

AGENDA  
CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING & ZONING COMMISSION MEETING  
TUESDAY, JUNE 17, 2014  
GRAPEVINE CITY HALL, SECOND FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

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7:00 p.m.	Briefing Session - Planning & Zoning Commission Conference Room
7:00 p.m.	Workshop Session - Planning & Zoning Commission Conference Room
7:30 p.m.	Joint Public Hearings - City Council Chambers
7:30 p.m.	Regular Session - Planning & Zoning Commission Conference Room

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

**BRIEFING SESSION**

1. Planning & 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.

**WORKSHOP:** 7:00 p.m. - Planning & Zoning Commission Conference Room

2. Discuss possible amendments to Appendix "D", Section 23A GV Grapevine Vintage District Regulations relative to restaurant uses and a general discussion on restaurants within wineries.

**JOINT PUBLIC HEARINGS:** 7:30 p.m. - City Council Chambers

**INVOCATION AND PLEDGE OF ALLEGIANCE:** Commissioner Herbert Fry

3. Conditional Use Application **CU14-22** (Classic Fleet Sales) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by Speed Fab-Crete requesting a conditional use permit to amend the site plan approved by Ordinance No. 2013-26 for an automotive dealership with the sale and repair of new and used vehicles, specifically to allow a 142,735 square foot parking lot expansion to facilitate inventory vehicles and a 20-foot pole sign. The subject property is located at 2501 William D. Tate Avenue and is zoned "CC" Community Commercial District Regulations.
4. Conditional Use Application **CU14-23** (Ohlook Performing Arts Center) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by Beth van Amerongen requesting a conditional use

permit to amend the site plan approved by Ordinance No. 2012-05 for a theatrical center and classrooms, specifically to increase the existing space from 2,256 square feet to 3,702 square feet. The subject property is located at 1629 West Northwest Highway and is zoned "SP" Site Plan District.

5. Conditional Use Application **CU14-24** (So Cal Tacos) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by So-Cal Tacos #1 LLC requesting a conditional use permit to amend the site plan approved by Ordinance No. 2013-35 for the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, specifically to allow outside dining and outside speakers. The subject property is located at 2140 Hall-Johnson Road #118 and is zoned "CC" Community Commercial District Regulations.
6. Conditional Use Application **CU14-25** (Water Oaks Event Center) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by WOC Events requesting a conditional use permit for the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outside speakers in conjunction with a wedding and event center. The subject property is located at 2040 Enchanted Way and is zoned "CC" Community Commercial District Regulations.
7. **AM14-04 proposed amendments** - City Council and Planning & Zoning Commission to conduct a public hearing relative to amendments to the Grapevine Code of Ordinances, Section 42 Supplementary District Regulations relative to on-premise consumption at a brewery under a State Brewer's Permit (B permit); and Section 13 "R-20" Single Family District Regulations, Section 14 "R-12.5" Single Family District Regulations, Section 15 "R-7.5" Single Family District Regulations, Section 16 "R-5.0" Zero Lot Line District Regulations, Section 17 "R-3.5" Two Family District Regulations, Section 18 "R-3.75" Three and Four Family District Regulations, Section 19 "R-MH" Manufactured Home District Regulations, Section 20 "R-TH" Townhouse District Regulations, Section 22 "R-MF" Multifamily District Regulations, Section 27 "PO" Professional Office District Regulations relative to accessory structures and buffer yards.

#### END OF JOINT PUBLIC HEARINGS

Planning & Zoning Commission to recess to Planning & Zoning Commission Conference Room, Second Floor to consider published agenda items.

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

NEW BUSINESS

8. Conditional Use Application **CU14-22** (Classic Fleet Sales) - Consider the application and make a recommendation to the City Council.
9. Conditional Use Application **CU14-23** (Ohlook Performing Arts Center) - Consider the application and make a recommendation to the City Council.
10. Conditional Use Application **CU14-24** (So Cal Tacos) - Consider the application and make a recommendation to the City Council.
11. Conditional Use Application **CU14-25** (Water Oaks Event Center) - Consider the application and make a recommendation to the City Council.
12. **Preliminary plat** of Lot 1, Block 1, Water Oaks Event Center - Consider the application and make a recommendation to the City Council.
13. **Final plat** of Lot 1, Block 1, Water Oaks Event Center - Consider the application and make a recommendation to the City Council.
14. **AM14-04 proposed amendments** - Consider amendments to the Grapevine Code of Ordinances, Section 42 Supplementary District Regulations; and Section 13 "R-20" Single Family District Regulations, Section 14 "R-12.5" Single Family District Regulations, Section 15 "R-7.5" Single Family District Regulations, Section 16 "R-5.0" Zero Lot Line District Regulations, Section 17 "R-3.5" Two Family District Regulations, Section 18 "R-3.75" Three Family District Regulations, Section 19 "R-MH" Manufactured Home District Regulations, Section 20 "R-TH" Townhouse District Regulations, Section 22 "R-MF" Multifamily District Regulations, Section 27 "PO" Professional Office District Regulations and make a recommendation to the City Council.
15. **Preliminary plat** of Lot 1, Block 1, Ryder Addition - Consider the application and make a recommendation to the City Council.
16. **Final plat** of Lot 1, Block 1, Ryder Addition - Consider the application and make a recommendation to the City Council.
17. Consider the minutes of the May 20, 2014 Planning & Zoning Commission meetings and take any necessary action.

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

ADJOURNMENT

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.

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 June 13, 2014 by 5:00 p.m.

  
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Jodi C. Brown, City Secretary

