for each parcel.
- Label zoning of immediately adjacent properties.

JAN 28 2026

BZA26-01

Received 01/29/2026 as
part of initial submittal

01/22/2026

GRAPEVINE BOARD OF ZONING ADJUSTMENT

200 S. MAIN STREET, GRAPEVINE, TX 76051

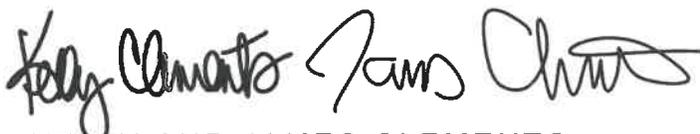
RE: 807 E. Worth Street – Narrative of the Proposal

We propose the full demolition of the existing structure due to an insufficient foundation that cannot be feasibly repaired while meeting current building and safety standards. Prior to demolition, the existing exterior bricks will be carefully salvaged and reused on the street-facing elevations of the new residence to maintain continuity with the historic character of the district.

The proposed new structure will replicate the existing building footprint along as well as the street facing elevations. Additions are proposed at the rear of the property and are minimally visible from the public right-of-way. These rear additions include a garage, an outdoor living area with a new pool, and a modest rearward extension of the master bedroom.

The overall design intent is to preserve the historic streetscape while accommodating functional modern living requirements. All work will comply with applicable zoning regulations, historic design guidelines, and conditions required by the Historic Preservation Committee and the Board of Zoning Adjustment

SINCERELY,



KELLY AND JAMES CLEMENTS

JAN 28 2026
BZA26-01

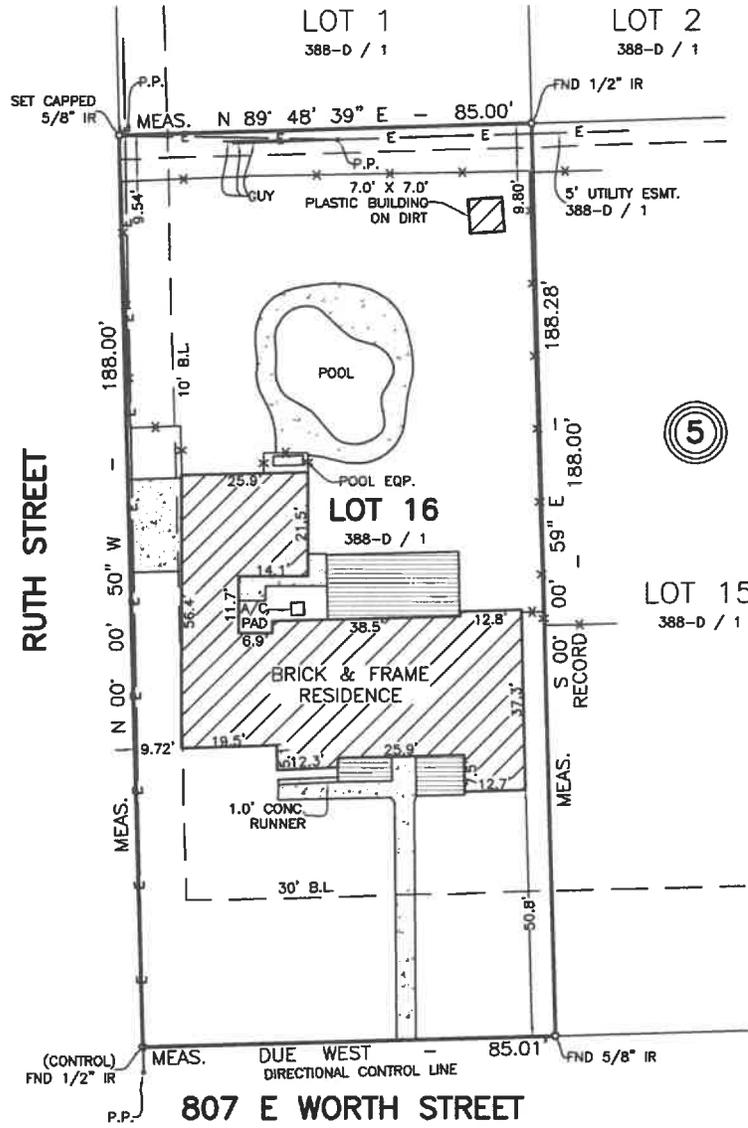
Reference No: 2509120807 G.F. No: 2950816-DFW77
 Title Co: FIRST AMERICAN TITLE
 Purchaser: JAMES DEAN CLEMENTS & KELLY KRISTOPHER CLEMENTS

Received 01/29/2026 as part of initial submittal

PROPERTY DESCRIPTION

Lot 16, Block 5, D. E. BOX ADDITION, an addition to the City of Grapevine, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume 388-D, Page 1, of the Map and/or Plat Records, Tarrant County, Texas.

Residence protrudes over the 10 foot building setback line by 0.28 feet.



B 2A26-01
 JAN 28 2025



SCALE: 1" = 30'

SURVEYORS CERTIFICATION

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO FIRST AMERICAN TITLE INSURANCE COMPANY AND FIRST AMERICAN TITLE GUARANTY COMPANY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINES AND DIMENSIONS OF THE LAND INDICATED HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM THE TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY, THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IS USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

	BOUNDARY LINE	LEGEND
	OVERHEAD UTILITIES	
	FENCE	
	BRICK	
	WOOD DECK	
	CONCRETE	

This survey is hereby accepted and approved.

 Purchaser

 Purchaser

 Date

STATE FIRM REGISTRATION NUMBER 10193797



PROLINE

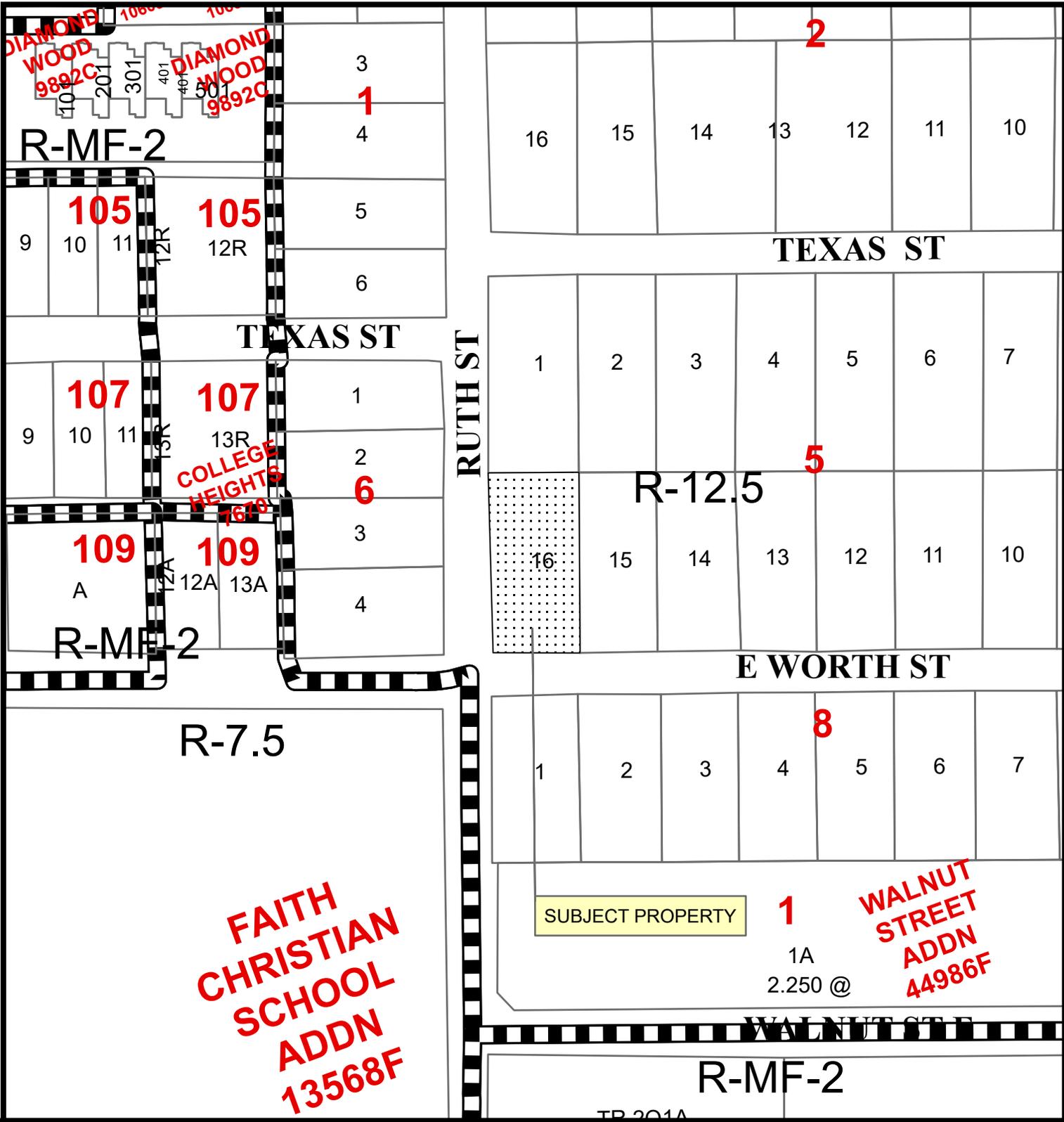
SURVEYING LTD.
 www.prolinesurveyors.com

Ph# 817-276-1148 info@prolinesurveyors.com

© Proline Surveying, LTD. 2025
 SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE



DRAWN BY: PW DATE: 9-22-2025



**FAITH
CHRISTIAN
SCHOOL
ADDN
13568F**

**WALNUT
STREET
ADDN
44986F**

SUBJECT PROPERTY

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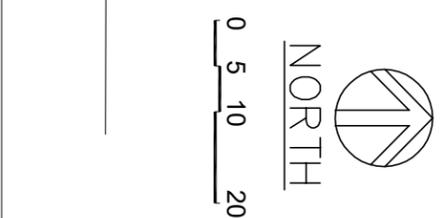
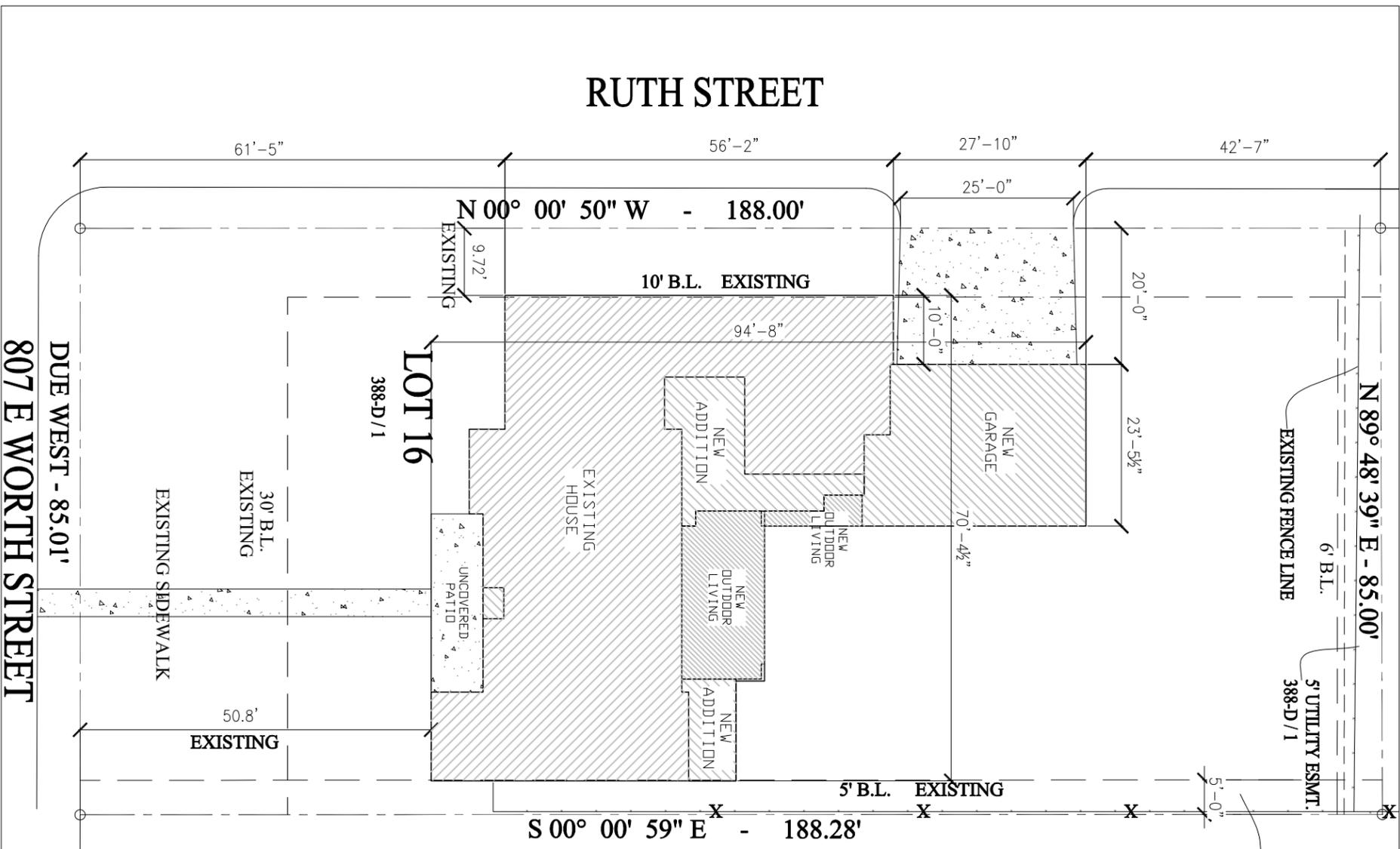
0 60 120 180 240 Feet



**BZA26-01; Kelly and James Clements
807 East Worth Street**

Date Prepared: 2/10/2026

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 - 12.5	R - 12.5
LAND USE (FROM ZONING ORDINANCE)	SINGLE FAMILY	SINGLE FAMILY
TOTAL LOT AREA	12500 SQ. FT.	15993 SQ. FT.
EXISTING FIRST FLOOR BUILDING FOOTPRINT		2741 SQ. FT.
PROPOSED FIRST FLOOR BUILDING FOOTPRINT		3081 SQ. FT.
PROPOSED SECOND FLOOR BUILDING AREA		0
ACCESSORY STRUCTURES - DETACHED GARAGE		0
TOTAL BUILDING AREA FOOTPRINT		4141 SQ. FT.
BUILDING HEIGHT (FEET/# STORIES) HOUSE/ DETACHED GARAGE	35'-0" / 16'-0"	14.5' / 0
FLOOR AREA RATIO	40%	25.99%
AREA REGULATIONS		
FRONT YARD	35'	50.8'
STREET SIDE YARD	15'	10'
SIDE YARD	8'	5'
LOT WIDTH	80'	83'
LOT DEPTH	100'	188'
DISTANCE BETWEEN BUILDINGS	16'	16' ESTIMATED
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA		4141 SQ. FT.
AREA OF SIDEWALKS, DRIVES, PATIOS AND OTHER PAVING		956 SQ. FT.
TOTAL OPEN SPACE (S.F. AND PERCENTAGE) MINIMUMS		9596 SQ. FT. (60.0%)
TOTAL IMPERVIOUS AREA (S.F. AND PERCENTAGE) MAXIMUMS		6373 SQ. FT. (40.0%)



MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS SHALL BE DESIGNED, INSTALLED AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW

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

THE PURPOSE OF BZA26-01 IS TO REQUEST A SPECIAL EXCEPTION FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENTIAL STRUCTURE ON A LOCALLY DESIGNATED HISTORIC PROPERTY. THIS REQUEST INCLUDES SEEKING PERMISSION FOR A 3 FOOT ENCROACHMENT INTO THE REQUIRED 15 FOOT SIDE YARD SETBACK ALONG THE WESTERN PROPERTY LINE ADJACING RUTH STREET WHICH IS THE STRIP PROPERTY LINE ADJACING RUTH STREET. THE LINES A 3 FOOT ENCROACHMENT INTO THE REQUIRED 15 FOOT SIDE YARD SETBACK ALONG THE EASTERN PROPERTY LINE

PLOT PLAN

LOT SQUARE FOOTAGE = 15993 SF

SCALE: 1" = 20'-0"

PLOT PLAN FOR
 807 EAST WORTH STREET
 BLOCK 5, LOT 16 - D.E. BOX ADDITION
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 ZONED R12.5 SINGLE FAMILY RESIDENTIAL DISTRICT
 PREPARED FEBRUARY 2026

<h2>BZA</h2>	ISSUE DATE	02/06/2026	RUSSELL MORAN ARCHITECT - RESIDENTIAL DESIGN 3225 PORT ROYAL COURT PLANO, TEXAS 214-770-9662	DESCRIPTION: CLEMENTS RESIDENCE REMODEL 807 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 design architect, or structural engineer should be permitted to alter these plans.
	DRAWN BY	Label			
	PROJECT NO.				
	PLAN NUMBER	0000			
	SHEET NUMBER				

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 #**BZA26-02**
1910 BIG BEND DRIVE

MEETING DATE: **MONDAY, MARCH 2, 2026**

BACKGROUND INFORMATION:

The subject property is developed with a single-story, 1,634 square foot single-family detached residence on an 10,350 square foot (0.24 acre) lot. The lot was developed in 1980 and is platted as Block 6, Lot 48, Park Place Section III. The subject property was zoned “R-1”, Single Family Dwelling District prior to the 1984 City-wide Rezoning at which time it was rezoned “R-7.5”, Single-Family District.

REQUEST:

Adjacent to the east property line, the applicant proposes to replace an existing 11-foot, 130 square foot secondary structure with a new 13-foot, 192 square foot secondary structure in the same location as the existing structure. The proposed structure will be used as a storage shed.

A contractor for the property owner advised the owner to contact Planning Services regarding the proposed location. The existing storage shed was constructed prior to the current owner’s purchase of the property. There are no available records indicating that a building permit was issued for the existing shed.

The following special exception is requested:

Subsection 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 replacement storage shed is 13 feet in height and therefore requires 9-foot setback from east side yard property line.

