



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, FEBRUARY 19, 2019

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 Meeting with City Council - 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 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.

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

2. Invocation and Pledge of Allegiance: Commissioner Jim Fechter

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU18-21** (Grapevine Soccer Complex) and **Final Plat** of Lot 1, Block 1, Grapevine Soccer Complex – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Holtman Designworks, Inc. requesting a conditional use permit to allow for the development of a soccer field complex with stadium lighting. The subject property is located at 3451 Foxfire Lane and is currently zoned "RA" Recreational Amusement District.
4. Conditional Use Permit **CU19-01** (The Novus Academy) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by T. Howard and Associates requesting a conditional use permit to allow a private school. The subject property is located at 3400 William D. Tate Avenue and is currently zoned "CC" Community Commercial District. **The applicant has requested to table this item to the March 19, 2019 meeting.**
5. Conditional Use Permit **CU19-02** (The Shops at Grapevine Crossing) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Billingsley Company requesting to amend the previously approved site plan of CU18-08 (Ordinance No. 2018-37) for a master site development plan specifically to amend the square footage and elevations of

the previously approved retail space, provide for additional on-premise signage, and allow for gasoline sales and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a convenience store. The subject property is located at 3540, 3550 and 3580 North Grapevine Mills Boulevard and is currently zoned "CC" Community Commercial District.

6. Special Use Permit **SU18-04** (Oncor Vineyard Switching Station) and **Preliminary Plat** for Lot 1R, Block 1 and Lots 1 and 2, Block 2, Airport Crossing JV Wells (Vineyard Switch Addition) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Oncor requesting a special use permit to allow a public utility distribution and equipment facility. The subject property is located at 1057 Texan Trail and is currently zoned "CC" Community Commercial District.
7. **AM19-01** Amendments to Comprehensive Zoning Ordinance No. 82-73 – City Council and Planning and Zoning Commission to conduct a public hearing to consider amendments and changes to the Comprehensive Zoning Ordinance, No. 82-73, same being Appendix D regarding the addition of Section 41B Transit District Overlay and any other additions, deletions, or changes to various sections, articles and provisions contained in said Ordinance No. 82-73.
8. **Final Plat** of Lots 1-5, Block 1R, Kimball Glen – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Briar Pointe, LP requesting to replat Lots 1 and 2, Block 1, Kimball Glen and 0.546 acres of unplatted land. The subject property is located at 2114, 2310 and 2316 North Kimball Road and is currently zoned "R-7.5" Single Family District.

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

OLD BUSINESS

9. **Preliminary Plat** of Lots 1-5, Block 1 and Lots 1-5, Block 2, Grapevine Hill Addition – Consider the application and make a recommendation to City Council regarding the request submitted by Osama Nashed with ANA Consultants, LLC requesting to plat ten residential lots. The subject property is located at 409 North Dooley Street and is zoned "R-5.0" Zero Lot Line District. **This item was tabled from the January 15, 2019 meeting.**
10. **Final Plat** of Lots 1-5, Block 1 and Lots 1-5, Block 2, Grapevine Hill Addition – Consider the application and make a recommendation to City Council regarding the request submitted by Osama Nashed with ANA Consultants, LLC requesting to plat ten residential lots. The subject property is located at 409 North Dooley Street and is zoned "R-5.0" Zero Lot Line District. **This item was tabled from the January 15, 2019 meeting.**

NEW BUSINESS

11. Conditional Use Permit **CU18-21** (Grapevine Soccer Complex) – Consider the application and make a recommendation to City Council.
12. **Final Plat** of Lot 1, Block 1, Grapevine Soccer Complex – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU19-01** (The Novus Academy) – Consider the application and make a recommendation to City Council. **The applicant has requested to table this item to the March 19, 2019 meeting.**
14. Conditional Use Permit **CU19-02** (The Shops at Grapevine Crossing) – Consider the application and make a recommendation to City Council.
15. Special Use Permit **SU18-04** (Oncor Vineyard Switching Station) – Consider the application and make a recommendation to City Council.
16. **Preliminary Plat** for Lot 1R, Block 1 and Lots 1 and 2, Block 2, Airport Crossing JV Wells (Vineyard Switch Addition) – Consider the application and make a recommendation to City Council.
17. **AM19-01** Amendments to Comprehensive Zoning Ordinance No. 82-73 – Consider the amendments and make a recommendation to City Council.
18. **Final Plat** of Lots 1-5, Block 1R, Kimball Glen – Consider the application and make a recommendation to City Council.
19. **Preliminary Plat** of Lots 1-8, Block 1, Statham Estates – Consider the application submitted by Steve Homeyer requesting to plat eight residential lots and make a recommendation to Council. The subject property is located at 315 North Main Street and is zoned “R-5.0” Zero Lot Line District.
20. **Final Plat** of Lots 1-8, Block 1, Statham Estates – Consider the application submitted by Steve Homeyer requesting to plat eight residential lots and make a recommendation to Council. The subject property is located at 315 North Main Street and is zoned “R-5.0” Zero Lot Line District.
21. Consider the minutes of the January 15, 2019 Regular 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

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 February 15, 2019 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.