



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF CITY COUNCIL AND  
PLANNING AND ZONING COMMISSION MINUTES  
TUESDAY, DECEMBER 20, 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 20<sup>th</sup> day of December 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
Beth Tiggelaar	Member
David Hallberg	Member
Mark Assaad	Alternate
Jeremiah Radandt	Alternate

With Dennis Luers absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
Albert L. Triplett, Jr.	Planner II
Natasha Gale	Planner I

**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 7:06 p.m.

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

2. Invocation and Pledge of Allegiance: Commissioner Tiggelaar

**JOINT PUBLIC HEARINGS**

3. 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 public hearing for this item was continued from the November 15, 2022 meeting.**

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

4. Conditional Use Permit **CU22-48** (Chipotle) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by WD Partners requesting a conditional use permit to amend the previously approved site plan CU13-13 (Ordinance No. 2013-026) for a planned commercial center, this request is specifically to allow the addition of a drive-through for pick up orders for the existing Chipotle restaurant. The subject property is located at 2225 East Grapevine Mills Circle and is currently zoned “CC”, Community Commercial District.

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

5. Conditional Use Permit **CU22-55** (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 to allow outdoor storage in conjunction with a wholesale building materials development. The subject property is located at 3200 Stone Myers Parkway and is currently zoned “LI”, Light Industrial District.

*The Commission and Council received a report from staff and held the public hearing. Applicant, Mathias Haubert answered questions.*

Planning and Zoning Commission recessed 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 **7:55 p.m.**

6. CITIZEN COMMENTS

No one spoke during citizen comments.

NEW BUSINESS

7. 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 **approve** Historic Landmark District **HL22-06** (201 Ball Street):

Motion: Hutton

Second: Tiggelaar

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

Nays: None

Approved: 7-0

8. Conditional Use Permit **CU22-48** (Chipotle) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Conditional Use Permit **CU22-48** (Chipotle):

Motion: Parker

Second: Hotelling

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

Nays: None

Approved: 7-0

9. Conditional Use Permit **CU22-55** (Morsco Supply) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Conditional Use Permit **CU22-55** (Morsco Supply) with the condition that *an 8-foot tall fencing screen would be required and that all storage height shall not exceed the 8-foot tall screening fence:*

Motion: Hutton

Second: Hallberg

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

Nays: None

Approved: 7-0

10. Consider the minutes of the November 15, 2022 Planning and Zoning Commission Meeting.

*The Commission discussed this item.*

Motion was made to **approve** the minutes of the November 15, 2022 Planning and Zoning Commission meeting:

Motion: Hutton

Second: Assaad

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

Nays: None

Approved: 6-0-1

Abstention: Tiggelaar

**Adjournment**

Motion was made to adjourn the meeting at **7:58 p.m.**

Motion: Assaad

Second: Parker

Ayes: Oliver, Hotelling, Hutton, Parker, Tiggelaar, 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 17<sup>th</sup> DAY OF JANUARY 2023.

APPROVED:

  
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CHAIRMAN

ATTEST:

  
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PLANNING TECHNICIAN