



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, OCTOBER 15, 2019

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 Meeting with City Council - 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 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 Beth Tiggelaar

JOINT PUBLIC HEARINGS

3. Historic Landmark District **HL19-01** (619 South Church Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine requesting a designation as a historic landmark sub-district. The subject property is currently zoned “R-7.5” Single Family District.
4. Zoning Change Application **Z19-04**, Conditional Use Permit **CU19-28**, Planned Development Overlay **PD19-01** (Jefferson Shady Brook) and **Preliminary Plat** of Lot 1, Block 1, Jefferson Shady Brook – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by JPI Real Estate Acquisition requesting to rezone approximately 15 acres from “R-MH” Manufactured Home District and “R-MF-2” Multifamily District to “R-MF” Multifamily District for the development of a multifamily complex; a conditional use permit to exceed density, reduce the front yard setback, increase height, and reduce parking; and a planned development overlay to deviate from, but not limited to, reducing the side yard setback, increasing the overall percentage of units between 600-750 square feet, increasing maximum building length, and reducing building separation. The subject property is located at 427 and 431 North Scribner Street.

5. Conditional Use Permit **CU19-30** (Crush It Sports) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Masterplan requesting a conditional use permit to amend the previously approved site plan of CU94-22 (Ordinance No. 1994-80) for a planned commercial center allowing the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), specifically to revise the building elevations, allow outdoor speakers, outside dining, golf simulators and a forty-foot pole sign in conjunction with a restaurant. The subject property is located at 401 West State Highway 114 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

6. Historic Landmark District **HL19-01** (619 South Church Street) – Consider the application and make a recommendation to City Council.
7. Zoning Change Application **Z19-04** (Jefferson Shady Brook) – Consider the application and make a recommendation to City Council.
8. Conditional Use Permit **CU19-28** (Jefferson Shady Brook) – Consider the application and make a recommendation to City Council.
9. Planned Development Overlay **PD19-01** (Jefferson Shady Brook) – Consider the application and make a recommendation to City Council.
10. **Preliminary Plat** of Lot 1, Block 1, Jefferson Shady Brook – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU19-30** (Crush It Sports) – Consider the application and make a recommendation to City Council.
12. Consider the minutes of the September 17, 2019 Regular Planning and Zoning Commission meeting.

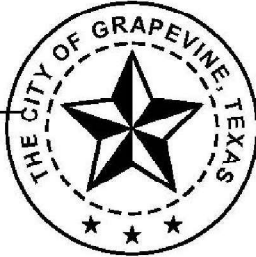
NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

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 October 11, 2019 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
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.