



CITY OF GRAPEVINE, TEXAS
BUILDING BOARD OF APPEALS MEETING AGENDA
MONDAY, SEPTEMBER 19, 2022

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

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- 6:00 p.m. Briefing Session – Planning and Zoning Commission Conference Room
6:15 p.m. Public Hearing – City Council Chambers
6:45 p.m. Work Session – City Manager’s Conference Room
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CALL TO ORDER: 6:00 p.m. – Planning and Zoning Conference Room

1. Roll Call

BRIEFING SESSION

2. Building Board of Appeals to conduct a briefing session to discuss items scheduled to be heard in the September 19, 2022 public hearing.

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

3. Call to Order
4. Roll Call
5. Oath of Office
6. Election of Officers

CITIZEN COMMENTS

7. Any person who is not scheduled on the agenda may address the Commission 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 Commission regarding an item on the agenda either before or during the Commission’s consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

OLD BUSINESS

None.

NEW BUSINESS

8. Building Board of Appeals to consider the 2023 Meeting Agenda Schedule, and take any necessary action.
9. Building Board of Appeals to consider the minutes of the October 8, 2018 meeting and take any necessary action.

WORK SESSION: 6:45 p.m. – City Manager’s Conference Room

10. City Attorney to conduct briefing of legal aspects of Building Board of Appeals.

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 September 16, 2022 by 5:00 p.m.


DON DIXSON
BUILDING OFFICIAL

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 Building Services at (817) 410-3158 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

2023
CITY OF GRAPEVINE
BUILDING BOARD OF APPEALS
MEETING AGENDA SCHEDULE

MEETING DATES	FILING DEADLINE First Monday of the month
January 16, 2023 <small>3rd Monday, BZA on 9th due to Holiday on 2nd</small>	December 12, 2022
February 13, 2023	January 9, 2023
March 13, 2023	February 13, 2023
April 10, 2023	March 13, 2023
May 8, 2023	April 10, 2023
June 12, 2023	May 8, 2023
July 17, 2023 <small>3rd Monday, BZA on 10th due to Holiday on 3rd</small>	June 12, 2023
August 14, 2023	July 10, 2023
September 18, 2023 <small>3rd Monday, BZA on 11th due to Holiday on 4th</small>	August 14, 2023
October 9, 2023	September 11, 2023
November 13, 2023	October 9, 2023
December 11, 2023	November 13, 2023
January 15, 2024 <small>3rd Monday, BZA on 8th due to Holiday on 1st</small>	December 11, 2023

**THE BUILDING SERVICES STAFF WILL DETERMINE
THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES.
BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION
MAY BE RESCHEDULED TO A LATER DATE.**

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Building Board of Appeals for the City of Grapevine, Texas, met on Monday evening, October 8, 2018, at 6:00 P.M. in the Planning and Zoning Conference Room, 2nd Floor, 200 South Main Street, Grapevine, Texas, for a Briefing Session with the following members present to wit:

Joe Lipscomb	Chairman
Jerrold Sklar	Vice-Chairman
Clint Hallman	Member
Paul Biesiadny	Member
Shea Kirkman	Member

constituting a quorum with Members Kosse Maykus, Paul Coventry and Alternate Neal Cooper absent, with the City Council Representative Chris Coy absent and the following City Staff:

Don Dixon	Assistant Building Official
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Joe Lipscomb called the Briefing Session of the Building Board of Appeals to order at approximately 6:00 P.M.

NEW BUSINESS

Don Dixon briefed the Building Board of Appeals regarding the item scheduled to be heard in the regular public hearing.

ADJOURNMENT

With no further discussion, the meeting was adjourned at approximately 6:12 P.M.

PASSED AND APPROVED BY THE BUILDING BOARD OF APPEALS OF THE CITY OF GRAPEVINE, TEXAS, ON THE 19TH DAY OF SEPTEMBER 2022.

APPROVED:

CHAIRMAN

SECRETARY

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Building Board of Appeals for the City of Grapevine, Texas, met in regular session, Monday evening, October 8, 2018, at 6:15 p.m., in the City Council Chambers, 2nd Floor, 200 South Main Street, Grapevine, Texas with the following members present:

Joe Lipscomb	Chairman
Jerrold Sklar	Vice-Chairman
Clint Hallman	Member
Paul Biesiadny	Member
Shea Kirkman	Member

constituting a quorum with Members Kosse Maykus, Paul Coventry and Alternate Neal Cooper absent, with the City Council Representative Chris Coy absent and the following City Staff:

Don Dixon	Assistant Building Official
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Joe Lipscomb called the Public Hearing to order at approximately 6:15 p.m.

