



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, MAY 21, 2024

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

7:00 p.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 21ST day of May 2024 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Dennis Luers	Member
Beth Tiggelaar	Member
David Hallberg	Member
Jason Parker	Member
Traci Hutton	Member
Mark Assaad	Alternate
Ben Johnson	Alternate

With Monica Hotelling 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 **7:31 p.m.**

JOINT MEETING WITH CITY COUNCIL: 7:35 p.m. – City Council Chambers

2. Invocation and Pledge of Allegiance: Council Member Chris Coy

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU24-01** (Grapevine Mills Mall, Burlington) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kimley-Horn requesting a conditional use permit to amend the previously approved site plan CU20-17 (Ordinance No. 2020-044) for a planned commercial center in excess of 1,000,000 square feet of gross, leasable spaces. This request is specifically to divide the existing Burlington Coat Factory into two separate suites for a new retail tenant, amend the building elevations for a new main entry, and to revise the parking lot to include seven additional handicap-accessible parking spaces, a crosswalk, a 5-foot sidewalk and loading dock. The subject property is located at 3000 Grapevine Mills Parkway, Suite 343 and is currently zoned “CC”, Community Commercial District.

The Commission and Council received a report from staff and held the public hearing. Simon representative, Jocelyn Gubler, presented and answered questions.

4. Conditional Use Permit **CU24-11** and Planned Development Overlay **PD24-03** (Avondale Porsche) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Spiars Engineering requesting a conditional use permit to amend the previously approved site plan CU16-14 (Ordinance No. 2016-042) for a planned commercial center in conjunction with an automotive dealership with sales and service of new and used vehicles specifically to include an additional dealership and allow for a 20-foot pylon sign and a planned development overlay to deviate from, but not be limited to, a reduction in the masonry requirements. This request is specifically to allow for a 13,007-square-foot addition to the existing Porsche dealership along with four electric vehicle (EV) charging stations. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, a reduction in the masonry requirements from Section 54 of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 1280 Texan Trail and is currently zoned “CC”, Community Commercial District.

The Commission and Council received a report from staff and held the public hearing. Applicant, David Bond with Spiars Engineering, presented and answered questions.

5. Conditional Use Permit **CU24-13** (Jiffy Lube) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Drew Donosky with Claymoore Engineering requesting to requesting a conditional use permit for a planned commercial center to develop an automotive

repair garage with a full-service car wash. The subject property is located at 3500 Grapevine Mills Boulevard North and is currently zoned "CC", Community Commercial District.

The Commission and Council received a report from staff and held the public hearing. Applicant, Drew Donosky with Claymoore Engineering, presented and answered questions.

6. Conditional Use Permit **CU24-16** (Office/Warehouse) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Don Stone requesting a conditional use permit to allow outside storage and to revise building elevations. The subject property is located at 942 Minters Chapel Road and is currently zoned "LI", Light Industrial District.

This is the first reading of an ordinance. The second reading will be held on June 18, 2024 following Board of Zoning Adjustment consideration of a special exception at their meeting on June 3, 2024.

The Commission and Council received a report from staff and held the public hearing. Applicant and owner, Don Stone, presented and answered questions.

7. Conditional Use Permit **CU24-18** (OG Wine Cellars Wine Tasting Room) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Transwestern Real Estate requesting a conditional use permit to allow for the possession, storage, retail sale and off-premise consumption of alcoholic beverages (wine only) in conjunction with a wine-tasting room and outdoor dining. The subject property is located at 909 South Main Street, Suite 104 and is currently zoned "MXU", Mixed Use District.

The Commission and Council received a report from staff and held the public hearing. OG Wine Cellars representative, James Hanger, 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 **8:30 p.m.**

8. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

9. Conditional Use Permit **CU24-01** (Grapevine Mills Mall, Burlington) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Conditional Use request **CU24-01** (3000 Grapevine Mills Parkway, Suite 343):

Motion: Luers

Second: Hallberg

Ayes: Oliver, Hutton, Tiggelaar, Johnson, Parker

Nays: None

Approved: 7 - 0

10. Conditional Use Permit **CU24-11** (Avondale Porsche) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Conditional Use request **CU24-11** (1280 Texan Trail):

Motion: Parker

Second: Johnson

Ayes: Hutton, Tiggelaar, Oliver, Luers, Hallberg

Nays: None

Approved: 7 – 0

11. Planned Development Overlay **PD24-03** (Avondale Porsche) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** planned development overlay **PD24-03** (1280 Texan Trail):

Motion: Johnson

Second: Parker

Ayes: Luers, Hallberg, Tiggelaar, Oliver, Hutton

Nays: None

Approved: 7 – 0

12. Conditional Use request **CU24-13** (Jiffy Lube) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Conditional Use request **CU24-13** (3500 Grapevine Mills Boulevard North)

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

13. Conditional Use request **CU24-16** (Office/ Warehouse) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Conditional Use request **CU24-16** (942 Minters Chapel Road) with the condition that an 8-foot, approximately 376-square-foot mobile liquid containment tank be used for the requested outdoor storage to the rear of the building

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

14. Conditional Use request **CU24-18** (OG Wine Cellars Wine Tasting Room) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Conditional Use request **CU24-18** (909 South Main Street, Suite 104) with the condition that the outside seating is consistent with page 3 of 3 of the site plan set

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

15. Amendments to Chapter 19, Planning of the Grapevine City Code of Ordinances
AM23-03 (Planning and Zoning Commission Bylaws) - Consider the amendments
and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** amendments **AM23-03** (Planning and Zoning Commission
Bylaws)

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

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

The Commission discussed this item.

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

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

Adjournment

Motion was made to adjourn the meeting at **8:40 p.m.**

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

**PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 18TH DAY OF JUNE 2024.**

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN