



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF CITY COUNCIL AND  
PLANNING AND ZONING COMMISSION MINUTES  
TUESDAY, NOVEMBER 15, 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 15<sup>th</sup> day of November 2022 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Monica Hotelling	Vice Chairperson
Traci Hutton	Member
Jason Parker	Member
Dennis Luers	Member
David Hallberg	Member
Mark Assaad	Alternate
Jeremiah Radandt	Alternate

With Beth Tiggelaar absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
John Robertson	Development Engineer and Construction Mgr.
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 7:13 p.m.

**JOINT MEETING WITH CITY COUNCIL: 7:30 p.m.** – City Council Chambers

2. Invocation and Pledge of Allegiance: Commissioner Luers

### JOINT PRESENTATION

3. Planning Services Director to present proposed amendments to the Comprehensive Master Plan, Section IV., *Land Use*, Subsection E., *Future Land Use* and Map 2: Land Use Plan, of the Comprehensive Master Plan relative to new and amended future land use designations, future land use designation descriptions and criteria for approval relative to Map 2: Land Use Plan amendments.
4. City Council to consider calling a public hearing for **MP22-01** to amend the Comprehensive Master Plan, Section IV., *Land Use*, Subsection E., *Future Land Use* and Map 2: Land Use Plan, of the Comprehensive Master Plan relative to new and amended future land use designations, future land use designation descriptions and criteria for approval relative to Map 2: Land Use Plan amendments. *(No action is required of the Planning and Zoning Commission.)*

### JOINT PUBLIC HEARINGS

5. 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. **This item was tabled at the applicant’s request at the October 18, 2022 meeting. The applicant has requested to withdraw this item.**

*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 **CU22-45** (Morsco Supply):

Motion: Parker

Second: Hutton

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

Nays: None

Approved: 7-0

6. Conditional Use Permit **CU22-51** (Mister 01 Pizza) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application

submitted by Core States Group requesting a conditional use permit to amend the previously approved site plan CU14-26 (Ordinance No. 2014-039); this request is 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, and outdoor speakers in conjunction with a restaurant. The subject property is located at 129 South Main Street, Suite 155 and is currently zoned "CBD", Central Business District.

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

7. Conditional Use Permit **CU22-52** and Special Use Permit **SU22-04** (Great Wolf Lodge) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Great Wolf Lodge requesting a conditional use permit to amend the previously approved site plan CU19-13/SU19-01 (Ordinance No. 2019-29) for a planned commercial center, this request is 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 an expansion of a hotel and water park and for outdoor speakers. The applicant is also requesting a special use permit to relocate an existing arcade in excess of eight machines into a proposed expansion area. The subject property is located at 100 Great Wolf Drive and is currently zoned "CC", Community Commercial District.

*The Commission and Council received a report from staff and held the public hearing. Applicant representatives, Brian Hardy and Todd Frawley presented and answered questions.*

8. Historic Landmark District **HL22-05** (609 East Worth Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Colton Banks requesting a Historical Landmark sub-district. The subject property is currently zoned "R-7.5", Single-Family District.

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

9. Historic Landmark District **HL22-06** (201 Ball Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine requesting a Historical Landmark sub-district. The subject property is currently zoned "GU", Governmental Use District.

*The Commission and Council received a report from staff and the applicant Applicant representative, David Klempin answered questions. The Commission*

*and Council voted to continue the public hearing to the December 20, 2022 joint meeting.*

Planning and Zoning Commission to recess to the Planning and Zoning Commission Conference Room, Second Floor, to consider published agenda items.

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

Chairman Oliver called the regular session to order at **8:23 p.m.**

10. CITIZEN COMMENTS

No one spoke during citizen comments.

NEW BUSINESS

11. Conditional Use Permit **CU22-51** (Mister 01 Pizza) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Conditional Use Permit **CU22-51** (Mister 01 Pizza):

Motion: Luers

Second: Hallberg

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

Nays: None

Approved: 7-0

12. Conditional Use Permit **CU22-52** (Great Wolf Lodge) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Special Use Permit **CU22-52** (Great Wolf Lodge):

Motion: Hutton

Second: Parker

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

Nays: None

Approved: 7-0

13. Special Use Permit **SU22-04** (Great Wolf Lodge) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Special Use Permit **SU22-04** (Great Wolf Lodge):

Motion: Parker

Second: Luers

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

Nays: None

Approved: 7-0

14. Historic Landmark District **HL22-05** (609 East Worth Street) – Consider the application and make a recommendation to City Council.

Motion was made to **approve** Historic Landmark District **HL22-05** (609 East Worth Street):

Motion: Hotelling

Second: Hallberg

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

Nays: None

Approved: 7-0

15. Historic Landmark District **HL22-06** (201 Ball Street) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **continue the public hearing of** Historic Landmark District **HL22-06** (201 Ball Street) to the December 20, 2022 meeting:

Motion: Hotelling

Second: Assaad

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

Nays: None

Approved: 7-0

16. **Final Plat** for Block 1, Lot 1, Kennimer Addition – Consider the recommendation of the Planning and Zoning Commission regarding the application submitted by Grayson CeBallas requesting to plat unplatted property into one lot. The subject property is located at 301 West Wall Street, and make a recommendation to City Council.

*The Commission discussed this item.*

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

Motion: Luers

Second: Parker

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

Nays: None

Approved: 7-0

17. **Final Plat** for Block 1, Lots 1 and 2, Green Park Addition – Consider the recommendation of the Planning and Zoning Commission regarding the application submitted by The Rylor Group, LLC requesting to plat unplatted property into two lots. The subject property is located at 211 and 215 West Wall Street, and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve Final Plat** of Block 1, Lots 1 and 2, Green Park Addition:

Motion: Hallberg

Second: Assaad

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

Nays: None

Approved: 7-0

18. Consider the minutes of the October 18, 2022 Planning and Zoning Commission meeting.

*The Commission discussed this item.*

Motion was made to **approve** the minutes of the October 18, 2022 Planning and Zoning Commission meeting **with the correction on page 9 to change motion to “approve/deny” to “approve”**:

Motion: Hutton

Second: Luers

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

Nays: None

Approved: 7-0

Abstention: 0

**Adjournment**

Motion was made to adjourn the meeting at **8:27 p.m.**

Motion: Luers

Second: Parker

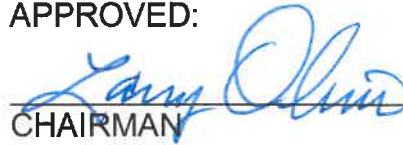
Ayes: Oliver, Hotelling, Hutton, Parker, Luers, Hallberg, Assaad

Nays: None

Approved: 7-0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE  
CITY OF GRAPEVINE, TEXAS ON THIS THE 20<sup>th</sup> DAY OF DECEMBER 2022.

APPROVED:



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CHAIRMAN

ATTEST:



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PLANNER I

