



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, AUGUST 16, 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 16th day of August 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
Jason Parker	Member
Dennis Luers	Member
Mark Assaad	Alternate
Jeremiah Radandt	Alternate

With 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. Administration of Oaths of Office
2. Commission to appoint a Chairman and Vice Chairman

Motion was made to make Larry Oliver Chairman of the Planning and Zoning Commission:

Motion: Luers
Second: Hutton
Ayes: Hotelling, Oliver, Tiggelaar, Hutton, Luers, Parker, Assaad
Nays: None
Approved: 7-0

Motion was made to make Monica Hotelling Vice-Chairman of the Planning and Zoning Commission:

Motion: Tiggelaar
Second: Luers
Ayes: Hotelling, Oliver, Tiggelaar, Hutton, Luers, Parker, Assaad
Nays: None
Approved: 7-0

3. Planning and Zoning Commission to conduct a briefing session to discuss all items scheduled on tonight's agenda. No action will be taken. Each item will be considered during the Regular Session which immediately follows the Joint Public Hearings.

CU22-31; Dutch Bros Coffee

Oliver closed the Briefing Session at 7:10 p.m.

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

4. Invocation and Pledge of Allegiance: Commissioner Parker

JOINT PUBLIC HEARING

5. Conditional Use Permit **CU22-31** (Dutch Bros Coffee) and **Amended Final Plat** for Lot 2RA, Block 1, Mustang Square – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Dunaway Associates, LLC requesting to amend the previously approved site plan of CU21-16 (Ordinance No. 2021-54) to allow for a restaurant with drive through, outdoor dining, outdoor speakers and a 20-foot pole sign, this request is specifically to allow a 950 square foot restaurant with drive through, outdoor dining, and outdoors speakers. The subject property is located at 3115 Ira E. Woods Avenue and is currently zoned "CC" Community Commercial District.

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

CU22-31 applicant representatives, Chris Biggers and Eric Nunnally answered questions from the Commission and Council.

CITIZEN COMMENTS

6. 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.

7. Motion was made to **approve** Conditional Use Permit **CU22-31** (Dutch Bros coffee):

Motion: Tiggelaar

Second: Parker

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

Nays: None

Approved: 7-0

8. Motion was made to **approve Amended Final Plat** for Lot 2RA, Block 1, Mustang Square (Dutch Bros Coffee):

Motion: Hotelling

Second: Assaad

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

Nays: None

Approved: 7-0

9. Motion was made to **approve** the minutes July 19, 2022, Planning and Zoning Public Hearing:

Motion: Hutton

Second: Hotelling

Ayes: Hotelling, Oliver, Tiggelaar, Hutton, Assaad

Nays: None

Approved: 5-0-2

Abstention: Parker, Luers

Adjournment

Motion was made to adjourn the meeting at **7:41 p.m.**

Motion: Parker

Second: Assaad

Ayes: Hotelling, Oliver, Tiggelaar, Hutton, Luers, Parker, Assaad
Nays: None
Approved: 7-0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 20th DAY OF SEPTEMBER 2022.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN