



CITY OF GRAPEVINE  
SITE PLAN REVIEW COMMITTEE MEETING MINUTES  
THURSDAY, MARCH 2, 2023 AT 8:00 A.M.

The Site Plan Review Committee of the City of Grapevine, Texas met in Session, on this the 2<sup>nd</sup> day of March 2023, in the Planning and Zoning Conference Room, 200 South Main Street, Second Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
Chris Coy	Member
Erica Marohnic	Member

Constituting a quorum and the following City Staff:

Albert Triplett, Jr.	Planner II
Natasha Gale	Planner I
Lindsay Carey	Planning Technician

**I. CALL TO ORDER** – 8:00 A.M. – Planning and Zoning Conference Room

**II. CITIZEN COMMENTS**

Any person who is not scheduled on the agenda may address the Committee under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Committee regarding an item on the agenda either before or during the Committee's consideration of the item, upon being recognized by the Chairman or upon the consent of the Committee. In accordance with the Texas Open Meetings Act, the Committee is restricted in discussing or taking action during Citizen Comments.

No one signed up to speak.

**III. NEW BUSINESS**

- A. Site Plan Review Committee to consider a public hearing relative to Conditional Use Request **CU23-03** [Best Buy] addressed at 1515 West State Highway 114, and consideration of the same. This request is specifically to revise building elevations to include an external customer pick up vestibule with awning to the north building elevation, a new fire pump room, and a 5-foot tall generator to the west building elevation.

Albert presented CU23-03 and answered questions. There was no discussion.

Motion was made to **approve** the conditional use request **CU23-03** [Best Buy] addressed as 1515 West State Highway 114 to revise building elevations to include an external customer pick up vestibule with awning, a new fire pump room, and generator:

Motion: Coy  
Second: Marohnic  
Ayes: Oliver  
Nays: None  
Approved: 3-0

- B. Site Plan Review Committee to consider a public hearing relative to Conditional Use Request **CU23-04** [Hilton Garden Inn] addressed as 205 West State Highway 114, and consideration of same. This request is specifically to allow to allow the sale, storage, and on- and off-premise consumption of alcoholic beverages and prepackaged beer and wine in a grab and go kiosk in conjunction with an existing hotel.

Albert presented CU23-04 and answered questions. There was discussion as to if the entire building was the designated premise. Staff will provide further information from the TABC about how they manage TABC permits (MB and BQ) on the same premise.

Motion was made to **approve** the conditional use request **CU23-04** [Hilton Garden Inn] addressed as 205 West State Highway 114 to allow to allow the sale, storage, and on- and off-premise consumption of alcoholic beverages and prepackaged beer and wine in a grab and go kiosk in conjunction with an existing hotel:

Motion: Oliver  
Second: Coy  
Ayes: Marohnic  
Nays: None  
Approved: 3-0

#### **IV. MINUTES**

- A. Site Plan Review Committee to consider the minutes of the January 5, 2023, regular meeting.

Motion was made to **approve** the **minutes** from January 5, 2023, regular Site Plan Review Committee meeting:

Motion: Coy  
Second: Marohnic  
Ayes: Oliver  
Nays: None  
Approved: 3-0

Abstention: 0

**ADJOURNMENT**

Oliver made a motion to adjourn the meeting at **8:13 A.M.**

PASSED AND APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 4<sup>TH</sup> DAY OF MAY 2023.

APPROVED:

  
LARRY OLIVER  
CHAIRMAN

ATTEST:

  
ALBERT TRIPLETT  
PLANNER II

