



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, NOVEMBER 3, 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, November 3, 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	Vice-Chairman
John Borley	Member
Jonathan Gaspard	Member
Jack Townsend	Alternate

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

Alex Crowley	Assistant City Attorney
Albert Triplett	Planner II
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 November 3, 2025, 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 made a motion to adjourn the Briefing Session.

The Briefing Session was adjourned at approximately **5:59 P.M.**

Public Hearing

3. Call to Order – Sheppard called the 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 BZA25-10 submitted by Todd Murphy for property located at 1120 South Pine Street and consideration of the same

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

BZA25-10 applicant, Todd Murphy, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

Jonathan Gaspard moved to **approve** BZA application **BZA25-10A** with the condition that an amended plat is filed with Tarrant County. John Borley seconded the motion, which prevailed by the following vote:

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

Andrew Muras made a motion to **approve** BZA application **BZA25-10B** with the condition that an amended plat is filed with Tarrant County. Jonathan Gaspard seconded the motion, which prevailed with the following vote:

Ayes: Sheppard, Muras, Borley, Gaspard, Townsend
Nays: None

Approved: 5-0

8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-11 submitted by Nick Heitz for property located at 508 East Worth Street and consideration of the same

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

BZA25-11 applicant, Nick Heitz, presented and answered questions from the Board.

Chairman Sheppard closed the public hearing.

John Borley made a motion to **approve** BZA application **BZA25-11** with the condition that an amended plat is filed with Tarrant County. Jack Townsend seconded the motion, which prevailed by the following vote:

Ayes: Sheppard, Muras, Borley, Gaspard, Townsend

Nays: None

Approved: 5-0

9. Consider the minutes of the October 6, 2025, Board of Zoning Adjustment meeting.

Jonathan Gaspard moved to **approve** the October 6, 2025, minutes for the briefing session and public hearing. John Borley seconded the motion, which prevailed by the following vote:

Ayes: Sheppard, Muras, Borley, Gaspard, Townsend

Nays: None

Abstained: None

Approved: 5-0

Adjournment

With no further business to discuss, Andrew Muras moved to adjourn the meeting at **6:40 P.M.** Jonathn Gaspard seconded the motion, which prevailed by the following vote:

Ayes: Sheppard, Muras, Borley, Gaspard, Townsend

Nays: None

Approved: 5-0

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 1ST DAY OF DECEMBER 2025.

APPROVED:

A handwritten signature in cursive script, appearing to read "John D. Smith", written over a horizontal line.

CHAIRMAN

A handwritten signature in cursive script, appearing to read "Albert S. Triplett", written over a horizontal line.

ALBERT TRIPLETT
PLANNER II