



CITY OF GRAPEVINE, TEXAS
BOARD OF ZONING ADJUSTMENT MEETING MINUTES
MONDAY, DECEMBER 1, 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, December 1, 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
Doug Anderson	Member
Jack Townsend	Alternate

With Jonathan Gaspard absent, constituting a quorum. Also present was City Council Liaison Sharron Rogers, and the following City Staff:

Matthew Boyle	City Attorney
Erica Marohnic	Director, Planning Services
Albert Triplett	Planner II

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.
 - a. The Chair did not call roll.
2. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard at the December 1, 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 **6:15 P.M.**

Public Hearing

3. Call to Order – Sheppard called the meeting to order at **6:16 P.M.**
4. Pledge of Allegiance

CITIZEN COMMENTS

5. No one spoke 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 BZA25-12 submitted by Curtis Young for property located at 122 West Peach Street and consideration of the same.

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

The Chair administered the oath for meeting attendees who came to provide testimony before the Board, including: Curtis Young, Ronny Park, Bob Green, Dale Ander and Thomas O'Malley.

BZA25-12 applicant, Curtis Young, of 1130 N. Carroll Avenue, #200, Southlake, TX presented and answered questions from the Board.

With no one else present wishing to address the Board on the matter, Chairman Sheppard closed the public hearing. The Chair confined discussion to the Board.

Muras moved to **approve** BZA application **BZA25-12A**. Townsend seconded the motion, which prevailed by the following vote:

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

Anderson moved to **approve** BZA application **BZA25-12B**. Borley seconded the motion, which prevailed by the following vote:

Ayes: Sheppard, Muras, Borley, Anderson, and Townsend

Nays: None

Approved: 5-0

8. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment case BZA25-13 submitted by Ronnie Park and Bob Green for property located at 235 Austin Street and consideration of the same.

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

BZA25-13 applicant, Bob Green, of 235 Austin Street, Grapevine, Texas presented and answered questions from the Board.

The following people spoke in protest to the request: *Dale Ander, 613 E. Texas Street, and Thomas O'Malley, 231 Austin Street.*

With no one else present wishing to address the Board on the matter, Chairman Sheppard closed the public hearing. The Chair confined discussion to the Board.

Anderson made a motion to **approve** BZA application **BZA25-13**. Townsend seconded the motion, which failed due to a lack of supermajority (4 out of 5 votes):

Ayes: Anderson and Townsend

Nays: Sheppard, Muras and Borley

Motion to Approve failed.

Borley made a motion to **deny** BZA application **BZA25-13**. Muras seconded the motion, which failed due to a lack of supermajority (4 out of 5 votes):

Ayes: Sheppard, Muras and Borley

Nays: Anderson and Townsend

Motion to Deny failed.

9. Consider the minutes of the November 3, 2025, Board of Zoning Adjustment meeting.

Borley moved to **approve** the November 3, 2025, minutes for the briefing session and public hearing. Muras seconded the motion, which prevailed by the following vote:

Ayes: Sheppard, Muras, Borley, Anderson, and Townsend

Nays: None

Approved: 5-0

ADJOURNMENT

With no further business to discuss, Townsend moved to adjourn the meeting at **7:07 P.M.** Anderson seconded the motion, which prevailed by the following vote:

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

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 5TH DAY OF JANUARY 2026.

APPROVED:



JOHN SHEPPARD
CHAIRMAN



ERICA MAROHNIC
DIRECTOR, PLANNING SERVICES