



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF CITY COUNCIL AND  
PLANNING AND ZONING COMMISSION MINUTES  
TUESDAY, OCTOBER 18, 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 18<sup>th</sup> day of October 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 Staff were present:

Erica Marohnic	Planning Services Director
Cristin Turner	Civil Engineer
Albert L. Triplett, Jr.	Planner II
Marium Zahir	Planner I
Natasha Gale	Planning Technician

**BRIEFING SESSION: 7:00 p.m.** – Planning and Zoning Commission Conference Room

1. 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.

Chairman Oliver closed the Briefing Session at 7:18 p.m.

**JOINT MEETING WITH CITY COUNCIL: 7:37 p.m.** – City Council Chambers

2. Invocation and Pledge of Allegiance: Commissioner Hutton
3. Mayor Pro-tem to present proclamation in recognizing October as National Community Planning Month.

#### JOINT PUBLIC HEARINGS

4. Conditional Use Permit **CU22-39** (FiberTex) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by FiberTex, LLC requesting a conditional use permit to allow outdoor storage in conjunction with a construction trade office. The subject property is located at 623 East Dallas Road and is currently zoned “LI”, Light Industrial District.

*The Commission and Council received a report from staff and held the public hearing. Applicant, Spencer Feaster presented and answered questions.*

5. Conditional Use Permit **CU22-43** (Aspen Catering) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Scott Parizo requesting a conditional use permit to amend the previously approved site plan SP95-31, specifically to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a commercial kitchen. The subject property is located at 3105 Ira E. Woods Avenue, Suite 110 and is currently zoned “CC”, Community Commercial District.

*The Commission and Council received a report from staff and held the public hearing. Applicant, Scott Parizo presented and answered questions.*

6. Conditional Use Permit **CU22-44** (Bohemian Bull) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Buzz Urban Planning requesting a conditional use permit to amend the previously approved site plan CU89-12 (Ordinance No. 1989-56), 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 21-foot, 3-inch pole sign in conjunction with a restaurant. The subject property is located at 1112 West Northwest Highway and is currently zoned “HC”, Highway Commercial District.

*The Commission and Council received a report from staff and held the public hearing. Applicant representatives, Santos Martinez and Dennis Johnson presented and answered questions.*

*Michael Garren spoke in support of CU22-44.*

*Jody Smith spoke in opposition of CU22-44.*

7. Conditional Use Permit **CU22-45** (Morsco Supply) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Morsco Supply, LLC requesting a conditional use permit specifically to allow outdoor storage in conjunction with the development of a warehousing building for wholesale building materials. The subject property is located at 3200 Stone Myers Parkway and is currently zoned “LI”, Light Industrial District. **The applicant has requested to table this item to the November 15, 2022 Joint meeting.**

*Mayor Pro-tem Freed announced the applicant had submitted a letter requesting to **table** this item.*

Motion was made to **approve** to table of Conditional Use Permit **CU22-45** (Morsco Supply) to the November 15, 2022 meeting:

Motion: Hotelling

Second: Hutton

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

Nays: None

Approved: 7-0

8. Entertainment and Attraction Overlay **EA22-01** (Stand Rock Resort and Waterpark) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Stand Rock Grapevine requesting an entertainment and attraction overlay to allow for a 661-room hotel; the possession, storage retail sales and on-and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages); building height in excess of 50 feet; skill and coin-operated machines in excess of 8 machines; and three pylon-type signs. The subject property is located at 3509 North Grapevine Mills Boulevard and is currently zoned “CC”, Community Commercial District.

*The Commission and Council received a report from staff and the applicant and held the public hearing. Applicant representative, Stuart Zadra presented and answered questions.*

9. Planned Development Overlay **PD22-06** and Conditional Use Permit **CU22-47** (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 planned development overlay to allow for a reduction in required parking from Section 56, *Off-Street Parking Requirements* of the Comprehensive

Zoning Ordinance, No. 82-73 and a conditional use permit to amend the previously approved site plan of CU14-24 (Ordinance No. 2014-34) to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed-beverages) 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.

*The Commission and Council received a report from staff and the applicant and held the public hearing. Applicant representative, Alan Ripley presented and answered questions.*

10. Zoning Change Application **Z22-04** (301 East Wall Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Tin Barn, LLC to rezone 0.284 acres from "HC", Highway Commercial District to "R-7.5", Single-Family District. **FIRST READING**

*The Commission and Council received a report from staff and the applicant and held the public hearing. Applicant, Neal Cooper presented and answered questions.*

11. Zoning Change Application **Z22-05** and Historic Landmark Districts **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 The Rylor Group, LLC requesting to rezone 0.686 acres from "HC", Highway Commercial District to "R-7.5", Single Family District and requesting Historical Landmark sub-districts on the property. The public hearings for Historic Landmark Districts HL22-03 and HL22-04 were tabled at the September 20, 2022 Joint Meeting. **FIRST READING**

*The Commission and Council received a report from staff and the applicant and held the public hearing. Applicant, Ronny Park presented and answered questions.*

**REGULAR SESSION:** (Immediately following the Joint Public Hearings) Planning and Zoning Conference Room

Chairman Oliver called the regular session to order at **8:48 p.m.**

## 12. CITIZEN COMMENTS

No one spoke during citizen comments.

## NEW BUSINESS

13. Conditional Use Permit **CU22-39** (FiberTex) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Conditional Use Permit **CU22-39** (FiberTex) subject to the following condition:

*The permitted outdoor storage as depicted on the approved site plan is subject to a one-year limitation and shall expire on October 18, 2023.*

Motion: Luers

Second: Parker

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

Nays: None

Approved: 7-0

14. Conditional Use Permit **CU22-43** (Aspen Catering) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Conditional Use Permit **CU22-43** (Aspen Catering) subject to the following condition:

*Alcoholic beverage sales and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) are **not** permitted with this approval. Only the possession and storage of alcoholic beverages (beer, wine, and mixed beverages) are permitted with this approval.*

Motion: Tiggelaar

Second: Luers

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

Nays: None

Approved: 7-0

15. Conditional Use Permit **CU22-44** (Bohemian Bull) – Consider the application and make a recommendation to City Council.

Motion was made to **approve** Conditional Use Permit **CU22-44** (Bohemian Bull) subject to the following condition:

*Eliminating all outdoor speakers as depicted on the site plan.*

Motion: Hotelling  
Second: Tiggelaar  
Ayes: Luers, Tiggelaar, Oliver, Hotelling, Hutton, Hallberg  
Nays: Parker  
Approved: 6-1

16. Entertainment and Attraction Overlay **EA22-01** (Stand Rock Resort and Waterpark) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Entertainment and Attraction Overlay **EA22-01** (Stand Rock Resort and Waterpark):

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

17. Planned Development Overlay **PD22-06** (Balkan Garden Bistro) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Planned Development Overlay **PD22-06** (Balkan Garden Bistro):

Motion: Luers  
Second: Hallberg  
Ayes: Luers, Hallberg, Hotelling, Hutton  
Nays: Tiggelaar, Oliver, Parker  
Approved: 4-3

18. Conditional Use Permit **CU22-47** (Balkan Garden Bistro) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Conditional Use Permit **CU22-47** (Balkan Garden Bistro):

Motion: Hotelling

Second: Hutton

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

Nays: None

Approved: 7-0

19. Zoning Change Application **Z22-04** (301 East Wall Street) – Consider the application and make a recommendation to City Council. **FIRST READING**

*The Commission discussed this item.*

Motion was made to **approve** Zoning Change Application **Z22-04** (301 East Wall Street):

Motion: Hutton

Second: Tiggelaar

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

Nays: None

Approved: 7-0

20. Zoning Change Application **Z22-05** (211 and 215 East Wall Street) – Consider the application and make a recommendation to City Council. **FIRST READING**

*The Commission discussed this item.*

Motion was made to **approve** Zoning Change Application **Z22-05** (211 and 215 East Wall Street):

Motion: Parker

Second: Hutton

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

Nays: None

Approved: 7-0

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

*The Commission discussed this item.*

Motion was made to **approve** Historic Landmark District **HL22-03** (211 East Wall Street):

Motion: Hutton

Second: Tiggelaar

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



Nays: None  
Approved: 7-0

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

*The Commission discussed this item.*

Motion was made to **approve** Historic Landmark District **HL22-04** (215 East Wall Street):

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

23. **Final Plat** of Lot 1, Block 1, 430 Main Addition – Consider the application submitted by Ridinger Associates, Inc. requesting to plat unplatted property into one lot located at 216 and 306 East Northwest Highway, and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve Final Plat** of Lot 1, Block 1, 430 Main Addition:

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

24. Consider the minutes of the September 20, 2022 Planning and Zoning Commission meeting.

*The Commission discussed this item.*

Motion was made to **approve** the minutes of the September 20, 2022 Planning and Zoning Commission meeting:

Motion: Hutton  
Second: Hotelling  
Ayes: Parker, Luers, Tiggelaar, Oliver, Hotelling, Hutton, Hallberg  
Nays: None



Approved: 7-0  
Abstention: None

25. Consider the minutes of the October 11, 2022 Planning and Zoning Commission workshop.

*The Commission discussed this item.*

Motion was made to **approve** the minutes of the October 11, 2022 Planning and Zoning Commission workshop:

Motion: Hutton  
Second: Luers  
Ayes: Parker, Luers, Oliver, Hotelling, Hutton, Hallberg  
Nays: None  
Approved: 6-0-1  
Abstention: Tiggelaar

**Adjournment**

Motion was made to adjourn the meeting at **9:09 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 15<sup>th</sup> DAY OF NOVEMBER 2022.

APPROVED:

  
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CHAIRMAN

ATTEST:

  
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PLANNING TECHNICIAN

