



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

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

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine City Council and Planning and Zoning Commission will conduct the meeting scheduled at 7:30 pm on July 21, 2020 in the Council Chambers at 200 South Main Street, by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The Mayor, Members of City Council and Planning and Zoning Commission Members may attend this meeting in person.

There will be no public access to the location described above. The meeting will be livestreamed on the City’s website at www.grapevinetexas.gov.

This supplemental written notice, the meeting agenda, and the agenda packet are posted online at www.grapevinetexas.gov.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. Starting at 5:00 pm on Monday, July 20, citizens can submit a Citizen Appearance request form from the City’s website at <https://www.grapevinetexas.gov/89/Agendas-Minutes>. During the meeting, the names of those that have submitted a form will be called on to speak in the order the forms were received. The deadline to submit requests will be 5:00 pm on Tuesday, July 21.

Written comments can also be submitted via email to Susan Batte at sbatte@grapevinetexas.gov. All comments will be provided to City Council and the Planning and Zoning Commission and made part of the record.

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

CALL TO ORDER: 7:00 p.m. - Planning and Zoning Commission Conference Room

BRIEFING SESSION

The public toll-free dial-in number to participate in the briefing session telephonic meeting is 1-210-469-4097. The audio conference PIN is 124 325 909#.

1. Conduct Oaths of Office for reappointed Commission Members.
2. Elect a Chairman and Vice-Chairman.

3. 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

The public toll-free dial-in number to participate in the joint telephonic meeting is 1-210-469-4097. The audio conference PIN is 212 901 780#.

4. Invocation and Pledge of Allegiance: Commissioner Dennis Luers

JOINT PUBLIC HEARINGS

5. Planned Development Overlay **PD20-01** (Pecan Ridge Addition) and **Preliminary Plat** of Lots 1-8, Block A, Pecan Ridge Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by SWC Building LP requesting a planned development overlay to deviate from, but not limited to, lot depth, ROW width and radius, and front yard setback. The subject property is located at 1708 Dunn Street and is currently zoned “R-7.5” Single Family District.
6. Conditional Use Permit **CU20-05** (City of Grapevine Golf Course Clubhouse) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Thiel & Thiel Inc. requesting a conditional use permit to allow for the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), outside dining, and outdoor speakers in conjunction with a golf course clubhouse. The subject property is located at 3800 Fairway Drive and is currently zoned “GU” Governmental Use District.
7. Zoning Change Application **Z20-01** and Conditional Use Permit **CU20-12** (El Super Express) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Rafeal Mora Deniz requesting to rezone 1.18 acres from “LI” Light Industrial District to “CC” Community Commercial District. The applicant is also requesting a conditional use permit to amend the previously approved site plan of CU95-34 (Ordinance No. 1996-00) to allow for the possession, retail sale, storage, and off-premise consumption of alcoholic beverages (beer and wine only), and outside seating in conjunction with a convenience store. The subject property is located at 2151 Ira E. Woods Avenue.

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

The public toll-free dial-in number to participate in the briefing session telephonic meeting is 1-210-469-4097. The audio conference PIN is 124 325 909#.

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. Planned Development Overlay **PD20-01** (Pecan Ridge Addition) – Consider the application and make a recommendation to City Council.
10. **Preliminary Plat** of Lots 1-8, Block A, Pecan Ridge Addition – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU20-05** (City of Grapevine Golf Course Clubhouse) – Consider the application and make a recommendation to City Council.
12. Zoning Change Application **Z20-01** (El Super Express) – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU20-12** (El Super Express) – Consider the application and make a recommendation to City Council.
14. Consider the minutes of the May 19, 2020 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 July 17, 2020 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary

