



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF CITY COUNCIL AND
PLANNING AND ZONING COMMISSION MEETING MINUTES
TUESDAY, DECEMBER 16, 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 16th day of December 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	Director, Planning Services
Albert Triplett	Planner II

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

1. Invocation and Pledge of Allegiance:

JOINT PUBLIC HEARINGS

2. **CU25-43/PD25-05; McMillian James Equipment Company** - submitted by Merriman Anderson Architects for property located at 1026 & 1044 Texan Trail, platted as Block 3, Lot 3R and Block 1, Lot 5R, Grapevine Station Addition. This site (1044 Texan Trail) was previously approved for a conditional use permit CU19-09 (Ord. 2019-026) to amend the previously approved site plan for a planned business park, specifically for the development of a 27,103 square foot office/warehouse and the site at 1026 Texan Trail was previously approved for a conditional use permit CU05-26(Ord. 2005-46) to amend the previously approved site plan for a planned business park, specifically to allow for office development. This request is for a conditional use permit (CU25-43) to amend the previously

approved site plan for 1044 Texan Trail and 1026 Texan Trail to add 19 parking spaces from 1026 Texan Trail to 1044 Texan Trail by shifting the existing lot line between Lots 3R and 5R. The applicant is also requesting a planned development overlay (PD25-05) on 1044 Texan Trail (Lot 5R) to deviate from minimum required parking in Subsection K., Off-street parking of Section 32, "BP", Business Park District and Section 56, Off-Street Parking Requirements.

The Commission and Council received a report from staff and held the public hearing. Applicant Patrick Hazard 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 **7:50 p.m.**

3. CITIZEN COMMENTS

No one spoke during citizen comments.

OLD BUSINESS

None.

NEW BUSINESS

4. **CU25-43; McMillian James Equipment Company** - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Parker moved to **approve** conditional use request **CU25-43** (McMillian James Equipment Company). Kercheval seconded the motion, which prevailed by the following vote:

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

5. **PD25-05; McMillian James Equipment Company** - Consider the application and make a recommendation to City Council.

The Commission discussed this item.

Parker moved to **approve** planned development overlay request **PD25-05** (McMillian James Equipment Company). Tiggelaar seconded the motion, which prevailed by the following vote:

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

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

The Commission discussed this item.

Anderson Brown moved to **table** zone change request **Z25-06** (1109 Airline Drive) to the March 17, 2026, meeting. Roberts seconded the motion, which prevailed by the following vote:

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

7. Consider the minutes of the November 18, 2025 Regular Planning and Zoning Commission meeting.

The Commission discussed this item.

Hutton moved to **approve** the minutes of the November 18, 2025, Planning and Zoning Commission meeting. Roberts seconded the motion, which prevailed by the following vote:

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

Adjournment

With no further business to discuss, Anderson Brown moved to adjourn the meeting at **7:57 p.m.** Hutton seconded the motion, which prevailed by the following vote:

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

PLANNING & ZONING COMMISSION
DECEMBER 16, 2025

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS 20TH DAY OF JANUARY 2026.

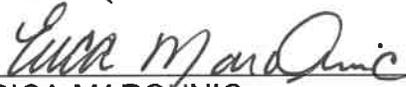
APPROVED:



LARRY OLIVER

CHAIRMAN

ATTEST:



ERICA MAROHNIC
DIRECTOR, PLANNING SERVICES