



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, SEPTEMBER 20, 2022

GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

5:30 p.m. Dinner/Workshop
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

WORKSHOP: 5:30 p.m. – Planning and Zoning Commission Conference Room

CALL TO ORDER

1. Receive a report and hold a discussion regarding preferred design scenarios along the Dallas Road Corridor within the Transit District Overlay (TDO).

BRIEFING SESSION: *Immediately Following the Workshop* – Planning and Zoning Commission Conference Room

2. 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.
3. Receive a report and hold a discussion regarding outcomes of the August 18, 2022 Planning and Zoning Commission Workshop where discrepancies between the City of Grapevine's official Zoning Map and Map 2: Land Use Plan, also known as the Future Land Use Map, for properties located in the central section of the city between Northwest Highway to the north, Texan Trail to the east, and State Highway 114 to the south and west were discussed and considered, and take any necessary action.
4. Receive a report and hold a discussion regarding outcomes of the September 7, 2022 Planning and Zoning Commission Subcommittee Meeting where zoning districts appropriate in each future land use designation, as currently organized in the Comprehensive Master Plan were discussed and considered, and take any necessary action.

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

5. Invocation and Pledge of Allegiance: Vice Chairman Monica Hotelling

6. Mayor Tate to present a proclamation to the Captain Molly Corbin Chapter National Society Daughters of the American Revolution declaring the week of September 17-23 “Constitution Week”.

JOINT PUBLIC HEARINGS

7. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-05** – City Council and Planning and Zoning Commission to conduct a public hearing relative to proposed amendments and changes to the Comprehensive Zoning Ordinance, No. 82-73, same being Appendix D of the Code of Ordinances as follows: Section 26, “HC”, Highway Commercial District relative to minimum buffer yard and rear setback requirements between commercial uses and adjacent Residential Districts, and any other additions, deletions, or changes to various sections, articles, and provisions contained in said Ordinance No. 82-73.
8. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-01** – City Council and Planning and Zoning Commission to conduct a public hearing relative to proposed amendments and changes to the Comprehensive Zoning Ordinance, No. 82-73, same being Appendix D of the Code of Ordinances as follows: Section 12, Definitions, Section 25, “CC”, Community Commercial District, Section 26, “HC”, Highway Commercial District, Section 29, “HCO”, Hotel and Corporate Office District, Section 32, “BP”, Business Park District; Section 41, Planned Development Overlay, and Section 56, Off-Street Parking Requirements relative to the Hotel or Motel and Boutique Hotel definitions, use-specific and other development standards, parking requirements, and any other additions, deletions, or changes to various sections, articles, and provisions contained in said Ordinance No. 82-73.
9. Conditional Use Permit **CU22-35** (Balkan Garden Bistro) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Glazer Properties requesting a conditional use permit to amend the previously approved site plan of CU14-24 (Ordinance No. 2014-034) to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed-beverages) and to remove the retaining wall at the rear of the property in order to provide additional parking in conjunction with a restaurant. The subject property is located at 2140 Hall Johnson Road, Suite 118 and is currently zoned “CC”, Community Commercial District.
10. Conditional Use Permit **CU22-41** (Moxie Scooters) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ridinger Associates, Inc. requesting a conditional use permit to allow a motorcycle dealership with sales and service of new and used motorcycles, scooters, and other equipment and a 17 foot, 6 inch tall pole sign. The subject property is located at 503 West Northwest Highway and is currently zoned “HC”, Highway Commercial District.
11. Historic Landmark District **HL22-03** and **HL22-04** (211 and 215 East Wall Street) – City Council and Planning and Zoning Commission to conduct a public hearing

relative to an application submitted by Ronny Park requesting a Historical Landmark sub-district. The subject property is currently zoned “HC” Highway Commercial District.

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

CITIZEN COMMENTS

12. 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

13. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-05** – Consider the amendments and make a recommendation to City Council.
14. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-01** – Consider the amendments and make a recommendation to City Council.
15. Conditional Use Permit **CU22-35** (Balkan Garden Bistro) – Consider the application and make a recommendation to City Council.
16. Conditional Use Permit **CU22-41** (Moxie Scooters) – Consider the application and make a recommendation to City Council.
17. Historic Landmark District **HL22-03** (211 East Wall Street) – Consider the application and make a recommendation to City Council.
18. Historic Landmark District **HL22-04** (215 East Wall Street) – Consider the application and make a recommendation to City Council.
19. Consider the minutes of the August 16, 2022 Planning and Zoning Commission Meeting.
20. Consider the minutes of the August 18, 2022 Planning and Zoning Commission Meeting workshop.
21. Consider the minutes of the September 7, 2022 Planning and Zoning Commission subcommittee 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 September 16, 2022 by 5:00 p.m.



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.