The existing storage shed, located adjacent to the east property, will be removed and replaced with a 13 foot, 192-square foot storage shed. The proposed shed will be placed

1.5-feet from the east property line, resulting in an encroachment of approximately 7.5 feet into the required 9-foot side yard setback from the east side property line.

Subsection 42.C.3.b, *Secondary Structures*, of Section 42, Supplementary District Regulations, requires secondary shall be at least 10 feet from any dwelling or structure existing or under construction on the same lot or any adjacent lot. The distance proposed between the shed and the single family dwelling is approximately 1.5 feet, approximately 8.5 feet less than the distance requirement of 10 feet.

CONDITION:

Staff finds that a condition does not exist for the requested special exception on this property. Specifically, the minimum side yard setback, and building separation, can be achieved by placing the shed to meet the requirements. An alternative location outside of the utility easements along the north and west property lines, appears capable of accommodating the proposed shed in compliance with Zoning Ordinance (82-73) relative to *Subsection B., Secondary Uses*, and *Subsection 42.C., Secondary Structures*, of the Zoning Ordinance.

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment **deny** a special exception to the Grapevine Comprehensive Zoning Ordinance 82-73, Subsection B., Secondary Uses, and Subsection 42.C., Secondary Structures.

/at

Received 01/29/2026 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) Lot 48, Block 6
Gross area of parcel (to nearest tenth of acre) 10,350 sqft / 0.23 Acre
Street frontage & distance to nearest cross street Big Bend Dr / 346 feet - Park Blvd
Describe the Proposed Use Single family Residential
Existing Zoning R-7.5

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 Nathaniel Richard

Company

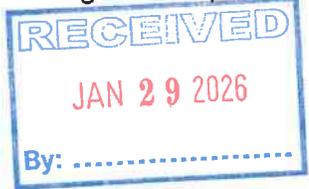
Address 1910 Big Bend Dr

City Grapevine TX State TX Zip Code 76051

Phone 682 321 8120 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.



BZA26-02

Received 01/29/2026 as part of initial submittal

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

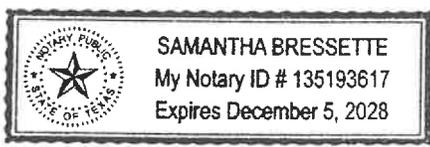
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature [Signature] Date 1-22-26

STATE OF: TEXAS
COUNTY OF: DENTON

BEFORE ME, a Notary Public, on this day personally appeared NATHANIEL RICHARD (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 22 day of JANUARY, 20 26



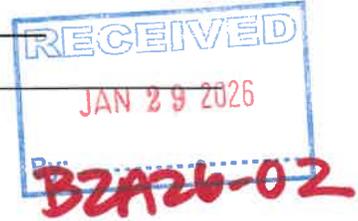
[Signature] NOTARY PUBLIC in and for the State of Texas

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

Received 01/29/2026 as part of initial submittal

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

LEGAL DESCRIPTION

Address of subject property 1910 Big Bend Dr / Grapevine

Legal description of subject property Lot 48 - Block 6 - Park Place III

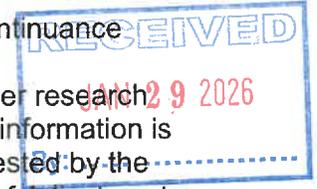
48 Lot 6 Block Park Place III Subdivision

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 procedural steps (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:

Table with 3 columns: 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 3/4 vote for approval.), Continuance (Further research and/or information is requested by the Board of Adjustment.)



BZAZ6-02

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

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Project Narrative - Accessory Storage Shed Replacement – Variance Request

Project Purpose

The project is intended to provide adequate on-site storage to support continued long-term residential use of the property and to replace an existing accessory storage shed with a new, one-story, non-habitable storage structure in the same general side-yard location where an accessory shed has existed for more than ten (10) years. The proposed structure updates an aging, smaller metal shed with a modern, durable storage structure while maintaining the established residential use of the property.

i. Applicable Zoning Ordinance Sections and Variances Requested

The subject property is zoned R-7.5 Single-Family Residential District.

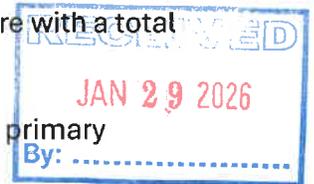
The applicant is requesting a dimensional variance from the secondary structure side and rear yard setback requirements as established by the City Council–adopted regulations for secondary structures (August 2025), which require increased setbacks based on building height exceeding ten (10) feet.

Specifically, the variance is requested to allow reduced side and rear yard setbacks for a one-story accessory storage structure with a total height of 13 feet, 6 inches, where strict compliance with the required setbacks is not feasible due to documented site constraints.

No use variance, height variance beyond the maximum permitted height, or variance for placement within a public utility easement is requested.

Specifically, the request includes approval of the following:

1. Reduction of the required side-yard setback along the eastern property line from the minimum required 9.5 feet to 2 feet for a one-story secondary structure with a total height of 13 feet, 8 inches; and
2. Reduction of the minimum required separation distance between the primary dwelling and the secondary structure from 10 feet to 2 feet.



BZA26-02

ii. Reason for the Request and Special Conditions

The requested variance is necessary due to special physical conditions unique to the property that are not self-created by the applicant.

The rear yard of the property contains a public utility easement and an in-ground electrical transformer, which significantly limits the buildable area of the lot and eliminates alternative compliant locations for an accessory structure while maintaining required safety access and clearances. These utility constraints prevent relocation of the proposed

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part of initial submittal

structure to the rear yard or other areas of the property that would otherwise meet setback requirements.

In addition, the northwest portion of the property contains a noticeable slope/grade change, which further reduces the usable buildable area for accessory structures and limits feasible placement options on the lot. This irregular topography, combined with the rear-yard utility easement and in-ground transformer, results in no practical compliant alternative location for a replacement storage structure.

Additionally, an existing accessory storage shed has been located in the same general side-yard area for over ten (10) years, installed by a prior owner. The proposed project replaces this long-standing structure and does not introduce a new use, but rather modernizes an established accessory use on the property.

These site constraints constitute special conditions that justify the requested dimensional variance.

iii. Unique Circumstances

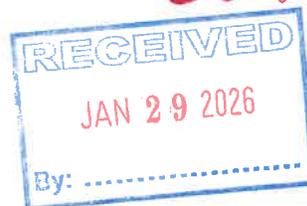
Unique circumstances exist in that the existing accessory structure was installed prior to the adoption of the City's updated secondary structure regulations in August 2025, which introduced new height-based setback requirements. The existing shed predated these amended regulations and functioned for many years without adverse impacts or enforcement issues.

The proposed replacement is subject to updated ordinance standards that were not in effect when the original structure was installed. As a result, strict application of the current setback requirements, without consideration of the property's physical constraints and historical use, would unreasonably limit the continued use of an accessory storage structure on the lot.

Summary

The requested variance is limited in scope and necessary to allow replacement of a long-standing accessory structure where strict compliance with current setback requirements is prevented by existing utility infrastructure and easements. Approval of the variance will permit modernization of the structure while maintaining the established residential character, safety, and functionality of the property.

Address:
1910 Big Bend Dr
Grapevine Tx 76051



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part of initial submittal

The request would be the Board of Zoning Adjustment (BZA) for a special exception for at least two Zoning Ordinance minimum requirements including:

- Reduce required side-yard setback from the eastern property line from 9.5 feet to 2 feet for a 13 foot, 8-inch-tall secondary structure; and
- Reduce the minimum required distance separation between a primary and secondary structure from 10 feet to 2 feet.

The BZA application can be found here - [Board-of-Zoning-Adjustment-Application](#). A complete application package includes the following:

- Completed BZA Application – signed and notarized (original wet signatures, no photocopies, or electronic signatures)
- Plot Plan (4 copies – sized 11”x17” sheets) for property showing all existing and proposed structures, dimensioned and to-scale – example plot plan attached
- Pre-Application Conference Notes (just print this email)
- Project Narrative – see minimum information on Sheet 1 of 7, BZA Application
- Survey or metes and bounds description of the property
- Flash drive with all submitted documents as a PDF(s)
- Fee of \$100

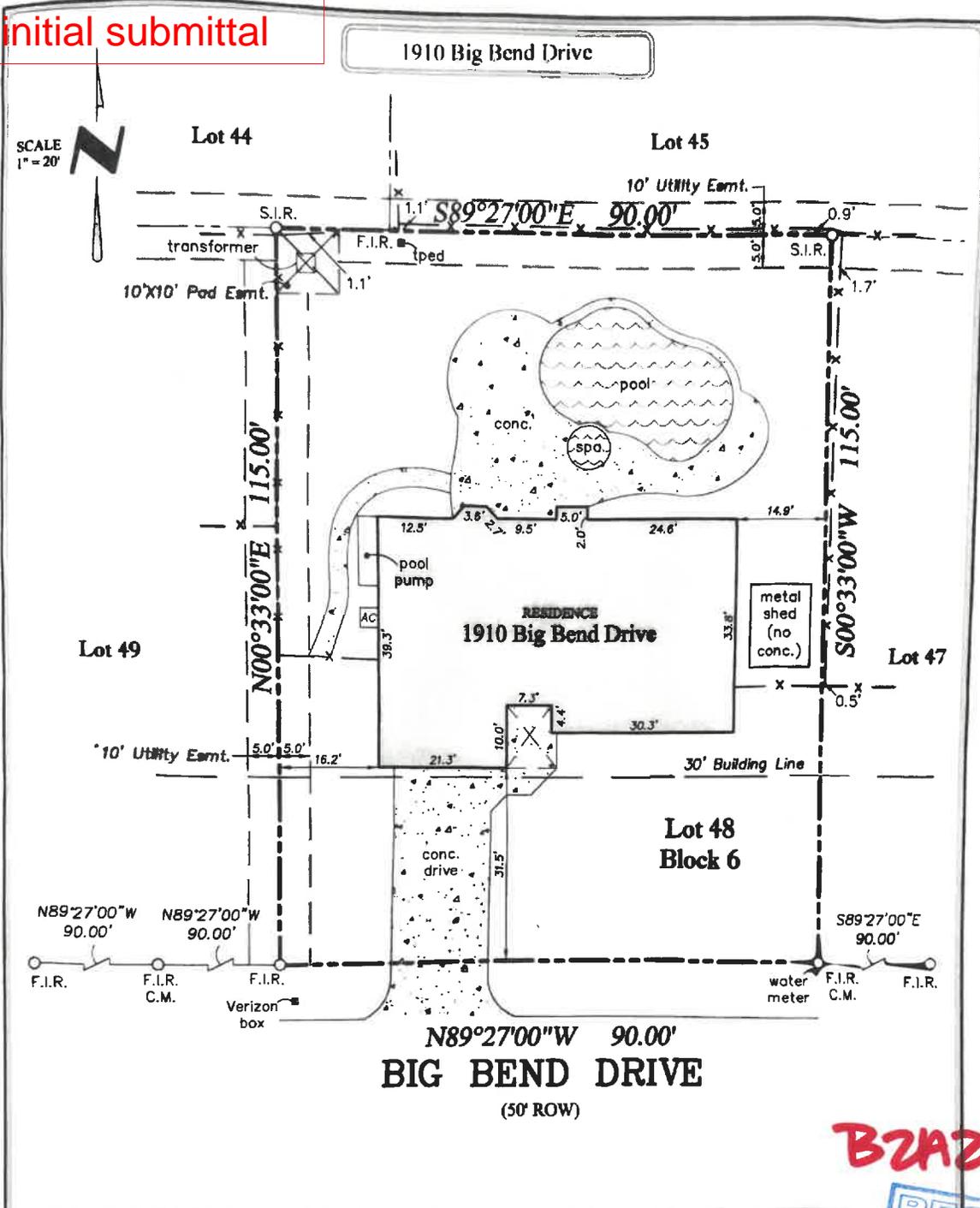
You will need to schedule an appointment on a designated new submittal day. The next date available is Monday, January 26. Reach out at least one week prior to schedule the new submittal appointment.

Best,

Erica Marohnic



Received 01/29/2026 as part of initial submittal



BZA26-02

RECEIVED
JAN 29 2026

PROPERTY DESCRIPTION: Lot 48, Block 6, Park Place III, an Addition to the City of Grapevine, Tarrant County, Texas, According to the Map or Plat thereof recorded in Volume 388-133, Page 96, of the Plat Records of Tarrant County Texas.

The undersigned have/has received and reviewed a copy of this survey.

Date:

Date: 10/21/2016
 ASC No. 1610356
 Drawn/Chk Todd J.R.J.
 Client Fidelity National Title
 G.F. No. FTDL-18-900018160078-DD

LEGEND: C.M. - Controlling Monument, F.I.R. - Found Iron Rod, F.I.P. - Found Iron Pipe, F.C.P. - Fence Corner Post, O.H.E. - Overhead Electric, S.I.R. - Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. X - (fence & post) O.H.E. - overhead power

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480598 0105 K, present effective date of map, September 25, 2009, herein property situated within Zone "X"

SURVEYORS CERTIFICATION: 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 to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.



Fidelity National Title
 3424 Long Prairie Road, Suite 100
 Flower Mound, Texas 75022
 Ph. 972.874.9198
 Fax. 972.874.9672



1910 Big Bend Drive
 Grapevine, Texas

Arthur Surveying Co.
 Professional Land Surveyors
 220 Elm St., # 200 - Lewisville, TX 75037
 Ph. 972.221.9439 - TFR# 10063800
 arthursurveying.com Established 1986

J.R. January

Received 01/29/2026 as
part of initial submittal

Legal:

Lot 48, Block 6, Park Place III

Property Owner:

Nathaniel Richard

RECEIVED
JAN 29 2026
By:

BZAZ6-02

Received 01/29/2026 as
part of initial submittal

To Whom It May Concern,

I am writing in support of Nathaniel Richard's request to replace the existing storage shed on his property at 1910 Big Bend Dr. I live on the property immediately adjacent to where the proposed shed would be located.

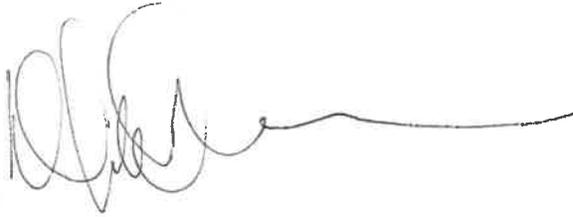
There has been a shed in this general location for many years, well before the current owner purchased the home. The existing shed has never caused any issues related to noise, privacy, drainage, or property use.

I have reviewed the proposed replacement and do not have any concerns. The new structure will continue to be used for storage only and will not negatively affect my property or the surrounding area.

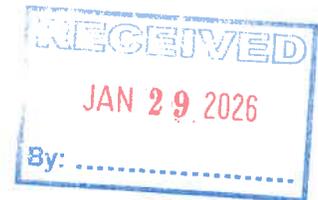
I believe this request is reasonable and consistent with the established use of the property, and I have no objection to the proposed shed replacement.

Sincerely,

Diane Donovan



1904 Big Bend Dr
Grapevine, TX 76051



BZA26-02

Received 01/29/2026 as
part of initial submittal

Hello,

I live nearby and wanted to share my support for Nathaniel Richard's request to replace the storage shed at his home on Big Bend Dr. My property is on the opposite side of the lot from where the new shed would be placed.

I'm familiar with the property and know there has been a shed there for many years. It's always been a normal part of the yard and has never created any problems or impacted the neighborhood in a negative way.

From what I understand, the new shed is simply replacing an older structure and will continue to be used for storage. I don't see this as a change to the character of the area, and I don't have any concerns about how it would affect nearby homes.

I appreciate that the homeowner is working with the City and taking the time to do this the right way. I fully support the request.

