



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

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 16<sup>TH</sup> day of April 2024 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Monica Hotelling	Vice Chair
Dennis Luers	Member
Beth Tiggelaar	Member
David Hallberg	Member
Jason Parker	Member
Traci Hutton	Member
Ben Johnson	Alternate

With Mark Assaad absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
Albert Triplett	Planner II
Natasha Gale	Planner I
Lindsay Carey	Planning Technician

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

**BRIEFING SESSION**

1. 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 7:19 p.m.

**JOINT MEETING WITH CITY COUNCIL: 7:38 p.m. – City Council Chambers**

2. Invocation and Pledge of Allegiance: Commission Vice-Chair Monica Hotelling

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU24-08** and Planned Development Overlay **PD24-02** (Sauce'd) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Gena Cannon with All Tex Permits, LLC requesting a conditional use permit to allow the possession, storage, retail sale of on and off premise consumption of alcoholic beverages (beer and wine) in conjunction with an existing restaurant. The applicant is also requesting a planned development overlay to deviate from, but not be limited to required parking from Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 110 North Main Street and is currently zoned "HC", Highway Commercial District.

*The Commission and Council received a report from staff and held the public hearing. Sauce'd representative, Conner Gildenblatt, presented and answered questions.*

4. Conditional Use Permit **CU24-14** (Stuart's Paint and Body) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Omar Oweis with Oweis Enterprises, LLC requesting a conditional use permit to develop an automotive repair garage and an 18-foot pole sign. The subject property is located at 2051 State Highway 121 and is currently zoned "CC", Community Commercial District.

*The Commission and Council received a report from staff and held the public hearing. Applicant, Omar Oweis with Oweis Enterprises, LLC, presented and answered questions.*

5. Zone change request **Z24-02** (MacDaddy's) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by submitted by Jim Sager with Transwestern Real Estates requesting to rezone 0.87 acre from "PO", Professional Office District to "CN", Neighborhood Commercial District to allow for retail sales and service of electronic goods. The subject property is located at 1001 South Main Street.

*The Commission and Council received a report from staff and held the public hearing. MacDaddy's representative, Kirk Porter, presented and answered questions.*

6. Transit District Overlay **TDO24-01** (Nash and Berry Townhomes) and **Final Plat** of Lots 1-17, 18X, Block 2-R , Nash and Berry Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Richard Giberson with Berry, Jean, & Nash, LLC

requesting a transit district overlay to allow for the development of seventeen (17) single-family attached townhomes with one open space lot; and to replat Lots 6, 7 and 8, Block 2 Hilltop Addition. The subject property is located at 931/ 937/ 943 Jean Street and 930/ 936 Berry Street and is currently zoned "LI", Light Industrial District.

*The Commission and Council received a report from staff and held the public hearing. Applicant, Richard Giberson with Berry, Jean, & Nash, LLC, 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

Chairman Oliver called the regular session to order at **8:28 p.m.**

## 7. CITIZEN COMMENTS

*No one spoke during citizen comments.*

## OLD BUSINESS

None.

## NEW BUSINESS

8. Conditional Use Permit **CU24-08** (Sauce'd) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Conditional Use request **CU24-08** (110 North Main Street):

Motion: Parker

Second: Hallberg

Ayes: Luers, Tiggelaar, Hutton, Hotelling, Oliver

Nays: None

Approved: 7 - 0

9. Planned Development Overlay **PD24-02** (Sauce'd) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **deny** planned development overlay **PD24-02** (110 North Main Street):

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

10. Conditional Use request **CU24-14** (Stuart's Paint and Body) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Conditional Use request **CU24-14** (2051 State Highway 121)

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

11. Zone Change request **Z24-02** (MacDaddy's) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Zone Change request **Z24-02** (1001 South Main Street)

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

12. Transit District Overlay request **TDO24-01** (Nash and Berry Townhomes) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Transit District Overlay **TDO24-01** (931/ 937/ 943 Jean Street and 930/ 936 Berry Street)

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

13. **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 Lots 1-17, 18X, Block 2-R, Nash and Berry Addition (931/ 937/ 943 Jean Street and 930/ 936 Berry Street):

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

14. **Preliminary Plat** of Lot 1, Faithful and True 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 Preliminary Plat of Lot 1, Faithful and True Addition (2910 Parr Lane):

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

15. **Final Plat** of Lot 1, Faithful and True 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 1, Faithful and True Addition (2910 Parr Lane):

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

16. Consider the minutes of the March 19, 2024 Regular Planning and Zoning Commission meeting.

*The Commission discussed this item.*

Motion was made to **approve** the minutes of the March 19, 2024 Planning and Zoning Commission meeting.

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

### **Adjournment**

Motion was made to adjourn the meeting at **8:34 p.m.**

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 21<sup>ST</sup> DAY OF MAY 2024.

APPROVED:

  
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CHAIRMAN

ATTEST:

A handwritten signature in black ink, consisting of a vertical line on the left, a curved line across the top, and a loop on the right.

PLANNING TECHNICIAN

