



CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, NOVEMBER 16, 2021

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 Jim Fechter

**JOINT PUBLIC HEARINGS**

3. Zoning Application **Z21-06**, Conditional Use Permit **CU21-26** (Chicken N Pickle), **Preliminary Plat** of Lot 1 and 2, Block 1, Post Rail Addition and **Final Plat** of Lot 1 and 2, Block 1, Post Rail Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by CNP7 Real Estate, LLC requesting to rezone 4.494 acres from “HCO” Hotel and Cooperate Office District to “CC” Community Commercial District and a conditional use permit to establish a planned commercial center to allow the possession, storage, retail sales on and off premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor entertainment, outdoor dining, outdoor speakers and an entry gate sign in conjunction with a restaurant. The subject property is located at 4600 Merlot Avenue.

**REGULAR SESSION:** 7:30 p.m. *(Immediately following the Joint Public Hearings)*  
Planning and Zoning Conference Room

**CITIZEN COMMENTS**

4. Any person who is not scheduled on the agenda may address the Commission under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the

Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

### NEW BUSINESS

5. Zoning Application **Z21-06** (Chicken N Pickle) – Consider the application and make a recommendation to City Council.
6. Conditional Use Permit **CU21-26** (Chicken N Pickle) – Consider the application and make a recommendation to City Council.
7. **Preliminary Plat** of Lot 1 and 2, Block 1, Post Rail Addition – Consider the application and make a recommendation to City Council.
8. **Final Plat** of Lot 1 and 2, Block 1, Post Rail Addition – Consider the application and make a recommendation to City Council.
9. Consider the minutes of the October 19, 2021 Regular Planning and Zoning Commission meetings.

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 November 12, 2021 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.