



CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, SEPTEMBER 15, 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 September 15, 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](http://www.grapevinetexas.gov).**

This supplemental written notice, the meeting agenda, and the agenda packet are posted online at [www.grapevinetexas.gov](http://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, September 14, 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, September 15.

**Written comments can also be submitted via email to Susan Batte at [sbatte@grapevinetexas.gov](mailto: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 780 910 705#.***

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**

***The public toll-free dial-in number to participate in the joint telephonic meeting is 1-210-469-4097. The audio conference PIN is 885 614 872#.***

2. Invocation and Pledge of Allegiance: Commissioner Monica Hotelling

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU20-17** (Kimu Sushi) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kimu Sushi requesting a conditional use permit to amend the previously approved site plan of CU10-25A (Ordinance No. 2011-02) for a planned commercial center in excess of 1,000,000 square feet, specifically to allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer and wine only) in conjunction with an existing restaurant. The subject property is located at 3000 Grapevine Mills Parkway #327 and is currently zoned “CC” Community Commercial District.
4. Conditional Use Permit **CU20-18** (Bull Lion Ranch and Vineyard) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Bull Lion Ranch and Vineyard requesting a conditional use permit to allow for a winery to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (wine only). The subject property is located at 530 South Main Street #100 and is currently zoned “CBD” Central Business District.
5. Conditional Use Permit **CU20-19** (Wise Guys Pizzeria) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Wise Guys Pizzeria requesting a conditional use permit to amend the previously approved site of CU15-49 (Ordinance No. 2016-06) for a planned commercial center, specifically to revise the floor plan and allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing restaurant. The subject property is located at 322 South Park Boulevard and is currently zoned “CC” Community Commercial District.

**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 780 910 705#.***

**CITIZEN COMMENTS**

6. 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

7. Conditional Use Permit **CU20-17** (Kimu Sushi) – Consider the application and make a recommendation to City Council.
8. Conditional Use Permit **CU20-18** (Bull Lion Ranch and Vineyard) – Consider the application and make a recommendation to City Council.
9. Conditional Use Permit **CU20-19** (Wise Guys Pizzeria)– Consider the application and make a recommendation to City Council.
10. Consider the minutes of the July 21, 2020 and August 18, 2020 Regular Planning and Zoning Commission meetings.

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 September 11, 2020 by 5:00 p.m.

*Tara Brooks*

Tara Brooks, TRMC, CRM  
City Secretary

