



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, SEPTEMBER 16, 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 16th day of September 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 |
| Gustav Kuelbs | 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 |

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.

The Special Session adjourned at 7:10 p.m.

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

2. Invocation and Pledge of Allegiance:
JOINT PUBLIC HEARINGS

3. **CU25-17 (Subaru EV Charging Station)** – submitted by Five Star Subaru of Grapevine. This site was previously approved for a conditional use permit to amend the previously approved site plan CU15-19 (Ordinance No. 2015-029) to allow for a pylon sign in conjunction with an automotive dealership with the sales and service of new and used vehicles. This request is specifically to allow for one, Level 3, electric vehicle (EV) charging station. The subject property is located at t 2651 William D Tate Avenue and is currently zoned “PID”, Planned Industrial Development

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

4. **CU25-37 (Futsal)** – submitted by ML Clark Consulting, LLC. This site was previously approved for a conditional use permit CU19-02 (Ordinance No. 2019 006) for additional on-premise signage, and to allow for gasoline sales, and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a convenience store. This request is specifically to allow three outdoor soccer fields, a 5,040 square foot recreation area, outdoor speakers, and a check-in and concessions suite in a portion of an existing building within a planned commercial center. The subject property is located at 3560 North Grapevine Mills Boulevard and is currently zoned “CC”, Community Commercial District.

The Commission and Council received a report from staff and held the public hearing. City Futsal representatives Esteban and Manuel Mariel presented and answered questions.

5. **SU25-03 (Firelife Church)** – submitted by Firelife Church. This site was previously approved for a conditional use permit CU12-28 (Ordinance No. 2012-032) to allow retail sales of secondhand goods in a lease space exceeding 3,000 square feet. The applicant is requesting a special use permit to allow for a 185-seat church in an existing building within a planned commercial center. The subject property is located at 5311 William D. Tate Avenue and is currently zoned “CC”, Community Commercial District.

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

6. **Z25-05/ CU25-41/ PD25-04 (Northwest Animal Hospital)** – submitted by Lynn Engineering requesting to rezone 0.26 acres from “R-20”, Single-Family District to “CN”, Neighborhood Commercial District; a conditional use permit to allow for the expansion of an existing veterinarian office use onto the adjacent lot to provide additional parking; and a planned development overlay to deviate from, but not be limited to, a reduction in buffer requirements and a decrease in minimum required landscaping, Section 24, “CN”, *Neighborhood Commercial District*, J. *Landscape Requirements* and M. *Design Requirements* of the

Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 1027 William D. Tate Avenue and 1104 Valley Vista Drive.

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

7. **AM22-02 (Brownstone Residential District)** – 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 creation of the Brownstone Residential District Regulations and amendments to related sections of the ordinance, including: Section 12, Definitions to add, remove, and delete definitions; Section 20, “TH”, Townhouse District Regulations to reduce the maximum density to eight (8) dwelling units per acre; Section 34, Planned Residential Low-Density District to delete in its entirety and replace with the Brownstone Residential District Regulations, establishing permitted and conditional uses, and bulk, dimensional and setback requirements; Section 35, “PRD-12”, Planned Residential Medium Density District to delete in its entirety and reserve for future use; and Section 56, Off-Street Parking Requirements to establish minimum parking requirements for Brownstones and guest parking for Brownstone, Townhouse, Multifamily, and Live/Work units.

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

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 **8:33 p.m.**

8. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

9. Conditional Use Permit CU25-17 (Subaru EV Charging) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Jason Parker moved to **approve** conditional use request **CU25-17** (Subaru EV Charging). Justin Roberts seconded the motion, which prevailed by the following vote:

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

Nays: None

Approved: 7-0

10. Conditional Use Permit CU25-37 (Futsal) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Ashley Anderson Brown moved to **approve** conditional use permit **CU25-37** (Futsal) with the condition that the 11 required parking spaces are constructed on the south side of Lot 3A1. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

Nays: None

Approved: 7-0

11. Special Use Permit SU25-03 (Firelife Church) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Kirby Kercheval moved to **approve** special use request **SU25-03** (Firelife Church). Ashley Anderson Brown seconded the motion, which prevailed by the following vote:

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

Nays: None

Approved: 7-0

12. Zoning Change Z25-05, Conditional Use Permit CU25-41, and Planned Development Overlay PD25-04 (Northwest Animal Hospital) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

PLANNING & ZONING COMMISSION
SEPTEMBER 16, 2025

Beth Tiggelaar moved to **deny** zoning change **Z25-05** (Northwest Animal Hospital). Ashley Anderson Brown seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Tiggelaar, Hutton, Parker, Roberts, Anderson Brown
Nays: Kercheval
Denied: 6-1

Jason Parker moved to **deny** conditional use request **CU25-41** (Northwest Animal Hospital). Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

Jason Parker moved to **deny** planned development overlay request **PD25-04** (Northwest Animal Hospital). Traci Hutton seconded the motion, which prevailed by the following vote:

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

13. Zoning Ordinance Amendment AM22-02 (Brownstone Residential District) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Traci Hutton moved to **approve** Zoning Ordinance amendment **AM22-02** (Brownstone Residential District). Justin Roberts seconded the motion, which prevailed by the following vote:

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

14. Consider the minutes of the August 19, 2025 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Traci Hutton moved to **approve** the minutes of the August 19, 2025 Planning and Zoning Commission meeting. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

Nays: None
Approved: 7-0

15. Consider the minutes of the August 20, 2025 Comprehensive Master Plan Subcommittee meeting.

The Commission discussed this item.

Beth Tiggelaar moved to **approve** the minutes of the August 20, 2025 Comprehensive Master Plan Subcommittee meeting. Justin Roberts seconded the motion, which prevailed by the following vote:

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

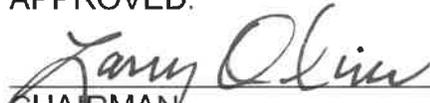
Adjournment

With no further business to discuss, Traci Hutton moved to adjourn the meeting at **8:43 p.m.** Jason Parker seconded the motion, which prevailed by the following vote:

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

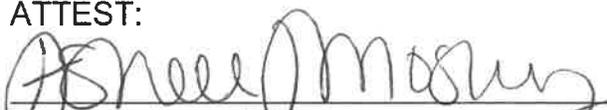
PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS 21ST DAY OF OCTOBER 2025.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN