



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF CITY COUNCIL AND  
PLANNING AND ZONING COMMISSION MINUTES  
TUESDAY, OCTOBER 15, 2024

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

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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 15<sup>TH</sup> day of October 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
Kirby Kercheval	Member
Mark Assaad	Alternate
Wayne Johnson	Alternate

With Justin Roberts 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: Commission Member Jason Parker

**JOINT PUBLIC HEARINGS**

2. Conditional Use Permit CU24-41 (Bull Lion Ranch Winery) City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Anthony C. Tordiglione requesting a conditional use permit to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (wine only) and outdoor dining in conjunction with a winery. The subject property is located at 150 West College Street, Suite 318 and is currently zoned “CBD”, Central Business District.

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

3. Conditional Use Permit CU24-39 (Club Carwash) and a Final Plat of Block 1, Lots 14R-1R1 & 14R-1R2, Towne Center Addition No. 2. - 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 CU07-35 (Ordinance 2007-66) for a planned commercial center to revise the building elevations and building footprint to allow a medical office and professional office. This request is specifically to construct a 5,030 square foot drive-thru car wash with full-service and self-service options with dual lanes. The subject property is located at 901 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. Applicant representative, Clay Christy and Justin Barnes with Club Carwash, presented and answered questions.*

4. Zoning Change Application Z24-07, Planned Development Overlay PD24-06 and Historic Landmark District HL24-01 (717 East Worth Street) - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Neal Cooper requesting to rezone 0.407 acre from "R-MF-2", Multifamily District to "R-7.5", Single-Family District to construct two single-family lots. The applicant is also requesting a planned development overlay to deviate from but not limited to minimum lot width and front yard setback requirements from Section 15 of the Comprehensive Zoning Ordinance, No. 82-73. The applicant is also requesting designation as a Historical Landmark sub-district. Such sub-district may include buildings, land, areas, or districts of historical, architectural, archaeological or cultural importance or value that merit protection, enhancement, and preservation in the interest of the culture, prosperity, education, and welfare of the people. The subject property is located at 717 East Worth Street.

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

5. Zoning Change Application Z24-08 (416 East College Street) and a Final Plat of Block 1, Lots 1-5, Grapevine College Heritage Addition - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ridinger Associates, Inc. requesting to rezone 1.314 acres from "GV", Grapevine Vintage District to "R-7.5", Single-Family District to construct four single-family homes. The subject property is located at 416 East College Street.

*The Commission and Council received a report from staff and held the public hearing. Applicant, Lemoine Wright, 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 **8:48 p.m.**

## 6. CITIZEN COMMENTS

*No one spoke during citizen comments.*

## OLD BUSINESS

None.

## NEW BUSINESS

7. Conditional Use Permit CU24-41 (Bull Lion Ranch Winery) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **deny** conditional use request **CU24-41** (150 West College Street, Suite 318):

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

8. Conditional Use Permit CU24-39 (Club Carwash) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **deny** conditional use request **CU24-39** (901 Ira E Woods Avenue):

Motion: Hutton  
Second: Tiggelaar  
Ayes: Hotelling, Johnson, Oliver, Kercheval  
Nays: Parker  
Approved: 6 – 1

9. Final Plat of Block 1, Lots 14R-1R1 & 14R-1R2, Towne Center Addition No. 2 - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **deny** final plat of Block 1, Lots 14R-1R1 & 14R-1R2, Towne Center Addition No. 2 (901 Ira E Woods Avenue):

Motion: Hutton

Second: Kercheval

Ayes: Johnson, Oliver, Hotelling, Tiggelaar

Nays: Parker

Approved: 6 – 1

10. Zoning Change Application Z24-07 (717 East Worth Street) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** zone change request **Z24-07** (717 East Worth Street):

Motion: Parker

Second: Hotelling

Ayes: Kercheval, Oliver, Johnson, Hutton, Tiggelaar

Nays: None

Approved: 7 – 0

11. Planned Development Overlay PD24-06 (717 East Worth Street) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** planned development overlay **PD24-06** (717 East Worth Street):

Motion: Parker

Second: Hotelling

Ayes: Oliver, Kercheval, Tiggelaar, Hutton, Johnson

Nays: None

Approved: 7 – 0

12. Historic Landmark District HL24-01 (717 East Worth Street) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** historic landmark designation **HL24-01** (717 East Worth Street):

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

13. Zoning Change Application Z24-08 (416 East College Street) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** zone change request **Z24-08** (416 East College Street):

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

14. Final Plat of Block 1, Lots 1-5, Grapevine College Heritage Addition - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** final plat of Block 1, Lots 1-5, Grapevine College Heritage Addition (416 East College Street):

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

15. Hold a discussion to provide staff direction on current regulations and potential amendments for secondary structures in single-family residential districts and take any necessary action.

*The Commission discussed this item. No action was taken.*

16. Hold a discussion to provide staff direction on current regulations and potential amendments for electric vehicle (EV) charging stations in non-residential districts and take any necessary action.

*The Commission discussed this item. No action was taken.*

17. Consider the minutes of the September 17, 2024 Regular Planning and Zoning Commission meeting.

*The Commission discussed this item.*

Motion was made to **approve** the minutes of the September 17, 2024 Planning and Zoning Commission meeting:

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

18. Consider the minutes of the September 18, 2024 Planning and Zoning Commission special meeting.

*The Commission discussed this item.*

Motion was made to **approve** the minutes of the September 18, 2024 Planning and Zoning Commission meeting.

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

### **Adjournment**

Motion was made to adjourn the meeting at **9:14 p.m.**

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

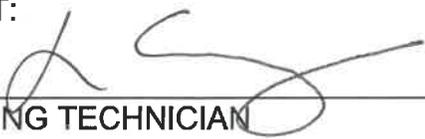
Approved: 7 - 0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE  
CITY OF GRAPEVINE, TEXAS ON THIS THE 19<sup>TH</sup> DAY OF NOVEMBER 2024.

APPROVED:

  
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CHAIRMAN

ATTEST:

  
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PLANNING TECHNICIAN

