



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, SEPTEMBER 20, 2022

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

5:30 p.m. Workshop/ Dinner – Planning and Zoning Conference Room
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 20th day of September 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
David Hallberg	Member
Mark Assaad	Alternate
Jeremiah Radandt	Alternate

Constituting a quorum. The following City Council Representatives Chris Coy, Darlene Freed and Sharron Rogers were present as well as staff from Freese & Nichols and Ash + Lime and the following City Staff were present:

Matthew Boyle	City Attorney
Erica Marohnic	Planning Services Director
Betsi Chatham	GIS Manager
Albert L. Triplett, Jr.	Planner II
Marium Zahir	Planner I
Natasha Gale	Planning Technician

WORKSHOP: 5:31 p.m. – Planning and Zoning Commission Conference Room

CALL TO ORDER

CITIZEN COMMENTS

No one spoke during citizen comments.

1. Receive a report and hold a discussion regarding preferred design scenarios along the Dallas Road Corridor within the Transit District Overlay (TDO).

Wendy Boneau from Freese & Nichols Inc. presented the item to the Commission and answered questions.

ADJORNMENT

Chairman Oliver closed the Workshop at 6:55 p.m.

BRIEFING SESSION: Immediately Following the Workshop – Planning and Zoning Commission Conference Room

2. 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.

The Commission discussed the items on the agenda. No action was taken.

3. Receive a report and hold a discussion regarding outcomes of the August 18, 2022 Planning and Zoning Commission Workshop where discrepancies between the City of Grapevine's official Zoning Map and Map 2: Land Use Plan, also known as the Future Land Use Map, for properties located in the central section of the city between Northwest Highway to the north, Texan Trail to the east, and State Highway 114 to the south and west were discussed and considered, and take any necessary action.

Report items from the August 18 P&Z Workshop. No action was taken.

4. Receive a report and hold a discussion regarding outcomes of the September 7, 2022 Planning and Zoning Commission Subcommittee Meeting where zoning districts appropriate in each future land use designation, as currently organized in the Comprehensive Master Plan were discussed and considered, and take any necessary action.

Report items from the September 7 Subcommittee meeting. No action was taken.

Chairman Oliver closed the Briefing Session at 7:30 p.m.

JOINT MEETING WITH CITY COUNCIL: 7:32 p.m. - City Council Chambers

5. Invocation and Pledge of Allegiance: Vice Chairman Monica Hotelling

6. Mayor Tate to present a proclamation to the Captain Molly Corbin Chapter National Society Daughters of the American Revolution declaring the week of September 17-23 "Constitution Week".

JOINT PUBLIC HEARINGS

7. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-05** – City Council and Planning and Zoning Commission to conduct a public hearing relative to proposed amendments and changes to the Comprehensive Zoning Ordinance, No. 82-73, same being Appendix D of the Code of Ordinances as follows: Section 26, "HC", Highway Commercial District relative to minimum buffer yard and rear setback requirements between commercial uses and adjacent Residential Districts, and any other additions, deletions, or changes to various sections, articles, and provisions contained in said Ordinance No. 82-73.

The Commission and Council received a report from staff and held the public hearing.

8. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-01** – City Council and Planning and Zoning Commission to conduct a public hearing relative to proposed amendments and changes to the Comprehensive Zoning Ordinance, No. 82-73, same being Appendix D of the Code of Ordinances as follows: Section 12, Definitions, Section 25, "CC", Community Commercial District, Section 26, "HC", Highway Commercial District, Section 29, "HCO", Hotel and Corporate Office District, Section 32, "BP", Business Park District; Section 41, Planned Development Overlay, and Section 56, Off-Street Parking Requirements relative to the Hotel or Motel and Boutique Hotel definitions, use-specific and other development standards, parking requirements, and any other additions, deletions, or changes to various sections, articles, and provisions contained in said Ordinance No. 82-73.

The Commission and Council received a report from staff and held the public hearing.

9. Conditional Use Permit **CU22-35** (Balkan Garden Bistro) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Glazer Properties requesting a conditional use permit to amend the previously approved site plan of CU14-24 (Ordinance No. 2014-034) to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed-beverages) and to remove the retaining wall at the rear of the property in order to provide additional parking in conjunction with a restaurant. The subject property is located at 2140

Hall Johnson Road, Suite 118 and is currently zoned "CC", Community Commercial District.

*Mayor Tate announced the applicant had submitted a letter requesting to **withdraw** this item.*

Motion was made to **approve** the withdraw of Conditional Use Permit **CU22-35** (Balkan Garden Bistro):

Motion: Parker

Second: Luers

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

Nays: None

Approved: 7-0

10. Conditional Use Permit **CU22-41** (Moxie Scooters) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ridinger Associates, Inc. requesting a conditional use permit to allow a motorcycle dealership with sales and service of new and used motorcycles, scooters, and other equipment and a 17 foot, 6 inch tall pole sign. The subject property is located at 503 West Northwest Highway and is currently zoned "HC", Highway Commercial District.

The Commission and Council received a report from staff and the applicant and held the public hearing.

11. Historic Landmark District **HL22-03** and **HL22-04** (211 and 215 East Wall Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ronny Park requesting a Historical Landmark sub-district. The subject property is currently zoned "HC" Highway Commercial District.

*Mayor Tate announced the applicant had submitted a letter requesting to **table** the public hearing until the October 18, 2022 joint meeting.*

Motion was made to **table** Historic Landmark District HL22-03/HL22-04 (211 & 215 East Wall Street) to the October 18, 2022 meeting:

Motion: Parker

Second: Hallberg

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

Nays: None

Approved: 7-0

REGULAR SESSION: 8:15 p.m. *(Immediately following the Joint Public Hearings)*
Planning and Zoning Conference Room

Chairman Oliver called the regular session to order at 8:15 p.m.

12. CITIZEN COMMENTS

No one spoke during citizen comments.

NEW BUSINESS

13. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-05.**

The Commission discussed this item.

Motion was made to approve amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-05** (Section 26, "HC", Highway Commercial District).

Motion: Hotelling

Second: Parker

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

Nays: None

Approved: 7-0

14. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-01.**

The Commission discussed this item.

Motion was made to approve amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-01** (Various sections related to Hotel or Motels and Boutique Hotels) with the following condition: *Eliminating letter (e) A Business Professional Center under amenities that are required in the Use-Specific Standards.*

Motion: Hutton

Second: Luers

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

Nays: None

Approved: 7-0

15. Conditional Use Permit **CU22-35** (Balkan Garden Bistro).

This item was withdrawn during the public hearing. No action was taken.

16. Conditional Use Permit **CU22-41** (Moxie Scooters) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Conditional Use Permit CU22-41 (Moxie Scooters) with the following condition: *Sales and service of new and used scooters only.*

FIRST READING

Motion: Hutton

Second: Hotelling

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

Nays: None

Approved: 7-0

17. Historic Landmark District **HL22-03** (211 East Wall Street) – Consider the application and make a recommendation to City Council.

This item was tabled during the public hearing. No action was taken.

18. Historic Landmark District **HL22-04** (215 East Wall Street) – Consider the application and make a recommendation to City Council.

This item was tabled during the public hearing. No action was taken.

19. Consider the minutes of the August 16, 2022 Planning and Zoning Commission Meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of August 16, 2022, Planning and Zoning Public Hearing:

Motion: Hutton

Second: Luers

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

Nays: None

Approved: 6-0-1

Abstention: Hallberg

20. Consider the minutes of the August 18, 2022 Planning and Zoning Commission Meeting workshop.

The Commission discussed this item.

Motion was made to **approve** the minutes of August 18, 2022, Planning and Zoning Workshop:

Motion: Hutton

Second: Tiggelaar

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

Nays: None

Approved: 6-0-1

Abstention: Hallberg

21. Consider the minutes of the September 7, 2022 Planning and Zoning Commission subcommittee meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of September 7, 2022, Planning and Zoning Subcommittee meeting:

Motion: Tiggelaar

Second: Hotelling

Ayes: Oliver, Hotelling, Tiggelaar

Nays: None

Approved: 3-0-4

Abstention: Parker, Luers, Hutton, Hallberg

Adjournment

Motion was made to adjourn the meeting at **8:22 p.m.**

Motion: Parker

Second: Luers

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

Nays: None

Approved: 7-0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 18th DAY OF OCTOBER 2022.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN