



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, JULY 7, 2025

GRAPEVINE CITY HALL, COUNCIL CHAMBERS
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

5:45 p.m. Briefing Session – Planning and Zoning Conference Room
6:15 p.m. Public Hearing – City Council Chambers

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, July 7, 2025, at 5:45 P.M. in the Planning and Zoning Conference Room, 2nd Floor, 200 South Main Street, Grapevine, Texas for a Briefing Session with the following members present to wit:

John Sheppard	Chairman
Andrew Muras	Member
John Borley	Member
Jack Townsend	Member
Jonathan Gaspard	Member

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

Matthew Boyle	City Attorney
Albert Triplett	Planner II
Lindsay Flores	Planner I
Ashlee Mosley	Planning Technician

CALL TO ORDER: 5:45 P.M. – Planning and Zoning Conference Room

Chairman Sheppard called the Briefing Session of the Board of Zoning Adjustment to order at approximately 5:45 P.M.

BRIEFING SESSION

1. Roll Call
2. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard at the July 7, 2025 public hearing.

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

ADJOURNMENT OF BRIEFING SESSION

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

The Briefing Session was adjourned at approximately **6:06 P.M.**

Public Hearing

3. Call to Order – Sheppard called meeting to order at **6:15 P.M.**

4. Pledge of Allegiance

5. Oath of Office for New and Reappointed Commissioners

The Oath of Office was administered to John Borley, Andrew Muras, John Sheppard, and Jack Townsend.

6. Board to Elect Chair and Vice Chair

Motion was made to elect **John Sheppard** as Chair of the Board of Zoning Adjustment:

Motion: Muras

Second: Gaspard

Ayes: Townsend, Borley

Nays: None

Approved: 4-0

Motion was made to elect **Andrew Muras** as Vice Chair of the Board of Zoning Adjustment:

Motion: Sheppard

Second: Townsend

Ayes: Borley, Gaspard

Nays: None

Approved: 4-0

CITIZEN COMMENTS

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

OLD BUSINESS

8. None

NEW BUSINESS

9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-03 submitted by Morgan Friede for property located at 2837 Placid Circle and consideration of the same.

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

BZA25-03 applicant, Dylan Schafer, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Motion was made to **approve** BZA application **BZA25-03**:

Motion: Townsend

Second: Borley

Ayes: Sheppard, Muras, Gaspard

Nays: None

Approved: 5-0

Motion was made to **approve** the May 5, 2025 minutes briefing session and public hearing:

Motion: Muras

Second: Gaspard

Ayes: Sheppard, Borley, Townsend

Nays: None

Approved: 5-0

Abstained: None

Adjournment

Motion was made to adjourn the meeting at **6:25 P.M.**

Motion: Gaspard

Second: Muras

Ayes: Sheppard, Borley, Townsend

Nays: None

Approved: 5-0

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 4th DAY OF AUGUST 2025.

APPROVED:



CHAIRMAN



ASHLEE MOSLEY
PLANNING TECHNICIAN