



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, NOVEMBER 16, 2021

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

7:00 p.m. Briefing Session – Planning and Zoning Conference Room
7:30 p.m. Joint Regular Meeting – City Council Chambers

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 16th day of November 2021 in the Planning and Zoning Conference Room with the following members present-to-wit:

Beth Tiggelaar	Member
Traci Hutton	Member
David Hallberg	Member
Dennis Luers	Member
Jason Parker	Alternate
Gabe Griess	Alternate

With Larry Oliver, Monica Hotelling and Jimmy Fechter absent, constituting a quorum the following City Staff:

Erica Marohnic	Planning Services Director
Albert L. Triplett, Jr.	Planner II
John Robertson	Development Engineer/ Construction Mgr.
Natasha Gale	Planning Technician

CALL TO ORDER: 7:00 p.m. – Planning and Zoning Conference Room

BRIEFING SESSION

1. Planning and Zoning Commission members to recess to the Planning & Zoning Conference Room to conduct a closed briefing session relative to:

Z21-06 Chicken N Pickle
CU21-26 Chicken N Pickle

Tiggelaar closed the Briefing Session at 7:16 p.m.

REGULAR MEETING: 7:30p.m. – City Council Chambers

2. Invocation and Pledge of Allegiance: Commissioner Parker

JOINT PUBLIC HEARINGS

3. Zoning Application **Z21-06**, Conditional Use Permit **CU21-26** (Chicken N Pickle), **Preliminary Plat** of Lot 1 and 2, Block 1, Post Rail Addition and **Final Plat** of Lot 1 and 2, Block 1, Post Rail Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by CNP7 Real Estate, LLC requesting to rezone 4.494 acres from “HCO” Hotel and Cooperate Office District to “CC” Community Commercial District and a conditional use permit to establish a planned commercial center to allow the possession, storage, retail sales on and off premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor entertainment, outdoor dining, outdoor speakers and an entry gate sign in conjunction with a restaurant. The subject property is located at 4600 Merlot Avenue.

Architect Patrick Lenahan presented the proposed plan and answered questions from the Commission and Council.

CITIZEN COMMENTS

4. No one spoke during citizen comments.

Planning and Zoning Commission to recess to the Planning and Zoning Commission Conference Room, Second Floor, to consider published agenda items.

5. Motion was made to approve Zoning Application **Z21-06** (Chicken N Pickle)
Motion: Hutton
Second: Parker
Ayes: Tiggelaar, Hutton, Parker, Hallberg, Luers, Griess
Nays: None
Approved: 6-0
6. Motion was made to approve Conditional Use Permit **CU21-26** (Chicken N Pickle)
Motion: Luers
Second: Parker
Ayes: Tiggelaar, Hutton, Parker, Hallberg, Luers, Griess

Nays: None
Approved: 6-0

7. Motion was made to approve **Preliminary Plat** of Lot 1 and 2, Block 1, Post Rail Addition.
Motion: Luers
Second: Hallberg
Ayes: Tiggelaar, Hutton, Parker, Hallberg, Luers, Griess
Nays: None
Approved: 6-0
8. Motion was made to approve **Final Plat** of Lot 1 and 2, Block 1, Post Rail Addition.
Motion: Hallberg
Second: Parker
Ayes: Tiggelaar, Hutton, Parker, Hallberg, Luers, Griess
Nays: None
Approved: 6-0
9. Motion was made to approve the minutes from October 19, 2021, Planning and Zoning Public Hearing.
Motion: Parker
Second: Hutton
Ayes: Tiggelaar, Hutton, Parker, Hallberg, Griess
Approved: 5-1
Abstention: Luers

Adjournment

Motion was made to adjourn the meeting at 8:04 p.m.
Motion: Tiggelaar
Second: Parker
Ayes: Tiggelaar, Hutton, Parker, Hallberg, Luers, Griess
Nays: None
Approved: 6-0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 21ST DAY OF DECEMBER 2021.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN