



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, APRIL 19, 2022

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

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

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: Vice Chairman Monica Hotelling

JOINT PUBLIC HEARINGS

3. Historic Landmark **HL22-01** (422 Austin Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Cole Curtis and Matthew Zonker requesting designation as a historic landmark sub-district. The subject property is currently zoned “R-7.5” Single Family District.
4. Special Use Permit **SU22-02** (AT&T Cell Tower) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by General Dynamics requesting a special use permit to amend the previously approved site plan (SU16-03), specifically to expand the ground lease area by 160 square feet to add a generator. The subject property is located at 525 Industrial Boulevard and is currently zoned “LI” Light Industrial District.
5. Conditional Use Permit **CU22-15** (Buffalo Wild Wings) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Design and Engineering, Inc. requesting a conditional use permit to amend the previously approved site plan (CU98-28) for a planned commercial center to allow for the possession, storage, retail sales and on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outdoor speakers, specifically to modify the existing floor plan, building elevations and a 40-foot pole sign in conjunction with a restaurant. The subject property is

located at 315 West State Highway 114 and is currently zoned “CC” Community Commercial District.

6. Planned Development Overlay **PD22-03** (Reserve at Bear Creek) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Wright Group Architects requesting a planned development overlay to deviate from but not be limited to lot area, building height and other design regulation requirements. The subject property is located at 4201 State Highway 360 and is currently zoned “R-TH” Residential Townhome District.
7. Conditional Use Permit **CU22-03**, Planned Development Overlay **PD22-01** (Kwik Kar) and **Final Plat** for Lots 1R1 and 2R1, Block 1, M.L. Hurst Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ridinger Associates, Inc. requesting a conditional use permit to amend the previously approved site plan (CU91-03), a planned development overlay to deviate from, but not be limited to, perimeter landscape requirements and a replat of Lots 1R and 2R, Block 1, M.L. Hurst Addition. The subject property is located at 901 West Northwest Highway and is currently zoned “HC” Highway Commercial District.
8. Conditional Use Permit **CU21-29** (Scooter’s Coffee Drive Thru) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Wendy Wells requesting a conditional use permit to allow for the development of a 664 square foot restaurant with a drive through, outdoor dining and outdoor speakers. The subject property is located at 897 West Northwest Highway and is currently zoned “HC” Highway Commercial District.

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

CITIZEN COMMENTS

9. 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

10. Historic Landmark **HL22-01** (422 Austin Street) – Consider the application and make a recommendation to City Council.
11. Special Use Permit **SU22-02** (AT&T Cell Tower) – Consider the application and make a recommendation to City Council.

12. Conditional Use Permit **CU22-15** (Buffalo Wild Wings) – Consider the application and make a recommendation to City Council.
13. Planned Development Overlay **PD22-03** (Reserve at Bear Creek) – Consider the application and make a recommendation to City Council.
14. Conditional Use Permit **CU22-03** (Kwik Kar) – Consider the application and make a recommendation to City Council.
15. Planned Development Overlay **PD22-01** (Kwik Kar) – Consider the application and make a recommendation to City Council.
16. **Final Plat** for Lots 1R1 and 2R1, Block 1, M.L. Hurst Addition – Consider the application and make a recommendation to City Council.
17. Conditional Use Permit **CU21-29** (Scooter’s Coffee Drive Thru) – Consider the application and make a recommendation to City Council.
18. Consider the minutes of the March 15, 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 April 15, 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.