Thank you,

Chris and Joyce Cornwell
1916 Big Bend Dr
Grapevine, TX 76051



BZA26-02

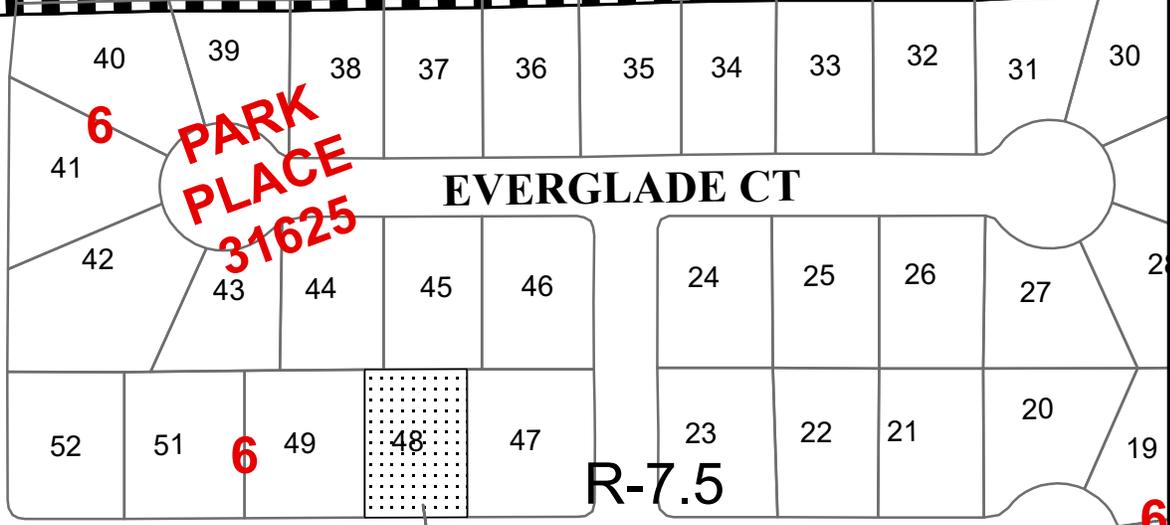
ROSEWOOD DR

17
18
19
20
21
22
23

PARK BLVD

1 1A 1B

R-MF-2 10.5699 @

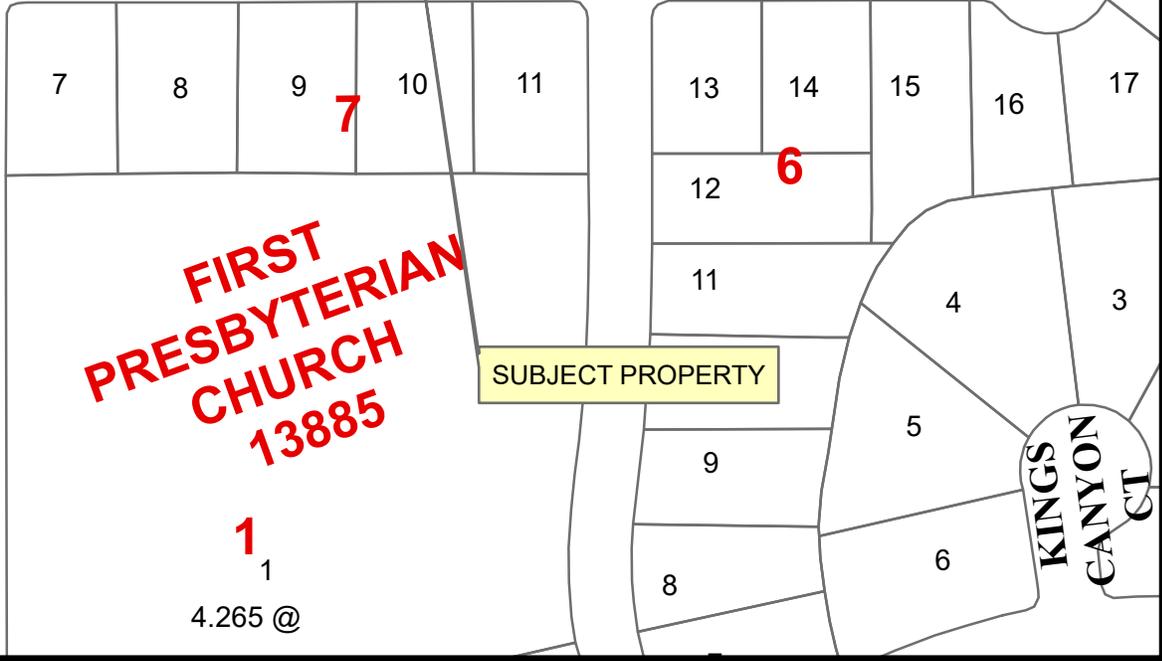


PARK PLACE 31625

EVERGLADE CT

R-7.5

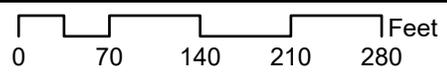
BIG BEND DR



FIRST PRESBYTERIAN CHURCH 13885

KINGS CANYON CT

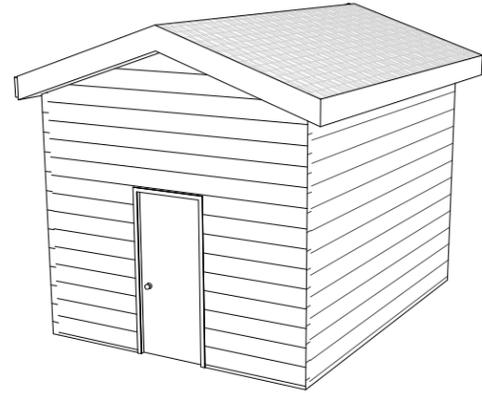
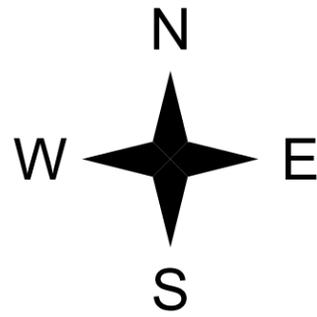
1 1 4.265 @



BZA26-02; Nathaniel Richard 1910 Big Bend Drive

Date Prepared: 2/10/2026

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.



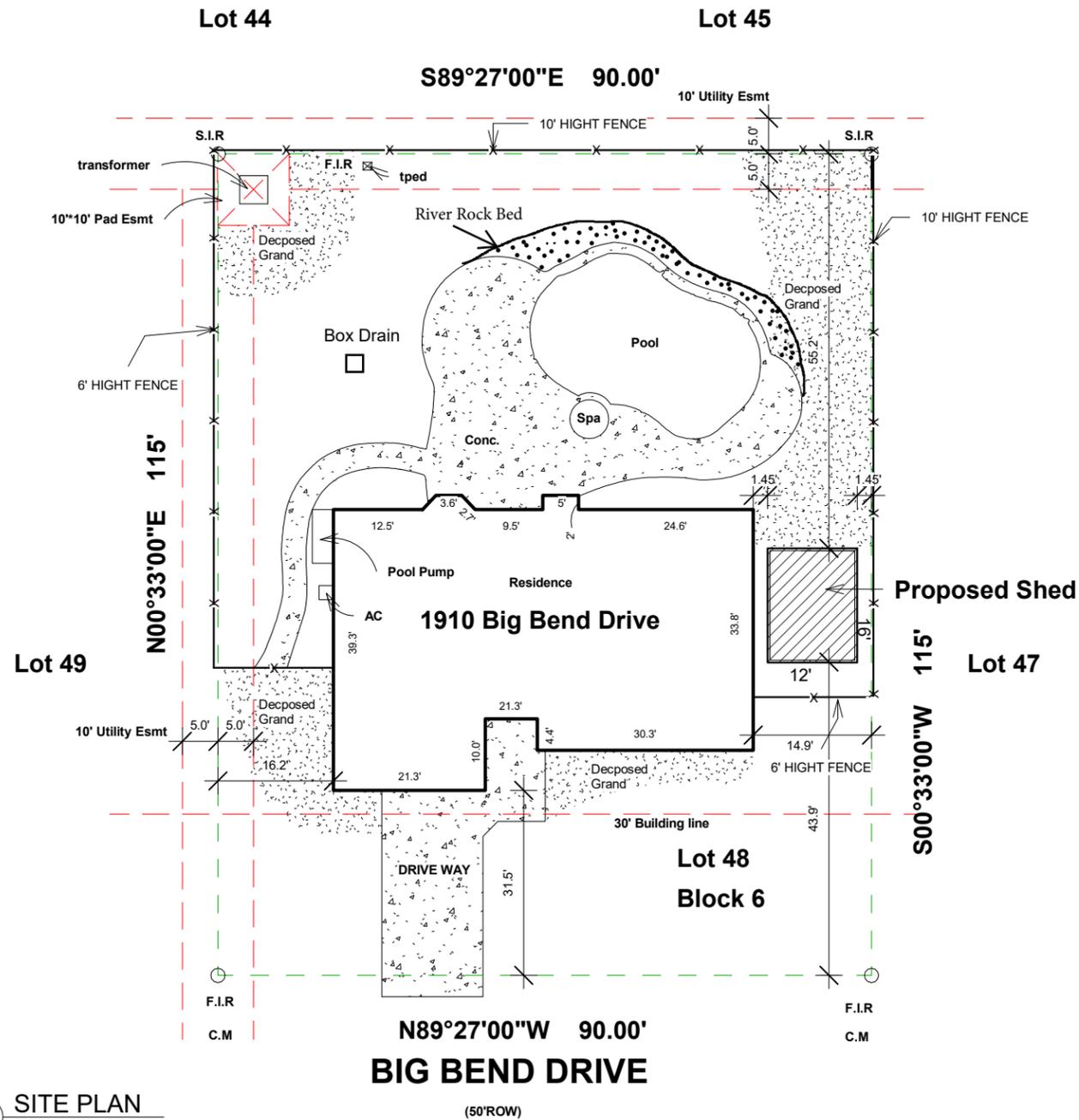
② 3D View

VICINITY MAP :



① SITE PLAN
1" = 20'-0"

Plot Plan

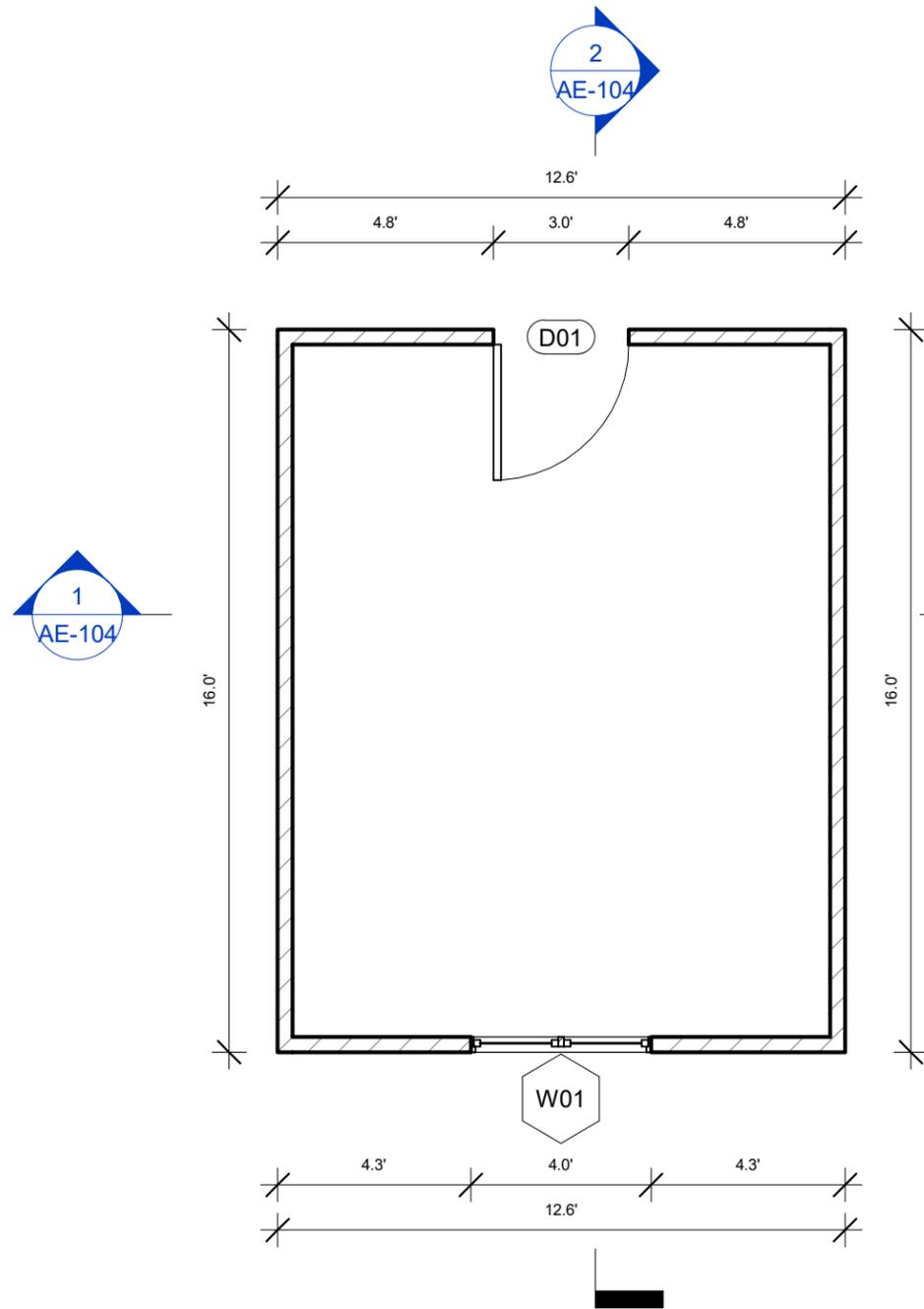


Plot Plan Data Summary Table		
ITEM	Minimum Required	Provided
General Site data		
Zoning (from zoning map)	R-7.5	R-7.5
Land Use	Single Family	Single Family
Total Lot Area	7,500 SQFT	10,350 SQFT
First Floor-Building Footprint Area	No min.	2027.9 SQFT
Total Building Area (square feet)	1,200 SQFT min	1,634 SQFT
Building Height	35-feet/2 Stories	17-feet/1 Stories
Floor Area Ratio	0.40 or 40%	0.205
Area Regulations		
Front Yard	30 FT/50% Landscaped	31' 6"
Rear Yard	25 FT min.	41' 5"
Side Yard	6 FT min	16'5" - 16'6"
Lot Width	65 FT min.	90'
Lot Depth	100 FT min	115'
Distance Between Buildings	12 FT min.	34'
Impervious Area		
Building Footprint Area	1,200 SQFT min.	2027.9 SQFT
Area of Sidewalks, Pavement & other Impervious Flatwork	SQFT	1553 SQFT
Other Impervious Area	SQFT	745 SQFT
Total Open Space	XX SQFT/40%	5574 SQFT / 58.3%
Total Impervious Area	XX SQFT/ 60%	4325 SQFT / 41.7%
EXISTING SHED	10'x13'	130 SQFT
PROPOSED SHED	13'x8'	192 SQFT

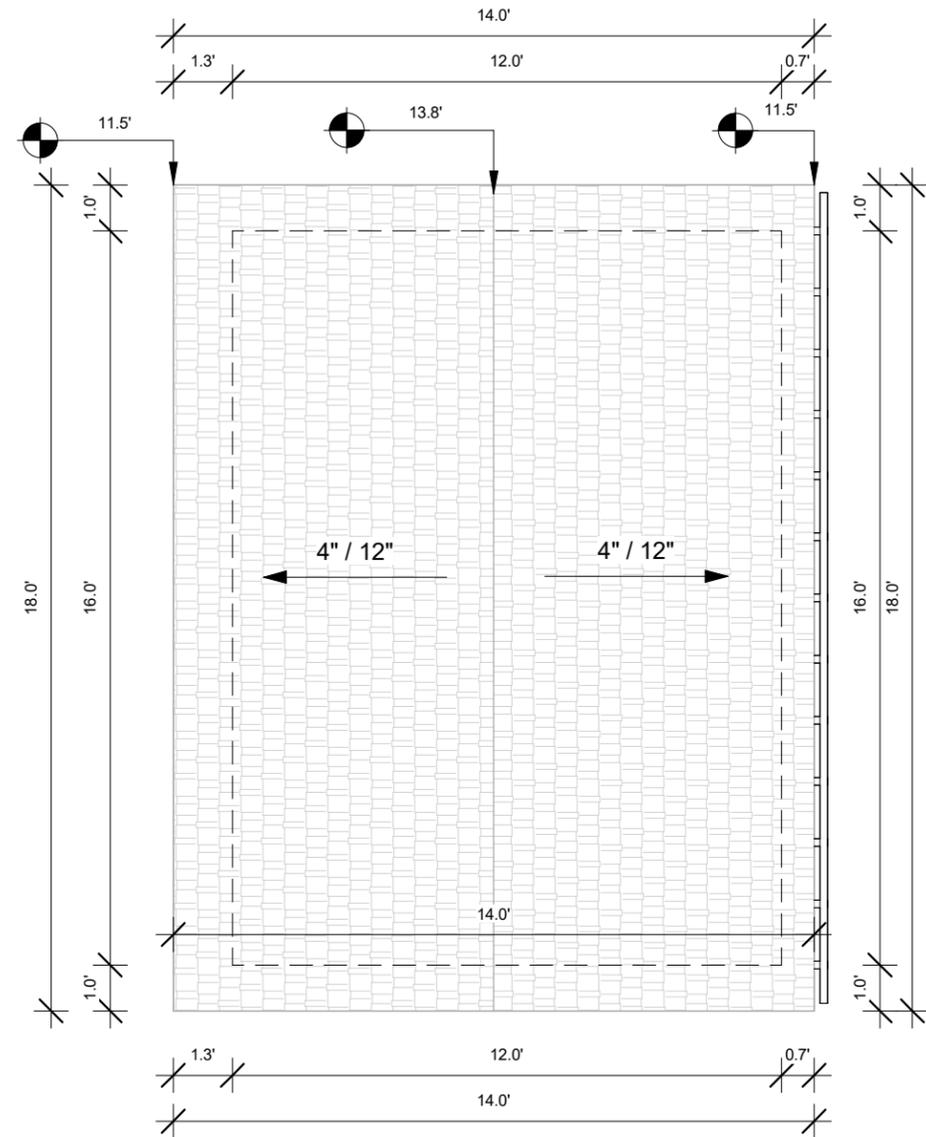
BZA26-02 -The purpose of this Board of Zoning request is for a special exception for at least two Zoning Ordinance minimum requirements including:
 - Reduce required side-yard setback from the eastern property line from 9.5 feet to 2 feet for a 13 foot, 8-inch-tall secondary structure; and
 - Reduce the minimum required distance separation between a primary and secondary structure from 10 feet to 2 feet.

Mechanical and electrical including air conditional units, shall be designed, installed and operated to minimize noise impact on surrounding property. All such equipment shall be screened from the public view.
 2) All requirements of the City of Grapevine soil erosion control ordinance shall be met during the period of construction.

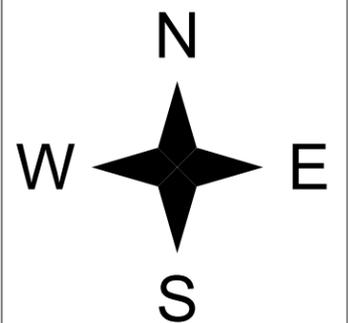
PLOT PLAN
 for
 1910 Big Bend Drive
 Lot 48, Block 6, Park Place –
 Grapevine
 City of Grapevine, Tarrant County,
 Texas
 10,350 sq. ft.
 Zone: "R-7.5", Single-Family District
 Date of Preparation: Jan 2026



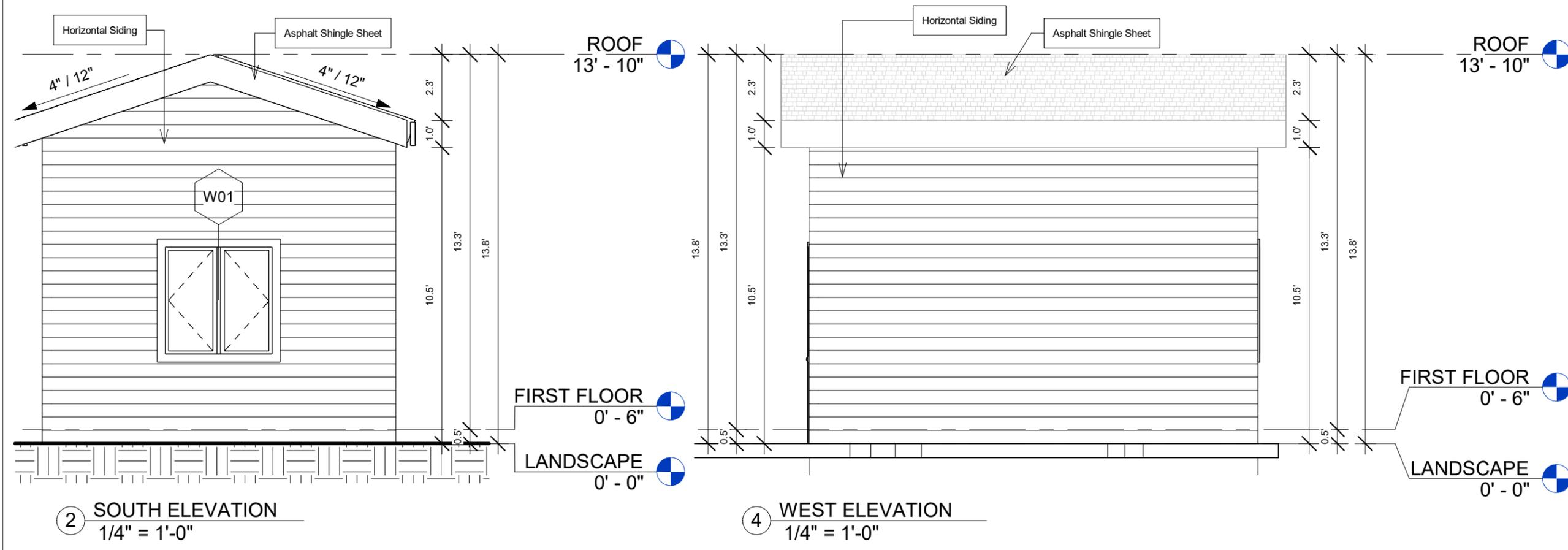
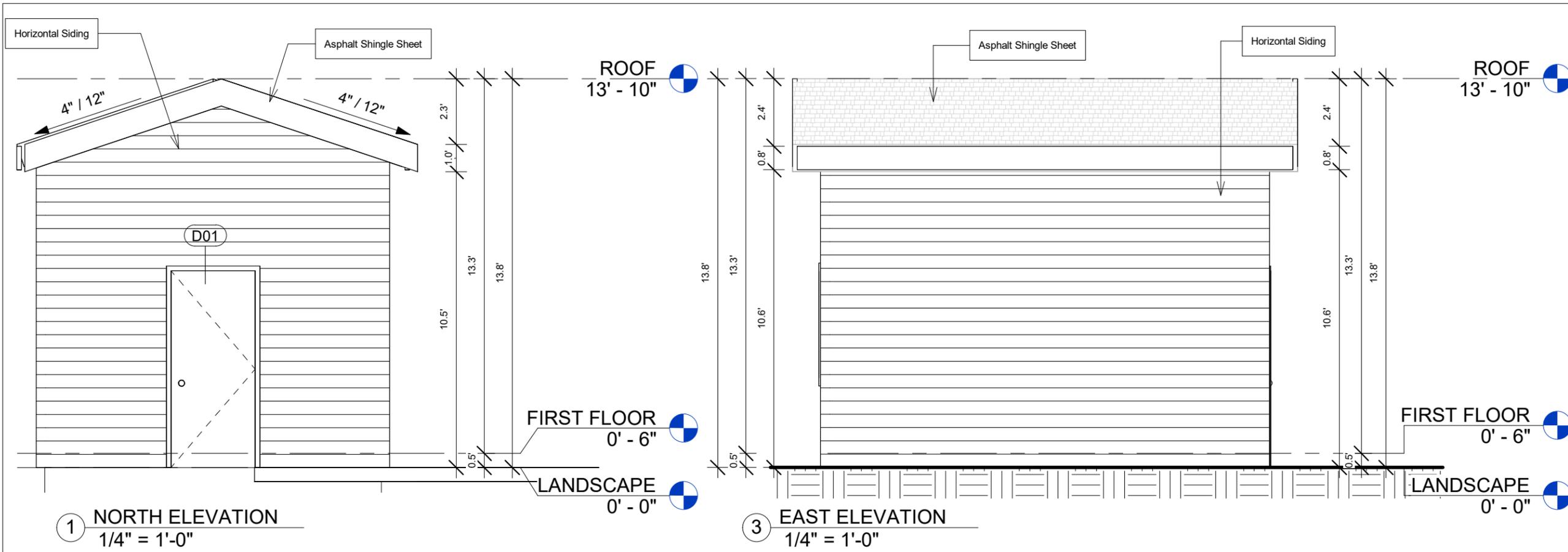
① 1.0 FIRST FLOOR PLAN
1/4" = 1'-0"



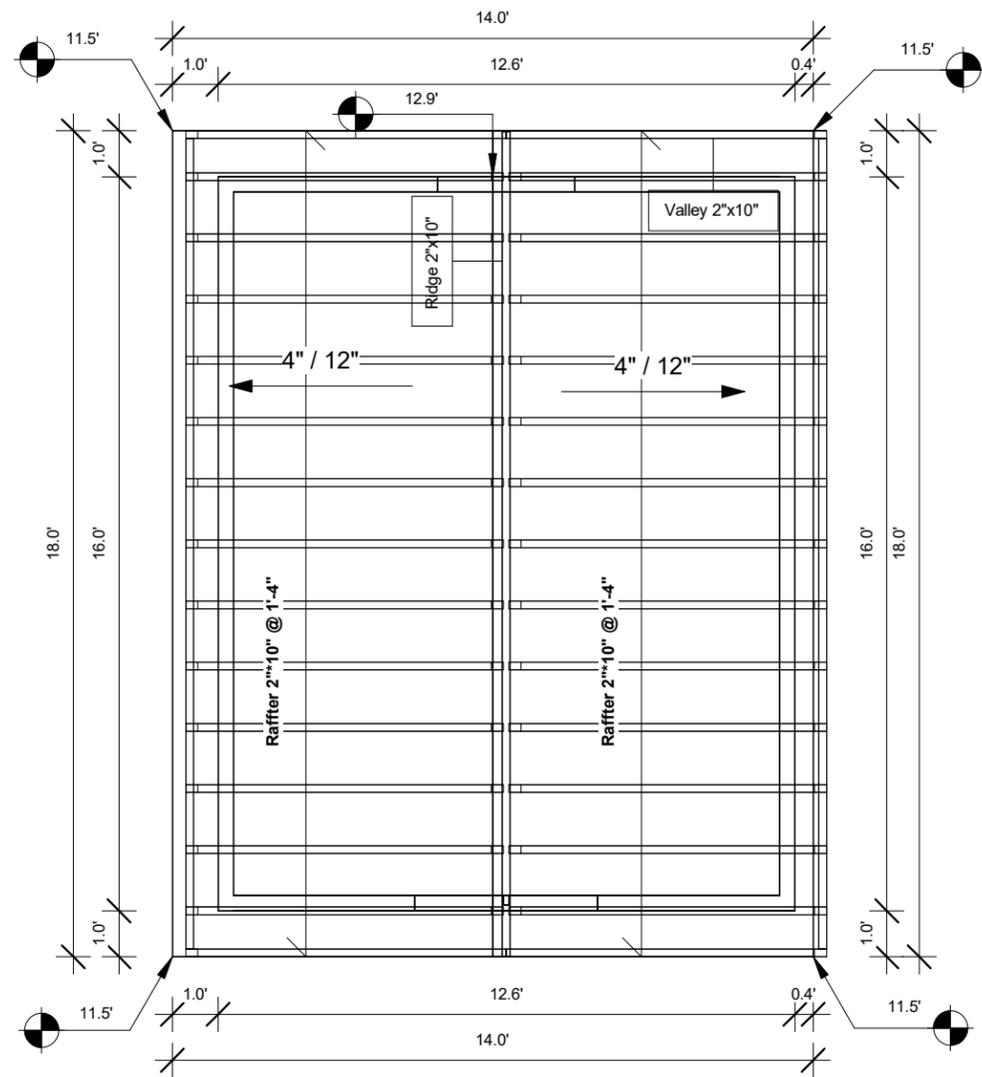
② 3.1 ROOF PLAN
1/4" = 1'-0"



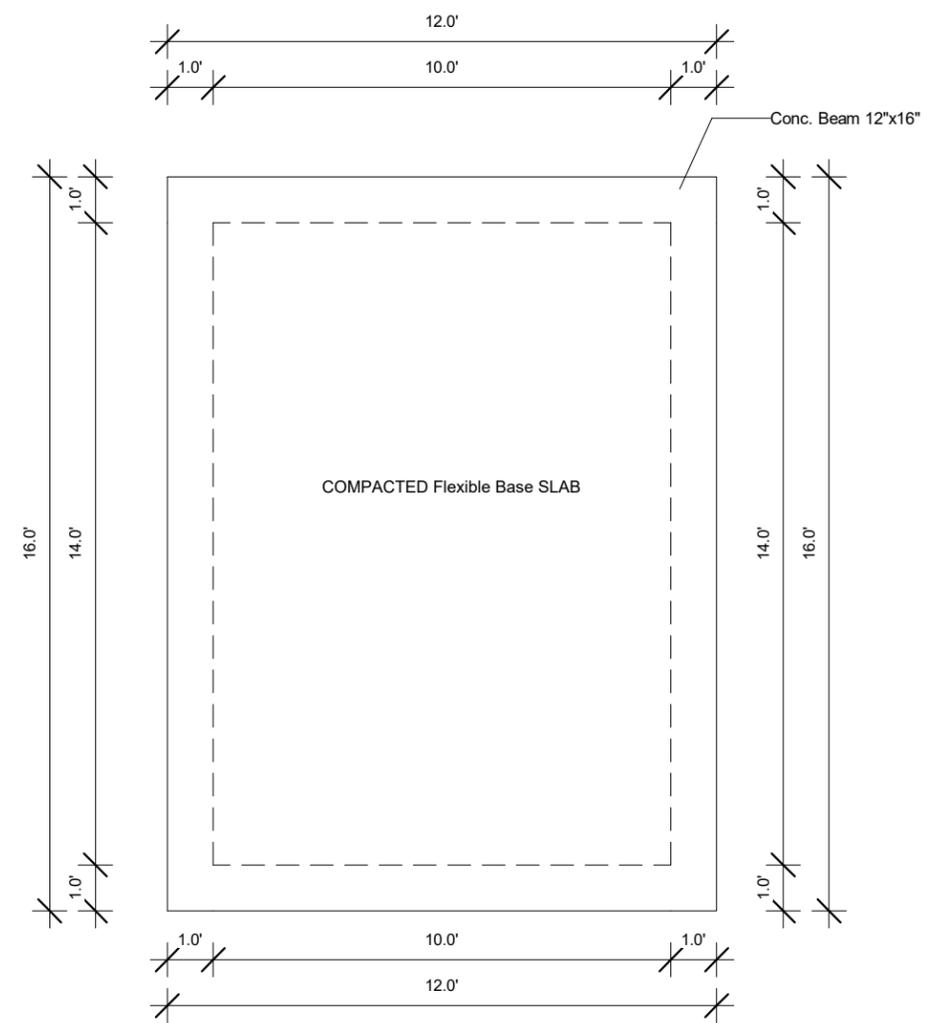
Floor Plan and Roof Plan
 AE-101 Shed Floor Plan & Site Plan
 FOR
 City of Grapevine, Tarrant County, Texas
 Zone: "R-7.5", Single Family Residential District
 DATE: 1/2026



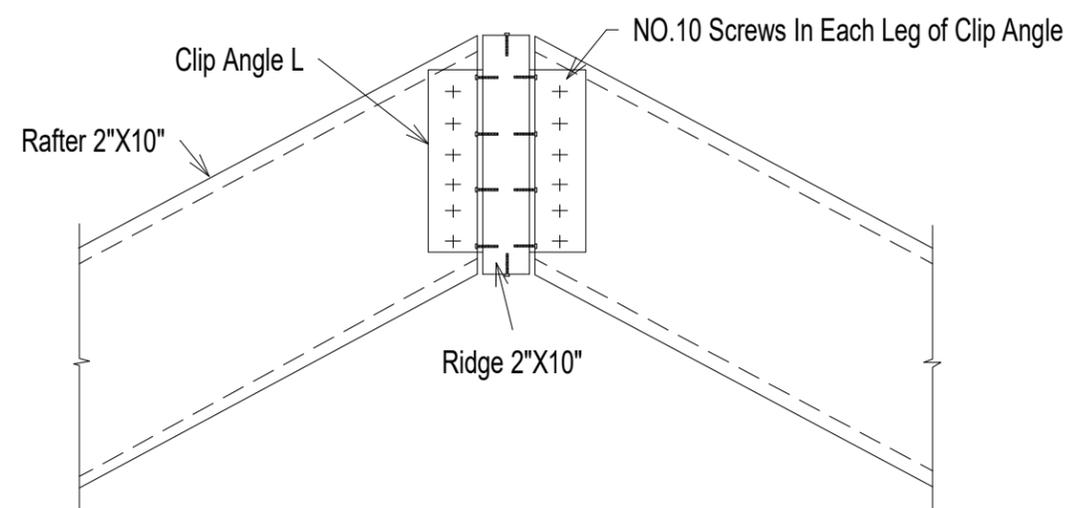
Exterior Elevations
 AE-102 Shed Elevations
 FOR
 City of Grapevine, Tarrant County, Texas
 Zone: "R-7.5", Single Family Residential District
 DATE: 1/2026



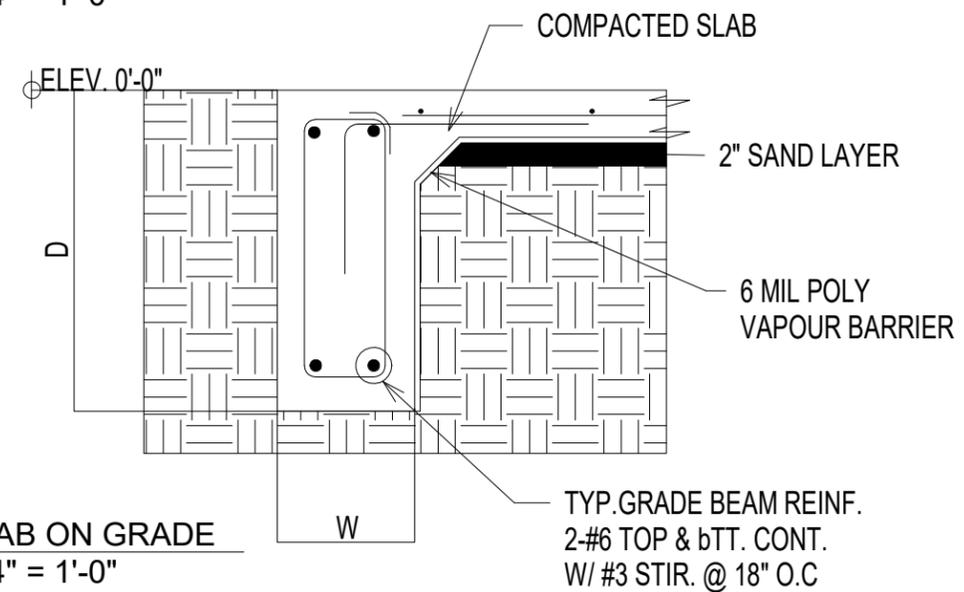
① 3.0 ROOF FRAMING PLAN
1/4" = 1'-0"



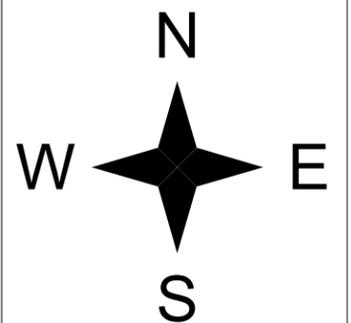
② FOUNDATION PLAN
1/4" = 1'-0"



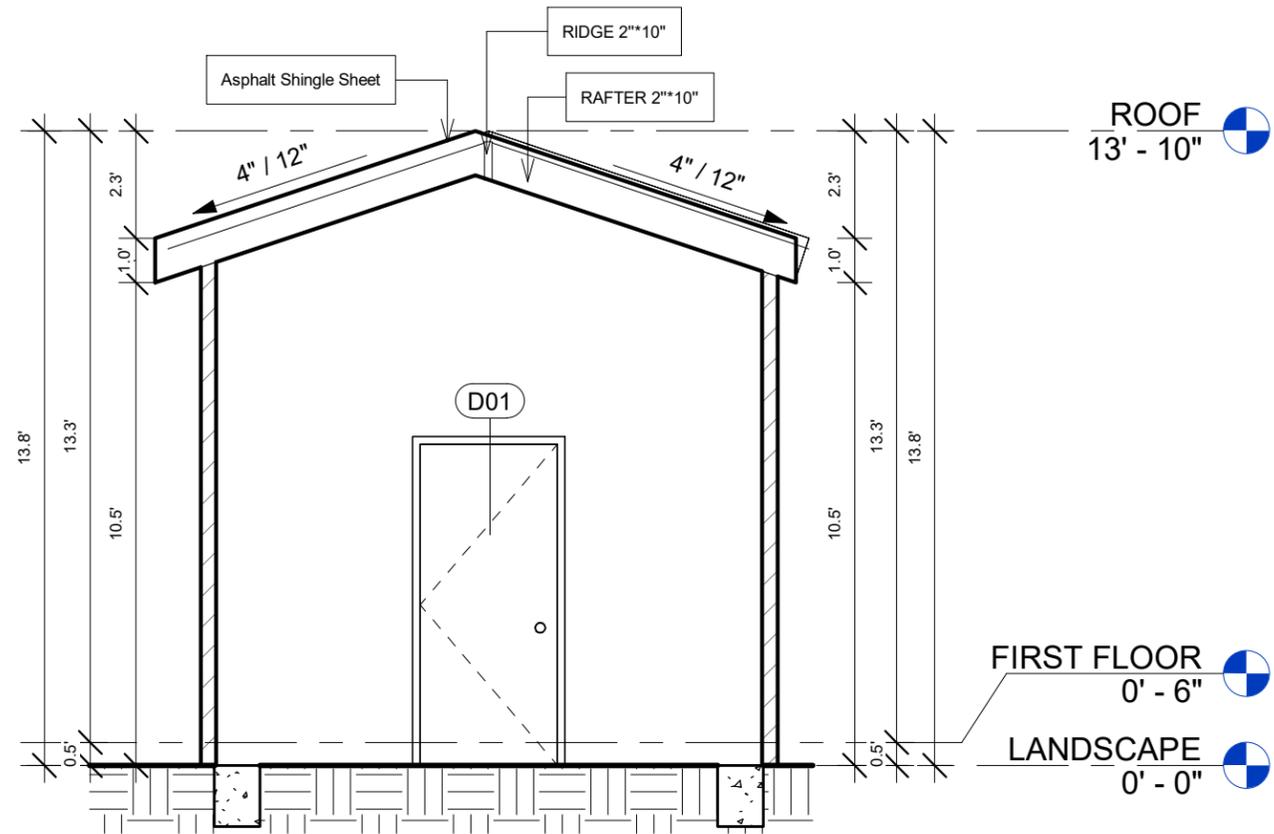
③ Ridge with Rafter Connection
1/4" = 1'-0"



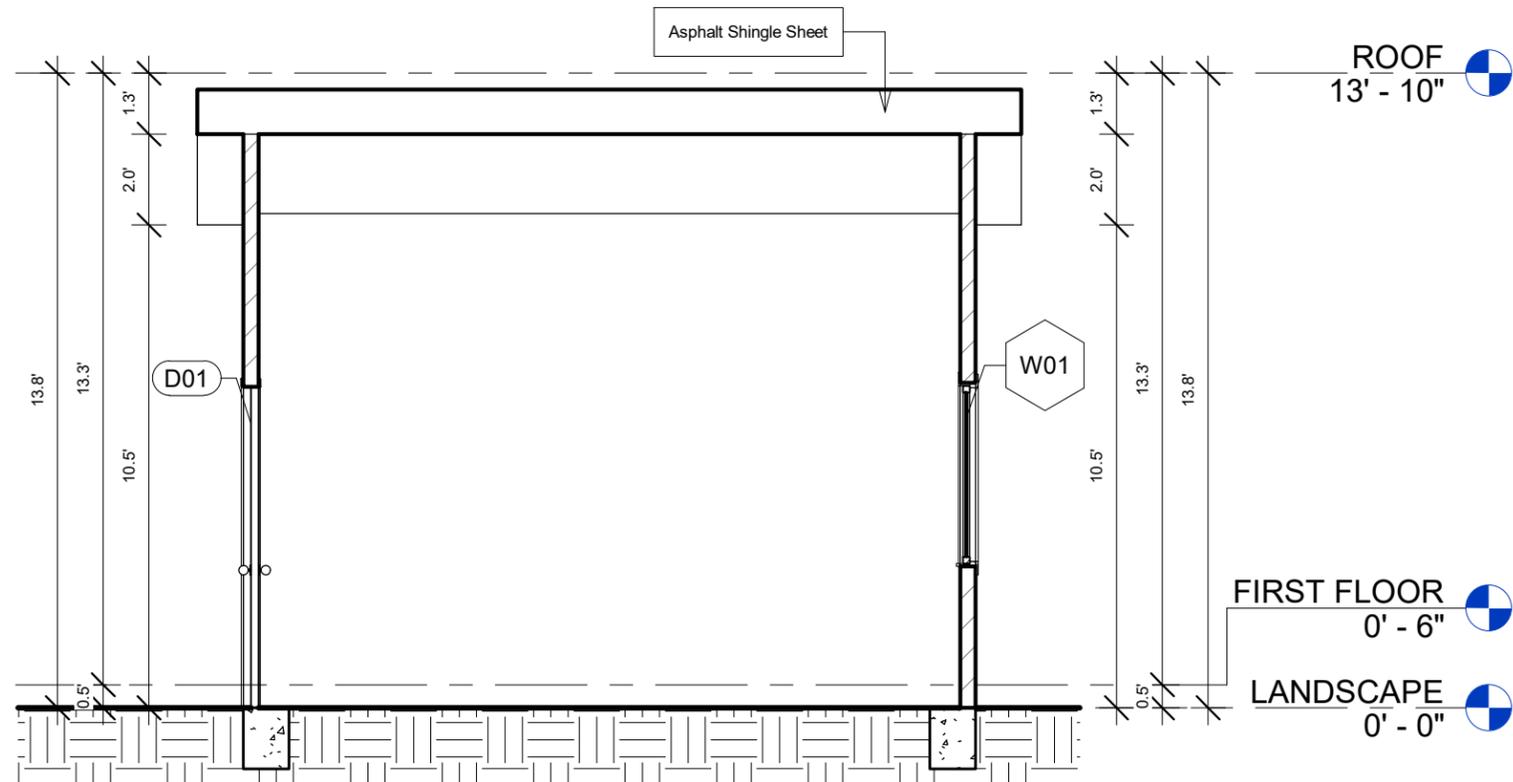
④ SLAB ON GRADE
3/4" = 1'-0"



Roofing and Foundation Plan
AE-103 Shed Roof Plan & Framing Plan
FOR
City of Grapevine, Tarrant County, Texas
Zone: "R-7.5", Single Family Residential District
DATE: 1/2026



1 Section A
1/4" = 1'-0"



2 Section B
1/4" = 1'-0"

Proposed Building Height
 AE-104 Shed Section A & Section B
 FOR
 City of Grapevine, Tarrant County, Texas
 Zone: "R-7.5", Single Family Residential District
 DATE: 1/2026

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 #**BZA26-03**
1109 AIRLINE DRIVE

MEETING DATE: **MONDAY, MARCH 2, 2026**

BACKGROUND INFORMATION:

The subject property is the westernmost 118 feet of Lot 2, Block 4, of the J.J. Daniel Addition, plat filed in 1947 and is located in the center of a residential subdivision, surrounded by single-family homes to the south and west, and single-family zoning to the north, south and west. However, the property is presently zoned "PO," Professional Office District, and is developed as a private parking lot. It is presently fenced, gated and used for personal storage and parking. The ownership of this lot, by Rebel Properties II, LTD, is the same as that of the adjacent lot to the east, located at 1100 South Main Street, which houses a multi-tenant professional office building that utilizes the parking on the subject site.

The subject property was rezoned from the "R-1," Single-Family Dwelling District, on March 18, 1980 with zoning case, Z80-12; Ord. No. 80-20 to an "SP," Specific Use Permit District, for parking purposes only, in accordance with the requirements of the "C-1" Neighborhood Business District, at the request of property owners Roy Stewart and Mike Davis for the purpose of developing a parking lot. In the 1984 City-wide Rezoning, the property was rezoned to "C-W", Commercial Warehouse District after adoption of the Zoning Ordinance, No. 82-73. On May 3, 1984, the subject property was rezoned to "PO", Professional Office District with Ord. No. 84-22 which is intended for low intensity office and professional uses.

City Initiated Rezone Request

The City Council initiated a request to rezone the subject site on September 16, 2025, from "PO", Professional Office District to "R-7.5", Single-Family Residential District. At the October 21, 2025, joint City Council and Planning & Zoning Commission meeting, the Commission recommended that the request be tabled until December 18, 2025, to allow time for city staff and the property owners to discuss options to make the subject property and the adjoining property at 1100 South Main Street compliant with current zoning ordinances after public testimony. At the December 18 meeting, staff requested and Council approved a postponement of the zone change as staff engaged in discussions both internally and externally to identify parking solutions with the property owners. The property owner's design professional required additional time to conduct a new survey for both 1109 Airline Drive and 1100 South Main Street, to include creating a replat for the

two lots with an amended property line between them, as well as seeking special exceptions from the Board of Zoning Adjustment (Board) for various issues that exist for 1100 South Main Street.

The rezone request was tabled to the March 17, 2026, joint public hearing to allow for submittal, review, public notifications and consideration by the Board of the property owner/applicant's requested special exceptions for both properties.

Plot Plan Notes

The plot plan features three additional notes added at the request of the applicant/property owners, in addition to the city's two standard plot plan notes. These notes speak to the timing of redevelopment at the discretion of the applicant/property owners.

These statements are not applicable to the special exception requests before the Board and hold no legal significance regarding the Board's decision regarding the requests.

REQUEST:

Lot 2 is presently 137 feet deep. With a proposed replat including the property to the east at 1100 South Main Street, approximately 19 lineal feet or 1,387 sq. ft. of Lot 2 it is proposed to be transferred from Lot 2 to the proposed lot to the east for the purposes of constructing additional off-street parking at a later date. The remainder of Lot 2 will be 118 feet deep, 18 feet more than the minimum required in the "R-7.5", Single-Family District. The applicant is seeking relief to reduce the required front and rear yard setbacks of a residential lot to allow a larger buildable area after the property is rezoned and redevelopment occurs.

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 or use.

Subsections 15.G.1, *Depth of front yard* of Section 15, "R-7.5", *Single-Family District*, requires all primary structures to be set back a minimum of 30 feet from front property lines. The applicant/owners are requesting to reduce the front yard setback from 30 feet to 20 feet. The existing parking lot has no permanent structure(s) and is presently zoned "PO", Professional Office District.

Subsection 15.G.2. *Depth of rear yard* of Section 15, "R-7.5", *Single-Family District*, requires a primary structure to be set back at least 25 feet from the rear property line. The applicant/owners are requesting to reduce the rear yard setback from 25 feet to 20 feet. The existing parking lot has no permanent structure(s) and is presently zoned "PO", Professional Office District.

RECOMMENDATION:

Staff does not have a recommendation for the Board of Zoning Adjustment regarding the special exceptions to the Grapevine Comprehensive Zoning Ordinance 82-73 requested for 1109 Airline Drive.

/em

Received 01/29/2026 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) LOT 2R, BLOCK 4, J.J. DANIEL ADDITION Gross area of parcel (to nearest tenth of acre) 0.1990 ACRE
Street frontage & distance to nearest cross street 73' & 73.5' Describe the Proposed Use Single Family Residential
Existing Zoning PO

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 MARK HOWE
Company REBEL PROPERTIES II, LTD.
Address 6617 PRECINCT LINE ROAD, SUITE 200
City NRH State TX Zip Code 76182
Phone 817-223-3015 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.

JAN 28 2026

B2A26-03

Received 01/29/2026 as part of initial submittal

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

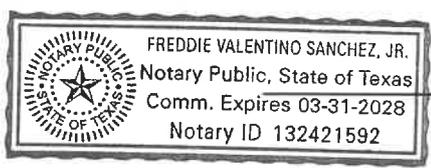
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature [Signature] Date 1/20/26

STATE OF: TEXAS
COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared MARK HOWE (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 20th day of JANUARY, 2026



[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:

JAN 28 2026

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

B2A26-03

Received 01/29/2026 as part of initial submittal

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

LEGAL DESCRIPTION

Address of subject property 1109 AIRLINE STREET

Legal description of subject property

2R Lot, 4 Block, J.J. DANIEL ADDITION Subdivision

BOARD OF ADJUSTMENT APPLICATION PROCEDURAL TIMETABLE:

Table with 2 columns: Day (Application Deadline) and Description of events. Days include 1-7, 8, 15, 16, 20, and 30.

POTENTIAL OUTCOMES:

Table with 3 columns: Denial, Approval, and Continuance. Each column contains a description of the outcome and its requirements.

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

JAN 28 2026

BZA26-03

Received 01/29/2026 as
part of initial submittal

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

PLOT PLAN DATA SUMMARY TABLE FORMAT:

Plot Plan Data Summary Table		
Item	Minimum 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 SQFT	10,635 SQFT
First Floor-Building Footprint Area (square feet)	No min.	SQFT
Total Building Area (square feet)	1,200 SQFT min.	SQFT
Building Height (feet/# stories)	35-feet/2 Stories	SQFT
Floor Area Ratio (Ratio x.xx.1)	0.40 or 40%	SQFT
Area Regulations		
Front Yard	30 FT/50% Landscaped min.	FT
Rear Yard	25 FT min.	FT
Side Yard	6 FT min.	FT
Lot Width	65 FT min.	70 FT
Lot Depth	100 FT min.	136 FT
Distance Between Buildings	12 FT min.	FT
Impervious Area		
Building Footprint Area (square feet)	1,200 SQFT min.	SQFT
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	SQFT	SQFT
Other Impervious Area	SQFT	SQFT
Total Open Space (square feet and percentage)	XX SQFT/40%	SQFT/XX%
Total Impervious Area (square feet and percentage)	XX SQFT/ 60%	SQFT/XX%

Section 3 - Adjacent Property Information (check if provided; indicate NA if not applicable)

For immediately adjacent properties:

- For platted properties, show lot lines and label subdivision name, lot and block designation, and plat recording information for each lot. For unplatted properties, show parcel lines and label future land use designations, record owner, and deed record information for each parcel.
- Label zoning of immediately adjacent properties.

JAN 28 2026
BZA26-03

Received 01/29/2026 as
part of initial submittal

HAMILTON DUFFY, P.C.
Civil & Environmental Engineers · Planners · Construction Managers
Texas Firm Reg. No. F-5260

1109 Airline Street BZA Narrative

A variance to the R-7.5 Zoning Ordinance for this 8,667 square foot property is being requested to allow for a larger building pad area.

- A front yard of 20' is requested in lieu of the 30' min front yard per ordinance
- A rear yard of 20' is requested in lieu of the 25' min rear yard per ordinance.

JAN 28 2026

BZA26-03

8241 Mid-Cities Blvd., #100 North Richland Hills, TX 76182
(817) 268-0408 www.hamiltonduffy.com

Received 01/29/2026 as
part of initial submittal

1109 AIRLINE STREET

All that certain 0.1990 acre of land, which is a portion of Lot 2, Block 4, J.J. Daniel Addition, recorded in Volume 1941, Page 454, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the W.M. Dooley Survey, A-422, 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 the southwest corner of said Lot 2, Block 2, J.J. Daniel Addition, common to the northwest corner of Lot 3, Block 4, of said J.J. Daniel Addition, in the east right-of-way line of Airline Street (a 50' right-of-way);

THENCE North $00^{\circ} 47' 48''$ West - 73.00' along the west line of the herein described tract, common to the east right-of-way line of said Airline Street, to the northwest corner of the herein described tract, common to the southwest corner of Lot 1, Block 4, of said J.J. Daniel Addition;

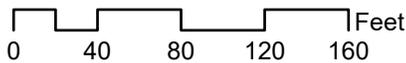
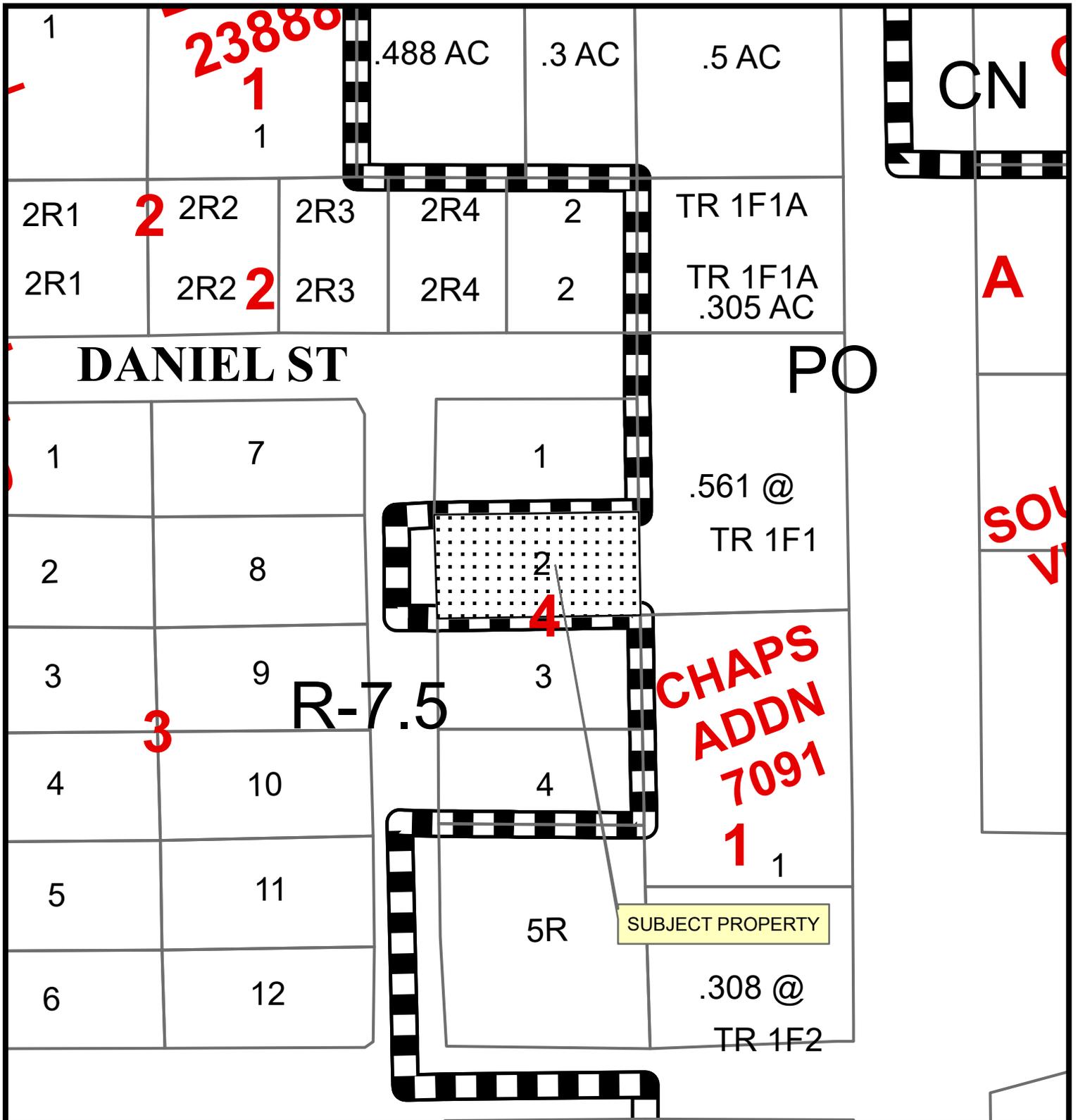
THENCE North $89^{\circ} 12' 12''$ East - 118.70' along the north line of the herein described tract, common to the south line of said Lot 1, Block 4, J.J. Daniel Addition;

THENCE South $00^{\circ} 50' 23''$ East - 73.00' along the east line of the herein described tract, to the southeast corner of the herein described tract, in the north line of said Lot 3, Block 4, J.J. Daniel Addition;

THENCE South $89^{\circ} 12' 12''$ West - 118.76' along the south line of the herein described tract, common to the north line of said Lot 3, Block 4, J.J. Daniel Addition and containing 0.1990 acre (8,667 square feet) of land.

JAN 28 2026

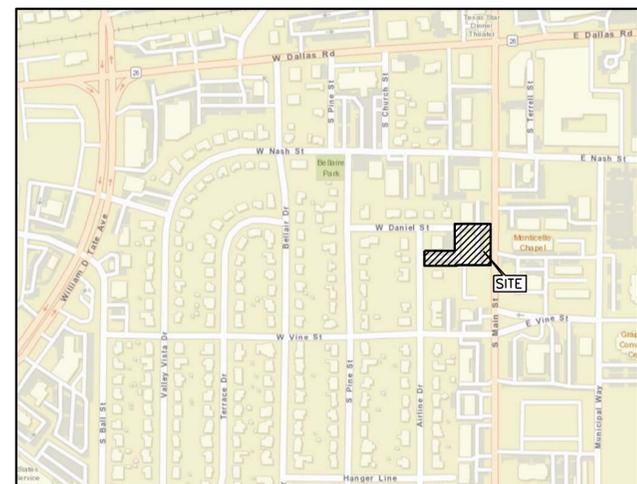
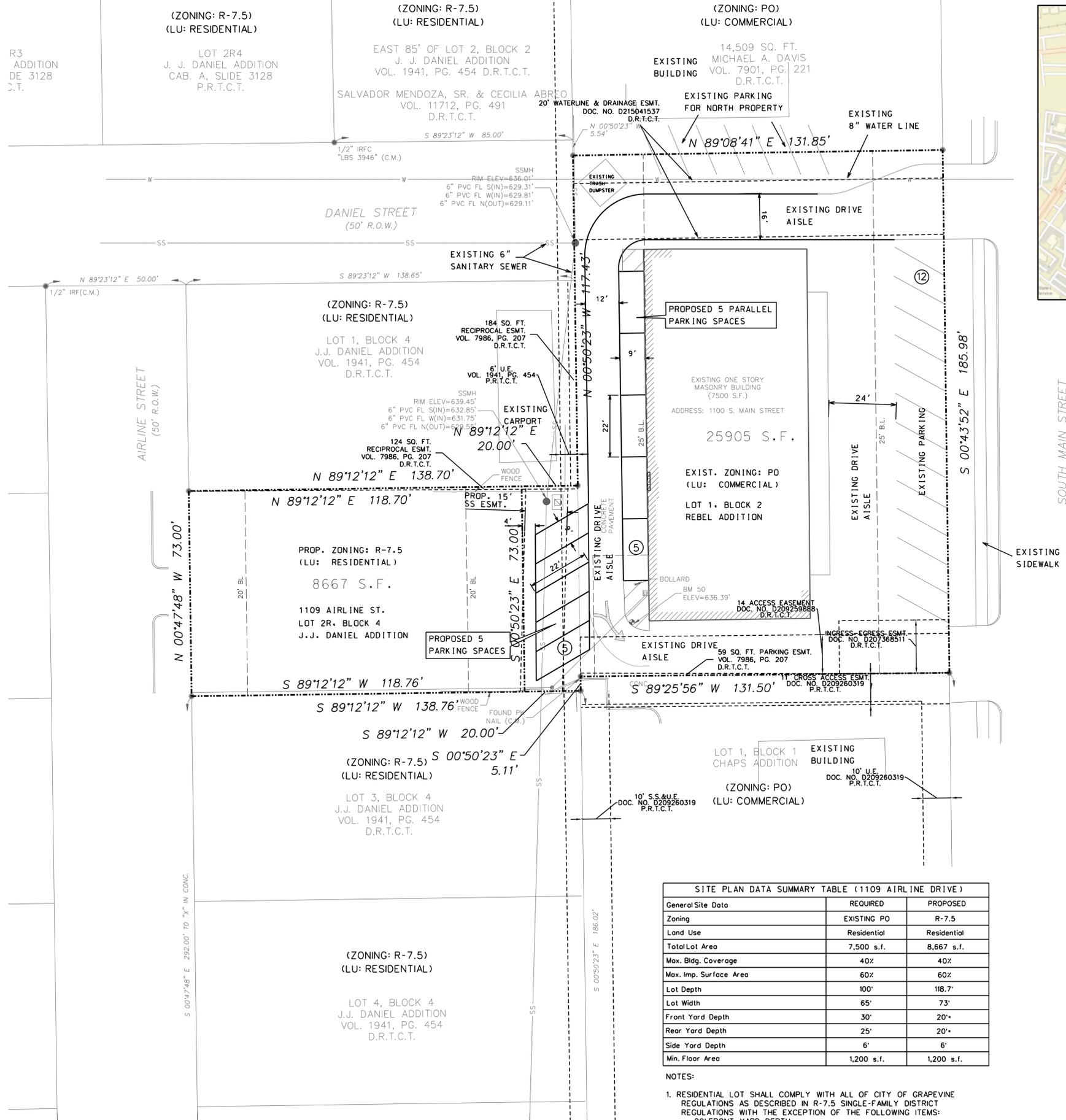
BZAZU-03



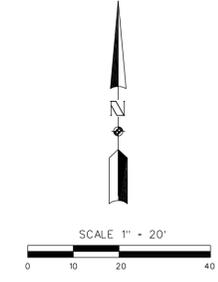
**BZA26-03; Mark Howe
1109 Airline Drive**

Date Prepared: 2/16/2026

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
N.T.S.



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

General Site Data	REQUIRED	PROPOSED
Zoning	EXISTING PO	PO
Land Use	Commercial	Commercial
Total Lot Area	10,000 s.f.	25,905 s.f.
Parking-based on net square footage of office (minus halls, closets, restrooms, etc.)	5' x 1,300 s.f. + 5' x 589/500 = 25 spaces	22 spaces*
Max. Bldg. Coverage	60%	7500/25905 = 29%
Max. Imp. Surface Area	80%	25225/25905 = 97%
Minimum Open Space	20%	680/25905 = 3%
Lot Depth	100'	131.85'
Lot Width	80'	185.98'
Front Yard Depth	25'	25'
Rear Yard Depth	25'	25'
Side Yard Depth	10'	10'
Rear Yard Landscape Buffer	25'	4'

NOTES:
1. COMMERCIAL LOT SHALL COMPLY WITH ALL OF CITY OF GRAPEVINE REGULATIONS AS DESCRIBED IN PO - PROFESSIONAL OFFICE DISTRICT REGULATIONS WITH THE EXCEPTION OF THE FOLLOWING ITEMS:
 • 22 PARKING SPACES ALLOWED IN LIEU OF 25
 • MAX. IMPERVIOUS COVERAGE = ACCEPT AS SHOWN (97%)
 • MIN. OPEN SPACE = ACCEPT AS SHOWN (3%)
 • REAR YARD LANDSCAPE BUFFER = 4' (Buffer to be sodded and 6' wood fence shall be constructed at time of residential development)

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

ADDITIONAL NOTES:
 1. ONCE ZONING/PLAT IS APPROVED OWNER DOESN'T HAVE TO MAKE IMPROVEMENTS UNTIL OWNER DECIDES.
 2. SITE WILL RETAIN ITS LEGAL NON-CONFORMING USE ON BOTH LOTS UNTIL OWNER DECIDES.
 3. OWNER RESERVES THE RIGHT TO BUILD A WOOD FENCE ALONG COMMERCIAL PROPERTY REAR IN LIEU OF MASONRY.

General Site Data	REQUIRED	PROPOSED
Zoning	EXISTING PO	R-7.5
Land Use	Residential	Residential
Total Lot Area	7,500 s.f.	8,667 s.f.
Max. Bldg. Coverage	40%	40%
Max. Imp. Surface Area	60%	60%
Lot Depth	100'	118.7'
Lot Width	65'	73'
Front Yard Depth	30'	20'
Rear Yard Depth	25'	20'
Side Yard Depth	6'	6'
Min. Floor Area	1,200 s.f.	1,200 s.f.

NOTES:
 1. RESIDENTIAL LOT SHALL COMPLY WITH ALL OF CITY OF GRAPEVINE REGULATIONS AS DESCRIBED IN R-7.5 SINGLE-FAMILY DISTRICT REGULATIONS WITH THE EXCEPTION OF THE FOLLOWING ITEMS:
 • 20' FRONT YARD DEPTH
 • 20' REAR YARD DEPTH

OWNER:
 REBEL PROPERTIES II, LTD.
 6617 PRECINCT LINE ROAD, SUITE 200
 NORTH RICHLAND HILLS, TX 76182
 ATTN: MARK HOWE
 PH: 817-223-3015

ENGINEER:
 HAMILTON DUFFY, PC
 8241 MID-CITIES BLVD., #100
 NORTH RICHLAND HILLS, TX 76182
 (817) 268-0408
 khomilton@homitonduffy.com

PURPOSE STATEMENT
 The purpose of special exception request BZA26-04 (1100 S. Main Street) is to allow 22 parking spaces in lieu of 25, reduce the required open space and increase the maximum impervious coverage and to reduce the required 25-foot buffer along the western property line to 4-feet for a proposed 0.59-acre lot, zoned "PO", Professional Office District. The purpose of special exception request BZA26-03 (1109 Airline Drive) is to reduce the required front yard setback from 30 feet to 20 feet and rear yard setback from 25 feet to 20 feet on an 8,665 sq. ft. lot, zoned "R-7.5", Single Family District.

Received 2/13/26
 PLOT PLAN
 for
 1100 S. Main Street &
 1109 Airline Drive
 0.7937 Acres (34,573 s.f.)
 City of Grapevine, Tarrant County, Texas
 Current Zoning: PO
 Proposed Zoning: PO (25,905 s.f.)
 Proposed Zoning: R-7.5 (8,667 s.f.)
 Date of Preparation: January 26, 2026
 Revised: 2-5-26
 Revised: 2-9-26

HAMILTON DUFFY, PC
 CONSULTING
 CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
 8241 MID-CITIES BLVD., SUITE 100 - NORTH RICHLAND HILLS, TEXAS 76182
 PHONE (817) 268-0408 www.homitonduffy.com

1100 S. MAIN STREET & 1109 AIRLINE DRIVE
 0.7937 ACRES
 CITY OF GRAPEVINE
 TARRANT COUNTY, TEXAS
 SITE PLAN

PRELIMINARY
 FOR REVIEW ONLY
 THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
 KEITH M. HAMILTON 87364
 PE NO. DATE

JOB NO.	DATE	DESIGNED	DRAWN	CHECKED	TEXAS FIRM REG. NO.
193-039	2/13/2026	K.M.H.	K.M.H.	K.M.H.	F-5260

Received 01/28/2026 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)
LOT 1, BLOCK 1, REBEL ADDITION 0.5947 ACRE
Street frontage & distance to nearest cross street Describe the Proposed Use
195.98' & 310' Professional office
Existing Zoning PO

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 MARK HOWE
Company REBEL PROPERTIES II, LTD.
Address 6617 PRECINCT LINE ROAD, SUITE 200
City NRH State TX Zip Code 76182
Phone 817-223-3015 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.

JAN 28 2026

BZA26-04

Received 01/28/2026 as part of initial submittal

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

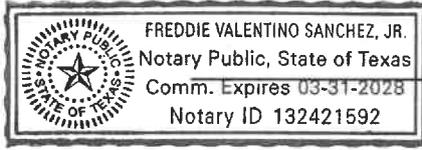
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature [Signature] Date 1/20/26

STATE OF: TEXAS
COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared MARK HOWE (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 20th day of JANUARY, 2026



[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 _____, 2026

JAN 28 2026
B2A26-04

NOTARY PUBLIC in and for the State of Texas

Received 01/28/2026 as part of initial submittal

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

LEGAL DESCRIPTION

Address of subject property 1100 S. MAIN ST.

Legal description of subject property

1 Block REBEL ADDITION

BOARD OF ADJUSTMENT APPLICATION PROCEDURAL TIMETABLE:

Table with 2 columns: Day (Application Deadline) and Description of events. Days include 1-7, 8, 15, 16, 20, and 30.

POTENTIAL OUTCOMES:

Table with 3 columns: Denial, Approval, and Continuance. Each column contains a brief description of the outcome requirements.

JAN 28 2026 BZA26-04

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

Received 01/28/2026 as
part of initial submittal

HAMILTON DUFFY, P.C.
Civil & Environmental Engineers · Planners · Construction Managers
Texas Firm Reg. No. F-5260

1100 S. Main Street BZA Narrative

A variance to the PO-Professional Office Zoning Ordinance for this 0.5947 acre property is being requested as the building and property are more or less already constructed. Some rear parking is proposed, however, most of the property is already developed:

- 22 parking spaces are requested in lieu of 25 spaces required per ordinance as we cannot fit any more spaces onto the property.
- Site currently exceeds the maximum 80% surface area coverage allowed per ordinance.
- Accept the rear yard landscape buffer as shown per Site Plan Exhibit.

JAN 28 2026
BZA26-04

Received 01/28/2026 as
part of initial submittal

1100 SOUTH MAIN STREET

All that certain 0.5947 acre of land, which is all of Tract 1 described in the deed to Rebel Properties II, Ltd., recorded in Document Number D208118400, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and a portion of Lot 2, Block 4, J.J. Daniel Addition, recorded in Volume 1941, Page 454, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the W.M. Dooley Survey, A-422, 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 the southeast corner of the herein described tract, common to the northeast corner of Lot 1, Block 1, Chaps Addition, recorded in Document Number D209260319, P.R.T.C.T., in the west right-of-way line of South Main Street (a called 100' right-of-way);

THENCE South $89^{\circ} 25' 56''$ West - 131.50' along a south line of the herein described tract, common to the north line of said Lot 1, Block 1, Chaps Addition, to an angle corner of the herein described tract;

THENCE South $00^{\circ} 50' 23''$ East - 5.11' to an angle corner of the herein described tract, common to the northeast corner of Lot 3, Block 4, of said J.J. Daniel Addition;

THENCE South $89^{\circ} 12' 12''$ West - 20.00' along a south line of the herein described tract, common to the north line of said Lot 3, Block 4, J.J. Daniel Addition, to the southwest corner of the herein described tract;

THENCE North $00^{\circ} 50' 23''$ West - 73.00' to an angle corner of the herein described tract, in the north line of said Lot 2, Block 4, J.J. Daniel Addition, common to the south line of Lot 1, Block 4, J.J. Daniel Addition;

THENCE North $89^{\circ} 12' 12''$ East - 20.00' to an angle corner of the herein described tract, common to the northeast corner of said Lot 2, Block 4, J.J. Daniel Addition, common to the southeast corner of said Lot 1, Block 4, J.J. Daniel Addition;

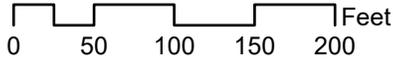
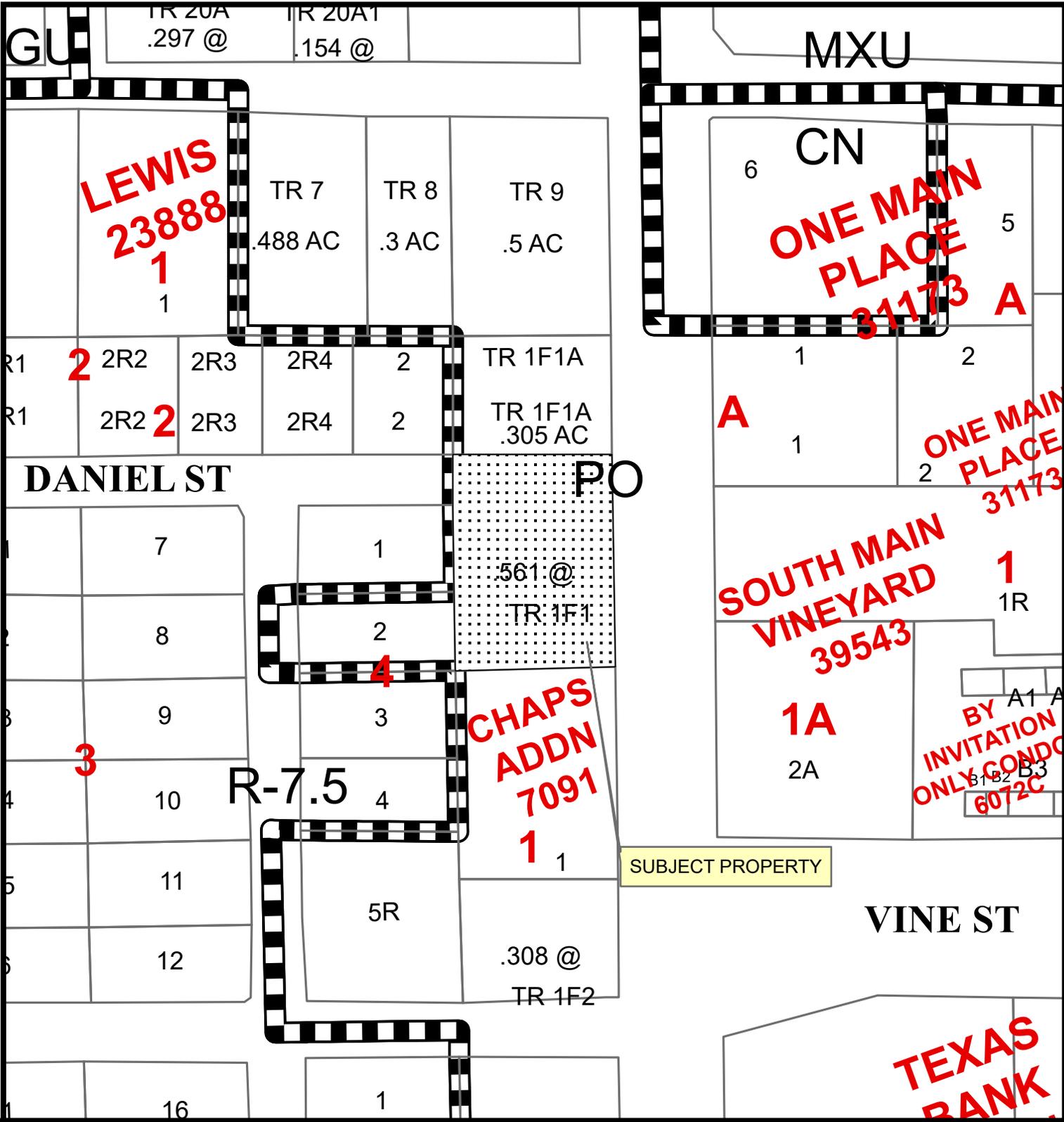
THENCE North $00^{\circ} 50' 23''$ West - 117.43' to the northwest corner of the herein described tract, common to the southwest corner of the 14,509 square foot tract of land described in the deed to Michael A. Davis, recorded in Volume 7901, Page 221, D.R.T.C.T.;

THENCE North $89^{\circ} 08' 41''$ East - 131.85' along the north line of the herein described tract, common to the south line of said 14,509 square foot tract, to the northeast corner of the herein described tract, in the west right-of-way line of said South Main Street;

THENCE South $00^{\circ} 43' 52''$ East - 185.98' along the east line of the herein described tract, common to the west right-of-way line of said South Main Street, to the POINT OF BEGINNING and containing 0.5947 acre of land.

