



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, JANUARY 16, 2024

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

5:30 p.m.	Dinner/ Special Meeting – Planning and Zoning Conference Room
7:00p.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 January 2024 in the Planning and Zoning Conference Room with the following members present-to-wit:

Monica Hotelling	Vice Chair
Dennis Luers	Member
Beth Tiggelaar	Member
David Hallberg	Member
Jason Parker	Member
Traci Hutton	Member
Mark Assaad	Alternate
Ben Johnson	Alternate

With Larry Oliver absent, constituting a quorum. Sharron Rogers was present as council representative. The following City Staff were present:

Matthew Boyle	City Attorney
Erica Marohnic	Planning Services Director
Albert Triplett	Planner II
Natasha Gale	Planner I
Lindsay Carey	Planning Technician

SPECIAL MEETING CALL TO ORDER: 5:30 p.m. - Planning and Zoning Commission Conference Room

WORKSHOP

1. Hold a discussion and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance No. 82-73 same being Appendix "D" of the Code of Ordinances, as follows: create and amend definitions in Section 12, Definitions; allow Mobile Food Units as primary and secondary uses either by right

or a conditional use in various zoning districts; create use-specific standards and amend Temporary Use specific standards in Section 42, Supplementary District; and establish parking requirements in Section 56, Off-Street Parking Requirements relative to Mobile Food Units (e.g. food trucks or trailers); and take any necessary action.

2. Hold a discussion and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance No. 82-73 same being Appendix "D" of the Code of Ordinances, as follows: create and amend definitions in Section 12, Definitions; and create zoning districts, Condominium District and Brownstone District; establish bulk, dimensional, and setback standards relative to condominiums and brownstones and Section 41B. Transit District Overlay; and take any necessary action.
3. Hold a discussion and provide staff direction regarding proposed amendments to the Comprehensive Master Plan (1974-1994, updated 1987) of the City of Grapevine Ordinance No. 87-11, and take any necessary action.

REGULAR MEETING CALL TO ORDER: 7:00 p.m. - Planning and Zoning Commission Conference Room

BRIEFING SESSION

4. 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.

Briefing Session adjourned at **7:18 p.m.**

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

5. Invocation and Pledge of Allegiance: Council Member Sharron Rogers

JOINT PUBLIC HEARINGS

6. **AM23-02;** Electrical Vehicle (EV) Charging Stations – City Council and Planning and Zoning Commission to conduct a public hearing to consider amendments and changes to the Comprehensive Zoning Ordinance No. 82-73, same being Appendix D of the Code of Ordinances, as follows: to create and amend definitions in Section 12, Definitions; allow electric vehicle charging stations as a conditional use in Section 22, "R-MF", Multifamily District Regulations, Section 25, "CC", Community Commercial District, Section 26, "HC", Highway Commercial District, Section 28, "CBD", Central Business District, Section 31, "LI", Light Industrial District, Section 32, "BP", Business Park District, and Section

38, "GU", Governmental Use District; and create use specific standards in Section 42, Supplementary District of the Zoning Ordinance relative to electric vehicle charging stations and their supply equipment.

The Commission and Council received a report from staff and held the public hearing. Staff presented and answered questions.

7. **AM23-08**; Short Term Rentals – City Council and Planning and Zoning Commission to conduct a public hearing to consider amendments and changes to the Comprehensive Zoning Ordinance No. 82-73, same being Appendix D of the Code of Ordinances, as follows: to create and amend definitions in Section 12, Definitions; create use-specific standards in Section 21, Reserved; allow a new short-term rental use as a conditional use in Section 22, "R-MF", Multifamily District Regulations; and establish parking standards in Section 56, Off-Street Parking Requirements relative to short-term rentals including associated regulations.

The Commission and Council received a report from staff and held the public hearing. Staff presented and answered questions.

8. Conditional Use Permit **CU23-36** (Old Hickory at the Gaylord Texan) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Huitt-Zollars, Inc. requesting a conditional use permit to amend the previously approved site plan of CU12-19 (Ordinance No. 2018-047) for a planned commercial center to allow for the possession, storage, and retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, hotel and convention center. This request is specifically to expand the building footprint, revise the exterior elevations and revise the floor plan to the existing restaurant. The subject property is located at 1501 Gaylord Trail and is currently zoned "PCD", Planned Commerce Development District.

The Commission and Council received a report from staff and held the public hearing. Applicants, Kevin Carlson and Al Beams, presented and answered questions.

9. Conditional Use Permit **CU23-37** (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 CU22-52 (Ordinance No. 2022-086) for a planned commercial center, to allow for the possession, storage, and retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) and outdoor speakers in conjunction with a hotel and water park. This request is specifically to add a 321 square foot vestibule to the existing front entrance, remove and replace existing trees near the entry monument sign,

remove two architectural features, add a statue to the main entrance, add an outdoor adventure trail, and add refuse container enclosures. 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 representative, Billy Avila, presented and answered questions.

10. Historic District Landmark Sub-District **HL23-03** (220 Blevins Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Curtis Ratliff requesting Designation as a Historic 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.

11. Transit District Overlay **TDO23-03** (Grapevine Brownstones, Phase II) and a **Final Plat** of Lot 2, Block 1, Hasten Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by NCP Grapevine Brownstones II, LLC requesting a transit district overlay to allow for an 18-unit condominium development on 1.24-acres, and a replat of a portion of Lot 4, Block 53 Original Town of Grapevine. The subject property is located at 235 East Nash Street and is currently zoned "LI", Light Industrial District.

The Commission and Council received a report from staff and held the public hearing. Applicant, Greg Gifford and applicant representative, Kevin Carlson, presented and 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

Vice Chair Hotelling called the regular session to order at **8:55 p.m.**

11. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

12. Text Amendment AM23-02 (Electric Vehicle Charging Station) – Consider the amendment and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** text amendment **AM23-02** (Electric Vehicle Charging Stations):

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

13. Text Amendment AM23-08 (Short-term Rentals) – Consider the amendment and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** text amendment **AM23-08** (Short-term Rentals):

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

14. Conditional Use request **CU23-36** (Old Hickory at the Gaylord) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Conditional Use request **CU23-36** (1501 Gaylord Trail)

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

15. Conditional Use request **CU23-37** (Great Wolf Lodge) - Consider the application

and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Conditional Use request **CU23-37** (100 Great Wolf Drive)

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

16. Historic Landmark Sub-District request **HL23-02** (220 Blevins Street) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Historic Landmark Sub-District request **HL23-02** (220 Blevins Street)

Motion: Parker
Second: Hutton
Ayes: Hotelling, Hutton, Hallberg, Tiggelaar, Johnson
Nays: None
Approved: 7 – 0

17. Transit District Overlay request **TDO23-03** (Grapevine Brownstones PH II) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Transit District Overlay request **TDO23-03** (235 East Nash Street)

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

18. **Final Plat** of Lot 2, Block 1, Hasten Addition – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** the Statement of Findings and the Final Plat of Lot 2, Block 1, Hasten Addition (235 East Nash Street):

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

19. Consider the minutes of the December 13, 2023 Regular Planning and Zoning Commission workshop.

The Commission discussed this item.

Motion was made to **approve** the minutes of the December 13, 2023 Planning and Zoning Commission workshop.

Motion: Hutton
Second: Tiggelaar
Ayes: Hallberg, Luers, Parker, Johnson
Nays: None
Abstained: Hotelling
Approved: 6 – 0 –1

20. Consider the minutes of the December 19, 2023 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the December 19, 2023 Planning and Zoning Commission meeting.

Motion: Hutton
Second: Johnson
Ayes: Hallberg, Luers, Parker, Tiggelaar
Nays: None
Abstained: Hotelling
Approved: 6 – 0 –1

Adjournment

Motion was made to adjourn the meeting at **9:03 p.m.**

Motion: Parker
Second: Hutton
Ayes: Hallberg, Luers, Tiggelaar, Johnson
Nays: None
Abstained: Hotelling
Approved: 6 – 0 – 1

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 20th DAY OF FEBRUARY 2024.

APPROVED:



VICE CHAIR

ATTEST:



PLANNING TECHNICIAN