



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, APRIL 19, 2022

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

7:00 p.m. Briefing Session – Planning and Zoning Conference Room
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 the 19th day of April 2022 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Monica Hotelling	Vice Chairperson
Beth Tiggelaar	Member
David Hallberg	Member
Traci Hutton	Member
Dennis Luers	Member
Jason Parker	Alternate
Gabe Griess	Alternate

Constituting a quorum the following City Staff:

Erica Marohnic	Planning Services Director
Albert L. Triplett, Jr.	Planner II
John Robertson	Development Engineer and Construction Manager
David Klempin	Historic Preservation Officer
Natasha Gale	Planning Technician

CALL TO ORDER: 7:00 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:

**HL22-01 - 422 Austin Street
SU22-02 – AT&T Cell Tower**

CU22-15 – Buffalo Wild Wings
PD22-03 – Reserve at Bear Creek
CU22-03/ PD22-01 – Kwik Kar
CU21-29 – Scooter’s Coffee Drive Thru

Oliver closed the Briefing Session at **7:16 p.m.**

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

2. Invocation and Pledge of Allegiance: Commissioner Hotelling

JOINT PUBLIC HEARINGS

3. Historic Landmark **HL22-01** (422 Austin Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Cole Curtis and Matthew Zonker requesting designation as a historic landmark sub-district. The subject property is currently zoned “R-7.5” Single Family District.
4. Special Use Permit **SU22-02** (AT&T Cell Tower) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by General Dynamics requesting a Special Use Permit to amend the previously approved site plan (SU16-03), specifically to expand the ground lease area by 160 square feet to add a generator. The subject property is located at 525 Industrial Boulevard and is currently zoned “LI” Light Industrial District.
5. Conditional Use Permit **CU22-15** (Buffalo Wild Wings) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Design and Engineering, Inc. requesting a Conditional Use Permit to amend the previously approved site plan (CU98-28) for a Planned Commercial Center to allow for the possession, storage, retail sales and on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outdoor speakers, specifically to modify the existing floor plan, building elevations and a 40-foot pole sign in conjunction with a restaurant. The subject property is located at 315 West State Highway 114 and is currently zoned “CC” Community Commercial District.
6. Planned Development Overlay **PD22-03** (Reserve at Bear Creek) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Wright Group Architects requesting a Planned Development Overlay to deviate from but not be limited to lot area, building height and other design regulation requirements. The subject property is located

at 4201 State Highway 360 and is currently zoned "R-TH" Residential Townhome District.

7. Conditional Use Permit **CU22-03** and Planned Development Overlay **PD22-01** (Kwik Kar) and **Replat Plat** for Lots 1R1 and 2R1, Block 1, M.L. Hurst Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ridinger Associates, Inc. requesting a Conditional Use Permit to amend the previously approved site plan (CU91-03) and Planned Development Overlay to deviate from but not be limited to perimeter landscape requirements. The subject property is located at 901 West Northwest Highway and is currently zoned "HC" Highway Commercial District
8. Conditional Use Permit **CU21-29** (Scooter's Coffee Drive Thru) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Wendy Wells requesting a Conditional Use Permit to allow for the development of a 664 square foot restaurant with a drive through, outdoor dining and outdoor speakers and to replat Lots 1R and 2R, Block 1, M.L. Hurst Addition. The subject property is located at 897 West Northwest Highway and is currently zoned "HC" Highway Commercial District.

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

HL22-01 property owner and representative, Matthew Zonker, answered questions from the Commission and Council.

SU22-02 applicant representative, Zachary Walker, answered questions from the Commission and Council.

CU22-15 applicant representative, Blake Emerson, answered questions from the Commission and Council.

PD22-03 applicant representative, Terry Wright, answered questions from the Commission and Council.

CU22-03/ PD22-01 applicant representative, Jason Kilpatrick, answered questions from the Commission and Council.

CU21-29 applicant representatives, Kevin Dew, Aaron Funk and Wendy Wells, answered questions from the Commission and Council.

CITIZEN COMMENTS

9. 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.

10. Motion was made to **approve** Historic Landmark **HL22-01** (422 Austin Street):

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

11. Motion was made to **approve** Special Use Permit **SU22-02** (AT&T Cell Tower):

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

12. Motion was made to **approve** Conditional Use Permit **CU22-15** (Buffalo Wild Wings):

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

13. Motion was made to **approve** Planned Development Overlay **PD22-03** (Reserve at Bear Creek):

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

14. Motion was made to **approve** Conditional Use Permit **CU22-03** (Kwik Kar):

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

15. Motion was made to **approve** Planned Development Overlay **PD22-01** (Kwik Kar):

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

16. Motion was made to **approve Replat** of Lots 1R1 and 2R1, Block 1, M.L. Hurst Addition:

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

17. Motion was made to **approve** Conditional Use Permit **CU21-29** (Scooter's Coffee Drive Thru) **with the following condition:**

Construction of a six-inch tall raised barrier curb in a pork chop design to create a right-in/right-out restricted driveway on Ball Street along the site's eastern property frontage as shown on the site plan:

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

18. Motion was made to **approve** the minutes March 15, 2022, Planning and Zoning Public Hearing:

Motion: Luers
Second: Hotelling
Ayes: Tiggelaar, Hotelling, Oliver, Hallberg, Luers
Nays: None
Approved: 5-0-2
Abstention: Parker, Hutton

Adjournment

Motion was made to adjourn the meeting at **8:18 p.m.**

Motion: Luers
Second: Tiggelaar

Ayes: Hutton, Hotelling, Oliver, Hallberg, Luers, Parker, Tiggelaar
Nays: None
Approved: 7-0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 17th DAY OF MAY 2022.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN