

CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, FEBRUARY 15, 2022

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 Dennis Luers

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU21-23** (Grapevine Station North) and **Amended Final Plat** of Lots 6A and 7A, Block 1, Opryland Second Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kirkman Engineering requesting to amend the previously approved site plan of CU18-19 for a planned commercial center, to allow for a 5,230 sq. ft. multi-tenant building with outdoor dining and a drive through and to amend the final plat to abandon an access easement. The subject property is located at 845 East Northwest Highway and is currently zoned "CC" Community Commercial District.
4. Conditional Use Permit **CU21-27** (Wash Your Stuff) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by BRKH, LLC requesting to amend the previously approved site plan of CU03-48 to allow for the development of a car wash facility, specifically to revise and renovate the facility. The subject property is located at 2201 Ira E. Woods Avenue and is currently zoned "CC" Community Commercial District.
5. Conditional Use Permit **CU22-08** (Mac's – An American Grill) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by CMP Commercial Construction requesting to amend the previously approved site plan of CU14-11 to allow the possession, storage, retail

sales and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and an expansion in conjunction with an existing restaurant. The subject property is located at 909 South Main Street Building A, Suite 110 and is currently zoned “MXU” Mixed Use District.

6. Conditional Use Permit **CU22-10** (ServPro) and **Final Plat** of Lot 1, Block 1, ServPro Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by ClayMoore Engineering requesting a conditional use permit to allow outdoor storage in conjunction with a proposed 31,324 sq. ft. building. The subject property is located at 2045 Grayson Drive and is currently zoned “LI” Light Industrial District.

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

### CITIZEN COMMENTS

7. 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

8. Conditional Use Permit **CU21-23** (Grapevine Station North) – Consider the application and make a recommendation to City Council.
9. **Amended Final Plat** of Lots 6A and 7A, Block 1, Opryland Second Addition – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU21-27** (Wash Your Stuff) – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU22-08** (Mac’s – An American Grill) – Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU22-10** (ServPro) – Consider the application and make a recommendation to City Council.
13. **Final Plat** of Lot 1, Block 1, ServPro Addition – Consider the application and make a recommendation to City Council.
14. Consider the minutes of the January 18, 2022 Regular Planning and Zoning Commission meetings.

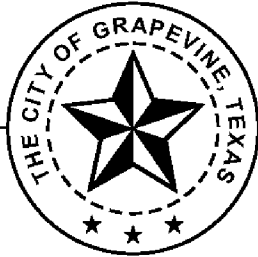
NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

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 February 11, 2022 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.