



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, JUNE 21, 2022

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 21st day of June 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
Traci Hutton	Member
Dennis Luers	Member
Jason Parker	Alternate

With Gabe Griess and David Hallberg absent, constituting a quorum. The following City Staff were present:

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: 7:01 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:

Z22-02; 2100 State Highway 26
CU22-22; Hoffbrau Steak & Grill House
CU22-24; Pylant Medical Office

Oliver closed the Briefing Session at 7:12 p.m.

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

2. Invocation and Pledge of Allegiance: Commissioner Tiggelaar

JOINT PUBLIC HEARING

3. Zoning Change Application **Z22-02** (2100 State Highway 26), **Preliminary Plat** Lot 1, Block 1, Rogers Addition, and **Final Plat** Lot 1, Block 1, Rogers Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Bridge Investment Group requesting to rezone 10.861 acres from “CC” Community Commercial District to “BP” Business Park District.
4. Conditional Use Permit **CU22-22** (Hoffbrau Steak & Grill House) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by FFF RE Grapevine, LLC requesting a conditional use permit to amend the previously approved site plan of CU14-27 (Ordinance No. 2014-40) for a planned commercial center for a restaurant, specifically to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor dining, outdoor speakers and a 38-foot pole sign in conjunction with a restaurant. The subject property is located at 700 West State Highway 114 and is currently zoned “HC” Highway Commercial District.
5. Conditional Use Permit **CU22-24** (Pylant Medical Office) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Orcutt Winslow requesting a conditional use permit to amend the previously approved site plan CU12-20 (Ordinance No. 2012-27) for a planned business park to allow development of a medical office specifically to allow a 6,364 square foot building expansion for the storage of medical products, distribution, and professional offices. The subject property is located at 1034 Texan Trail and is currently zoned “BP” Business Park District.
6. **Preliminary Plat** of Lots 1X, 2-17, Block 1; Lots 1-16, Block 2; and Lot 1X, Ferguson Place and **Final Plat** of Lots 1X, 2-17, Block 1; Lots 1-16, Block 2; and Lot 1X, Ferguson Place – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kosse Maykus requesting to replat Lot 1, Block 1, Ferguson Addition; Lot 3, Block 1, Drennan Addition and a 2.57 acre tract of land. The subject property is located at 1591 South Gravel Circle and is currently Zoned “R-7.5” Single-Family Residential District.

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

Z22-02 applicant representative, Connor Tamlyn answered questions from the Commission and Council.

CU22-22 applicant representative, Aron Fogiel, answered questions from the Commission and Council.

CU22-24 applicant representative, Brian Harlan, answered questions from the Commission and Council.

CITIZEN COMMENTS

7. 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.

8. Motion was made to **approve** Zoning application **Z22-02** (2100 State Highway 26):

Motion: Luers

Second: Hutton

Ayes: Luers, Hutton, Oliver, Hotelling, Parker, Tiggelaar

Nays: None

Approved: 6-0

9. Motion was made to **approve Preliminary Plat** Lot 1, Block 1, Rogers Addition (2100 State Highway 26):

Motion: Luers

Second: Hutton

Ayes: Luers, Hutton, Oliver, Hotelling, Parker, Tiggelaar

Nays: None

Approved: 6-0

10. Motion was made to **approve Final Plat** Lot 1, Block 1, Rogers Addition (2100 State Highway 26):

Motion: Luers

Second: Hutton

Ayes: Luers, Hutton, Oliver, Hotelling, Parker, Tiggelaar

Nays: None

Approved: 6-0

11. Motion was made to **approve** Conditional Use Permit **CU22-22** (Hoffbrau Steak and Grill House):

Motion: Hutton

Second: Hotelling

Ayes: Luers, Hutton, Oliver, Hotelling, Parker, Tiggelaar
Nays: None
Approved: 6-0

12. Motion was made to **approve** Conditional Use Permit **CU22-24** (Pylant Medical Office):

Motion: Hutton
Second: Luers
Ayes: Luers, Hutton, Oliver, Hotelling, Parker, Tiggelaar
Nays: None
Approved: 6-0

13. Motion was made to **approve Preliminary Plat** of Lots 1X, 2-17, Block 1, Lots 1-16, Block 2 and Lot 1X, Ferguson Place including the approval of a variance as to access to public right-of-way:

Motion: Luers
Second: Tiggelaar
Ayes: Luers, Hutton, Oliver, Hotelling, Parker, Tiggelaar
Nays: None
Approved: 6-0

14. Motion was made to **approve Final Plat** of Lots 1X, 2-17, Block 1, Lots 1-16, Block 2 and Lot 1X, Ferguson Place including the approval of a variance as to access to public right-of-way:

Motion: Parker
Second: Luers
Ayes: Luers, Hutton, Oliver, Hotelling, Parker, Tiggelaar
Nays: None
Approved: 6-0

15. Motion was made to **approve** the minutes May 17, 2022, Planning and Zoning Public Hearing and Workshop:

Motion: Hutton
Second: Hotelling
Ayes: Luers, Hutton, Oliver, Hotelling, Tiggelaar
Nays: None
Approved: 5-0
Abstention: Parker

Adjournment

Motion was made to adjourn the meeting at 7:59 p.m.

Motion: Parker
Second: Hutton
Ayes: Luers, Hutton, Oliver, Hotelling, Parker, Tiggelaar
Nays: None
Approved: 6-0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 19th DAY OF JULY 2022.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN

