



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, AUGUST 19, 2025

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

6:30 p.m. Special Session – Planning and Zoning 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 19TH day of August 2025 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Beth Tiggelaar	Member
Traci Hutton	Member
Jason Parker	Member
Justin Roberts	Member
Kirby Kercheval	Member
Ashley Anderson Brown	Member

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
John Robertson	Public Works Deputy Director
Ashlee Mosley	Planning Technician

SPECIAL SESSION: 6:30 p.m. – Planning and Zoning Conference Room

1. Receive a report, hold a discussion, and provide staff direction regarding amendments to Map 2: Land Use Plan of the Comprehensive Master Plan (Future Land Use Map) in the Transit District Assessment area and to Section 41.B, Transit District Overlay of the Zoning Ordinance.
2. Receive a report and hold a discussion from the Brownstones District Subcommittee
3. Receive a report and hold a discussion from the "PO", Professional Office District Subcommittee

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

4. Invocation and Pledge of Allegiance:

JOINT PUBLIC HEARINGS

5. **AM24-05; Secondary Structures** – Consider amendments and changes to the Comprehensive Zoning Ordinance, No. 82-73, same being Appendix D of the Code of Ordinances, as follows: to create and amend definitions in Section 12, *Definitions*; amend secondary structure regulations in Section 13, “R-20”, *Single-Family District Regulations*, Section 14, “R-12.5, *Single-Family District Regulations*, Section 15, “R-7.5”, *Single-Family District Regulations*, Section 16, “R-5.0”, *Zero-Lot-Line District Regulations*, Section 17, “R-3.5”, *Two-Family District Regulations*, Section 18, “R-3.75”, *Three-and Four-Family District Regulations*, Section 19, “R-MH”, *Manufactured Home District Regulations*, Section 20, “R-TH”, *Townhouse District Regulations*, Section 22, “R-MF”, *Multifamily District Regulations*, Section 22A, “R-MODH”, *Modular Home District Regulations*, Section 41, “PD”, *Planned Development Overlay*, amend use specific standards in Section 42, *Supplementary District*, and include vesting language in Section 43, *Nonconforming Uses and Structures* of the Zoning Ordinance relative to secondary structures.

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

6. **CU25-27; Fortified Film Solutions** – submitted by Baird Hampton & Brown, Inc. for property located at 1240 Texan Trail, Suite 100, platted as Lot 2, DFW Air Freight Centre Addition. The applicant is requesting a conditional use permit to allow for the application and installation of paint protection film (window tinting) in conjunction with a proposed business. The property is zoned “LI”, Light Industrial District and is owned by Tarrant County Properties, LLC.

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

7. **CU25-34; Weinberger’s Expansion** – submitted by Dan Weinberger for property located at 601 South Main Street, Suite 100 and 101, platted as Block 15, Lot C, Original Town of Grapevine. This request is specifically to allow a 1,443 sq.ft. expansion of an existing delicatessen into an adjacent suite (101) and outside dining. 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, Dan Weinberger, presented and answered questions.

8. **CU25-35/ EA25-01; Dig World** – submitted by Jacob & Hefner Associates for property located at 2200 West Grapevine Mills Circle, platted as Block 6, Lot 3, Grapevine Mills Addition. The site was previously approved for a conditional use permit CU05-54 (Ord. 2005-82) for the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant and aquarium. This request is specifically to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer only), outdoor speakers, and outdoor storage of heavy machinery in conjunction with an outdoor commercial amusement. The applicant is also requesting an entertainment and attraction overlay (EA25- 01) to allow flexible site design including off-site parking. The property is zoned “CC”, Community Commercial District and is owned by Grapevine Mills Residual, LP.

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

9. **Z25-03/ CU25-32/ PD25-03; Hotel Vin Reserve** - submitted by Paul Coury for property located at 321 East Dallas Road, proposed to be platted as Block 1, Lot 1A, Dallas Road Addition. This request is to rezone (Z25-03) 2.80 acres from “LI”, Light Industrial District to “HC”, Highway Commercial District. The applicant is also requesting a conditional use permit (CU25-32) 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 120 room, 6-story, boutique hotel, to exceed maximum height requirements, outdoor speakers, and four EV charging stations. A planned development overlay (PD25-03) is also requested to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking, in Section 26, “HC”, Highway Commercial District and Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No. 82-73. The property is owned by PMM Hotel Partners 2017.

