



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF CITY COUNCIL AND  
PLANNING AND ZONING COMMISSION MINUTES  
TUESDAY, MAY 20, 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 20<sup>TH</sup> day of May 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
Wayne Jonson	Alternate

With Mark Assaad absent, constituting a quorum. The following City Staff were present:

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

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

1. Invocation and Pledge of Allegiance: Commissioner Monica Hotelling

**JOINT PUBLIC HEARINGS**

2. **CU25-11; Wine Tasting Room** – submitted by GCV Enterprises, LLC for property located at 406 South Main Street, platted as Block 3, Lot 2, City of Grapevine. The applicant is requesting a conditional use permit to allow a 2,548 square foot wine tasting facility on 0.07 acre. The property is zoned “CBD”, Central Business District and is owned by Tincup Properties, LLC.

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

*Applicant, Brian Heath, presented and answered questions.*

3. **CU25-12; Landmark Coffee** – submitted by Landmark Coffee, LLC for property located at 530 South Main Street, Suite 100, platted as Block 4, Lot 3A, City of Grapevine. The applicant is requesting a conditional use permit to amend the previously approved site plan CU20-18 (Ord. 2020-045) to allow the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a winery. This request is specifically to allow a 1,256 square-foot coffee shop with outdoor dining. The property is zoned “CBD”, Central Business District and is owned by Glacier Entertainment, LLC.

*The Commission and Council received a report from staff and held the public hearing. Applicant, Brady Johnson, presented and answered questions.*

4. **CU25-15; Casa Fairview Canines** – submitted by Casa Fairview Canines DBA Aeropaws for property located at 1201 Minters Chapel Road, Suite 302, platted as Block 2, Lot 1, DFW Air Freight Centre Addition. The applicant is requesting a conditional use permit to amend the previously approved site plan SP04-19 to develop a 6,919 square foot building to an existing office/ warehouse development for a total of four buildings. This request is specifically to allow for a dog and cat kennel within suite 302. The property is zoned “LI”, Light Industrial District and is owned by TL2 Properties, LLC.

*The Commission and Council received a report from staff and held the public hearing. Pilar Khun, owner of Casa Fairview Canines, presented and answered questions.*

5. **CU25-16; AC Hotel** – submitted by Type-Six for property located at 1701 State Highway 26, platted as Block 1, Lot 1A2-1, Bluffs at Grapevine Addition. The applicant is requesting a conditional use permit to amend the previously approved site plan CU19-16 (Ord. 2019-037) to allow for a multi-brand hotel complex (Renaissance, Element, and A.C. Hotel) with on-premise alcohol beverage sales (beer, wine, and mixed beverages), outdoor dining, and outdoor speakers, minor site plan and elevation changes to the previously approved Hilton Garden Inn, and minor site plan and elevation changes to the previously approved office building. This request is specifically to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outdoor speakers in conjunction with one, five-story hotel with 200 rooms, and to exceed the maximum building height of 50 feet in a “CC”, Community Commercial District. The subject site is owned by Newcrest Image. REQUEST TO TABLE.

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

Motion was made to **approve** the request to table **CU25-16; AC Hotel**:

Motion: Parker  
Second: Hutton  
Ayes: Oliver, Hotelling, Tiggelaar, Roberts, 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 **9:14 p.m.**

6. CITIZEN COMMENTS

*No one spoke during citizen comments.*

OLD BUSINESS

None.

NEW BUSINESS

7. Conditional Use Permit CU25-11 (Wine Tasting Room) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** conditional use request **CU25-11** (Wine Tasting Room)

Motion: Tiggelaar  
Second: Parker  
Ayes: Oliver, Hotelling, Hutton, Roberts  
Nays: Kercheval  
Approved: 6 - 1

8. Conditional Use Permit CU25-12 (Landmark Coffee) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** conditional use request **CU25-12** (Landmark Coffee):

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

9. Conditional Use Permit CU25-15 (Casa Fairview Canines) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** conditional use permit **CU25-15** (Casa Fairview Canines):

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

10. Consider the minutes of the April 9, 2025 Planning and Zoning Commission workshop meeting.

*The Commission discussed this item.*

Motion was made to **approve** the minutes of the April 9, 2025 Planning and Zoning Commission workshop meeting:

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

11. Consider the minutes of the April 15, 2025 Regular Planning and Zoning Commission meeting.

*The Commission discussed this item.*

Motion was made to **approve** the minutes of the April 15, 2025 Planning and Zoning Commission meeting:

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

Nays: None  
Approved: 7 - 0

**Adjournment**

Motion was made to adjourn the meeting at **9:27 p.m.**

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS 17<sup>TH</sup> DAY OF JUNE 2025.

APPROVED:

  
\_\_\_\_\_  
CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
PLANNING TECHNICIAN