



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF CITY COUNCIL AND  
PLANNING AND ZONING COMMISSION MINUTES  
TUESDAY, FEBRUARY 20, 2024

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

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5:45 p.m. Special Meeting – Planning and Zoning Conference Room  
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 February 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: 5:45 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 (Ordinance No. 82-73) same being Appendix "D" of the Code of Ordinances, as follows: amend Subsection A.3, Noise Regulation of

Section 55, Performance Standards by adding an exception for whole-home emergency generators during testing periods.

2. Hold a discussion and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance (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.
3. Hold a discussion and provide staff direction with proposed amendments to the Comprehensive Master Plan (1974-1994, updated 1987) of the City of Grapevine Ordinance (87-11).

**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 **7:25 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. Conditional Use Permit **CU23-32** (Stellini Trattoria) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Mitchell Wegner requesting a conditional use permit to amend the previously approved site plan CU19-10 (Ordinance No. 2019-027) to allow for the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, and the possession, storage, retail sales and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a market. This request is specifically to revise the floor plan by adding restaurant seating to the former market area. The subject property is located at 400 East Dallas Road, Suite 100 and is currently zoned "CBD", Central Business District.

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

7. Conditional Use Permit **CU24-04** (Portillo's) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by HDGroup, Inc requesting a conditional use permit for a planned commercial center to allow for the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a 6,750 square foot restaurant with a drive-through, outdoor dining, and outdoor speakers. The subject property is located at 460 West State Highway 114 and is currently zoned "HC", Highway Commercial District.

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

8. Zoning Change Application **Z23-08** and Conditional Use Permit **CU23-35** (Stuart's Paint & Body) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Oweis Enterprises, LLC requesting to rezone 2.4 acres from "CC", Community Commercial District to "LI", Light Industrial District. The applicant is also requesting a conditional use permit to develop an automotive repair body shop with outdoor vehicle storage and an 18-foot pole sign. The subject property is located at 2051 State Highway 121.

*The Commission and Council received a report from staff and held the public hearing. Applicant, Omar Oweis, managing partner, and Jared Garret, CEO of Quality Collision, 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 **7:59 p.m.**

#### 9. CITIZEN COMMENTS

*No one spoke during citizen comments.*

#### OLD BUSINESS

None.

#### NEW BUSINESS

10. Conditional Use Permit **CU23-32** (Stellini Trattoria) – Consider the application and

make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** conditional use request **CU23-32** (400 East Dallas Road, Suite 100):

Motion: Luers

Second: Assaad

Ayes: Hutton, Hotelling, Tiggelaar, Hallberg, Parker

Nays: None

Approved: 7 - 0

11. Conditional Use Permit **CU24-04** (Portillo's) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** conditional use request **CU24-04** (460 West State Highway 114):

Motion: Hallberg

Second: Hutton

Ayes: Hotelling, Tiggelaar, Hallberg, Parker, Luers

Nays: None

Approved: 7 – 0

12. Zone Change request **Z23-08** (Stuart's Paint & Body) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **deny** zone change request **Z23-08** (2051 State Highway 121)

Motion: Hutton

Second: Tiggelaar

Ayes: Parker, Luers, Hotelling

Nays: Hallberg, Assaad

Approved: 5 – 2

13. Conditional Use request **CU23-35** (Stuart's Paint & Body) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **deny** Conditional Use request **CU23-35** (2051 State Highway 121)

Motion: Parker  
Second: Hutton  
Ayes: Hotelling, Luers, Tiggelaar  
Nays: Hallberg, Assaad  
Approved: 5 – 2

14. Consider the minutes of the January 16, 2024 Regular Planning and Zoning Commission meeting.

*The Commission discussed this item.*

Motion was made to **approve** the minutes of the January 16, 2024 Planning and Zoning Commission meeting.

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

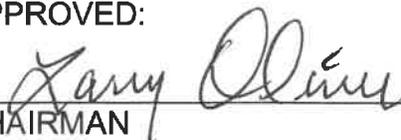
### **Adjournment**

Motion was made to adjourn the meeting at **8:04 p.m.**

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 19<sup>th</sup> DAY OF MARCH 2024.

APPROVED:

  
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CHAIRMAN

ATTEST:



PLANNING TECHNICIAN