



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, MAY 17, 2022

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

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- 5:30 p.m. Dinner
  - 6:00 p.m. Workshop
  - 7:00 p.m. Briefing Session – Planning and Zoning Conference Room
  - 7:30 p.m. Joint meeting with City Council – City Council Chambers
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- Regular Session – Planning and Zoning Conference Room
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The Planning and Zoning Commission of the City of Grapevine, Texas met in Workshop Session on this the 17<sup>th</sup> day of May 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. City Council Representative, Chris Coy and the following City Staff were present:

Matthew C.G. Boyle	City Attorney
Erica Marohnic	Planning Services Director
Albert L. Triplett, Jr.	Planner II
Marium Zahir	Planner I
Natasha Gale	Planning Technician

**WORKSHOP: 6:00 p.m.** – Planning and Zoning Commission Conference Room

**CALL TO ORDER**

**CITIZEN COMMENTS**

No one spoke during citizen comments.

**Item 1. Receive a report and hold a discussion regarding preferred design scenarios along the Dallas Road Corridor within the Transit District Overlay (TDO).**

Erica Marohnic presented the item to the Commission and answered questions.

The Commission is focused on the Food or Entertainment Experienced-Based Destination over the Transit Proximate Development. The commission has requested that Planning Services staff study the Food or Entertainment Experienced-Based Destination scenario further and bring back 3-5 examples as case studies from communities comparable to Grapevine in size and demographics. Furthermore, the commission has requested that Planning Services staff explore parking solutions and revisit a larger parking discussion at a future date. Additionally, the commission has requested that Planning Services staff study mixed-use/commercial residential options.

Item 2. Receive a report, hold a discussion, and provide staff direction regarding amendment to the definition for condominiums and creation of a definition for rowhouses.

Erica Marohnic presented the item to the Commission and answered questions.

The Commission has asked Planning Services staff to draft and organize definition options for **rowhouse, condominium, and townhome** to consider and discuss at a future date.

Oliver closed the workshop session at 7:03 p.m.

#### **BRIEFING SESSION: 7:04 p.m. – Planning and Zoning Conference Room**

6. Discussion and consideration for the creation of an annual Planning and Zoning Commission work plan to address projects promptly and assist Planning Services staff with prioritization.
7. Planning and Zoning Commission members to recess to the Planning & Zoning Conference Room to conduct a closed briefing session relative to:

#### **CU22-16 – Chama Gaucha Brazilian Steakhouse**

Oliver closed the Briefing Session at 7:09 p.m. The Commission continued with workshop item 3.

#### **Workshop:**

Item 3. Receive a report, hold a discussion and provide staff direction regarding an amendment to the Hotel/Motel use-specific standards, parking requirements and vesting language in various sections of the Zoning Ordinance.

Erica Marohnic presented the item to the Commission and answered questions.

The Commission has asked Planning Services staff to update the language in ordinance for hotel/motel to consider and discuss at a future date. In addition, the P&Z Commission has asked Planning services staff to establish a new parking minimum to address parking requirement concerns for existing hotels/motels. Furthermore, the Commission has

requested that Planning Services staff draft and organize definition options for **boutique hotel** to consider and discuss at a future date.

Item 4. Receive a report, hold a discussion, and provide staff direction regarding amendment to Section 32, "BP" Business Park District of the Zoning Ordinance specifically to consider allowances for outside storage.

Erica Marohnic presented the item to the Commission and answered questions.

The Commission has asked Planning Services staff to amend the Zoning Ordinance for "BP" Business Park District regarding Heavy Equipment and Machinery and to prepare an agenda item to be discussed at a future joint workshop with the Commission and City Council.

Oliver closed the workshop session at 7:26 p.m. and the Commission attended the joint Public Hearing.

### **REGULAR MEETING: 7:31 p.m. – City Council Chambers**

8. Invocation and Pledge of Allegiance: Commissioner Hutton

### **JOINT PUBLIC HEARINGS**

9. Conditional Use Permit **CU22-16** (Chama Guacha Brazilian Steakhouse) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Fernando Barreto requesting a conditional use permit to amend the previously approved site plan, CU00-31 to allow for the possession, storage, and retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, specifically to change the existing floor plan and exterior elevations. The subject property is located at 4025 William D. Tate Avenue and is currently zoned "CC" Community Commercial District.

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

CU22-16 applicant representative, Cliff Maillet, answered questions from the Commission and Council.

### **CITIZEN COMMENTS**

10. No one spoke during citizen comments.

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

11. Motion was made to **approve** Conditional Use Permit **CU22-16** (Chama Gaucha Brazilian Steakhouse):

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

12. Motion was made to **approve** Preliminary Plat of Lots 1 and 2, Block A, Stone Myers Business Park:

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

13. Motion was made to **approve** Final Plat of Lots 1 and 2, Block A, Stone Myers Business Park:

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

14. Motion was made to **approve** the minutes April 19, 2022, Planning and Zoning Public Hearing:

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

Motion was made to adjourn the meeting at 7:48 p.m.

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

Following the adjournment of the meeting, the Commission continued the discussion of workshop item 5.

**Workshop: 7:49 p.m.**

Item 5. Receive a report, hold a discussion and provide staff direction regarding a

comparison of the City's Zoning Map to Map 2: Land Use Plan of the Comprehensive Master Plan.

Erica Marohnic presented the item to the Commission and answered questions.

The Commission has asked Planning Services staff to schedule times to meet with the Commission to address consideration of updates to sections of the Master Plan/Future Land Use Map. Furthermore, Commission has asked Planning Services to study the discrepancies further and bring back more information to set meetings.

**Adjournment**

Motion was made to adjourn the workshop at **8:01 p.m.**

Motion: Hotelling

Second: Luers

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

Nays: None

Approved: 7-0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 21<sup>st</sup> DAY OF JUNE 2022.

APPROVED:

  
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CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
PLANNING TECHNICIAN

