



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, OCTOBER 21, 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 21st day of October 2025 in the Planning and Zoning Conference Room with the following members present-to-wit:

- | | |
|-----------------------|-----------|
| Larry Oliver | Chairman |
| Traci Hutton | Member |
| Jason Parker | Member |
| Justin Roberts | Member |
| Kirby Kercheval | Member |
| Ashley Anderson Brown | Member |
| Gustav Kuelbs | Alternate |
| Herb Fry | Alternate |

With Beth Tiggelaar, Vice-Chairman, absent, constituting a quorum. The following City Staff were present:

- | | |
|-----------------|----------------------------|
| Erica Marohnic | Planning Services Director |
| Albert Triplett | Planner II |
| 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. **CU25-33 (Butter My Brunch)** – submitted by Chabolet Development. This site was previously approved for a conditional use permit CU22-26 (Ord. 2022-044) to allow a 9,936 square foot multi-tenant building with a restaurant and outdoor dining. This request is specifically 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 subject property is located at 919 East Northwest Highway, Suite 600, and is currently zoned “CC”, Community Commercial District.

The Commission and Council received a report from staff and held the public hearing. Owner and developer Matthew Gacia presented and answered questions.

3. **CU25-40 (Hokkaido Sushi)** – submitted by Lin Hokkaido Sushi Inc. This site was previously approved for a conditional use permit CU11-03 (Ord. 2011-13) for a planned commercial center with the possession, storage retail sales and on- and off-premise consumption (beer, wine, and mixed beverages), to revise the floor plan and exterior elevations, including a previously approved outdoor covered patio and pole sign of an existing restaurant. This request is specifically to amend the previously approved site plan to modify the floor plan and to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with an existing restaurant. The subject property is located at 1525 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 Sara Chen presented and answered questions.

4. **CU25-42 (Springhill Suites)** – submitted by Ion Design Group. This site was previously approved for a conditional use permit CU15-21 (Ord. 2015-038) for a planned commercial center in excess of 1,000,000 square feet of gross leasable area, to allow for the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing hotel. This request is specifically to amend the previously approved site plan to allow for a 1,387 sq ft. 1st floor building area expansion, modify the floor plan, revise building elevations, add outdoor speakers and an outdoor patio, to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages), in conjunction with an existing hotel. The subject property is located at 2240 West Grapevine Mills Circle and is currently zoned “CC”, Community Commercial District.

The Commission and Council received a report from staff and held the public hearing. Applicant’s representative, Yatisha Hira and owner Rakesh Patel, presented and answered questions.

5. **Z25-06 (1109 Airline Drive)** – submitted by City of Grapevine requesting to rezone one lot, 0.23 acre, from the “PO”, Professional Office District to the “R-7.5”, Single-Family District. The subject property is located at 1109 Airline Drive.

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

6. **Z25-07 (1331 West Wall Street)** – submitted by Eric Legge requesting to rezone 0.46 acre from the “PO”, Professional Office District to the “R-7.5”, Single-Family District. The subject property is located at 1331 West Wall Street.

The Commission and Council received a report from staff and held the public hearing. Applicant and owner Eric Legge 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 **8:24 p.m.**

7. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

8. Conditional Use Permit CU25-33 (Butter My Brunch) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Jason Parker moved to **approve** conditional use request **CU25-33** (Butter My Brunch). Ashley Anderson Brown seconded the motion, which prevailed by the following vote:

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

Nays: None

Approved: 7-0

9. Conditional Use Permit CU25-40 (Hokkaido Sushi) - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Justin Roberts moved to **approve** conditional use permit **CU25-40** (Hokkaido Sushi). Jason Parker seconded the motion, which prevailed by the following vote:

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

Nays: None

Approved: 7-0

10. Special Use Permit CU25-42 (Springhill Suites) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Traci Hutton moved to **approve** special use request **CU25-42** (Springhill Suites). Gustav Kuelbs seconded the motion, which prevailed by the following vote:

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

Nays: None

Approved: 7-0

11. Zoning Change Z25-06 (1109 Airline Drive) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Traci Hutton moved to **table** zoning change **Z25-06** (1109 Airline Drive) to the **December 16, 2025**, Joint Meeting to allow time for city staff and the property owners to discuss options to make the subject property and the adjoining property at 1100 South Main Street compliant with current zoning ordinances. Ashley Anderson Brown seconded the motion, which prevailed by the following vote:

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

Nays: None

Approved: 7-0

12. Zoning Change Z25-07 (1331 West Wall Street) – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Kirby Kercheval moved to **approve** zoning change **Z25-07** (1331 West Wall Street). Ashley Anderson Brown seconded the motion, which prevailed by the following vote:

Ayes: Hutton, Parker, Roberts, Kercheval, Anderson Brown, Kuelbs

Nays: None

Abstain: Oliver

Approved: 6-0-1

13. Consider the minutes of the September 16, 2025 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

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Gustav Kuelbs moved to **approve** the minutes of the September 16, 2025 Planning and Zoning Commission meeting. Kirby Kercheval seconded the motion, which prevailed by the following vote:

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

Adjournment

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

Ayes: Oliver, Hutton, Parker, Roberts, Kercheval, 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 18TH DAY OF NOVEMBER 2025.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN