



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, NOVEMBER 19, 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 19TH day of November 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
Kirby Kercheval	Member
Justin Roberts	Member
Mark Assaad	Alternate

With Wayne Johnson and Jason Parker 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

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

1. Invocation and Pledge of Allegiance: Council Member Sharron Rogers

JOINT PUBLIC HEARINGS

2. Conditional Use Permit CU24-42 (EV Charging Station Development) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by BP Grapevine 1857, LLC requesting a conditional use permit to revise the previously approved site plan CU24-20 (Ordinance No. 2024-054) for a planned commercial center to develop a single story, 34,566-square-foot structure for retail gun sales and an indoor shooting range. This request is

specifically to construct an electric vehicle charging station development. The subject property is located at 1815 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 representative, Jesse Kent, presented and answered questions.

3. Conditional Use Permit CU24-44 (Holy Trinity Catholic School Fence) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Karen Ullman requesting a conditional use permit to add 1,315 linear feet of fencing around the existing non-profit educational institution for security purposes. The subject property is located at 3750 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. Applicant representatives, Tom Ross and Karen Ullman presented and answered questions.

4. Conditional Use Permit CU24-49 and Planned Development Overlay PD24-07 (Crossroads Hotel) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Hitesh Jariwala requesting a conditional use permit to amend the previously approved site plan CU16-28 (Ordinance No. 2016-82) for a planned commercial center to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer and wine), outdoor speakers, outdoor dining, a 40-foot pole sign and a 20-foot pole sign all in conjunction with a restaurant. This request is specifically to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer and wine) in conjunction with a five-story hotel with 200 rooms, two outdoor flex spaces, an outdoor pool, a full-service gym, spa/wellness center and a planned development overlay to deviate from, but not be limited to, the minimum open space requirements and perimeter landscape requirements. The subject property is located at 1031 and 1041 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 representatives, Hitesh Jariwala and James Lusty 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 **8:37 p.m.**

5. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

6. Conditional Use Permit CU24-42 (EV Charging Station Development) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **deny** conditional use request **CU24-42** (1815 South Main Street):

Motion: Hutton

Second: Tiggelaar

Ayes: Oliver, Hotelling, Assaad, Kercheval, Roberts

Nays: None

Approved: 7 – 0

7. Conditional Use Permit CU24-44 (Holy Trinity Catholic School Fence) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-44** (3750 William D. Tate Avenue):

Motion: Hotelling

Second: Kercheval

Ayes: Assaad, Oliver, Hutton, Tiggelaar, Roberts

Nays: None

Approved: 7 – 0

8. Conditional Use Permit CU24-49 (Crossroads Hotel) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-49** (1031 and 1041 West State Highway 114)

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

9. Planned Development Overlay PD24-07 (Crossroads Hotel) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** planned development overlay **PD24-07** (1031 and 1041 West State Highway 114)

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

10. Consider the minutes of the October 15, 2024 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the October 15, 2024 Planning and Zoning Commission meeting:

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

11. Consider the minutes of the November 1, 2024 Planning and Zoning Commission workshop.

The Commission discussed this item.

Motion was made to **approve** the minutes of the November 1, 2024 Planning and Zoning Commission workshop.

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

Adjournment

Motion was made to adjourn the meeting at **8:45 p.m.**

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

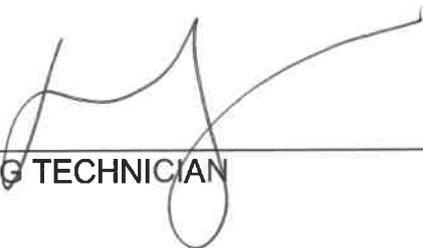
PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS 17TH DAY OF DECEMBER 2024.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN