



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JANUARY 21, 2020

GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

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- 7:00 p.m. Briefing Session - Planning and Zoning Commission Conference Room
7:30 p.m. Joint Meeting with City Council - City Council Chambers
7:30 p.m. Regular Session - Planning and Zoning Commission Conference Room
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CALL TO ORDER: 7:00 p.m. - Planning and Zoning Commission Conference Room

BRIEFING SESSION

1. Planning and Zoning Commission to conduct a briefing session to discuss all items scheduled on tonight's agenda. No action will be taken. Each item will be considered during the Regular Session which immediately follows the Joint Public Hearings.

JOINT MEETING WITH CITY COUNCIL: 7:30 p.m. - City Council Chambers

2. Invocation and Pledge of Allegiance: Commissioner Monica Hotelling

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU19-36** (Tate Retail Center) and **Final Plat** and Lots 1, 2 and 3, Block 1, Tate Street Plaza No. 2 – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Burger Engineering requesting a conditional use permit to amend the previously approved site plan CU12-10 (Ordinance No. 2012-17) allowing for a planned commercial center, specifically to adjust the property lines and to replat Lot 3R, Block 1, Tate Street Plaza And Lot 4-R-1, Block 1, Tate Street Plaza Revised. The subject property is located at 1231 William D. Tate Avenue and is currently zoned "CC" Community Commercial District.
4. Conditional Use Permit **CU19-37** (New Chick-Fil-A) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Burger Engineering requesting a conditional use permit to amend the previously approved site plans CU01-18, CU00-52, CU93-03 (Ordinance No. 1993-22) for a planned commercial center, specifically to adjust the property lines to allow for the development of a drive through and outside dining in conjunction with a restaurant. The subject property is located at 1235 William D. Tate Avenue and is currently zoned "CC" Community Commercial District.
5. Conditional Use Permit **CU19-38** (Existing Chick-Fil-A) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application

submitted by Burger Engineering requesting a conditional use permit to amend the previously approved site plan CU99-74 (Ordinance No. 1999-185) for a planned commercial center, specifically to adjust the property lines of an existing drive through restaurant. The subject property is located at 1245 William D. Tate Avenue and is currently zoned "CC" Community Commercial District.

6. Conditional Use Permit **CU19-41** (Grapevine Honda) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Cool Breeze Consultants requesting a conditional use permit to establish an automotive dealership with the sales and service of new and used vehicles and a 40-foot pole sign. The subject property is located at 2301 William D. Tate Avenue and is currently zoned "CC" Community Commercial District.
7. Conditional Use Permit **CU19-42** and Planned Development Overlay **PD19-03** (Brew and Batter) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ashton and Tracy Dierolf requesting a conditional use permit to allow for a restaurant and a planned development overlay to deviate from, but not be limited to, masonry requirements in the Central Business District. The subject property is located at 106 East Texas Street and is currently zoned "CBD" Central Business District.

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

REGULAR SESSION: 7:30 p.m. (Immediately following Joint Public Hearings) – Planning and Zoning Commission Conference Room

CITIZEN COMMENTS

8. Any person who is not scheduled on the agenda may address the Commission 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 Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

NEW BUSINESS

9. Conditional Use Permit **CU19-36** (Tate Retail Center) – Consider the application and make a recommendation to City Council.
10. **Final Plat** and Lots 1, 2, 3, Block 1, Tate Street Plaza No. 2 – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU19-37** (New Chick-Fil-A) – Consider the application and make a recommendation to City Council.

12. Conditional Use Permit **CU19-38** (Existing Chick-Fil-A) – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU19-41** (Grapevine Honda) – Consider the application and make a recommendation to City Council.
14. Conditional Use Permit **CU19-42** (Brew and Batter) – Consider the application and make a recommendation to City Council.
15. Planned Development Overlay **PD19-03** (Brew and Batter) – Consider the application and make a recommendation to City Council.
16. **Final Plat** of Lot 1, Block 1, Southland Addition – Consider the application and make a recommendation to City Council relative to the application submitted by Alston Construction requesting to plat unplatted property into one lot. The subject property is located on the northeast corner of Kubota Drive and State Highway 121 and is currently zoned “CC” Community Commercial District.
17. **Final Plat** of Lots 1 and 2, Block 1, GHH Addition – Consider the application and make a recommendation to City Council relative to the application submitted by Windrose Land Services requesting to plat unplatted property into two lots. The subject property is located at 717 and 721 East Wall Street and is currently zoned “R-7.5” Residential District.
18. Consider the minutes of the December 17, 2019 Regular Planning and Zoning Commission meeting.

NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City’s website on January 17, 2020 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary



If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary’s Office at 817.410.3182 at least 24 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.