



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MAY 17, 2022

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

5:30 p.m. Dinner
6:00 p.m. Workshop
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

WORKSHOP: 6:00 p.m. – Planning and Zoning Commission Conference Room

CALL TO ORDER

1. Receive a report and hold a discussion regarding preferred design scenarios along the Dallas Road Corridor within the Transit District Overlay (TDO).
2. Receive a report, hold a discussion, and provide staff direction regarding amendment to the definition for condominiums and creation of a definition for rowhouses.
3. Receive a report, hold a discussion and provide staff direction regarding an amendment to the Hotel/Motel use-specific standards, parking requirements and vesting language in various sections of the Zoning Ordinance.
4. Receive a report, hold a discussion, and provide staff direction regarding amendment to Section 32, “BP” Business Park District of the Zoning Ordinance specifically to consider allowances for outside storage.
5. Receive a report, hold a discussion and provide staff direction regarding a comparison of the City’s Zoning Map to Map 2: Land Use Plan of the Comprehensive Master Plan.

BRIEFING SESSION: *Immediately Following the Workshop* – Planning and Zoning Commission Conference Room

6. 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.
7. Discussion and consideration for the creation of an annual Planning and Zoning Commission work plan to address projects promptly and assist Planning Services staff with prioritization.

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

8. Invocation: Commissioner Traci Hutton
9. Posting of the Colors and Pledge of Allegiance: Police Honor Guard

JOINT PUBLIC HEARINGS

10. Conditional Use Permit **CU22-16** (Chama Guacha Brazilian Steakhouse) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Fernando Barreto requesting a conditional use permit to amend the previously approved site plan, CU00-31 to allow for the possession, storage, and retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, specifically to change the existing floor plan and exterior elevations. The subject property is located at 4025 William D. Tate Avenue and is currently zoned “CC” Community Commercial District.

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

CITIZEN COMMENTS

11. 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

12. Conditional Use Permit **CU22-16** (Chama Guacha Brazilian Steakhouse) – Consider the application and make a recommendation to City Council.
13. **Preliminary Plat** of Lots 1 and 2, Block A, Stone Myers Business Park – Consider the application and make a recommendation to City Council of an application submitted by Lisa Rose requesting to plat property into two lots. The subject property is located at 655 Westport Parkway and 3200 Stone Myers Parkway and is currently zoned “BP” Business Park District.
14. **Final Plat** of Lots 1 and 2, Block A, Stone Myers Business Park – Consider the application and make a recommendation to City Council of an application submitted by Lisa Rose requesting to plat property into two lots. The subject property is located at 655 Westport Parkway and 3200 Stone Myers Parkway and is currently zoned “BP” Business Park District.

15. Consider the minutes of the April 19, 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 May 13, 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.