



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, SEPTEMBER 8, 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, September 8, 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
Doug Anderson	Member
Jonathan Gaspard	Member

With Jack Townsend absent, constituting a quorum. Also present were City Council Representatives Sharron Rogers and Leon Leal, 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 September 8, 2025 public hearing.

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

3. Presentation to the Board of Zoning Adjustment: Overview of recent Zoning Ordinance amendments pertaining to secondary structures.

ADJOURNMENT OF BRIEFING SESSION

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

The Briefing Session was adjourned at approximately **6:14 P.M.**

Public Hearing

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

CITIZEN COMMENTS

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

OLD BUSINESS

7. None

NEW BUSINESS

8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-05 submitted by Leland and Chrissy Pennington for property located at 2910 Parr Lane and consideration of the same

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

BZA25-05 applicants, Leland and Chrissy Pennington, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Jonathan Gaspard moved to **approve** BZA application **BZA25-05A**. Doug Anderson seconded the motion, which prevailed by the following vote:

Ayes: Sheppard, Muras, Borley, Anderson, Gaspard

Nays: None

Approved: 5-0

Andrew Muras made a motion to **approve** BZA application **BZA25-05B**. John Borley seconded the motion, which prevailed with the following vote:

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

9. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-06 submitted by Baird Hampton & Brown, Inc for property located at 1240 Texan Trail, Suite 100 and consideration of the same

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

BZA25-06 representative, Diego Piceno, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

John Borley made a motion to **approve** BZA application **BZA25-06**. Andrew Muras seconded the motion, which prevailed by the following vote:

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

10. Consider the minutes of the August 4, 2025 Board of Zoning Adjustment meeting.

Andrew Muras moved to **approve** the August 4, 2025, minutes briefing session and public hearing. Jonathan Gaspard seconded the motion, which prevailed by the following vote:

Ayes: Sheppard, Muras, Gaspard
Nays: None
Abstained: Borley, Anderson
Approved: 3-0-2

Adjournment

With no further business to discuss, John Borley moved to adjourn the meeting at **6:45 P.M.** Doug Anderson seconded the motion, which prevailed by the following vote:

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

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 6th DAY OF OCTOBER 2025.

APPROVED:

A handwritten signature in black ink, appearing to read "John D. Spurd", 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