



CITY OF GRAPEVINE, TEXAS  
BOARD OF ZONING ADJUSTMENT MEETING MINUTES  
MONDAY, JANUARY 5, 2026

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

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

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The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, January 5, 2026, at 5:45 P.M. in the Planning and Zoning Conference Room, 2<sup>nd</sup> Floor, 200 South Main Street, Grapevine, Texas for a Briefing Session with the following members present to wit:

John Sheppard	Chairman
Doug Anderson	Vice Chairman
John Borley	Member
Andrew Muras	Member
Jonathan Gaspard	Member
Jack Townsend	Alternate (non-voting)

All members present, 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
Mona Hassan	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.
  - 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 January 5, 2026, 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 moved to adjourn the Briefing Session.

The Briefing Session was adjourned at approximately **6:02 P.M.**

**Public Hearing**

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

4. Pledge of Allegiance

The Chairman administered the oath to all individuals who addressed the Board during the public hearing, prior to their testimony.

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 BZA25-14 submitted by Timothy Mankin for property located at 611 and 621 Industrial Boulevard and consideration of the same.

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

*BZA25-14 applicant, Timothy Mankin of 1612 Hart Street, Suite 201, Southlake, TX 76092 (Peiser & Mankin Surveying, LLC) presented and answered questions from the Board.*

*BZA25-14 property owner, Terry Button of 621 Industrial Boulevard, Grapevine, TX (TRORB, Inc.), presented to 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 **disapprove** BZA application **BZA25-14A**. Borley seconded the motion, which prevailed by the following vote:

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

Muras moved to **disapprove** BZA application **BZA25-14B**. Gaspard seconded the motion, which prevailed by the following vote:

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

8. Consider the minutes of the December 1, 2025, Board of Zoning Adjustment meeting.

Borley moved to **approve** the December 1, 2025, minutes for the briefing session and public hearing. Anderson seconded the motion, which prevailed by the following vote:

Ayes: Sheppard, Anderson, Borley, Muras  
Nays: None  
Abstention: Gaspard  
Approved: 4-0-1

**ADJOURNMENT**

With no further business to discuss, Borley moved to adjourn the meeting at **6:36 P.M.** Muras seconded the motion, which prevailed by the following vote:.

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

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 2<sup>nd</sup> DAY OF MARCH 2026.

APPROVED:

  
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JOHN SHEPPARD  
CHAIRMAN

  
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ERICA MAROHNIC  
DIRECTOR, PLANNING SERVICES