



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, SEPTEMBER 17, 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 17TH day of September 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
Albert Triplett	Planner II
Natasha Gale	Planner I
Lindsay Carey	Planning Technician

JOINT MEETING WITH CITY COUNCIL: 7:30 p.m. – City Council Chambers

1. Invocation and Pledge of Allegiance: Council Member Paul Slechta

JOINT PUBLIC HEARINGS

2. Conditional Use Permit CU24-36 (Grace Housing) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ridinger Associates, Inc. requesting a conditional use permit to operate a nonprofit organization for supportive housing and an outdoor playground as part of a mentorship program with GRACE. The subject property is located at 421 East Worth Street and is currently zoned “R-7.5”, Single-Family Residential District. 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 **CU24-36** (421 East Worth Street):

Motion: Parker

Second: Tiggelaar

Ayes: Oliver, Roberts, Hotelling, Kercheval, Hutton

Nays: None

Approved: 7 – 0

3. Conditional Use Permit CU24-28 (Elmer's HVAC and Plumbing) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Winkelmann & Associates requesting a conditional use City Council September 17, 2024 Page 2 permit to allow a plumbing repair company with outdoor storage of service vehicles. The subject property is located at 340 West Northwest Highway and is currently zoned. "HC", Highway Commercial District.

The Commission and Council received a report from staff and held the public hearing. Applicant representative, Tommy Mann with Winstead, presented and answered questions.

4. Conditional Use Permit CU24-29 and Special Use Permit SU24-03 (Great Wolf Lodge Entryway) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Huitt Zollars requesting a conditional use permit to amend the previously approved site plan CU23-37 (Ord. 2024-009) to add a vestibule to the front entrance, remove two architectural features and add an outdoor adventure trail. This request is specifically to revise the main entry to include entry and exit lanes and barrier gates. The special use permit is to allow payment for parking. The subject property is located at 100 Great Wolf Lodge Drive and is currently zoned "CC", Community Commercial District.

The Commission and Council received a report from staff and held the public hearing. Applicants, Kevin Carlson with Huitt-Zollars and Chris Dix with Amano McGann, presented and answered questions.

5. Conditional Use Permit CU24-34 (Vidorra) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Milkshake Concepts requesting a conditional use permit to amend the previously approved site plan CU22-22 (Ord. 2022-039) for a planned commercial center to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages), outdoor dining, outdoor speakers and a 38-foot pole sign in conjunction with a restaurant. This request is

specifically to modify the existing floor plan to relocate alcohol storage and revise exterior building elevations. The subject property is located at 700 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, James Faller with Milkshake Concepts, presented and answered questions.

6. Conditional Use Permit CU24-35 (Classic Chevrolet) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Speed Fab-Crete requesting a conditional use permit to amend the previously approved site plan CU21-24 (Ord. 2021-055) for a planned commercial center for an automotive dealership with sales and repair of new and used vehicles. This request is specifically to add one freestanding Level 3 electric vehicle, EV, charging station to the existing car dealership. The subject property is located at 2501 William D Tate Avenue and is currently zoned "CC", Community Commercial District.

The Commission and Council received a report from staff and held the public hearing. Applicants, T. Bently Durant with Chevrolet and David Blackwell with Fab-Crete, presented and answered questions.

7. Conditional Use Permit CU24-37 and Planned Development Overlay PD24-05 (Grapevine Faith Multipurpose Facility) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Faith Christian, Inc requesting a conditional use permit to amend the previously approved site plan CU19-25 (Ord. 2013-33) to allow for a non-profit educational institution. This request is specifically to construct additional football field seating and an indoor multi-purpose facility. The applicant is also requesting a planned development overlay to deviate from but not limited to the maximum height from Section 15 of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 730 East Worth Street and is currently zoned "R-7.5", Single-family District.

The Commission and Council received a report from staff and held the public hearing. Applicant, Dr. Smith with Faith Christian, presented and answered questions.

8. Special Use Permit SU24-02 (121 Community Church Recreation Area) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Simon Engineering & Consulting requesting to amend the existing planned commercial center and to request a special use permit to amend the previously approved site plan SU15-02 (Ord. 2015-021). This request is specifically for the construction of an outdoor pavilion, soccer field, and pickleball court to the east of the existing 121 Community Church building. The subject property is located at 2701 Ira E. Woods Avenue and is currently zoned "CC", Community Commercial District.

The Commission and Council received a report from staff and held the public hearing. Applicants, Ross Sawyer with 121 Community Church and Chad Lewis with McCaslin Associates, 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 **8:50 p.m.**

9. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

10. Commission to appoint a Chair and Vice Chair.

The Commission discussed this item.

Motion was made to re-elect Larry Oliver as Chair and Monica Hotelling as Vice Chair:

Motion: Hutton

Second: Parker

Ayes: Tiggelaar, Roberts, Kercheval

Nays: None

Approved: 5 – 0

11. Conditional Use Permit CU24-28 (Elmer's HVAC and Plumbing) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-28** (340 West Northwest Highway) with the conditions that installation and full irrigation of landscaping in the required 25-foot front yard per Subsection 26.G.3., *Front yard* of Section 26, "HC", *Highway Commercial District* of the Zoning Ordinance be met along Lot 2's frontage of

Northwest Highway; planting three trees, shrubs, and ground cover, and to remove any mechanical and electrical equipment scrap within 24 hours or by close of the next business day from the site:

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

12. Conditional Use Permit CU24-29 (Great Wolf Lodge Entryway) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-29** (100 Great Wolf Drive):

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

13. Special Use Permit SU24-03 (Great Wolf Lodge Entryway) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **SU24-03** (100 Great Wolf Drive):

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

14. Conditional Use Permit CU24-34 (Vidorra) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-34** (700 West State Highway 114):

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

15. Conditional Use Permit CU24-35 (Classic Chevrolet) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-35** (2501 William D. Tate Avenue):

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

16. Conditional Use Permit CU24-37 (Grapevine Faith Multipurpose Facility) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-37** (730 East Worth Street):

Motion: Hutton
Second: Parker
Ayes: Tiggelaar, Oliver, Roberts
Nays: Hotelling
Abstained: Kercheval
Approved: 5 – 1 – 1

17. Planned Development Overlay PD24-05 (Grapevine Faith Multipurpose Facility) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** planned development overlay **PD24-05** (730 East Worth Street):

Motion: Hutton
Second: Parker
Ayes: Tiggelaar, Oliver, Roberts

Nays: Hotelling
Abstained: Kercheval
Approved: 5 – 1 – 1

18. Special Use Permit SU24-02 (121 Community Church Recreation Area) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** special use request **SU24-02** (2701 Ira E Woods Avenue):

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

19. Consider the minutes of the August 20, 2024 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the August 20, 2024 Planning and Zoning Commission meeting with a correction on page 5:

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

20. Consider the minutes of the September 4, 2024 Planning and Zoning Commission special meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the September 4, 2024 Planning and Zoning Commission meeting.

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

Abstained: None
Approved: 7 – 0

Adjournment

Motion was made to adjourn the meeting at **9:07 p.m.**

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 15TH DAY OF OCTOBER 2024.

APPROVED:


CHAIRMAN

ATTEST:


PLANNING TECHNICIAN