

AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MARCH 15, 2016
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. 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.

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

2. Invocation and Pledge of Allegiance: Commissioner Jim Fechter
3. Zoning Application **Z16-02**, Conditional Use Permit **CU16-03**, and Planned Development Overlay **PD16-02** (Perry's Steakhouse and Grille) – City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by John T Evans Company requesting to rezone 3.8215 acres from “R-20” Single Family District to “CC” Community Commercial District; a conditional use permit to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), outside dining, outdoor speakers, a 40-foot pole sign and additional signage in conjunction with a restaurant; and a planned development overlay to deviate, but not be limited to, the landscape buffer on the north side of the property. The subject property is located at 2400 West State Highway 114.
4. Conditional Use Permit **CU16-01** (Main Street Bread Baking Company) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Fabien Goury requesting a conditional use permit to amend the previously approved site plan CU01-62 (Ordinance No. 2001-89) 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 modify the floor plan of the existing restaurant. The subject property is located at 318 South Main Street and is zoned “CBD” Central Business District.

5. Historical Landmark District **HL15-10** (Higgins-McGrue House) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Truwest Realty, Inc. requesting designation as a Historic Landmark Subdistrict. The subject property is located at 421 Washington Street and is zoned “R-5.0” Zero-Lot-Line Residential.
6. **Final Plat** of Lots 1-4, Block A and Lots 1-4, Block B, Kelley Addition – City Council and Planning and Zoning Commission to conduct a Public Hearing relative to the application submitted by Patrick Gray, VPG Investments, requesting to replat Lot 2, Block 1, Kelley Addition. The subject property is located north of Cory Street along Wildwood Lane and is zoned “R-7.5” Single Family Residential.

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

7. Zoning Application **Z16-02** (Perry’s Steakhouse and Grille) – Consider the application and make a recommendation to the City Council.
8. Conditional Use Permit **CU16-03** (Perry’s Steakhouse and Grille) – Consider the application and make a recommendation to the City Council.
9. Planned Development Overlay **PD16-02** (Perry’s Steakhouse and Grille) – Consider the application and make a recommendation to the City Council.
10. **Final Plat** of Lot 1, Block 1, Grapevine Plaza No. 2 – Consider the application submitted by John T. Evans Company for property at 2400 West State Highway 114 and make a recommendation to the City Council.
11. Conditional Use Permit **CU16-01** (Main Street Bread Baking Company) – Consider the application and make a recommendation to the City Council.
12. Historic Landmark District **HL15-10** (Higgins-McGrue House) – Consider the application and make a recommendation to the City Council.
13. **Final Plat** of Lots 1-4, Block A and Lots 1-4, Block B, Kelley Addition – Consider the application and make a recommendation to the City Council.
14. **Preliminary Plat** of Lots 1 and 2, Block 1, Kimball Glen – Consider the application submitted by Jeff Avery, Avery Custom Homes, for property at 2316 North Kimball

Road and zoned "R-7.5" Single Family Residential and make a recommendation to the City Council.


15. Consider the minutes of the February 16, 2016 Planning and Zoning Commission meeting.

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

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 March 11, 2016 by 5:00 p.m.


Tara Brooks
City Secretary