JAN 28 2026

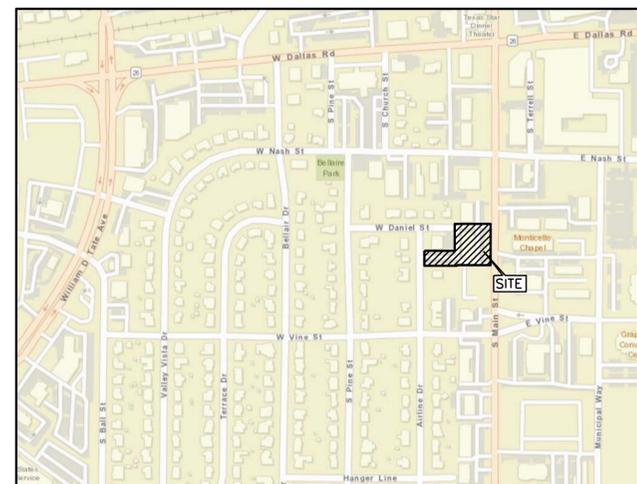
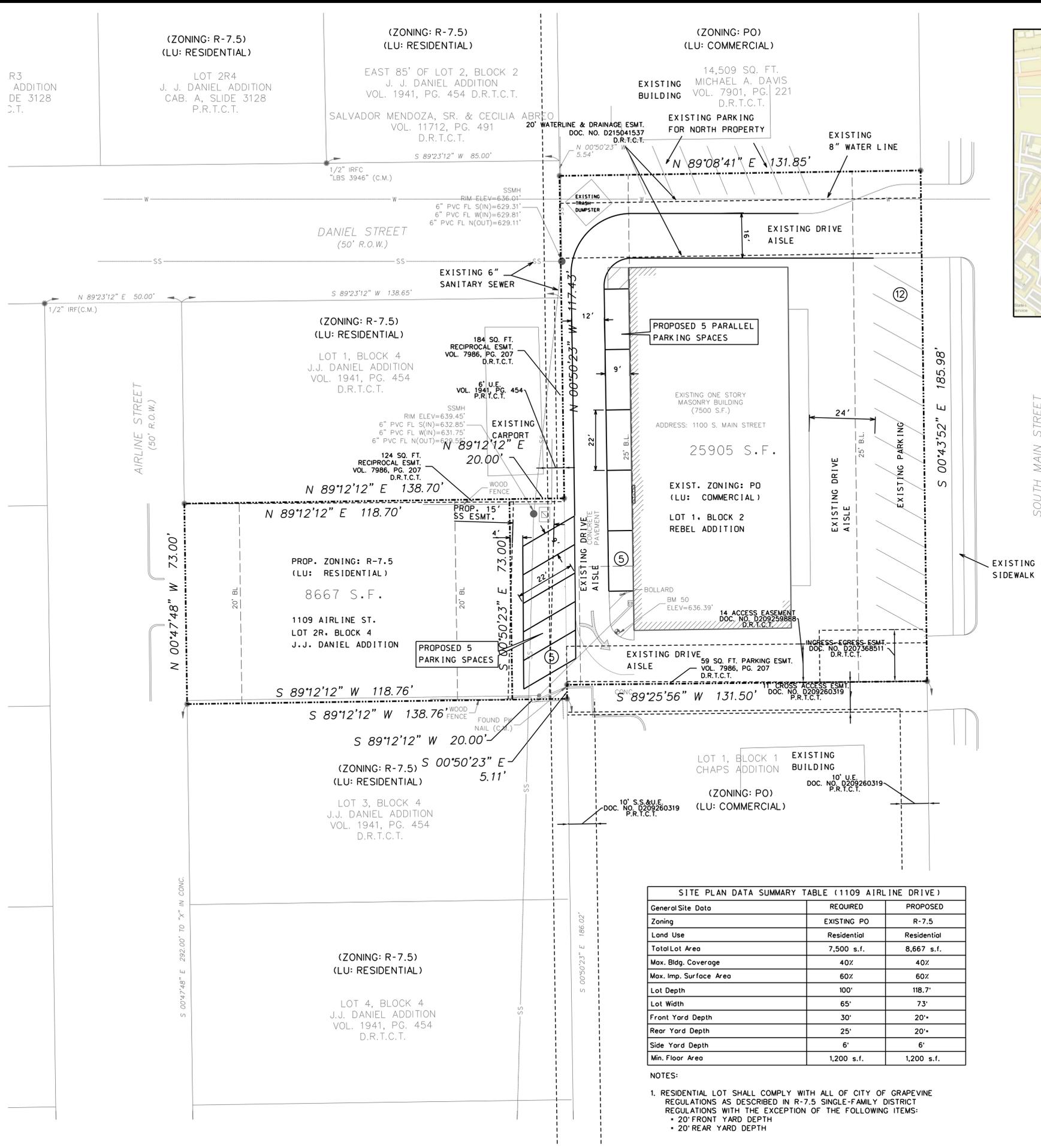
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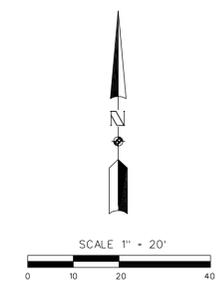
**BZA26-04; Mark Howe
1100 South Main Street**

Date Prepared: 2/16/2026

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
N.T.S.



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

General Site Data	REQUIRED	PROPOSED
Zoning	EXISTING PO	PO
Land Use	Commercial	Commercial
Total Lot Area	10,000 s.f.	25,905 s.f.
Parking-based on net square footage of office (minus halls, closets, restrooms, etc.)	5' x 1,300 s.f. + 5' x 589/300 = 25 spaces	22 spaces*
Max. Bldg. Coverage	60%	7500/25905 = 29%
Max. Imp. Surface Area	80%	25225/25905 = 97%
Minimum Open Space	20%	680/25905 = 3%
Lot Depth	100'	131.85'
Lot Width	80'	185.98'
Front Yard Depth	25'	25'
Rear Yard Depth	25'	25'
Side Yard Depth	10'	10'
Rear Yard Landscape Buffer	25'	4'

NOTES:
1. COMMERCIAL LOT SHALL COMPLY WITH ALL OF CITY OF GRAPEVINE REGULATIONS AS DESCRIBED IN PO - PROFESSIONAL OFFICE DISTRICT REGULATIONS WITH THE EXCEPTION OF THE FOLLOWING ITEMS:
 • 22 PARKING SPACES ALLOWED IN LIEU OF 25
 • MAX. IMPERVIOUS COVERAGE = ACCEPT AS SHOWN (97%)
 • MIN. OPEN SPACE = ACCEPT AS SHOWN (3%)
 • REAR YARD LANDSCAPE BUFFER = 4' (Buffer to be sodded and 6' wood fence shall be constructed at time of residential development)

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

ADDITIONAL NOTES:
 1. ONCE ZONING/PLAT IS APPROVED OWNER DOESN'T HAVE TO MAKE IMPROVEMENTS UNTIL OWNER DECIDES.
 2. SITE WILL RETAIN ITS LEGAL NON-CONFORMING USE ON BOTH LOTS UNTIL OWNER DECIDES.
 3. OWNER RESERVES THE RIGHT TO BUILD A WOOD FENCE ALONG COMMERCIAL PROPERTY REAR IN LIEU OF MASONRY.

OWNER:
 REBEL PROPERTIES II, LTD.
 6617 PRECINCT LINE ROAD, SUITE 200
 NORTH RICHLAND HILLS, TX 76182
 ATTN: MARK HOWE
 PH: 817-223-3015

ENGINEER:
 HAMILTON DUFFY, PC
 8241 MID-CITIES BLVD., #100
 NORTH RICHLAND HILLS, TX 76182
 (817) 268-0408
 khomilton@homitonduffy.com

PURPOSE STATEMENT

The purpose of special exception request BZA26-04 (1100 S. Main Street) is to allow 22 parking spaces in lieu of 25, reduce the required open space and increase the maximum impervious coverage and to reduce the required 25-foot buffer along the western property line to 4-feet for a proposed 0.59-acre lot, zoned "PO", Professional Office District. The purpose of special exception request BZA26-03 (1109 Airline Drive) is to reduce the required front yard setback from 30 feet to 20 feet and rear yard setback from 25 feet to 20 feet on an 8,665 sq. ft. lot, zoned "R-7.5", Single Family District.

Received 2/13/2026

PLOT PLAN
 for
 1100 S. Main Street &
 1109 Airline Drive
 0.7937 Acres (34,573 s.f.)
 City of Grapevine, Tarrant County, Texas
 Current Zoning: PO
 Proposed Zoning: PO (25,905 s.f.)
 Proposed Zoning: R-7.5 (8,667 s.f.)
 Date of Preparation: January 26, 2026
 Revised: 2-5-26
 Revised: 2-9-26

General Site Data	REQUIRED	PROPOSED
Zoning	EXISTING PO	R-7.5
Land Use	Residential	Residential
Total Lot Area	7,500 s.f.	8,667 s.f.
Max. Bldg. Coverage	40%	40%
Max. Imp. Surface Area	60%	60%
Lot Depth	100'	118.7'
Lot Width	65'	73'
Front Yard Depth	30'	20*
Rear Yard Depth	25'	20*
Side Yard Depth	6'	6'
Min. Floor Area	1,200 s.f.	1,200 s.f.

NOTES:
 1. RESIDENTIAL LOT SHALL COMPLY WITH ALL OF CITY OF GRAPEVINE REGULATIONS AS DESCRIBED IN R-7.5 SINGLE-FAMILY DISTRICT REGULATIONS WITH THE EXCEPTION OF THE FOLLOWING ITEMS:
 • 20' FRONT YARD DEPTH
 • 20' REAR YARD DEPTH

HAMILTON DUFFY, PC
 CONSULTING
 CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
 8241 MID-CITIES BLVD., SUITE 100 - NORTH RICHLAND HILLS, TEXAS 76182
 PHONE (817) 268-0408 www.homitonduffy.com

1100 S. MAIN STREET & 1109 AIRLINE DRIVE
 0.7937 ACRES
 CITY OF GRAPEVINE
 TARRANT COUNTY, TEXAS
 SITE PLAN

PRELIMINARY
 FOR REVIEW ONLY
 THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
 KEITH M. HAMILTON 87364
 PE NO. DATE

NO.	REVISION	DATE	DESIGNED	DRAWN	CHECKED	TEXAS FIRM REG. NO.
193-039		2/13/2026	K.M.H.	K.M.H.	K.M.H.	F-5260

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 #**BZA26-05**
514 EAST TEXAS STREET

MEETING DATE: **MONDAY, MARCH 2, 2026**

BACKGROUND INFORMATION:

The subject property is developed with a single-story, 1,850 square foot single-family detached residence on a 10,500 square foot (0.24 acre) lot. The lot was developed in 1950 and is platted as Block 106, Lots 3B & 4, College Heights Addition. 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.

On January 28, 2026, the Historic Preservation Commission approved, with conditions, Certificate of Appropriateness CA25-90 to allow the following improvements on the subject site: enclose the front porch; a new front entry; enclose the existing one car garage for conversion to living space; and construction of a rear addition, including a new two car garage within the rear yard.

REQUEST:

The applicant intends to expand the existing residential dwelling to the front and rear to a total of 3,262 square feet by adding indoor and outdoor living space and an attached two car garage. BZA26-05 is a request for a special exception to allow the existing residential dwelling to remain as developed with a 2-foot encroachment into the required side yard. The proposed expansion to the front of the dwelling and into the rear yard meets the currently required side yard setbacks and, the currently required rear yard setback, adjacent to the east, west and south property lines respectively for a primary structure.

The following special exception is requested:

Subsection 15.G.3, *Width of side yard on each side* of Section 15, “R-7.5”, *Single-Family District* requires that each lot have a side yard setback of 6 feet. The existing residential structure is approximately 4-feet from the west property line and encroaches approximately 2-feet into the required side yard setback.

CONDITION:

The subject property is an existing developed lot, and the dwelling was built in 1950 prior to the rezoning of the subject site in the 1984 City-wide Rezoning to “R-7.5” Single-Family

District. Currently, and as proposed, the site is not compliant with Zoning Ordinance (82-73) relative to the 6-foot side yard setback requirement adjacent to the west property line.

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment **approve** a special exception to the Grapevine Comprehensive Zoning Ordinance 82-73, Subsection 15.G.3, *Width of side yard on each side* of Section 15, "R-7.5", Single-Family District to allow the existing residential dwelling to remain as developed with an encroachment into the required side yard setback adjacent the west property line, subject to the following condition:

1. An amended plat is approved and filed with Tarrant County.

/at

Received 01/28/2026 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 106, Lot 4 & 1/2 of Lot 3, .24 acre
Street frontage & distance to nearest cross street Describe the Proposed Use
514 East Texas Street, 160 ft. to South Dooley Street Single Family Residence
Existing Zoning
Single Family Residence

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 Richard M. Ramirez

Company n/a

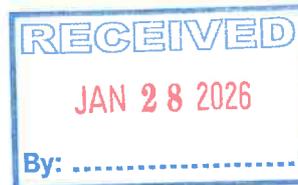
Address 66 Guada Coma Cir.

City New Braunfels State Texas Zip Code 78130

Phone (713) 254-3373 Email [REDACTED]

Project Representation (check one):

- I will represent the application myself; OR
I hereby designate Amy Gallegos (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.



32A26-05

Received 01/28/2026 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 Rosemary Ramirez Date 1-27-2026

STATE OF: Texas
COUNTY OF: Comal

BEFORE ME, a Notary Public, on this day personally appeared Rosemary Ramirez (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 27 day of January, 20 26



Christina Rivera
NOTARY PUBLIC in and for the State of Texas

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Amy Gallegos

Company n/a

Address 7207 Monticello Parkway

City Colleyville State Texas Zip Code 76034

Phone (713) 922-5507

Email [REDACTED]

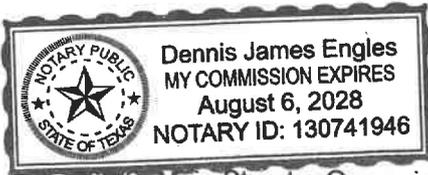
Applicant's Signature [Signature] Date 1/28/2026



STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Amy Gallegos (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 28th day of January, 20 26



Dennis James Engles
NOTARY PUBLIC in and for the State of Texas

Received 01/28/2026 as part of initial submittal

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

LEGAL DESCRIPTION

Address of subject property 514 East Texas Street, Grapevine, Texas 76034

Legal description of subject property Single Family Residence

106 Lot 4 & 1/2 of Lot 3 College Heights Addition
Lot Block Subdivision

BOARD OF ADJUSTMENT APPLICATION PROCEDURAL TIMETABLE:

Table with 2 columns: Day (Application Deadline) and Description of events. Days include 1-7, 8, 15, 16, 20, and 30.

POTENTIAL OUTCOMES:

Table with 3 columns: Denial, Approval, and Continuance. Each column contains a brief description of the outcome.

RECEIVED stamp: JAN 28 2026, By:

BZA 26-05

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

Received 01/28/2026 as
part of initial submittal

To: City of Grapevine
Board of Zoning Adjustment

Re: Zoning Adjustment Request – 514 E. Texas Street, Grapevine, Texas

Dear Members of the Board of Zoning Adjustment,

This written proposal and project narrative is submitted in support of a request for approval by the Board of Zoning Adjustment (BZA) of construction, addition, and expansion improvements to the property located at **514 E. Texas Street, Grapevine, Texas**.

The existing structure on the property is **legally nonconforming** with respect to the required **side-yard setback on one side**. This nonconforming condition has existed within the structure's established footprint. As a result, any alteration, expansion, or modification to the building requires review and approval by the Board of Zoning Adjustment.

The proposed improvements include **additions to the existing structure**, including one at **the front of the property**. The proposed front addition (pergola and porch) will encroach into the required setback area; however, it is designed to remain **consistent with the existing nonconforming condition** and will not increase the degree of nonconformity beyond what currently exists. The project aims to improve the property's functionality, usability, and overall condition while maintaining compatibility with the surrounding neighborhood and existing development patterns.

The proposed design respects the property's character and the surrounding historic district and does not create additional adverse impacts on access, safety, or neighboring properties. The request is necessary due to the existing nonconforming setback condition.

Accordingly, approval of this request will allow for reasonable use and improvement of the property while maintaining consistency with the established nonconforming conditions and the intent of the zoning ordinance.

Thank you for your time and consideration of this request. We respectfully request approval of the proposed construction, addition, and expansion at 514 E. Texas Street.

Sincerely,

Elvis & Amy Gallegos / Richard & Rose Mary Ramirez

Applicant / Property Owner
514 E. Texas Street
Grapevine, Texas

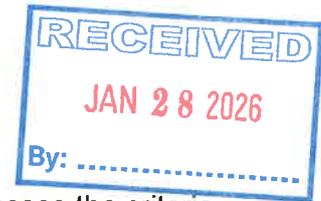


BZA26-05

Received 01/28/2026 as
part of initial submittal

Project Narrative: 514 E. Texas Street

Property Address: 514 E. Texas Street, Grapevine, Texas
Request: Variance – Yard Setback (Nonconforming Structure)



Project Purpose and Description

This narrative describes the purpose of the proposed request and addresses the criteria required by the City of Grapevine Zoning Ordinance in support of a variance before the Board of Zoning Adjustment. The request is to authorize the construction, addition, and expansion of the existing structure at **514 E. Texas Street** is legally nonconforming due to an existing **side-yard setback deficiency**. The improvements include a front building addition that will encroach into the required setback area. The proposed improvements are necessary for the property's reasonable use and are designed to remain consistent with the established nonconforming condition without increasing the degree of nonconformity.

i. Pertinent Zoning Ordinance Sections & Variances Requested

The subject property and request are governed by the **City of Grapevine Comprehensive Zoning Ordinance (Appendix D of the City Code of Ordinances)**. The sections relevant to this request include:

- **Section 43 – Nonconforming Uses and Structures:**
This section regulates the alteration, enlargement, or modification of legally nonconforming structures. It permits expansion or remodeling of nonconforming structures only with approval of the Board of Adjustment.
- **Section 68 – Board of Zoning Adjustment – Powers and Duties:**
Grants authority to the Board of Adjustment to authorize variances from the terms of the Zoning Ordinance when not contrary to the public interest and when strict enforcement would result in unnecessary hardship.
- **Required Yard Setback Provisions:**
The minimum front and side yard requirements are set forth in the applicable zoning district's dimensional standards in the Zoning Ordinance (e.g., Required Yards and Setbacks section under each residential district chapter). These regulations establish setbacks from property lines that the existing structure does not currently meet.

Variance Requested:

Approval of a variance to allow the proposed building additions to encroach into the required setback area, consistent with the existing nonconforming structure, and without increasing the degree of nonconformity beyond what currently exists.

ii. Reason for the Request & Special Conditions Justifying the Variance(s)

The variance is necessary due to the **structure at 514 E. having a legally nonconforming setback**. Texas Street. The structure was constructed prior to the adoption or subsequent amendment of current setback regulations, resulting in an existing side-yard setback deficiency that is inconsistent with today's zoning standards.

BZA26-05

Received 01/28/2026 as
part of initial submittal

Special conditions justifying the variance include:

- **Existing Nonconforming Structure:** The building does not comply with current setback standards but is lawful due to its prior construction. Remodeling or expansion requires Board of Adjustment approval under Section 43.
- **Lot and Development Constraints:** The property's configuration and the placement of the existing structure limit the ability to expand without encroaching on required setbacks. Strict adherence to current setback requirements would unreasonably limit the ability to adapt and improve the structure.
- **Consistency with Surrounding Development:** The proposed addition will remain compatible with adjacent development and will not further diminish the functional open space beyond the existing nonconforming condition.

Due to these conditions, strict enforcement of the current setback requirements would cause practical difficulty and deny reasonable improvements to the property.

iii. Unique Circumstances Not Stated by the Zoning Ordinance

Unique circumstances supporting this request include:

- **Pre-Existing Nonconformity:** The structure was built before the current zoning provisions and became nonconforming when setback requirements changed. This circumstance is not explicitly addressed by the ordinance except through variance provisions and Board of Adjustment authority.
- **Zoning Change Over Time:** The property's nonconformity results from amendments to the Zoning Ordinance that took effect after the structure was constructed, such that strict conformity now would be inequitable and impractical.

Under these circumstances, the Zoning Ordinance allows the Board of Adjustment to grant relief when a practical difficulty exists, and the property's unique history precludes compliance without an unreasonable restriction or denial of property rights.

Conclusion

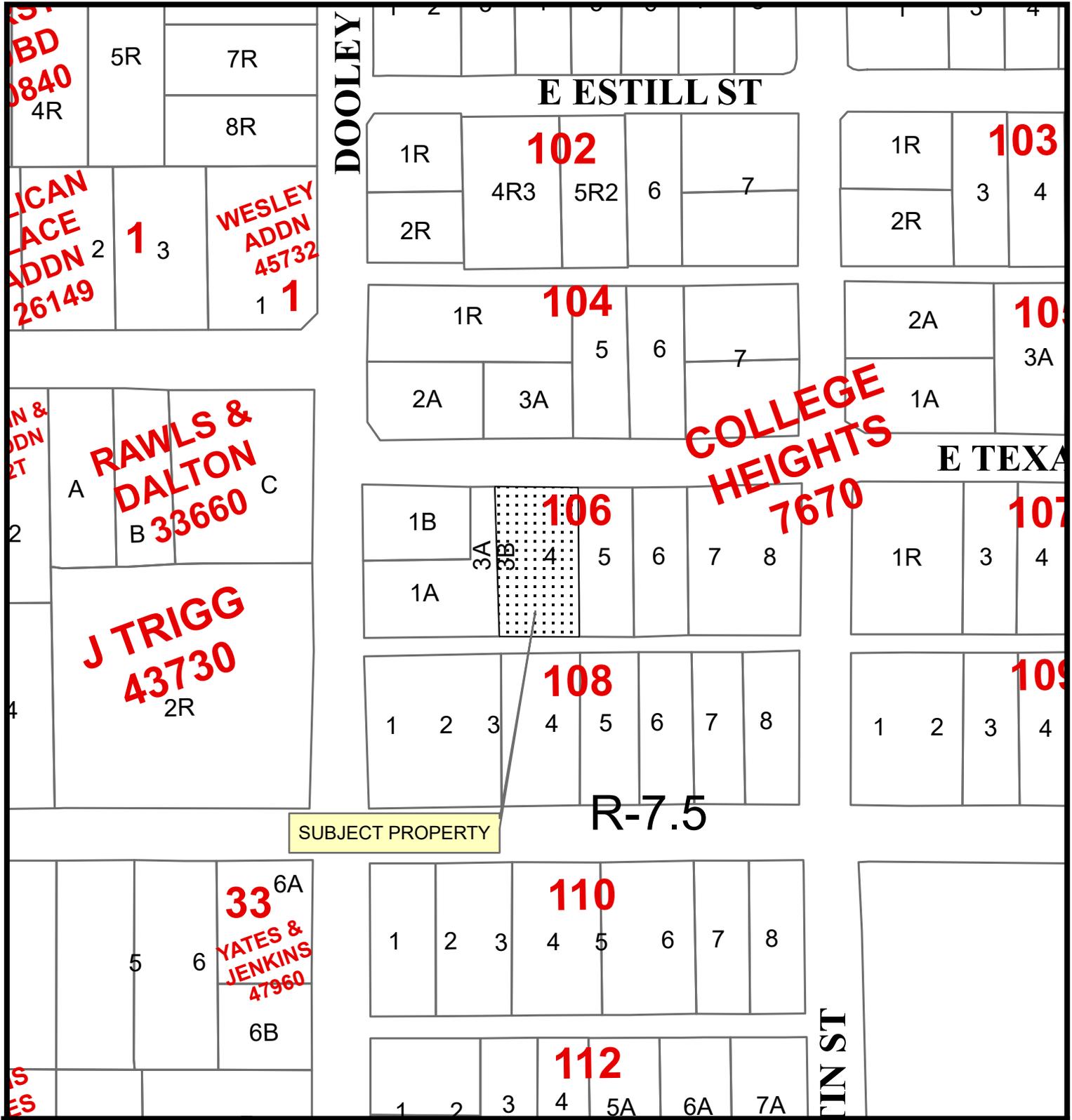
Approval of the requested variance will allow for reasonable expansion and improvement of a legally nonconforming structure at **514 E. Texas Street** in a manner that preserves the character of the neighborhood, mitigates hardship due to existing conditions, and remains consistent with both the intent and provisions of the City's Zoning Ordinance.

Elvis & Amy Gallegos / Richard & Rose Mary Ramirez

Applicant / Property Owner
514 E. Texas Street
Grapevine, Texas

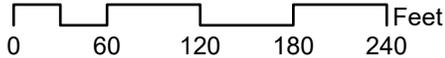


B2A26-05



SUBJECT PROPERTY

R-7.5



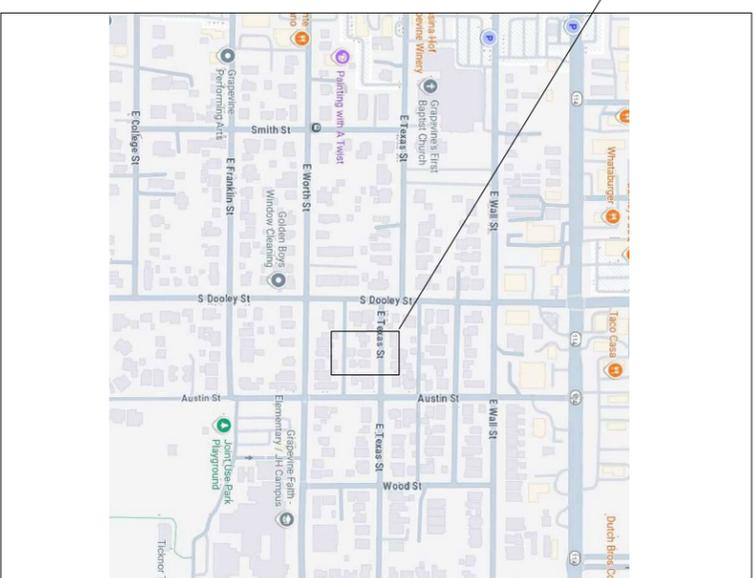
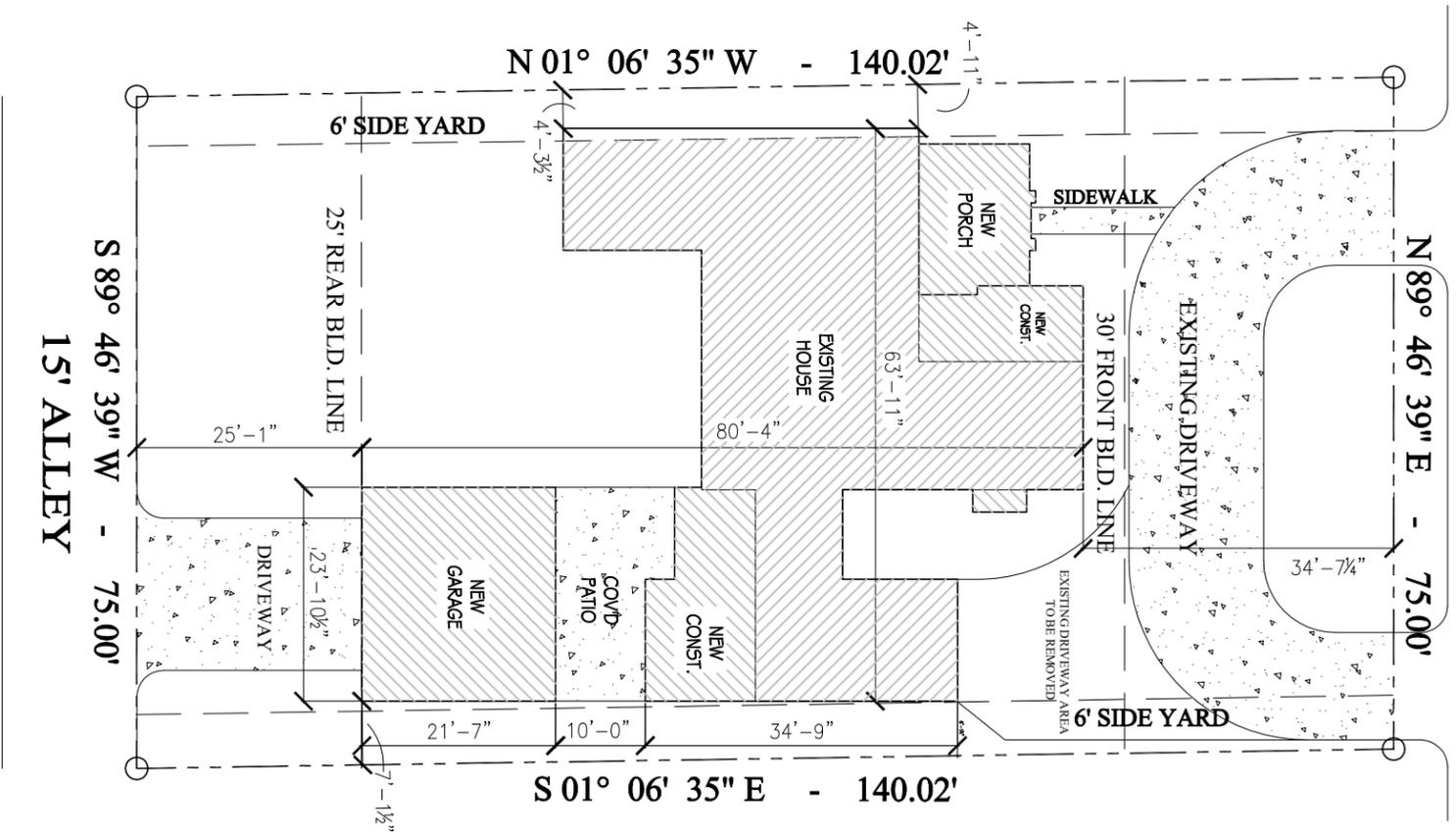
**BZA26-05; Amy Gallegos
514 East Texas Street**

Date Prepared: 2/16/2026

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.

E. TEXAS STREET

SITE



MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS SHALL BE DESIGNED, INSTALLED AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW

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

THE PURPOSE OF BZA26-05 IS FOR A SPECIAL EXCEPTION REQUEST TO ALLOW AN EXISTING RESIDENTIAL DWELLING TO REMAIN AS DEVELOPED WITH A 1 FOOT ENCRAGEMENT INTO THE REQUIRED WEST SIDE YARD SETBACK FOR THE EXISTING DWELLING AND TO ALLOW A BUILDING EXPANSION FOR AN ATTACHED GARAGE, ALSO A SPECIAL EXCEPTION TO ALLOW LESS THAN 50% OF LANDSCAPING AREA IN THE FRONT YARD SETBACK



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.	10500 SQ. FT.
EXISTING FIRST FLOOR BUILDING FOOTPRINT		1850 SQ. FT.
PROPOSED SECOND FLOOR BUILDING FOOTPRINT		2262 SQ. FT.
ACCESSORY STRUCTURES - DETACHED GARAGE		0
TOTAL BUILDING AREA FOOTPRINT		2777 SQ. FT.
BUILDING HEIGHT (FEET/# STORES) HOUSE/DETACHED GARAGE	35'-0" / 16'-0"	14'-10" / 0"
FLOOR AREA RATIO	40%	31.1%
AREA REGULATIONS		
FRONT YARD	30'	34'-8"
REAR YARD	25'	25'
SIDE YARD	6'	6'
LOT WIDTH	65'	75'
LOT DEPTH	100'	140'
DISTANCE BETWEEN BUILDINGS	12'	13' ESTIMATED
AREA WITHIN THE FRONT YARD SETBACK	2250 SQ.FT.	
LANDSCAPE PERCENTAGE WITHIN FRONT YARD SETBACK	1125 SQ.FT.	1255 SQ.FT. - 55.7%
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA		3262 SQ.FT.
AREA OF SIDEWALKS, DRIVES, PATIOS AND OTHER PAVING		2211 SQ. FT.
AREA OF SIDEWALKS, DRIVES, PATIOS AND OTHER PAVING	4200 SQ. FT. (40%)	3262 SQ.FT. (31.1%)
TOTAL BUILDING COVERAGE (S.F. AND PERCENTAGE) MINIMUMS	6300 SQ.FT. (60%)	4988 SQ.FT. (47.5%)
TOTAL IMPERVIOUS AREA (S.F. AND PERCENTAGE) MAXIMUMS		

PLOT PLAN

LOT SQUARE FOOTAGE = 10,500 SF

SCALE: 1" = 20'-0"

GALLEGOS RESIDENCE
 514 EAST TEXAS STREET
 BLOCK 104, LOT 4 AND EAST 1/2 OF LOT 3
 COLLEGE HEIGHTS ADDITION
 E. MOORE SURVEY, ABSTRACT 1029
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 ZONED 7.5 SINGLE FAMILY RESIDENTIAL DISTRICT
 PREPARED FEBRUARY 2026

BZA26-05

REVISIONS

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.

DESCRIPTION:
GALLEGOS RESIDENCE REMODEL
 514 EAST TEXAS STREET
 GRAPEVINE, TEXAS

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

ISSUE DATE
 1/23/2026
 DRAWN BY
 LGS
 PROJECT NO.
 PLAN NUMBER
 0000
 SHEET NUMBER

BZA



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

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, January 5, 2026, 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
Doug Anderson	Vice Chairman
John Borley	Member
Andrew Muras	Member
Jonathan Gaspard	Member
Jack Townsend	Alternate (non-voting)

All members present, 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
Mona Hassan	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.
 - 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 January 5, 2026, 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 moved to adjourn the Briefing Session.

The Briefing Session was adjourned at approximately **6:02 P.M.**

Public Hearing

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

The Chairman administered the oath to all individuals who addressed the Board during the public hearing, prior to their testimony.

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 BZA25-14 submitted by Timothy Mankin for property located at 611 and 621 Industrial Boulevard and consideration of the same.

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

BZA25-14 applicant, Timothy Mankin of 1612 Hart Street, Suite 201, Southlake, TX 76092 (Peiser & Mankin Surveying, LLC) presented and answered questions from the Board.

BZA25-14 property owner, Terry Button of 621 Industrial Boulevard, Grapevine, TX (TRORB, Inc.), presented to 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 **disapprove** BZA application **BZA25-14A**. Borley seconded the motion, which prevailed by the following vote:

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

Muras moved to **disapprove** BZA application **BZA25-14B**. Gaspard seconded the motion, which prevailed by the following vote:

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

8. Consider the minutes of the December 1, 2025, Board of Zoning Adjustment meeting.

Borley moved to **approve** the December 1, 2025, minutes for the briefing session and public hearing. Anderson seconded the motion, which prevailed by the following vote:

Ayes: Sheppard, Anderson, Borley, Muras
Nays: None
Abstention: Gaspard
Approved: 4-0-1

ADJOURNMENT

With no further business to discuss, Borley moved to adjourn the meeting at **6:36 P.M.** Muras seconded the motion, which prevailed by the following vote:

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

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 2nd DAY OF MARCH 2026.

APPROVED:

JOHN SHEPPARD
CHAIRMAN

ERICA MAROHNIC
DIRECTOR, PLANNING SERVICES