



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MINUTES
TUESDAY, NOVEMBER 18, 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 18th day of November 2025 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Beth Tiggelaar	Vice-Chairman
Traci Hutton	Member
Jason Parker	Member
Justin Roberts	Member
Kirby Kercheval	Member
Ashley Anderson Brown	Member
Gustav Kuelbs	Alternate (non-voting)
Herb Fry	Alternate (non-voting)

With no members absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Planning Services Director
Albert Triplett	Planner II
Ashlee Mosley	Planning Technician

SPECIAL SESSION: 7:00 p.m. – Planning and Zoning Conference Room

1. Introduction of new Planning and Zoning Commission Alternate, Herb Fry
2. Staff to brief the Commission on the notification procedure for MP24-01
The Special Session adjourned at 7:16 p.m.

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

1. Invocation and Pledge of Allegiance:

JOINT PUBLIC HEARINGS

2. **AM25-03A; Transit District Boundary (TDO) Boundary Amendments** – submitted by the City of Grapevine for properties located at 1109 Airline Drive, 113

East Hudgins Street, 131 East Hudgins Street, 351 East Hudgins Street, 827 Dawn Lane, 849 East Dallas Road, all of lots 1-215, Sunshine Harbor subdivision, 1060 Texan Trail, 1084 Texan Trail, 1098 Texan Trail, and 1039 East Dallas Road. This is a city-initiated request to amend Section 41.B., Transit District Overlay of the Zoning Ordinance by removing the aforementioned properties from the Overlay's boundaries.

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

3. **AM23-03B; Transit District Boundary (TDO) Text Amendments** – submitted by the City of Grapevine to amend the language with the Purpose, General Guidelines, and Application subsections; amending the permitted uses and the introduction of new uses within the three intensity subdistricts, to include deletion of Figure 3, Preferred Use Matrix in Section 41.B., and related revisions to off-street parking requirements to Section 56, Off-Street Parking Requirements.

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

4. **MP24-01; Map 2: Land Use Plan (Future Land Use Map) Amendments** - submitted by the City of Grapevine for property located within 13 defined assessment areas of the city. This is a city-initiated request to amend future land use designations for property on Map 2: Land Use Plan (Future Land Use Map) of the Comprehensive Master Plan and to amend Subsection E, of Section IV (table) of the Comprehensive Master Plan to create new future land use designations.

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

Present to speak in opposition of MP24-01 were Larry Tubbs, Glen Woods, Tammy Yahiel, Carrie Hicks, Kent Collins, Wayne Paul Frank, Tony Scarton, Kenneth Davis, Mitchell Harris, Adair Foust, and Brian Hoffmann.

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 **8:34 p.m.**

5. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

6. AM25-03A; Transit District Boundary (TDO) Boundary Amendments - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Ashley Anderson Brown moved to **approve** amendment **AM25-03A**; Transit District Boundary (TDO) Boundary Amendments. Traci Hutton seconded the motion, which prevailed by the following vote:

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

7. AM25-03B; Transit District Boundary (TDO) Text Amendments – Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Justin Roberts moved to **approve** amendment **AM25-03B**; Transit District Boundary (TDO) Text Amendments. 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

8. MP24-01; Map 2: Land Use Plan (Future Land Use Map) Amendments - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Ashley Anderson Brown moved to **table** amendment **MP24-01; Map 2: Land Use Plan** (Future Land Use Map) Amendments to the January 20, 2026, Joint City Council and Planning & Zoning Commission meeting to allow time to discuss the proposed changes for properties located in the Crestwood Hollow Addition. 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

9. Consider the minutes of the October 21, 2025 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Traci Hutton moved to **approve** the minutes of the October 21, 2025 Planning and Zoning Commission meeting. Justin Roberts seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Tiggelaar, Hutton, Parker, Roberts, Kercheval, Anderson Brown
Nays: None
Abstain: Tiggelaar
Approved: 6-0-1

Adjournment

With no further business to discuss, Jason Parker moved to adjourn the meeting at **8:45 p.m.** Traci Hutton seconded the motion, which prevailed by the following vote:

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

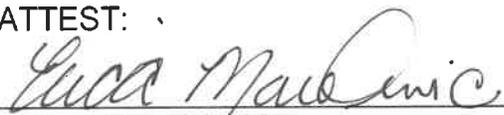
PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS 16TH DAY OF DECEMBER 2025.

APPROVED:



CHAIRMAN

ATTEST: .



ERICA MAROHNIC
DIRECTOR, PLANNING SERVICES