



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, FEBRUARY 15, 2022

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 15<sup>th</sup> day of February 2022 in the Planning and Zoning Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Beth Tiggelaar	Member
Traci Hutton	Member
David Hallberg	Member
Dennis Luers	Member
Jimmy Fechter	Member
Gabe Griess	Alternate

With Monica Hotelling and Jason Parker absent, 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
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:

**CU21-23  
CU21-27**

**Grapevine Station North  
Wash Your Stuff**

**CU22-08  
CU22-10**

**Mac's An American Grill (Mac's on Main)  
ServPro**

Oliver closed the Briefing Session at 7:14 p.m.

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

2. Invocation and Pledge of Allegiance: Commissioner Luers

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU21-23** (Grapevine Station North) and **Amended Final Plat** of Lots 6A and 7A, Block 1, Opryland Second Addition - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kirkman Engineering requesting to amend the previously approved site plan of CU18-19 for a planned commercial center, to allow for a 5,230 sq. ft. multi-tenant building with outdoor dining and a drive through and to amend the final plat to abandon an access easement. The subject property is located at 845 East Northwest Highway and is currently zoned "CC" Community Commercial District.
4. Conditional Use Permit **CU21-27** (Wash Your Stuff) - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by BRKH, LLC requesting to amend the previously approved site plan of CU03-48 to allow for the development of a car wash facility, specifically to revise and renovate the facility. The subject property is located at 2201 Ira E. Woods Avenue and is currently zoned "CC" Community Commercial District.
5. Conditional Use Permit **CU22-08** (Mac's - An American Grill) - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by CMP Commercial Construction requesting to amend the previously approved site plan of CU14-11 to allow the possession, storage, retail sales and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and an expansion in conjunction with an existing restaurant. The subject property is located at 909 South Main Street Building A, Suite 110 and is currently zoned "MXU" Mixed Use District.
6. Conditional Use Permit **CU22-10** (ServPro) and **Final Plat** of Lot 1, Block 1, ServPro Addition - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by ClayMoore Engineering requesting a conditional use permit to allow outdoor storage in conjunction with a proposed 31,324 sq. ft. building. The subject property is located at 2045 Grayson Drive and is currently zoned "LI" Light Industrial District.

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

CU21-23 applicant representatives, Chris Leighton, answered questions from the Commission and Council.

CU21-27 applicant representatives, Islam Shahin, answered questions from the Commission and Council.

CU22-08 applicant representatives, Rayna Frost, answered questions from the Commission and Council.

CU22-10 applicant representatives, Clay Cristy answered questions from the Commission and Council.

### CITIZEN COMMENTS

7. 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.

8. Motion was made to approve Conditional Use Permit **CU21-23** (Grapevine Station North):

Motion: Luers

Second: Hallberg

Ayes: Luers, Hallberg, Oliver, Tiggelaar, Hutton, Griess, Fechter

Nays: None

Approved: 7-0

9. Motion was made to approve **Amended Final Plat** of Lots 6A and 7A, Block 1, Opryland Second Addition:

Motion: Luers

Second: Hutton

Ayes: Luers, Hallberg, Oliver, Tiggelaar, Hutton, Griess, Fechter

Nays: None

Approved: 7-0

10. Motion was made to approve Conditional Use Permit **CU21-27** (Wash Your Stuff):

Motion: Hallberg

Second: Luers

Ayes: Luers, Hallberg, Oliver, Tiggelaar, Hutton, Griess, Fechter

Nays: None  
Approved: 7-0

11. Motion was made to approve Conditional Use Permit **CU22-08** (Mac's American Grill):

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

12. Motion was made to approve Conditional Use Permit **CU22-10** (ServPro):

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

13. Motion was made to approve **Final Plat** of Lot 1, Block 1, ServPro Addition:

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

14. Motion was made to approve the minutes from January 18, 2022, Planning and Zoning Public Hearing:

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

### **Adjournment**

Motion was made to adjourn the meeting at **8:24 p.m.**

Motion: Fechter  
Second: Tiggelaar

Ayes: Luers, Hallberg, Oliver, Tiggelaar, Hutton, Griess, Fechter  
Nays: None  
Approved: 7-0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE  
CITY OF GRAPEVINE, TEXAS ON THIS THE 15TH DAY OF MARCH 2022.

APPROVED:

  
CHAIRMAN

ATTEST:

  
PLANNING TECHNICIAN

