



CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, MARCH 21, 2023

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 Jason Parker

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU22-54** (Crush-It Sports) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Duncan Kim requesting a conditional use permit to amend the previously approved site plan CU19-30 (Ordinance No. 2019-071) for a planned commercial center. This request is specifically to allow for the possession, storage, retail sales and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) and an expansion in conjunction with an existing restaurant. The subject property is located at 401 West State Highway 114 and is currently zoned "CC", Community Commercial District.
4. Conditional Use Permit **CU22-61** (Firebird's Wood Fired Grill) and **Final Plat** of Lots 3R1 and 3R2, Block 1, Payton-Wright Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by ClayMoore Engineering requesting a conditional use permit to amend the previously approved planned commercial center. This request is specifically for a 6,341 square foot restaurant to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages), outdoor dining, outdoor speakers and a 40-foot pole sign; and a replat of Lot 3R, Block 1R, Payton-Wright Addition. The subject property is located at 450 West State Highway 114 and is currently zoned "HC", Highway Commercial District.

5. Zoning Application **Z23-02**, Conditional Use Permit **CU23-05**, Planned Development Overlay **PD23-01** (Sunbelt Rentals) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by McAdams requesting to rezone 22.33 acres from “CC”, Community Commercial District to “BP”, Business Park District; a conditional use permit to allow the sale and rental of heavy machinery and equipment; a planned development overlay to deviate from, but not be limited to, building encroachment and paving within the required front yard of the “BP”, Business Park District. The subject property is located at 1035 Texan Trail.

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

#### **CITIZEN COMMENTS**

6. 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**

7. Conditional Use Permit **CU22-54** (Crush-It Sports) – Consider the application and make a recommendation to City Council.
8. Conditional Use Permit **CU22-61** (Firebird’s Wood Fired Grill) – Consider the application and make a recommendation to City Council.
9. **Final Plat** of Lots 3R1 and 3R2, Block 1, Payton-Wright Addition – Consider the application and make a recommendation to City Council.
10. Zoning Application **Z23-02** (Sunbelt Rentals) – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU23-05** (Sunbelt Rentals) – Consider the application and make a recommendation to City Council.
12. Planned Development Overlay **PD23-01** (Sunbelt Rentals) – Consider the application and make a recommendation to City Council.
13. **Preliminary Plat** for Lot 3, Block 1, Lakeshore Estates – Consider the application and make a recommendation to City Council regarding the application submitted by Patrick Monahon to plat unplatted property into one lot. The subject property is


located at 2464 Lakeshore Drive and is currently zoned “R-7.5”, Single Family Residential.

14. **Final Plat** for Lot 1, Block 1, Esmond Ball Addition – Consider the application and make a recommendation to City Council regarding the application submitted by Steve Esmond to plat uplatted property into one lot. The subject property is located at the southwest corner of Ball Street and West Sunset Drive and is currently zoned “R-7.5”, Single Family Residential.
15. Consider the minutes of the February 21, 2023 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 March 17, 2023 by 5:00 p.m.

  
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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.