



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, FEBRUARY 18, 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 18TH day of February 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
Jason Parker	Member
Justin Roberts	Member
Wayne Johnson	Alternate
Mark Assaad	Alternate

With Kirby Kercheval 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 Flores	Planning Technician
Scott Leavelle	Assistant Building Official
David Klempin	Historic Preservation Officer

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: 7:09 p.m.

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

2. Invocation and Pledge of Allegiance: Commissioner Traci Hutton

JOINT PUBLIC HEARINGS

3. Special Use Permit **SU25-01** (Massage Therapy Services) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Tang Thai Health requesting a special use permit to allow massage therapy services in an existing multitenant building. The subject property is located at 3105 Ira E. Woods Avenue Suite 124 and is currently zoned “CC”, Community Commercial District.

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

4. Zoning Change Application **Z25-01** (1960 Enchanted Way) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Exurb Studio requesting to rezone 3.462 acres from “CC”, Community Commercial District to “GU” Government Use District.

The Commission and Council received a report from staff and held the public hearing. Applicant representative, Caleb Goodman, 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 **7:46 p.m.**

5. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

6. Special Use Permit SU25-01 (Massage Therapy Services) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** special use request **SU25-01** (3105 Ira E. Woods Avenue):

Motion: Parker
Second: Hotelling
Ayes: Tiggelaar, Roberts, Oliver
Nays: Hutton, Assaad
Approved: 5 – 2

7. Zone change application Z25-01 (1960 Enchanted Way) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** zone change application **Z25-01** (1960 Enchanted Way)

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

8. **Final Plat** of Lot 24, Block 1, Shamrock Shore Estates – Consider the application submitted by Timothy Hogan to plat unplatted property into one lot.

The Commission discussed this item.

Motion was made to **approve** final plat of Lot 24, Block 1, Shamrock Shore Estates (1304 Dublin):

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

9. Consider the minutes of the January 21, 2025 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the January 21, 2025 Planning and Zoning Commission meeting:

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

Adjournment

Motion was made to adjourn the meeting at **7:49 p.m.**

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS 15TH DAY OF APRIL 2025.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN