



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, DECEMBER 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 December 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
Jason Parker	Member
Wayne Johnson	Alternate
Mark Assaad	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
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: Commissioner Beth Tiggelaar

JOINT PUBLIC HEARINGS

2. Conditional Use Permit CU24-47 (Sewell Cadillac EV) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Gensler requesting a conditional use permit to amend the previously approved site plan CU02-52 (Ordinance No. 2002-098) for an automotive dealership with sales and service of new and used vehicles and two pole signs. This request is

specifically to add three Level 3 electric vehicle (EV) charging stations to the site. The subject property is located at 1001 East State Highway 114 and is currently zoned "PCD", Planned Commerce Development District.

The Commission and Council received a report from staff and held the public hearing. Applicant, Albert Alvarez with Gensler, presented and answered questions.

3. Conditional Use Permit CU24-48A (Sunbelt Rentals) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by McAdams requesting a conditional use permit to amend the previously approved site plan CU23-05 (Ordinance No. 2023-018) to allow sales and rental of heavy equipment and machinery. This request is specifically to allow one monument sign to exceed maximum height and effective area requirements. The subject property is located at 1035 Texan Trail and is currently zoned "BP", Business Park District. The applicant has requested to table to the January 21, 2025 public hearing.

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 **CU24-48A** (1035 Texan Trail) to the January 21, 2025 public hearing:

Motion: Parker

Second: Hutton

Ayes: Oliver, Hotelling, Tiggelaar, Kercheval, Roberts

Nays: None

Approved: 7 – 0

4. Conditional Use Permit CU24-53 (Club 4 Fitness) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jackson Walker, LLP requesting a conditional use permit to amend the previously approved site plan CU98-44 (Ordinance No. 1998-114) for a planned commercial center in conjunction with a grocery store. This request is specifically to allow a 62,139 square foot fitness center. The subject property is located at 4000 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. Owner representative, William Davis, and Kenneth Herring, Club 4 representative, presented and answered questions.

5. Conditional Use Permit CU24-54 (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 for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (wine only) 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. Property owner, Nandu Madireddi, and Chuck Tordiglione, applicant, presented and answered questions.

6. AM23-02B Electric Vehicle Charging Stations – City Council and Planning and Zoning Commission to conduct a public hearing to consider amendments to the Comprehensive Zoning (Ordinance No. 82-73) same being Appendix "D" of the Code of Ordinances to limit electric vehicle (EV) chargers as a secondary land use on non-residential properties.

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

7. AM24-04 Legislative Updates – City Council and Planning and Zoning Commission to conduct a public hearing to consider amendments to the Comprehensive Zoning (Ordinance No. 82-73) same being Appendix "D" of the Code of Ordinances in accordance with changes to state land use and zoning law made during the 86th, 87th, and 88th Texas State Legislative Sessions.

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 **8:25 p.m.**

8. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

9. Conditional Use Permit CU24-47 (Sewell Cadillac EV) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-47** (1001 East State Highway 114):

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

10. Conditional Use Permit CU24-53 (Club 4 Fitness) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-53** (4000 William D Tate Avenue)

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

11. Conditional Use Permit CU24-54 (Bull Lion Ranch Winery) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-54** (150 West College Street, Suite 318) with the conditions that the applicant will make an application with the Historic Preservation Commission (HPC) within 90 days and that a legally-enforceable parking agreement is provided and approved by the City Attorney:

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

12. **AM23-02B** Electric Vehicle Charging Stations - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve AM23-02B** (Electric Vehicle Charging Stations)

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

13. **AM24-04** Legislative Updates - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve AM24-04** (Legislative Updates)

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

14. **Preliminary Plat and Concept Plan** of Lots 1, 2, and 3 Block 1, DFW Lakes – Consider the application submitted by Graham Associates to subdivide Tract 5D1 in the Andrew W Anderson Survey, Abstract 26.

The Commission discussed this item.

Motion was made to **approve** preliminary plat and concept plan of Lots 1, 2, and 3 Block 1, DFW Lakes (2009 Anderson Gibson Road):

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

15. **Final Plat** of Lot 1, Block 1, DFW Lakes – Consider the application submitted by Graham Associates to subdivide Tract 5D1 in the Andrew W Anderson Survey, Abstract 26.

The Commission discussed this item.

Motion was made to **approve** final plat of Lot 1, Block 1, DFW Lakes (2009 Anderson Gibson Road):

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

16. Consider the minutes of the November 19, 2024 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the November 19, 2024 Planning and Zoning Commission meeting:

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

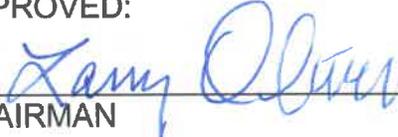
Adjournment

Motion was made to adjourn the meeting at **8:33 p.m.**

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

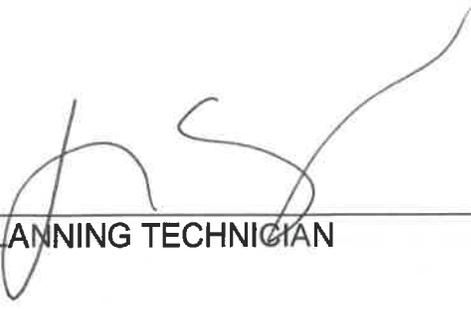
PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS 21ST DAY OF JANUARY 2024.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN

