



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF CITY COUNCIL AND  
PLANNING AND ZONING COMMISSION MEETING MINUTES  
TUESDAY, JANUARY 20, 2026

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 20<sup>th</sup> day of January 2026 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
Kirby Kercheval	Member
Ashley Anderson Brown	Member
Herb Fry	Alternate
Gustav Kuelbs	Alternate (non-voting)

With Justin Roberts absent, constituting a quorum. The following City Staff were present:

Erica Marohnic	Director, Planning Services
Albert Triplett	Planner II
Mona Hassan	Planning Technician

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

1. Invocation and Pledge of Allegiance:

**JOINT PUBLIC HEARINGS**

2. **CU25-47; Luxury Garages** - submitted by Ottis Lee with Baird, Hampton & Brown to amend Conditional Use Permit CU11-21 (Ordinance No. 2011-050) to reduce the size of a planned business park. This request is specifically to allow 30 private condominium luxury garages with office/flex space. The subject property is located at 1028 and 1030 Texan Trail and is currently zoned "BP", Business Park District.

*The Commission and Council received a report from staff and held the public hearing. Applicant Ottis Lee and developer Justin Bosworth presented and answered questions.*

3. **PD25-06; The Reserve at Bear Creek** - submitted by Jamie Williamson with BB Living requesting to amend the previously approved Planned Development Overlay PD24-01 (Ordinance No. 2024-028) to deviate from, but not be limited to lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40-feet in width in conjunction with a townhouse development. This request is for a planned development overlay to amend the previously approved building elevations and reduce building height from three-story to two-story townhomes. The subject property is located at 4201 State Highway 360 and is currently zoned "R-TH", Townhouse District.

*The Commission and Council received a report from staff and held the public hearing. Project architects, Curtis Young and Brian Miller, presented and answered questions.*

4. **Z25-09; 1225 Murrell Road** - submitted by John and Robin Diebold requesting to rezone 1.0 acre from "GU", Governmental Use District to "R-7.5", Single-Family Residential District for an existing single-family residential lot.

*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 **8:20 p.m.**

#### 5. CITIZEN COMMENTS

*No one spoke during citizen comments.*

#### OLD BUSINESS

None.

#### NEW BUSINESS

6. **MP24-01; Future Land Use** – Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Parker moved to **approve** Future Land Use amendment **MP24-01**. Kercheval seconded the motion, which prevailed by the following vote:

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

7. **CU25-47; Luxury Garages** - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Tiggelaar moved to **deny without prejudice** conditional use request **CU25-47** (Luxury Garages). Parker seconded the motion, which prevailed by the following vote:

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

8. **PD25-06; The Reserve at Bear Creek** - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Parker moved to **approve** planned development overlay request **PD25-06** (The Reserve at Bear Creek). Hutton seconded the motion, which prevailed by the following vote:

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

9. **Z25-09; 1225 Murrell Road** - Consider the application and make a recommendation to City Council.

*The Commission discussed this item.*

Hutton moved to **approve** zone change request **Z25-09** (1225 Murrell Road). Tiggelaar seconded the motion, which prevailed by the following vote:

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

10. Consider the minutes of the December 10, 2025, Special Planning and Zoning Commission meeting.

*The Commission discussed this item.*

Tiggelaar moved to **approve** the minutes of the December 10, 2025, Special Planning and Zoning Commission meeting. Parker seconded the motion, which prevailed by the following vote:

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

11. Consider the minutes of the December 16, 2025, Regular Planning and Zoning Commission meeting.

*The Commission discussed this item.*

Tiggelaar moved to **approve** the minutes of the December 16, 2025, Planning and Zoning Commission meeting. Anderson Brown seconded the motion, which prevailed by the following vote:

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

### **Adjournment**

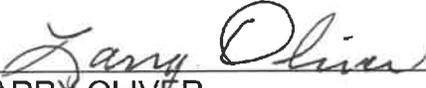
With no further business to discuss, Parker moved to adjourn the meeting at **8:28 p.m.** Tiggelaar seconded the motion, which prevailed by the following vote:

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

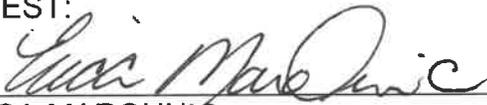
PLANNING & ZONING COMMISSION  
JANUARY 20, 2026

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE  
CITY OF GRAPEVINE, TEXAS ON THIS 17<sup>TH</sup> DAY OF FEBRUARY 2026.

APPROVED:

  
\_\_\_\_\_  
LARRY OLIVER  
CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
ERICA MAROHNIC  
DIRECTOR, PLANNING SERVICES