



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, JANUARY 21, 2025

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

6:00 p.m. Workshop – Planning and Zoning Commission Conference Room
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 21ST day of January 2025 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
Jason Parker	Member
Wayne Johnson	Alternate
Mark Assaad	Alternate

With Justin Roberts absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
Natalie Gullo	City Attorney Representative
Alex Crowley	City Attorney Representative
John Robertson	Deputy Director Public Works
Albert Triplett	Planner II
Natasha Gale	Planner I
Lindsay Flores	Planning Technician

SPECIAL MEETING CALL TO ORDER: 6:00 p.m. – Planning and Zoning Commission Conference Room

WORKSHOP

1. Hold a discussion and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) same being Appendix "D" of the Code of Ordinances, as follows: create and amend definitions in Section 12, Definitions; amend use-specific standards specific for

secondary buildings in Section 42, Supplementary District and any other related sections and take any necessary action.

Workshop Adjourned: 7:10 p.m.

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

2. Invocation and Pledge of Allegiance: Council Member Leon Leal

JOINT PUBLIC HEARINGS

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 public hearing was tabled at the December 17, 2024 Joint Meeting.**

The Commission and Council received a report from staff and held the public hearing. Sunbelt representative, Jason Tieman, presented and answered questions.

4. Conditional Use Permit **CU24-51** (Grapevine Mills Mall EV) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Brian Powers requesting a conditional use permit to amend the previously approved site plan CU24-01 (Ordinance No. 2024-044) for a planned commercial center in excess of 1,000,000 square feet of gross, leasable spaces. This request is specifically to add three Level 3 electric vehicle (EV) charging stations to the site for public use. The subject property is located at 3000 Grapevine Mills Parkway and is currently zoned “CC” Community Commercial District.

The Commission and Council received a report from staff and held the public hearing. Applicant, Brian Powers, presented and answered questions.

5. Zoning Application **Z24-10** and Conditional Use Permit **CU24-56** (Shammy’s Car Wash) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Triangle Engineering requesting to rezone 1.448 acres from “PO”, Professional Office District to “CC”, Community Commercial District and a conditional use permit to develop a drive-through, automatic car wash. The subject property is located at 3721 Ira E. Woods Avenue.

The Commission and Council received a report from staff and held the public hearing. Shammy's representative, Matt Carnes, and applicant, Kevin Patel, 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 **8:10 p.m.**

6. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

7. Conditional Use Permit CU24-48A (Sunbelt Rentals) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-48A** (1035 Texan Trail):

Motion: Hutton

Second: Parker

Ayes: Kercheval, Oliver, Tiggelaar, Hotelling, Johnson

Nays: None

Approved: 7 – 0

8. Conditional Use Permit CU24-51 (Grapevine Mills Mall EV) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU24-51** (3000 Grapevine Mills Parkway)

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

9. Zone change request Z24-10 (Shammy's Car Wash) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **deny** zone change request **Z24-10** (3721 Ira E. Woods Avenue):

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

10. Conditional use request CU24-56 (Shammy's Car Wash) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **deny** conditional use request **CU24-56** (3721 Ira E. Woods Avenue):

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

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

The Commission discussed this item.

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

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

Approved: 7 – 0

Adjournment

Motion was made to adjourn the meeting at **8:15 p.m.**

Motion: Parker

Second: Tiggelaar

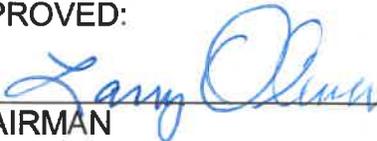
Ayes: Hutton, Hotelling, Oliver, Johnson, Kercheval

Nays: None

Approved: 7 - 0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS 18TH DAY OF FEBRUARY 2025.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN