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

10. **Z25-04/ CU25-36; B-K Sizzle** – submitted by Dossani Paradise Investments, LLC for property located at 834 East Northwest Highway, proposed to be platted as lots 2R, 2R-1, and 2R-2, Ruth Wall Addition. The applicant is requesting a conditional use permit to develop a 2,978 sq.ft. restaurant (B-K Sizzle) with a drive-through and a monument sign with changeable copy in excess of 30%. The applicant is also requesting to rezone the southern portion of the property from “HC”, Highway Commercial District to “R-7.5”, Single-Family District for two single-family lots. The property is owned by Global Sky Properties, LP.

The Commission and Council received a report from staff and held the public hearing. Applicant, Jace Huffman, 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 **8:57 p.m.**

11. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

12. Conditional Use Permit CU25-27 (Fortified Film Solutions) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU25-27** (Fortified Film Solutions):

Motion: Anderson Brown

Second: Roberts

Ayes: Oliver, Tiggelaar, Hutton, Parker, Roberts, Kercheval, Anderson Brown

Nays: None

Approved: 7-0

13. Conditional Use Permit CU25-34 (Weinberger's Expansion) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use permit **CU25-34** (Weinberger's Expansion):

Motion: Kercheval

Second: Roberts

Ayes: Oliver, Tiggelaar, Hutton, Parker, Roberts, Kercheval, Anderson Brown

Nays: None

Approved: 7-0

14. Conditional Use Permit CU25-35 and Entertainment & Attraction Overlay EA25-01 (Dig World) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** conditional use request **CU25-35** (Dig World):

Motion: Parker

Second: Roberts

Ayes: Oliver, Tiggelaar, Hutton, Parker, Roberts Kercheval, Anderson Brown

Nays: None

Approved: 7-0

Motion was made to **approve** entertainment and attraction overlay request **EA25-01** (Dig World):

Motion: Parker

Second: Roberts

Ayes: Oliver, Tiggelaar, Hutton, Parker, Roberts, Kercheval, Anderson Brown

Nays: None

Approved: 7-0

15. Zoning Change Z25-03, Conditional Use Permit CU25-32, and Planned Development Overlay PD25-03 (Hotel Vin Reserve) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** zoning change **Z25-03** (Hotel Vin Reserve):

Motion: Anderson Brown

Second: Roberts

Ayes: Oliver, Tiggelaar, Hutton, Parker, Roberts, Kercheval, Anderson Brown

Nays: None

Approved: 7-0

Motion was made to **approve** conditional use request **CU25-32** (Hotel Vin Reserve):

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

Motion was made to **approve** planned development overlay request **PD25-03** (Hotel Vin Reserve):

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

16. Zoning Change Z25-04 and Conditional Use Permit CU25-36 (BK Sizzle) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** zoning change **Z25-04** (BK Sizzle):

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

Motion was made to **approve** conditional use request **CU25-36** (BK Sizzle) with the condition that the changeable copy will not exceed 30% of the total area of the monument sign:

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

17. Final Plat for Lots 2R, 2R-1, and 2R-2, Ruth Wall Subdivision – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Final Plat for Lots 2R, 2R-1, and 2R-2, Ruth Wall Subdivision:

Motion: Hutton

Second: Parker

Ayes: Oliver, Tiggelaar, Hutton, Parker, Roberts, Kercheval, Anderson Brown

Nays: None

Approved: 7-0

18. Zoning Ordinance Amendment AM24-05; Secondary Structures - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Motion was made to **approve** Zoning Ordinance Amendment AM24-05:

Motion: Parker

Second: Hutton

Ayes: Oliver, Tiggelaar, Hutton, Parker, Roberts, Kercheval, Anderson Brown

Nays: None

Approved: 7-0

19. Consider a city-initiated rezoning request for the property located at 1109 Airline Drive from "PO", Professional Office District to the "R-7.5", Single Family District.

The Commission discussed this item.

Motion was made to **approve** a city-initiated rezoning request for the property located at 1109 Airline Drive from "PO", Professional Office District to the "R-7.5", Single Family District.

Motion: Roberts

Second: Kercheval

Ayes: Oliver, Tiggelaar, Hutton, Parker, Roberts, Kercheval, Anderson Brown

Nays: None

Approved: 7-0

20. Consider a city-initiated amendment to Section 41.B., Transit District Overlay of the Zoning Ordinance, same being Appendix "D" of the Code of Ordinances, amending the boundaries of the transit district overlay by removing the following properties: 1109 Airline Drive, 113 East Hudgins Street, 131 East Hudgins Street, 351 East Hudgins Street, 827 Dawn Lane, 849 East Dallas Road and all of Lots 1-215, Sunshine Harbor subdivision as "future".

The Commission discussed this item.

Motion was made to **approve** a city-initiated amendment to Section 41.B., Transit District Overlay of the Zoning Ordinance, same being Appendix "D" of the Code of Ordinances, amending the boundaries of the transit district overlay by removing the following properties: 1109 Airline Drive, 113 East Hudgins Street, 131 East Hudgins Street, 351 East Hudgins Street, 827 Dawn Lane, 849 East Dallas Road and all of Lots 1-215, Sunshine Harbor subdivision as "future".

Motion: Hutton

Second: Parker

Ayes: Oliver, Tiggelaar, Hutton, Parker, Roberts, Kercheval, Anderson Brown

Nays: None

Approved: 7-0

21. Consider the minutes of the August 4, 2025 Special Meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the August 4, 2025 Special Meeting.

Motion: Tiggelaar

Second: Hutton

Ayes: Oliver, Tiggelaar, Hutton, Roberts, Kercheval, Anderson Brown

Nays: None

Abstain: Parker

Approved: 6-0-1

22. Consider the minutes of the August 7, 2025 Comprehensive Master Plan Subcommittee Meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the August 7, 2025 Comprehensive Master Plan Subcommittee Meeting.

Motion: Roberts

Second: Tiggelaar

Ayes: Oliver, Tiggelaar, Roberts

Nays: None

Abstain: Hutton, Parker, Kercheval, Anderson Brown

Approved: 3-0-4

23. Consider the minutes of the August 11, 2025 Transit District Overlay

Subcommittee Meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the August 11, 2025 Transit District Overlay Subcommittee Meeting.

Motion: Anderson Brown
Second: Hutton
Ayes: Oliver, Hutton, Anderson Brown
Nays: None
Abstain: Tiggelaar, Parker, Roberts, Kercheval
Approved: 3-0-4

24. Consider the minutes of the August 11, 2025 Brownstone District Subcommittee Meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the August 11, 2025 Brownstone District Subcommittee Meeting.

Motion: Anderson Brown
Second: Hutton
Ayes: Oliver, Hutton, Anderson Brown
Nays: None
Abstain: Tiggelaar, Parker, Roberts, Kercheval
Approved: 3-0-4

25. Consider the minutes of the August 14, 2025 "PO", Professional Office District Subcommittee Meeting.

The Commission discussed this item.

Motion was made to **approve** the minutes of the August 14, 2025 "PO", Professional Office District Subcommittee Meeting.

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

26. Consider the minutes of the July 15, 2025 Regular Planning and Zoning

Commission meeting.

The Commission discussed this item.

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

Motion: Hutton

Second: Roberts

Ayes: Oliver, Tiggelaar, Hutton, Roberts, Kercheval, Anderson Brown

Nays: None

Abstain: Parker

Approved: 6-0-1

Adjournment

Motion was made to adjourn the meeting at **9:24 p.m.**

Motion: Hutton

Second: Anderson Brown

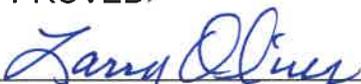
Ayes: Oliver, Tiggelaar, Hutton, Parker, Roberts, Kercheval, Anderson Brown

Nays: None

Approved: 7-0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS 16TH DAY OF SEPTEMBER 2025.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN