



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, MARCH 15, 2022

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

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7:00 p.m. Briefing Session – Planning and Zoning Conference Room

7:30 p.m. Joint Regular Meeting – City Council Chambers

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The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 15<sup>th</sup> day of March 2022 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Monica Hotelling	Vice Chairperson
Beth Tiggelaar	Member
David Hallberg	Member
Dennis Luers	Member

With Gabe Griess, Jason Parker, Jimmy Fechter and Traci Hutton absent, constituting a quorum the following City Staff:

Erica Marohnic	Planning Services Director
Albert L. Triplett, Jr.	Planner II
John Robertson	Development Engineer and Construction Manager
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:

**Z22-01 – Lonesome Dove Road**  
**CU22-02 – The Grapevine Brownstones**  
**PD22-04/ CP22-01 – Verdad**  
**SU22-01 – World Healing Center Church, Inc.**  
**CU22-11 – Son of a Butcher**

Oliver closed the Briefing Session at **7:24 p.m.**

**REGULAR MEETING: 7:35p.m.** – City Council Chambers

2. Invocation and Pledge of Allegiance: Commissioner Hallberg

**JOINT PUBLIC HEARINGS**

3. Zoning Application **Z22-01** (2501 and 2519 Lonesome Dove Road) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Hat Creek Development requesting to rezone 0.4751 acres from R-20 Single Family Residential to R-7.5 Single Family Residential.
4. Conditional Use Permit **CU22-02** (The Grapevine Brownstones) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by NCP Grapevine Brownstone, LLC requesting to a conditional use permit for a Transit District Overlay to build ten Condominium/Townhome Dwellings. The subject property is located at 218 East Dallas Road and is currently zoned “PO” Professional Office District.
5. Planned Development Overlay **PD22-04** and Concept Plan **CP22-01** (Verdad Office) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Triangle Engineering, LLC requesting to a Planned Development Overlay to deviate from, but not be limited to, the perimeter landscape and building façade material requirements. The subject property is located at 351 East Hudgins Street and is currently zoned “CC” Community Commercial District.
6. Special Use Permit **SU22-01** (World Healing Center Church, Inc.) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by World Healing Center Church, Inc. requesting to a special use permit to allow a 599-seat church in an existing professional office building. The subject property is located at 3400 William D Tate Avenue and is currently zoned “CC” Community Commercial District.
7. Conditional Use Permit **CU22-11** (Son of a Butcher) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by ClayMoore Engineering requesting to a conditional use permit to amend the previously approved planned commercial center for a restaurant to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor speakers, outdoor dining, and five pylon signs in conjunction with restaurants, specifically to add a 3,782 sq. ft. drive-through restaurant with outdoor dining, outdoor speakers

and a 280 sq. ft., 40-foot pole sign. The subject property is located at 440 West State Highway 114 and is currently zoned "HC" Highway Commercial District.

8. **Final Plat** of Lots 1R4, 2R, 3R and 4, Block 1R, Payton-Wright Addition – Consider an application submitted by Claymoore Engineering requesting to replat Lots 1R3, 2 and 3, Block 1R, Payton Wright Addition located at 440 West State Highway 114 and make a recommendation to City Council.
9. **Final Plat** of Lot 6A, Block 1, DFW Business Park – Consider an application submitted by BRKH, Inc requesting to revision the plat for Lot 6, Block 1, DFW Business Park and make a recommendation to City Council.

Erica Marohnic presented the proposed plans and answered questions from the Commission and Council.

Z22-01 applicant representatives, Kosse Maykus, answered questions from the Commission and Council.

CU22-02 applicant representatives, Greg Gifford, answered questions from the Commission and Council.

PD22-04/ CP22-01 applicant representatives, Melanie Bagley, answered questions from the Commission and Council.

SU22-01 applicant representatives, Stacy Lockhart answered questions from the Commission and Council.

CU22-11 applicant representatives, Clay Cristy, Brett Anz, and Kathy Helsen answered questions from the Commission and Council.

#### CITIZEN COMMENTS

10. 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.

11. Motion was made to **approve** Zoning application **Z22-01** (2501 & 2519 Lonesome Dove Road):

Motion: Luers

Second: Hallberg

Ayes: Oliver, Hallberg, Tiggelaar, Luers

Nays: Hotelling

Approved: 4-1

12. Motion was made to **approve** Conditional Use Permit **CU22-02** (The Grapevine Brownstones):

Motion: Tiggelaar  
Second: Luers  
Ayes: Oliver, Hallberg, Tiggelaar, Luers, Hotelling  
Nays: None  
Approved: 5-0

13. Motion was made to **approve** Planned Development Overlay **PD22-04** (Verdad):

Motion: Hallberg  
Second: Luers  
Ayes: Oliver, Hallberg, Tiggelaar, Luers, Hotelling  
Nays: None  
Approved: 5-0

14. Motion was made to **approve** Concept Plan **CP22-01** (Verdad):

Motion: Hotelling  
Second: Hallberg  
Ayes: Oliver, Hallberg, Tiggelaar, Luers, Hotelling  
Nays: None  
Approved: 5-0

15. Motion was made to **approve** Special Use Permit **SU22-01** (World Healing Center Church, Inc.) with the following conditions; *1) Attach the applicant's letter to the ordinance detailing the parking demand differences between the church use, church office use, and private school use which share the building and its associated parking, 2) No parking shall be allowed anytime on Western Oaks Boulevard and 3) The contract agreement with Church of the Cross to provide for overflow parking be made part of the ordinance.*

Motion: Hotelling  
Second: Hallberg  
Ayes: Oliver, Hallberg, Tiggelaar, Luers, Hotelling  
Nays: None  
Approved: 5-0

16. Motion was made to **approve** Conditional Use Permit **CU22-11** (Son of a Butcher) with the following conditions; *1) Neon roof sign as depicted on sheet A3.1 on top of the building above the red beams does not exceed building height, and 2) Outdoor patio speakers shall not exceed 60 decibels as measured from the patio:*

Motion: Luers

Second: Hotelling  
Ayes: Oliver, Hallberg, Hotelling, Luers  
Nays: Tiggelaar  
Approved: 4-1

17. Motion was made to **approve Final Plat** of Lots 1R4, 2R, 3R and 4, Block 1R, Payton-Wright Addition:

Motion: Luers  
Second: Hallberg  
Ayes: Oliver, Hallberg, Tiggelaar, Luers, Hotelling  
Nays: None  
Approved: 5-0

18. Motion was made to **approve Final Plat** of Lot 6A, Block 1, DFW Business Park:

Motion: Luers  
Second: Hotelling  
Ayes: Oliver, Hallberg, Tiggelaar, Luers, Hotelling  
Nays: None  
Approved: 5-0

19. Motion was made to **approve** the minutes from February 15, 2022, Planning and Zoning Public Hearing:

Motion: Hallberg  
Second: Tiggelaar  
Ayes: Oliver, Hallberg, Tiggelaar, Luers  
Nays: None  
Approved: 4-0-1  
Abstention: Hotelling

### **Adjournment**

Motion was made to adjourn the meeting at **9:48 p.m.**

Motion: Hotelling  
Second: Hallberg  
Ayes: Oliver, Hallberg, Tiggelaar, Luers, Hotelling  
Nays: None  
Approved: 5-0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 19<sup>TH</sup> DAY OF APRIL 2022.

APPROVED:

  
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CHAIRMAN

ATTEST:

  
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PLANNING TECHNICIAN