



CITY OF GRAPEVINE  
SITE PLAN REVIEW COMMITTEE MEETING MINUTES  
WEDNESDAY, DECEMBER 3, 2025, AT 2:00 P.M.

The Site Plan Review Committee of the City of Grapevine, Texas met in Session, on the 3<sup>rd</sup> day of December 2025, in the Planning and Zoning Conference Room, 200 South Main Street, Second Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chair
Erica Marohnic	Member
Sharron Rogers	Member

Constituting a quorum and the following City Staff:

Albert Triplett, Jr.	Planner II
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**I. CALL TO ORDER** – 2:00 P.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 permit request **CU25-20; McDonald's**, addressed as 101 East State Highway 114, and consideration of the same.

Triplett presented **CU25-20** and answered questions. The Committee discussed.

Marohnic moved to **approve** conditional use request CU25-20 (McDonald's). Rogers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Rogers, and Marohnic  
Nays: None  
Approved: 3-0

- B. Site Plan Review Committee to consider a public hearing relative to conditional use permit **CU25-44; Sunbelt Rentals**, addressed as 1035 Texan Trail, and consideration of the same.

Triplett presented **CU25-44** and answered questions. The Committee discussed.

Rogers moved to **approve** conditional use request CU25-44 (Sunbelt Rentals). Marohnic seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Rogers, and Marohnic  
Nays: None  
Approved: 3-0

- C. Site Plan Review Committee to consider a public hearing relative to conditional use permit **CU25-46; Dynaten**, addressed as 3642 Eules Grapevine Road, and consideration of the same.

Triplett presented **CU25-46** and answered questions. The Committee discussed.

At the meeting, the following attendees spoke to answer questions for the Committee relative to the request:

1. Applicant representative with Pritchard and Associates, Taylor Wildman of 4451 Mendenhall Road, Dallas, Texas, answered questions. He stated Dynaten is the intended occupant, a plumbing and mechanical contractor.
2. Future occupant and business owner, Kyle Hogue, of 4375 Diplomacy Road, Fort Worth, Texas 76155, answered questions. He stated Dynaten is a commercial mechanical and plumbing service company.

Marohnic moved to **approve** conditional use request CU25-46 (Dynaten). Rogers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Rogers, and Marohnic  
Nays: None  
Approved: 3-0

**IV. MINUTES**

- A. Site Plan Review Committee to consider the minutes of the September 3, 2025, regular meeting.

Oliver moved to **approve** the minutes of the September 3, 2025, regular Site Plan Review Committee meeting. Marohnic seconded the motion, which prevailed by the following vote:

Ayes: Oliver and Marohnic  
Nays: None  
Abstain: Rogers  
Approved: 2-0-1

**ADJOURNMENT**

With no further business to discuss, Oliver moved to adjourn the meeting at **2:16 p.m.**

PASSED AND APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF GRAPEVINE, TEXAS ON THIS 4<sup>TH</sup> DAY OF MARCH 2026.

APPROVED:

  
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LARRY OLIVER  
CHAIRMAN

ATTEST:

  
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ERICA MAROHNIC, AICP  
DIRECTOR, PLANNING SERVICES