



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

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

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 20TH day of August 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
Traci Hutton	Member
Jason Parker	Member
Justin Roberts	Member
Kirby Kercheval	Member
Mark Assaad	Alternate
Wayne Johnson	Alternate

With no members absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
John Robertson	Deputy Director Public Works
Cristin Turner	Public Works Civil Engineer
Albert Triplett	Planner II
Natasha Gale	Planner I
Lindsay Carey	Planning Technician

JOINT MEETING WITH CITY COUNCIL: 7:31 p.m. – City Council Chambers

1. Invocation and Pledge of Allegiance: Commissioner Traci Hutton

JOINT PUBLIC HEARINGS

2. 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 City Council August 20, 2024 Page 2 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. This item was tabled from the June 18, 2024 Joint Meeting. The applicant has requested to withdraw this item.

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

Motion was made to **approve** the request to withdraw **CU24-12** and **PD24-04** (3200 Grapevine Mills Parkway):

Motion: Parker

Second: Hutton

Ayes: Tiggelaar, Oliver, Roberts, Hotelling, Kercheval

Nays: None

Approved: 7 – 0

3. Conditional Use Permit **CU24-21** (Freeman GMC Grapevine) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Claymoore Engineering requesting a conditional use permit to amend the previously approved site plan CU10-24 (Ordinance No. 2010- 059). This request is specifically to expand Lot 12A, an existing car dealership, to allow additional vehicle inventory storage. The subject property is located at 501 West State Highway 114 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, presented and answered questions.

4. Conditional Use Permit **CU24-27** (Cinemark Tinseltown) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Claymoore Engineering requesting a conditional use permit to amend the previously approved site plan CU18-29 (Ordinance No. 2018- 090). This request is specifically to remove less than 2 acres from the proposed Lot 1A. The subject property is located at 911 West State Highway 114 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, presented and answered questions.

5. Conditional Use Permit **CU24-31** (Padel) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Luke McElwin requesting a conditional use permit to amend the previously approved site plan CU21-26 (Ordinance No. 2021-062) for a planned commercial center to allow for the possession, storage, retail sale, and on- and off premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor entertainment, outdoor dining, outdoor speakers and an entry gate sign in conjunction with a restaurant. This request is specifically to construct eight padel courts. The subject property is located at 4550 Merlot Avenue and is currently zoned “CC”, Community Commercial District.

The Commission and Council received a report from staff and held the public hearing. Applicants, Luke McElwain and Matthew Rose, presented and answered questions.

6. **AM23-02A**; Electric Vehicle Charging Stations – City Council and Planning and Zoning Commission to conduct a public hearing to consider amendments to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) same being Appendix “D” of the Code of Ordinances, as follows: amend Subsection (C) Conditional Uses, of Section 25, “CC”, Community Commercial District; Subsection (C) Conditional Uses, of Section 26, “HC”, Highway Commercial District; and Subsection (C) Conditional Uses, of Section 31, “LI”, Light Industrial District, regarding the requirement of a conditional use permit for electrical vehicle charging City Council August 20, 2024 Page 3 stations, by adding an exception for automobile sales and services and retail establishments with the repair of new and used cars, light trucks and vans, motorcycles, and boats.

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

7. **AM24-01**; Residential Standby Generators – City Council and Planning and Zoning Commission to conduct a public hearing to consider amendments to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) same being Appendix “D” of the Code of Ordinances, as follows: to create a definition in Section 12, Definitions and amend Subsection A.3, Noise Regulation of Section 55, Performance Standards by adding an exception for residential standby generators.

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 **8:20 p.m.**

8. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

9. **Final Plat** of Lot 1, Block 1, Los Amigos Addition – Consider the application submitted by Arturo Gutierrez to final plat the existing building.

The Commission discussed this item.

Motion was made to **approve** final plat of Lots 1, Block 1, Los Amigos Addition (202 East Northwest Highway):

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

10. Conditional Use request CU24-21 (Freeman GMC Grapevine) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-21** (501 West State Highway 114):

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

11. Conditional Use request CU24-27 (Cinemark Tinseltown) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-27** (911 West State Highway 114):

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

12. Conditional Use application **CU24-31** (Padel) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-31** (4550 Merlot Avenue):

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

13. Text amendment AM23-02A (Electric Vehicle Charging Stations) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** the proposed amendments as they relate to electric vehicle charging stations:

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

14. Text amendment AM24-01 (Residential Standby Generators) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to approve the proposed amendments as they relate to residential standby generators with the amendment to the definition to include “permanently installed”:

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

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

The Commission discussed this item.

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

Motion: Hotelling
Second: Hutton
Ayes: Oliver, Tiggelaar
Nays: None
Abstained: Parker, Roberts, Kercheval
Approved: 4 – 0 – 3

16. Consider the minutes of the August 7, 2024 Planning and Zoning Commission special meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the August 7, 2024 Planning and Zoning Commission special meeting.

Motion: Hutton
Second: Parker
Ayes: Oliver, Kercheval, Hotelling, Roberts
Nays: None
Abstained: Tiggelaar
Approved: 6 – 0 – 1

Adjournment

Motion was made to adjourn the meeting at **8:36 p.m.**

Motion: Kercheval
Second: Hotelling
Ayes: Hutton, Parker, Oliver, Roberts, Tiggelaar
Nays: None

Approved: 7 - 0

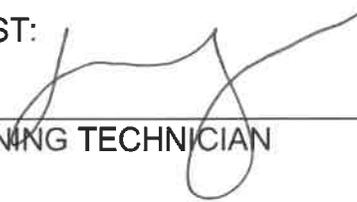
PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 17TH DAY OF SEPTEMBER 2024.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN