



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, JULY 19, 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 19th day of July 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
Gabe Griess	Alternate

With Jason Parker, Dennis Luers and David Hallberg absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
Albert L. Triplett, Jr.	Planner II
Marium Zahir	Planner I
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:

AM22-04; Amendments to “BP”, Business Park District and Sale and Rental of Heavy Machinery and Equipment
CU22-18; Multi-Tenant Building
CU22-26; Multi-Tenant Building
CU22-28; Vine Academy
CU22-29; Tapville Social
CU22-30; H3 Headquarters

HL22-02; 216 East Northwest Highway
Z22-03; 665 Westport Parkway

2. Planning and Zoning Commission to receive a report, hold a discussion, and provide staff direction regarding amendment to Section 26, "HC" Highway Commercial District of the Zoning Ordinance specifically to consider reduction in required buffer yards between new commercial uses and adjacent residential zoning districts on the south side of East Northwest Highway, between Jenkins Street and Dooley Street.

Oliver closed the Briefing Session at 7:26 p.m.

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

3. Invocation and Pledge of Allegiance: Commissioner Luers

JOINT PUBLIC HEARING

4. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-04** – City Council and Planning and Zoning Commission to conduct a public hearing relative to amendments and changes to the Comprehensive Zoning Ordinance, No. 82-73, same being Appendix D of the Code of Ordinances as follows: Section 32, Business Park District and Section 12, Definitions relative to the Sale and Rental of Heavy Machinery and Equipment, Outside Storage, the establishment of Use-Specific Limitations, and any other additions, deletions, or changes to various sections, articles, and provisions contained in said Ordinance No. 82-73.
5. Conditional Use Permit **CU22-18** (2040 Glade Road) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by JAHCO Vineyard, LLC requesting a conditional use permit to amend the previously approved site plan CU00-51 (Ordinance No. 2000-115) for a planned commercial center, this request is specifically to allow revisions to the exterior building elevations and allow two restaurants; a 1,985 square foot restaurant with drive through and outdoor seating, and a 1,985 square foot restaurant with outdoor seating. The subject property is located at 2040 Glade Road and is currently zoned "CC" Community Commercial District.
6. Conditional Use Permit **CU22-26** (919 East Northwest Highway) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kirkman Engineering requesting a conditional use permit to amend the previously approved site plan CU18-19 (Ordinance No. 2018-064) for a planned commercial center, this request is specifically to allow a 9,874 square foot multi-tenant building with restaurant and outdoor dining. The

subject property is located at 919 East Northwest Highway and is currently zoned "CC" Community Commercial District.

7. Conditional Use Permit **CU22-28** (Vine Academy) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Theresa Mason requesting a conditional use permit to amend the previously approved site plan CU00-62 (Ordinance No. 2001-01) for off-site parking within 300 feet of the primary use, this request is specifically to allow a public or non-profit institution of an educational type to operate within the existing First Methodist United Church. The subject property is located at 422 South Church Street and is currently zoned "R-7.5" Residential Single-Family District.
8. Conditional Use Permit **CU22-29** (Tapville Social) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Rob Kliner requesting a conditional use permit to amend the previously approved master site development plan CU19-02 (Ordinance No. 2019-006) to allow for additional on-premise signage, gasoline sales, and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a convenience store, this request is specifically to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor speakers and outdoor dining in conjunction with a restaurant. The subject property is located at 3540 Grapevine Mills Boulevard North, Suites 100 and 200 and is currently zoned "CC" Community Commercial District.
9. Conditional Use Permit **CU22-30** (H3 Headquarters) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Dunaway Associates LLC requesting a conditional use permit to amend the previously approved site plan, this request is specifically to allow a construction trade office with storage yard. The subject property is located at 1039 East Dallas Road and is currently zoned "LI" Light Industrial District.
10. Historic Landmark District **HL22-02** (216 East Northwest Highway) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Lemoine Wright requesting a Historical Landmark sub-district. The subject property is currently zoned "HC" Highway Commercial District.
11. Zoning Change Application **Z22-03** (665 Westport Parkway) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Project HandUp requesting to rezone 1.93 acres from "BP" Business Park District to "LI" Light Industrial District.

12. **Final Plat** of Lot 1, Block 1, Knights Addition – Consider the application submitted by ANA Consultants requesting to plat unplatted property into one lot for property located at 3211 Rolling Hills Lane and currently zoned “R-20” Single Family Residential District, and make a recommendation to City Council.

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

CU22-18 applicant representative, Graham Irvine, answered questions from the Commission and Council.

CU22-26 applicant representative, James Leslie and Chris Leighton, answered questions from the Commission and Council.

CU22-28 applicant representative, Theresa Mason, answered questions from the Commission and Council.

CU22-29 applicant representative, Rob Kliner, answered questions from the Commission and Council.

CU22-30 applicant representative, Barry Hudson, answered questions from the Commission and Council.

HL22-02 applicant representative, Lemoine Wright, answered questions from the Commission and Council.

Z22-03 applicant representative, Mathias Haubert, answered questions from the Commission and Council.

CITIZEN COMMENTS

13. 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.

14. Motion was made to **approve** Conditional Use Permit **AM22-04** (Changes to Section 32, Business Park District and Section 12, Definitions in the comprehensive zoning ordinance):

Motion: Hotelling

Second: Hutton

Ayes: Hotelling, Oliver, Hutton, Tiggelaar, Griess

Nays: None

Approved: 5-0

15. Motion was made to **approve** Conditional Use Permit **CU22-18** (Multi-Tenant Building):

Motion: Hutton

Second: Hotelling
Ayes: Hotelling, Oliver, Hutton, Tiggelaar, Griess
Nays: None
Approved: 5-0

16. Motion was made to **approve** Conditional Use Permit **CU22-26** (Multi-Tenant Building):

Motion: Griess
Second: Tiggelaar
Ayes: Hotelling, Oliver, Hutton, Tiggelaar, Griess
Nays: None
Approved: 5-0

17. Motion was made to **approve** Conditional Use Permit **CU22-28** (Vine Academy):

Motion: Hotelling
Second: Hutton
Ayes: Hotelling, Oliver, Hutton, Tiggelaar, Griess
Nays: None
Approved: 5-0

18. Motion was made to **approve** Conditional Use Permit **CU22-29** (Tapville Social):

Motion: Hutton
Second: Hotelling
Ayes: Hotelling, Oliver, Hutton, Tiggelaar, Griess
Nays: None
Approved: 5-0

19. Motion was made to **approve** Conditional Use Permit **CU22-30** (H3 Headquarters):

Motion: Hutton
Second: Tiggelaar
Ayes: Hotelling, Oliver, Hutton, Tiggelaar, Griess
Nays: None
Approved: 5-0

20. Motion was made to **approve** Historic Landmark District **HL22-02** (216 East Northwest Highway):

Motion: Griess
Second: Hotelling

Ayes: Hotelling, Oliver, Hutton, Tiggelaar, Griess
Nays: None
Approved: 5-0

21. Motion was made to **approve** Zoning Change Application **Z22-03** (665 Westport Parkway):

Motion: Hutton
Second: Tiggelaar
Ayes: Hotelling, Oliver, Hutton, Tiggelaar, Griess
Nays: None
Approved: 5-0

22. Motion was made to **approve Final Plat** of Lot 1, Block 1, Knights Addition (3211 Rolling Hills Lane):

Motion: Hutton
Second: Hotelling
Ayes: Hotelling, Oliver, Hutton, Tiggelaar, Griess
Nays: None
Approved: 5-0

23. Motion was made to **approve** the minutes June 21, 2022, Planning and Zoning Public Hearing:

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

Adjournment

Motion was made to adjourn the meeting at **8:41 p.m.**

Motion: Hotelling
Second: Hutton
Ayes: Hotelling, Oliver, Hutton, Tiggelaar, Griess
Nays: None
Approved: 5-0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 16th DAY OF AUGUST 2022.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN

