



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, JUNE 17, 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 17TH day of June 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
Mark Assaad	Alternate

With no members 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:

JOINT PUBLIC HEARINGS

2. **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

The Commission and Council received a report from staff and held the public hearing. Property owner, Mehul Patel, presented and answered questions.

3. **CU25-14/ PD25-02; Floor & Décor** – submitted by Floor and Décor Outlets of America, Inc. for property located at 3200 Grapevine Mills Parkway, proposed to be platted as Block A, Lot 2R-AB, Grapevine Vineyard Addition. The applicant was previously approved for a conditional use permit CU06-16 (Ord. 2006-35) for a planned commercial center to allow the development of a 45,000-square-foot fitness/ workout center. This request is specifically to allow a 60,378-square-foot retail store for building materials and supplies and a planned development overlay (PD25-02) to deviate from, but not be limited to, a reduction in the minimum open space requirement and an increase to the maximum impervious surface requirement, Section 25, "CC", *Community Commercial District, F. Density Requirements* of the Comprehensive Zoning Ordinance, No. 82-73. The property is zoned "CC", Community Commercial District and is owned by Victory Shops Grapevine Mills, LLC.

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

4. **CU25-19; Walmart EV Chargers** - submitted by Kimley-Horn for property located at 1601 West State Highway 114, platted as Block 1, Lot 2, Wal-Mart Addition. The applicant was previously approved for a conditional use permit CU23-01 (Ord. 2023-009) to add two metal storage containers for the purpose of storing new parts and landscape equipment for on- and off-site Walmart facility management. This request is specifically to add six (6), Level 3 electric vehicle (EV) charging stations. The property is zoned "CC", Community Commercial District and is owned by Walmart EV Charging, LLC.

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

5. **CU25-23; The Dutch** - submitted by Texas Liquor License for property located at 1285 South Main Street, platted as Block 1, Lot 1A, Epicentre at Grapevine. The applicant was previously approved for a conditional use permit CU06-56 (Ord.

2006-89) to allow for the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant. This request is specifically to modify the existing floor plan, change exterior elevations and to allow for the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant. The property is zoned "PO", Professional Office District and is owned by 1285 Main Grapevine, LLC.

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

- 6. **CU25-24; Stella Café** - submitted by Stella To Go, LLC for property located at 603 South Main Street, Suite 303, platted as Block 15, Lot C, Original Town of Grapevine. The applicant was previously approved for a conditional use permit .CU19-19 (Ord.2019-039) to allow for the possession, storage, retail sales and on- and off-premise consumption of alcoholic beverages (beer and wine only) and outside dining in conjunction with a restaurant. This request is specifically to modify the existing floor plan and to allow for the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) and outside dining in conjunction with a restaurant. The property is zoned "CBD", Central Business District and is owned by Grape Office, LLC.

The Commission and Council received a report from staff and held the public hearing. Applicant, Paola Pedrignani, 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 **8:42 p.m.**

7. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

8. Conditional Use Permit CU25-16 (AC Hotel) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU25-16** (AC Hotel):

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

9. Conditional Use Permit CU25-14/PD25-02 (Floor & Decor) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU25-14** (Floor & Decor) with the condition that the thirty-one excess parking spaces be converted into visible open spaces, not including the parking at the back of the property:

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

Motion was made to **approve** planned development request **PD25-02** (Floor & Decor):

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

10. Conditional Use Permit CU25-19 (Walmart EV Chargers) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use permit **CU25-19** (Walmart EV Chargers):

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

11. Conditional Use Permit CU25-23 (The Dutch) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU25-23** (The Dutch):

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

12. Conditional Use Permit CU25-24 (Stella Café) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU25-24** (Stella Café) with the condition that the outdoor seating be limited to a total of fourteen (14) seats:

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

13. Consider the minutes of the May 20, 2025 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the May 20, 2025 Planning and Zoning Commission meeting:

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

Nays: None
Approved: 7-0

The Commission discussed the possible amendments to the Zoning Ordinance relative to condominiums and brownstones (AM22-02). Chair Oliver briefed the Commission on the June 10, 2025 Subcommittee discussion. The Commission discussed adding language to restrict BR Brownstone Residential District zoning to the Transit District.

Adjournment

Motion was made to adjourn the meeting at **9:02 p.m.**

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

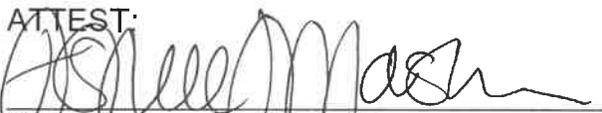
PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS 17TH DAY OF JULY 2025.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN