

AGENDA  
CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, APRIL 19, 2016  
GRAPEVINE CITY HALL, SECOND FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

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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

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**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 Gary Martin
3. Zoning Application **Z16-04**, Conditional Use Permit **CU16-09**, and a Planned Development Overlay **PD16-03** (Grapevine Bluffs) – City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by JLB Realty, LLC requesting to rezone 8.853 acres from “MXU” Mixed Use District and 10.222 acres from “CC” Community Commercial District to “R-MF” Multi-family District to allow a 454 unit multi-family project. The applicant is also requesting a conditional use permit to vary from the district standards relative to density, front yard setback, building height, building separation, and off-street parking requirements. A planned development overlay request is also proposed to include, but not be limited to, deviation from unit size, building length, and proximity to off-street parking. The subject property is located at 3535 Corporate Drive.
4. Conditional Use Permit **CU16-07** (Gaylord Texan) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by RHP Property GT, LP requesting to amend the previously approved site plan of CU13-30 (Ordinance No. 2013-57) for a planned commercial center with a hotel and convention center, specifically to allow a nine-story, 344,000 square foot hotel and ballroom expansion comprised of a 90,500 square feet of conference area and 303 rooms. The subject property is located at 1501 Gaylord Trail and is zoned “PCD” Planned Commerce Development.

5. Conditional Use Permit **CU16-08** (Rifle Distillery) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Justin Jackson requesting a conditional use permit to allow the manufacture, possession, storage, sales, and on-premise consumption of alcoholic spirits in conjunction with a distillery. The property is located at 541 Industrial Boulevard #C and is zoned “LI” Light Industrial.

#### 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

6. Zoning Application **Z16-04** (Grapevine Bluffs) – Consider the application and make a recommendation to the City Council.
7. Conditional Use Permit **CU16-09** (Grapevine Bluffs) – Consider the application and make a recommendation to the City Council.
8. Planned Development Overlay **PD16-03** (Grapevine Bluffs) – Consider the application and make a recommendation to the City Council.
9. **Final Plat** of Lot 1, Block 1, Grapevine Bluffs Addition – Consider an application submitted by JLB Realty LLC for property located at 3535 Corporate Drive and make a recommendation to the City Council.
10. Conditional Use Permit **CU16-07** (Gaylord Texan) – Consider the application and make a recommendation to the City Council.
11. Conditional Use Permit **CU16-08** (Rifle Distillery) – Consider the application and make a recommendation to the City Council.
12. **Final Plat** of Lots 1 and 2, Block 1, Kimball Glen – Consider an application submitted by Avery Custom Homes for property located at 2316 North Kimball Road and zoned “R-7.5” Single Family Residential and make a recommendation to the City Council.
13. **Preliminary Plat** of Lots 1 and 2, Block 1, Mercedes Benz Addition – Consider an application submitted by Seefried Properties, Inc. for property located south of Lakeside Parkway and Enterprise Road to Denton Creek and zoned “LI” Light Industrial and make a recommendation to the City Council.

14. **Final Plat** of Lot 1, Block 1, Mercedes Benz Addition – Consider an application submitted by Seefried Properties, Inc. for property located south of Lakeside Parkway and Enterprise Road to Denton Creek and zoned “LI” Light Industrial and make a recommendation to the City Council.
15. Consider the minutes of the March 15, 2016 Planning and Zoning Commission meeting, March 24, 2016 workshop and March 29, 2016 workshop.

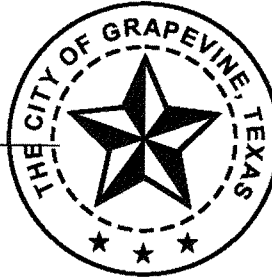
NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

#### 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, 2016 by 5:00 p.m.

*Tara Brooks*

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.