PUBLIC HEARING

BUILDING BOARD OF APPEALS TO CONSIDER BUILDING BOARD OF APPEALS CASE BBA18-08, 221 AUSTIN STREET

The Building Board of Appeals considered BBA18-08 submitted by Jason Drew for property located at 221 Austin Street, legally described as Lot 1R, Block 103, College Heights Addition: The request was to Grapevine Code of Ordinances, Chapter 7, Article IV, Fences:

Section 7-128, Fences, Reverse frontage corner lot requirements. On all reverse frontage corner lots it shall be unlawful to construct a fence within the required side yard area that is adjacent to a front yard area at a distance closer than 15 feet to the side property line or at a height greater than eight-feet (8').

Mr. Dixon explained that Staff recommended the Building Board of Appeals deny the applicant's request for approval of a six-foot (6') wood fence on the north property line in the required side yard on a reverse frontage lot.

Mr. Dixon stated safety issues due to creating limited visibility were the primary reason zoning regulations required a fifteen-foot (15') setback from property line for a reverse frontage lot.

Mr. Biesiadny asked Mr. Dixon if public sidewalks were being installed and if the fence went to the sidewalk. Mr. Dixon stated the plans indicated a sidewalk and the fence

was located next to the utility easement, providing approximately five-feet (5') from the sidewalk.

Mr. Dixon announced that one (1) letter of approval had been received.

With no further questions for Mr. Dixon, property owners, Nicholas and Courtney Gesualdi, addressed the Board; they provided photos to the Board and Staff of fences in the surrounding neighborhood, they explained each photo and requested favorable consideration and offered to answer any questions of the Board.

Paul Biesiadny asked Mr. Dixon if he had knowledge of any of the fences being approved for construction or predated any city standards, and were there any concerns that might be addressed after the fact regarding fencing shown in the miscellaneous photos. Mr. Dixon stated that one appeared to have been installed for quite some time, prior to his time with the city. Another fence appeared to be a sub-division fence. Chairman Lipscomb clarified that what appeared to be a sub-division fence was actually an outdoor fireplace and the property being referenced was not a reverse frontage lot.

Jerry Sklar asked the applicants if they had considered any alternatives to fencing heights beyond the six-foot (6') being requested, that would have provided the additional five-feet (5') they desired, but addressed the safety concerns of Staff. Ms. Gesualdi stated that someday a pool would be installed. If they were not permitted the fence requested, plans would have to be changed to accommodate the pool and fence requirements. She stated they were aware of other options, but this was the first choice.

Don Dixon, informed the applicant of fence height requirements around a swimming pool.

Chairman Lipscomb explained that what was being suggested was that in other areas of the neighborhood a three-foot (3') 50% through visibility wrought iron fence would be compatible with the neighborhood. If this was something they would like considered the Board may have the authority to grant that variance. Ms. Gesualdi stated that they wanted to see what the Board's decision was on the variance requested.

With no further questions for Mr. and Mrs. Gesualdi, and no additional speakers, Shea Kirkman made a motion to close the public hearing. Jerrold Sklar seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Hallman, Biesiadny, Kirkman
Nays: None
Absent: Maykus, Coventry, Cooper

Jerrold Sklar made a motion that a special condition did not exist to support the request, and deny the variance request to Section 7-128, Fences, Reverse frontage corner lot requirements. On all reverse frontage corner lots it shall be unlawful to construct a fence within the required side yard area that is adjacent to a front yard area at a distance closer than 15 feet to the side property line or at a height greater than eight-feet (8'). Paul Biesiadny seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Hallman, Biesiadny, Kirkman
Nays: None
Absent: Maykus, Coventry, Cooper

MINUTES

Next for the Board to consider was the minutes of the May 14, 2018 and September 17, 2018 Briefing Sessions and Public Hearings with the correction to September 17, 2018 Briefing Session and Public Hearing to reflect City Council Representative Chris Coy absent. Clint Hallman seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Hallman, Biesiadny, Kirkman
Nays: None
Absent: Maykus, Coventry, Cooper

ADJOURNMENT

With no further discussion, Jerrold Sklar made a motion to adjourn. Clint Hallman seconded the motion, which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Hallman, Biesiadny, Kirkman
Nays: None
Absent: Maykus, Coventry, Cooper

The meeting was adjourned at approximately 6:34 p.m.

PASSED AND APPROVED BY THE BUILDING BOARD OF APPEALS OF THE CITY OF GRAPEVINE, TEXAS, ON THE 19TH DAY OF SEPTEMBER 2022.

APPROVED:

CHAIRMAN

SECRETARY