



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

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

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6:15 p.m. Special Session – Planning and Zoning Conference Room  
7:30 p.m. Joint Regular Meeting – City Council Chambers

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The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this 15<sup>TH</sup> day of July 2025 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Beth Tiggelaar	Member
Traci Hutton	Member
Justin Roberts	Member
Kirby Kercheval	Member
Ashley Anderson Brown	Member
Gustav Kuelbs	Alternate

With Jason Parker 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

**SPECIAL SESSION: 6:15 p.m.** – Planning and Zoning Conference Room

1. Conduct Oaths of Office for appointed and reappointed Commission Members

The Oath of Office was administered to Ashley Anderson Brown, Gustav Kuelbs, and Beth Tiggelaar.

2. Elect a Chairman and Vice-Chairman

Motion was made to elect Larry Oliver as Chair of the Planning & Zoning Commission:

Motion: Kercheval  
Second: Tiggelaar

Ayes: Oliver, Hutton, Roberts, Kuelbs

Nays: None

Approved: 7-0

Motion was made to elect Beth Tiggelaar as Vice Chair of the Planning and Zoning Commission:

Motion: Roberts

Second: Kercheval

Ayes: Oliver, Tiggelaar, Hutton, Anderson Brown, Kuelbs

Nays: None

Approved: 7-0

3. Appoint a Planning & Zoning Commission Liaison to the Historic Preservation Commission

Chair Oliver appointed himself as Liaison to the Historic Preservation Commission:

4. Receive a report on Site Plan Review Committee decision of Conditional Use Permit **CU25-14** and Planned Development Overlay **PD25-02** (Floor & Décor) reconsideration.

Chair Oliver gave a report on the Site Plan Review Committee decision of Conditional Use Permit **CU25-14** and Planned Development Overlay **PD25-02** (Floor & Décor) reconsideration.

5. Hold a discussion and take any necessary action regarding updates to Map 2: Land Use Plan of the Comprehensive Master Plan (Future Land Use Map) and/or the Official Zoning Map concerning the properties located at 1251, 1255, 1265, 1295, 1285 and 1300 South Main Street.

The Commission held the discussion on the Future Land Use Map concerning properties located at 1251, 1255, 1265, 1295, 1285 and 1300 South Main Street. It was decided that a subcommittee consisting of Chair Oliver, Commissioner Tiggelaar, and Commissioner Roberts would meet on August 7, 2025 at 1:00 p.m. to further review and discuss this topic.

It was decided that a separate subcommittee consisting of Chair Oliver, Commissioner Hutton, and Commissioner Anderson Brown would meet on August 11, 2025 at 1:00 p.m. to further review and discuss the Transit District Overlay.

6. Hold a discussion and take any necessary action regarding the allowance of restaurants as a conditional use in the "PO", Professional Office District.

The Commission discussed the allowance of restaurants as a conditional use in the “PO”, Professional Office District. It was decided that a subcommittee consisting of Chair Oliver, Commissioner Kirby, and commissioner Parker would meet at a future date to further review and discuss this topic.

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

7. Invocation and Pledge of Allegiance:

**JOINT PUBLIC HEARINGS**

8. **CU25-26; Volkswagen Signage** - submitted by Principle Auto for property located at 2351 William D Tate Avenue, platted as Block 1, Lot 1RA, First Baptist Church of Grapevine Addition. The site was approved for a conditional use permit CU21-04 (Ord. 2021-012) to amend the previously approved site plan to allow for the addition of a sales building for a Vantas/ Karma automotive dealership. This request is specifically to remove an existing monument sign and add a 40-foot tall pole sign along William D Tate Avenue frontage, directly north of the main entrance driveway. The property is zoned “CC”, Community Commercial District and is owned by Principle Grapevine RE Ltd.

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

9. **CU25-28; NBT Financial** – submitted by Baird Hampton & Brown, Inc. for property located at 803 East Northwest Highway, platted as Block 1, Lot 4R1, Opryland Second Addition. This request is to allow a new bank with a dual-lane drive-through in a planned commercial center. The property is zoned “CC”, Community Commercial District and is owned by Westwood Group Development NO II LP.

*The Commission and Council received a report from staff and held the public hearing. Applicant, Skylar Lyle and owner, Gary Cantrell, presented and answered questions.*

10. **CU25-30; Icon Automotive** – submitted by Icon Automotive for property located at 721 West State Highway 114, platted as Block 1, Lot 2, Cinemark Addition. The site was previously approved for a conditional use permit CU12-05 (Ord. 2012-015) to allow for a 40-foot tall pole sign at an existing motorcycle dealership with sales and service of new and used motorcycles, ATV, watercraft and associated equipment. This request is specifically to allow for the application and installation of paint protection film and window film (window tinting) in conjunction with a proposed business. The property is zoned “CC”, Community Commercial District and is owned by MPSZI Properties.

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

11. **CU25-31; Freight Forwarding** – submitted by Impex GLS, Inc for property located at 800 Industrial Boulevard, Suite 300, platted as Block 3, Lot 2A, Heritage Business Park Addition-GV. The site was previously approved for a conditional use permit CU00-07 (Ord. 2000-017) to allow for outside storage in conjunction with an internet-based grocery warehouse. This request is specifically to allow for a freight forwarding business in an existing warehouse. The property is zoned “LI”, Light Industrial District and is owned by Prologis, LP.

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

12. Zoning Ordinance Amendment AM24-05 – City Council and Planning and Zoning Commission to conduct a public hearing relative to proposed amendments to the Comprehensive Zoning Ordinance (82-73); same being Appendix D of the Code of Ordinances relative to secondary structures, including requirements for their size, location, and height.

Motion was made to table Zoning Ordinance Amendment AM24-05 to the August 19, 2025 Joint City Council and Planning & Zoning Commission meeting.

Motion: Hutton

Second: Tiggelaar

Ayes: Oliver, Roberts, Kercheval, Anderson Brown, Kuelbs

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 **8:26 p.m.**

### 13. CITIZEN COMMENTS

*No one spoke during citizen comments.*

OLD BUSINESS

None.

NEW BUSINESS

14. Conditional Use Permit CU25-26 (Volkswagen Signage) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** conditional use request **CU25-26** (Volkswagen Signage):

Motion: Kercheval  
Second: Anderson Brown  
Ayes: Oliver, Tiggelaar, Hutton, Roberts, Kuelbs  
Nays: None  
Approved: 7-0

15. Conditional Use Permit CU25-28 (NBT Financial) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** conditional use request **CU25-28** (NBT Financial):

Motion: Hutton  
Second: Roberts  
Ayes: Oliver, Tiggelaar, Kercheval, Anderson Brown, Kuelbs  
Nays: None  
Approved: 7-0

16. Conditional Use Permit CU25-30 (Icon Automotive) - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **approve** conditional use permit **CU25-30** (Icon Automotive):

Motion: Kercheval  
Second: Roberts  
Ayes: Oliver, Tiggelaar, Hutton, Anderson Brown, Kuelbs  
Nays: None

Approved: 7-0

17. Conditional Use Permit CU25-31 (Freight Forwarding) – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Motion was made to **deny** conditional use request **CU25-31** (Freight Forwarding):

Motion: Tiggelaar  
Second: Anderson Brown  
Ayes: Oliver, Hutton, Roberts, Kercheval, Kuelbs  
Nays: None  
Denied: 7-0

18. Consider the minutes of the June 17, 2025 Regular Planning and Zoning Commission meeting.

*The Commission discussed this item.*

Motion was made to **approve** the minutes of the June 17, 2025 Planning and Zoning Commission meeting:

Motion: Hutton  
Second: Roberts  
Ayes: Oliver, Tiggelaar, Kercheval  
Nays: None  
Abstain: Anderson Brown, Kuelbs  
Approved: 5-0-2

### **Adjournment**

Motion was made to adjourn the meeting at **8:33 p.m.**

Motion: Hutton  
Second: Kercheval  
Ayes: Oliver, Tiggelaar, Roberts, Anderson Brown, Kuelbs  
Nays: None  
Approved: 7-0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS 19<sup>TH</sup> DAY OF AUGUST 2025.

APPROVED:

PLANNING & ZONING COMMISSION

July 15, 2025

  
CHAIRMAN

ATTEST:  
  
PLANNING TECHNICIAN

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