



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, DECEMBER 21, 2021

GRAPEVINE CITY HALL, COUNCIL CHAMBERS  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS

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7:00 p.m. Briefing Session – Planning and Zoning Conference Room  
7:30 p.m. Joint Regular Meeting – City Council Chambers

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The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 21<sup>st</sup> day of December 2021 in the Planning and Zoning Conference Room with the following members present-to-wit:

|                  |                  |
|------------------|------------------|
| Larry Oliver     | Chairman         |
| Monica Hotelling | Vice Chairperson |
| Beth Tiggelaar   | Member           |
| Traci Hutton     | Member           |
| David Hallberg   | Member           |
| Dennis Luers     | Member           |
| Jimmy Fechter    | Member           |
| Gabe Griess      | Alternate        |

With Jason Parker absent, constituting a quorum the following City Staff:

|                         |                            |
|-------------------------|----------------------------|
| Erica Marohnic          | Planning Services Director |
| Albert L. Triplett, Jr. | Planner II                 |
| Natasha Gale            | Planning Technician        |

**CALL TO ORDER: 7:01 p.m.** – Planning and Zoning Conference Room

**BRIEFING SESSION**

1. Planning and Zoning Commission members to recess to the Planning & Zoning Conference Room to conduct a closed briefing session relative to:

**CU21-28 Ya Ya Yum Boards**

Oliver closed the Briefing Session at **7:10 p.m.**

**REGULAR MEETING: 7:30p.m.** – City Council Chambers

2. Invocation and Pledge of Allegiance: Commissioner Hutton

**JOINT PUBLIC HEARINGS**

3. Conditional Use application - **CU21-28; Ya Ya Yum Boards** – submitted by Daniel Parrish for property located at 112 East Texas Street and legally described as Tracts 59 and 60A, Abstract 422, William Dooley Survey. The applicant is requesting a conditional use permit to amend the previously approved site plan which allowed for the possession, storage, retail sales and on and off premise consumption of alcoholic beverages (wine only) and outdoor seating in conjunction with a winery. The applicant is requesting to allow for the possession, storage, retail sale and on and off premise consumption of alcoholic beverages (beer and wine only) and outdoor dining in conjunction with a restaurant.

Erica Marohnic presented the proposed plan and answered questions from the Commission and Council.

Applicant representative, Nimish Patel, answered questions from the Commission and Council.

**CITIZEN COMMENTS**

4. No one spoke during citizen comments.

Planning and Zoning Commission to recess to the Planning and Zoning Commission Conference Room, Second Floor, to consider published agenda items.

5. Motion was made to approve Conditional Use Permit **CU21-28** (Ya Ya Yum Boards) subject to the following conditions:

*The Conditional Use Permit will be applicable only to the current owner(s), and shall not be assigned. Further the Conditional Use Permit will automatically expire upon the transfer or amendment to the current Certificate of Occupancy. Lastly, there shall be no permit issued for the renovation, expansion, or conversion of the existing kitchen without the approval of an amendment to the Conditional Use Permit.*

Motion: Hutton  
Second: Hotelling  
Ayes: Oliver, Hutton, Hotelling, Hallberg, Luers, Tiggelaar, Fechter  
Nays: None  
Approved: 7-0

- 6. Motion was made to approve the minutes from November 16, 2021, Planning and Zoning Public Hearing.

Motion: Hutton  
Second: Luers  
Ayes: Tiggelaar, Hutton, Luers, Hallberg  
Nays: None  
Approved: 4-0-3  
Abstention: Oliver, Hotelling, Fechter

**Adjournment**

Motion was made to adjourn the meeting at 7:54 p.m.  
Motion: Fechter  
Second: Luers  
Ayes: Tiggelaar, Hutton, Luers, Hallberg, Oliver, Fechter, Hotelling  
Nays: None  
Approved: 7-0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 18 DAY OF JANUARY 2022.

APPROVED:

  
CHAIRMAN

ATTEST:

  
PLANNING TECHNICIAN