

CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, MAY 21, 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 Dennis Luers
3. City Secretary to administer the Oath of Office to City Council Member Place 3 Leon Leal.
4. City Secretary to administer the Oath of Office to City Council Member Place 4 Darlene Freed.
5. Consider the appointment of the Mayor Pro Tem and take any necessary action.
6. Consider Mayor's appointments of Council liaisons to the City Boards and Commissions and Council committees, and take any necessary action.

**JOINT PUBLIC HEARINGS**

7. Conditional Use Permit **CU19-08** (The PIT) 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 requesting a conditional use permit to amend the previously approved site plan of CU15-47 (Ordinance No. 2016-004) to allow for the development of a soccer field complex with stadium lighting and a final plat of Lot 1, Block 1, Grapevine Soccer Complex. The subject property is located at 3451 Foxfire Lane and is currently zoned "RA" Recreational Amusement District.

8. Conditional Use Permit **CU19-09** (McMillan James Office Warehouse) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Big Red Dog requesting a conditional use permit to amend the previously approved site plan of CU15-36 (Ordinance No. 2015-049) for a planned business park, specifically to allow for the development of a 27,103 square foot office/warehouse. The subject property is located at 1044 and 1046 Texan Trail and is currently zoned “BP” Business Park District.
9. Conditional Use Permit **CU19-10** (Stellini Trattoria) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by NTY Pizza Concepts requesting a conditional use permit to amend the previously site plan of PD16-01 (Ordinance No. 2016-36) to allow a restaurant with on-premise alcohol sales and a market with off-premise alcohol sales in the Central Business District. The subject property is located at 400 East Dallas Road Suites 100 and 200 and is currently zoned “CBD” Central Business District.
10. Conditional Use Permit **CU19-13** and Special Use Permit **SU19-01** (Great Wolf Lodge) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Great Wolf Lodge requesting a conditional use permit to amend the previously approved site plan of CU14-18 (Ordinance No. 2014-28) for a planned commercial center with a hotel and water park, specifically to allow security guard buildings and gates at the entrance and a special use permit to allow for paid parking. The subject property is located at 100 Great Wolf Drive and is currently zoned “CC” Community Commercial 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

#### **NEW BUSINESS**


11. Conditional Use Permit **CU19-08** (The PIT) – 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 **CU19-09** (McMillan James Office Warehouse) – Consider the application and make a recommendation to City Council.
14. Conditional Use Permit **CU19-10** (Stellini Trattoria) – Consider the application and make a recommendation to City Council.
15. Conditional Use Permit **CU19-13** (Great Wolf Lodge) – Consider the application and make a recommendation to City Council.

16. Special Use Permit **SU19-01** (Great Wolf Lodge) – Consider the application and make a recommendation to City Council.
17. Consider the minutes of the April 16, 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 May 17, 2019 by 5:00 p.m.

  
Shawna Barnes  
Assistant 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.