

AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, AUGUST 18, 2015
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 Public Hearings – 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. Oath of Office.
2. 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 PUBLIC HEARINGS: 7:30 p.m. - City Council Chambers

INVOCATION AND PLEDGE OF ALLEGIANCE: Commissioner Monica Hotelling

3. Conditional Use Permit **CU15-29** and Special Use Permit **SU15-03** (Round 1) - City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by Round 1. The applicant is requesting a conditional use permit to amend the previously approved site plans of CU99-25 (Ord. 99-81) and SU99-09 (Ord. 99-82) for a planned commercial center, specifically to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and a special use permit to allow skill oriented games in excess of eight machines and eight billiard tables in conjunction with a bowling alley entertainment complex. The property is located at 3000 Grapevine Mills Parkway and is zoned "CC" Community Commercial District.
4. Conditional Use Permit **CU15-30** (A J's On Main) - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by A J Gillinger. The applicant is requesting a conditional use permit to amend the previously approved site plan of CU95-12 (Ord. 95-31) to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), specifically to allow additional outside dining in conjunction with a restaurant. The property is located at 651 South Main Street and is zoned "CBD" Central Business District.

5. Conditional Use Permit **CU15-31** (Mesa Grill) - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Raul Reyes. The applicant is requesting a conditional use permit to amend the previously approved site plan of CU07-31 (Ord. 2007-58) to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, specifically to revise the floor plan, allow outside dining and outdoor speakers. The property is located at 1000 Texan Trail #130 and is zoned "CC" Community Commercial District.
6. Conditional Use Permit **CU15-33** (Bethel Center) and **Final Plat** of Lots 1A and 1B, Block 1, Bethel Center being a replat of Lot 1, Block 1, Bethel Center - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Florida Bethel. The applicant is requesting a conditional use permit to amend the previously approved site plan of CU99-29 (Ord. 99-89) for a planned commercial center, specifically to subdivide the lot into two lots. The property is located at 1700 State Highway 121 and is zoned "CC" Community Commercial District.
7. Conditional Use Permit **CU15-34** (Gaylord Paradise Springs Pool Complex) - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by RHP Property GT LP. The applicant is requesting a conditional use permit to amend the previously approved site plans of CU13-03 SPRC and CU11-13 (Ord. 2011-26) for a planned commercial center in conjunction with a hotel convention center and pool/waterpark complex, to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), specifically to allow the addition of an additional pool, water slides, play structure, pool deck and cabanas. The property is located at 1000 Gaylord Trail and is zoned "PCD" Planned Commerce Development District.
8. Conditional Use Permit **CU15-35** (White Line Storage) - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Deotte, Inc. The applicant is requesting a conditional use permit to allow for the development of a 116,450 square foot mini-warehouse facility and a 32 foot pole sign. The property is located at 2850 State Highway 121 and is zoned "CC" Community Commercial District.
9. Conditional Use Permit **CU15-36** (History Maker Homes) and a **Final Plat** of Lots 2A1 and 2A2, Block 2A, Grapevine Station being a replat of Lot 2A, Block 2A, Grapevine Station - City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by Bennett Benner Partners. The applicant is requesting a conditional use permit to amend the previously approved site plan of CU14-28 (Ord. 2014-41) for a planned business park, specifically to allow for the development of a 28,050 square foot

office/showroom. The property is located at 1038 Texan Trail and is zoned "BP" Business Park District.

10. Conditional Use Permit **CU15-37** (Ferrari's) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Accent Graphics. The applicant is requesting a conditional use permit to amend the previously approved site plan of CU07-28 SPRC, CU06-32 (Ord. 2006-56) to allow a 20 foot pole sign. The property is located at 1200 William D. Tate Avenue and is zoned "CC" Community Commercial District. **The applicant has requested to table the public hearing to the September 15, 2015 Joint City Council and Planning and Zoning Commission meeting.**
11. **Final Plat** of Lots 3R1 and 3R2, Block A, Shamrock Ventures Addition being a replat of Lot 3R, Block A, Shamrock Ventures Addition - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by George Hill with Sempco Surveying. The property is located at 1207 West Wall Street and is zoned "R-7.5" Single Family Residential. **The applicant has requested to table the public hearing to the September 15, 2015 Joint City Council and Planning and Zoning Commission meeting.**

END OF JOINT PUBLIC HEARINGS

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

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

NEW BUSINESS


12. Conditional Use Permit **CU15-29** (Round 1) - Consider the application and make a recommendation to the City Council.
13. Special Use Permit **SU15-03** (Round 1) - Consider the application and make a recommendation to the City Council.
14. Conditional Use Permit **CU15-30** (A J's On Main) - Consider the application and make a recommendation to the City Council.
15. Conditional Use Permit **CU15-31** (Mesa Grill) - Consider the application and make a recommendation to the City Council.
16. Conditional Use Permit **CU15-33** (Bethel Center) - Consider the application and make a recommendation to the City Council.

17. **Final Plat** of Lots 1A and 1B, Block 1, Bethel Center - Consider the application and make a recommendation to the City Council.
18. Conditional Use Permit **CU15-34** (Gaylord Paradise Springs Pool Complex) - Consider the application and make a recommendation to the City Council.
19. Conditional Use Permit **CU15-35** (White Line Storage) - Consider the application and make a recommendation to the City Council.
20. Conditional Use Permit **CU15-36** (History Maker Homes) - Consider the application and make a recommendation to the City Council.
21. **Final Plat** of Lots 2A1 and 2A1, Block 2A, Grapevine Station - Consider the application and make a recommendation to the City Council.
22. Consider the minutes of the July 21, 2015 Planning and Zoning Commission meeting and take any necessary action.

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 August 14, 2015 by 5:00 p.m.



Tara Brooks, 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.