



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, AUGUST 4, 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, August 4, 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
Jack Townsend	Member
Jonathan Gaspard	Member

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

Alex Crowley	Assistant 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 August 4, 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 **5:58 P.M.**

Public Hearing

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

CITIZEN COMMENTS

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

OLD BUSINESS

6. None

NEW BUSINESS

7. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-04 submitted by Chad Hermann for property located at 2820 Peninsula Drive and consideration of the same

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

BZA25-04 applicant, Chad Hermann, presented and answered questions from the Board. Speakers Jennie Hermann and Aman Dhingra spoke in support of BZA25-04. Speaker Sharron Rogers spoke in opposition of BZA25-04.

Chairman Sheppard closed the public hearing.

Motion was made to **deny** BZA application **BZA25-04:**

Motion: Muras
Second: Gaspard
Ayes: Sheppard, Townsend
Nays: None
Approved: 4-0

Motion was made to **approve** the July 7, 2025 minutes briefing session and public hearing:

Motion: Muras
Second: Townsend
Ayes: Sheppard, Gaspard

Nays: None
Approved: 4-0
Abstained: None

Adjournment

Motion was made to adjourn the meeting at **6:47 P.M.**

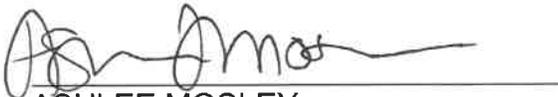
Motion: Gaspard
Second: Muras
Ayes: Sheppard, Townsend
Nays: None
Approved: 4-0

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 8th DAY OF SEPTEMBER 2025.

APPROVED:

A handwritten signature in black ink, appearing to read "John W. Sheppard", written over a horizontal line.

CHAIRMAN

A handwritten signature in black ink, appearing to read "Ashlee Mosley", written over a horizontal line.

ASHLEE MOSLEY
PLANNING TECHNICIAN