



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF CITY COUNCIL AND  
PLANNING AND ZONING COMMISSION MINUTES  
TUESDAY, JUNE 18, 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 18<sup>TH</sup> day of June 2024 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Monica Hotelling	Vice-Chair
Beth Tiggelaar	Member
David Hallberg	Member
Jason Parker	Member
Traci Hutton	Member
Mark Assaad	Alternate
Ben Johnson	Alternate

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

Erica Marohnic	Planning Services Director
John Robertson	Deputy Director Public Works
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: 7:30 p.m. – City Council Chambers**

2. Invocation and Pledge of Allegiance: Council Member Beth Tiggelaar

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU24-12** and Planned Development Overlay **PD24-04** (Floor & Décor) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Philip Cochran requesting a conditional use permit to amend the previously approved site plan CU06-16 (Ordinance No. 2006-35) that allowed for a planned commercial center to allow for the development of a 45,000-square-foot fitness/workout center. This request is specifically to allow a 71,461-square-foot retail store for building materials and supplies. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, a reduction in the required parking from Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 3200 Grapevine Mills Parkway and is currently zoned “CC”, Community Commercial District. **The applicant has requested to table this item.**

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

Motion was made to **approve** the request to table Conditional Use request **CU24-01** and planned development overlay **PD24-04** (3200 Grapevine Mills Parkway):

Motion: Parker

Second: Assaad

Ayes: Tiggelaar, Oliver, Hutton, Hotelling, Hallberg

Nays: None

Approved: 7 - 0

4. Conditional Use Permit **CU24-20** (Texas Gun Experience) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Urban Strategy requesting a conditional use permit to amend the previously approved site plan CU17-24 (Ordinance No. 2017-80) that allowed for a single-story, 34,566-square-foot structure for retail gun sales and an indoor shooting range. This request is specifically to allow for a 4,755-square-foot expansion to the existing shooting range for additional training space. The subject property is located at 1901 South Main Street and is currently zoned “CC”, Community Commercial District.

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

5. Zoning Change **Z24-06** (Peach Street Rezone) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application requesting a zone change for 1.87 acres located at 237, 235, 233, 231, 229, 227, 225, 223, 221, 219, 217, 215, 213, 211, 209, and 207 West Peach Street from “R-MF-1”, Multifamily District to “R-3.5”, Two-Family District; and 2.75 acres located at 503, 511 North Main Street, 217, 211, 205, 125 and 119 Hall Street; and 212, 206, 128, 122, 112 West Peach Street from “R-MF-1”, Multifamily District to “R-5.0”, Zero-Lot-Line District to realign zoning regulations with current land uses, duplexes and single-family detached residences.

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

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 **7:41 p.m.**

## 6. CITIZEN COMMENTS

*No one spoke during citizen comments.*

## OLD BUSINESS

None.

## NEW BUSINESS

7. Conditional Use Permit **CU24-20** (Texas Gun Experience) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** Conditional Use request **CU24-20** (1901 South Main Street):

Motion: Parker

Second: Assaad

Ayes: Hallberg, Tiggelaar, Oliver, Hutton, Hotelling

Nays: None

Approved: 7 – 0

8. Zone Change **Z24-06** (Peach Street Rezone) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** zone change **Z24-06** (212, 206, 128, 122, 112, 237, 235, 233, 231, 229, 227, 225, 223, 221, 219, 217, 215, 213, 211, 209, and 207 West Peach Street; 503, 511 North Main Street; and 217, 211, 205, 125 and 119 Hall Street):

Motion: Hallberg

Second: Assaad

Ayes: Hutton, Hotelling, Oliver, Tiggelaar, Parker

Nays: None

Approved: 7 – 0

9. **Final Plat** of Lot 1, Block 1, 942 MCR Addition – Consider the application submitted by Don Stone to final plat the existing building.

*The Commission discussed this item.*

Motion was made to **approve** final plat of Lot 1, Block 1, 942 MCR Addition (942 Minters Chapel Road):

Motion: Hutton

Second: Hotelling

Ayes: Parker, Hallberg, Oliver, Assaad, Tiggelaar

Nays: None

Approved: 7 – 0

10. Consider the minutes of the May 21, 2024 Regular Planning and Zoning Commission meeting.

*The Commission discussed this item.*

Motion was made to **approve** the minutes of the May 21, 2024 Planning and Zoning Commission meeting.

Motion: Hutton

Second: Tiggelaar

Ayes: Hallberg, Parker, Oliver, Assaad

Nays: None

Abstained: Hotelling

Approved: 6 – 0 – 1

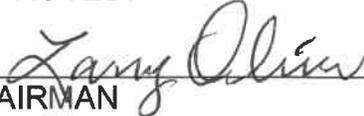
**Adjournment**

Motion was made to adjourn the meeting at **7:43 p.m.**

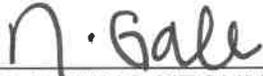
Motion: Assaad  
Second: Parker  
Ayes: Oliver, Hutton, Hotelling, Hallberg, Tiggelaar  
Nays: None  
Approved: 7 - 0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 16<sup>TH</sup> DAY OF JULY 2024.

APPROVED:

  
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CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
PLANNING TECHNICIAN  
Planner I

