



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, APRIL 15, 2025

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 15TH day of April 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
Kirby Kercheval	Member
Mark Assaad	Alternate

With Wayne Johnson absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
Albert Triplett	Planner II
Lindsay Flores	Planner I

JOINT MEETING WITH CITY COUNCIL: 7:39 p.m. – City Council Chambers

1. Invocation and Pledge of Allegiance: Commissioner Kirby Kercheval

JOINT PUBLIC HEARINGS

2. **CU24-55; B-K Sizzle/ Office** – submitted by Global Sky Properties, LP for property located at 834 East Northwest Highway, platted as Lot 2, Ruth Wall Subdivision. The applicant is requesting a conditional use permit to develop a 2,978 square foot restaurant (B-K Sizzle) with drive-through and a 4,140 square foot professional office building. The property is zoned “HC”, Highway Commercial District and is owned by Global Sky Properties, LP.

The Commission and Council received a report from staff and held the public hearing. Civil Engineer, Jace Huffman, and Karim Mawani, applicant, presented and answered questions.

3. **CU25-08; United Defense Tactical** – submitted by UDT Dallas LivTac, LLC for property located at 1505 West State Highway 114, platted as Block 1, Lot 3R, Regency Center Addition (Grapevine). The applicant is requesting a conditional use permit to amend the previously approved site plan CU01-17 (Ord. 2001-032) to allow the reconfiguration of the building located on Lot 6, delete the building located on Lot 5 and allow the development of Lots 5 and 6; and move the building located on Lot 2, ten feet to the northwest. The applicant is requesting a conditional use permit to allow for personal safety and defense classes. The property is zoned “CC”, Community Commercial and is owned by KRG Grapevine, LLC.

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

4. **Z25-02; 619 South Church Street** – submitted by the City of Grapevine for property located at 619 South Church Street, platted as Lot 3C & 6A, Block 14, City of Grapevine. The applicant is requesting to rezone 0.21 acre from “R-7.5”, Single Family District to “GU”, Governmental Use District. The property is owned by the City of Grapevine, Convention and Visitors Bureau.

The Commission and Council received a report from staff and held the public hearing. Historic Preservation Officer, David Klempin, presented and answered questions.

5. **Z24-01/ CU24-09; Wine House** – submitted by Robert and Suzanne Davenport for property located at 218 West Worth Street, platted as Block 2, Lot 3, Original Town of Grapevine. The applicant is requesting to rezone 0.23 acre from “R-7.5”, Single Family District to “CBD”, Central Business District. The applicant is also requesting a condition-al use permit to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (wine only) in conjunction with a wine tasting facility. The property is zoned “R-7.5”, Single Family District and is owned by Grapevine Wine House, LLC.

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

Motion was made to **approve** the request to withdraw **Z24-01/ CU24-09** (218 West Worth Street):

Motion: Parker

Second: Roberts

Ayes: Oliver, Tiggelaar, Hutton, Hotelling, Kercheval

Nays: None
Approved: 7 – 0

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 **8:32 p.m.**

6. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

7. Conditional Use Permit CU24-55 (B-K Sizzle/ Office) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **deny without prejudice** conditional use request **CU24-55** (834 East Northwest Highway):

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

8. Conditional Use Permit CU25-08 (United Defense Tactical) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU25-08** (1505 West State Highway 114):

Motion: Hotelling

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

9. Zone change request Z25-02 (619 South Church Street) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** zone change request **Z25-02** (619 South Church Street):

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

10. Consider the minutes of the February 18, 2025 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the February 18, 2025 Planning and Zoning Commission meeting:

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

11. Consider the draft amendments to secondary structures.

The Commission discussed this item.

Motion was made to approve the draft amendments with a correction on page 12, and recommend that a public hearing be requested at the May 20, 2025 joint City Council and Planning and Zoning Commission meeting:

Motion: Parker
Second: Roberts
Ayes: Hotelling, Tiggelaar, Oliver, Kercheval, Hutton

Nays: None
Approved: 7 – 0

Adjournment

Motion was made to adjourn the meeting at **8:46 p.m.**

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

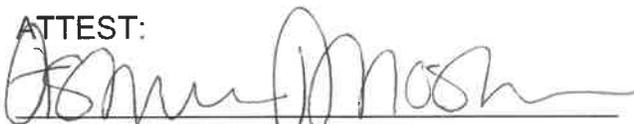
PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS 20TH DAY OF MAY 2025.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN