

CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MAY 16, 2023

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 Traci Hutton

PRESENTATION

3. Mayor Tate to recognize Grapevine Girls Soccer Team for winning the Class 5A Girls Soccer State Finals.

JOINT PUBLIC HEARINGS

4. Conditional Use Permit **CU23-02** (Swanson Industrial Warehouse) and **Final Plat** of Lots 1-4, Block A, Curnes Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by ARCO Murray National Construction Co. Dallas, Inc. requesting a conditional use permit specifically to allow outdoor storage in conjunction with the development of an industrial warehouse building and a replat of Lot 1, Block 1, A.C. Stone and 85.33 acres of unplatted land. The subject property is located at 3642 Euless-Grapevine Road and is currently zoned "PID", Planned Industrial District.
5. Conditional Use Permit **CU23-07** (Moon Valley Nursery) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Moon Valley Nursery requesting a conditional use permit to amend the previously approved site plan CU2008-33 (Ordinance No. 2008-075) for outside storage and a 20-foot pole sign in conjunction with a garden and pet

supply company. This request is specifically to allow outdoor retail and display of large, boxed trees and shrubs. The subject property is located at 3525 William D. Tate Avenue and is currently zoned “CC”, Community Commercial District.

6. Conditional Use Permit **CU23-08** (Vine Academy) – 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 private school of educational type to operate within the former Mt. Horum Baptist Church. The subject property is located at 417 West Wall Street and is currently zoned “CN”, Neighborhood Commercial District.
7. Conditional Use Permit **CU23-09** and Special Use Permit **SU23-01** (EVA Esports) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Site Selection Group requesting a conditional use permit to allow for the possession, storage, retail sale and on and off premise consumption of alcoholic beverages (beer, wine, and mixed beverage) in conjunction with a restaurant and virtual gaming arena. The applicant is also requesting a special use permit to allow eight or more skill or coin-operated machines. The subject property is located at 2330 William D. Tate Avenue and is currently zoned “CC”, Community Commercial District. **The applicant has requested to table the public hearing and consideration of this item to the June 20, 2023 Joint Meeting.**
8. Conditional Use Permit **CU23-11** (Ship Ex) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Dunaway Associates requesting a conditional use permit to amend the previously approved site plan CU22-30 (Ordinance No. 2022-047) to allow outdoor storage in conjunction with the development of a new two-story construction trade office building. This request is specifically to allow outdoor storage of vehicles in conjunction with a freight forwarding warehouse. The subject property is located at 1039 East Dallas Road and is currently zoned “LI”, Light Industrial District. **The applicant has requested to withdraw this request.**
9. Zoning Change Application **Z23-04** (226 North Lucas Drive) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by The Wykes Group requesting to rezone 0.512 acre from “CC”, Community Commercial District to “R-7.5”, Single-Family District.
10. **Final Plat** of Lots 76R-1, 76R-2, 76R-3, 76R-4 and 76R-5, Shorecrest Acres – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Edward Khalil requesting to replat Lot 76, Shorecrest Acres. The subject property is located at 1610 Silverside Drive and is currently zoned “R-7.5” Single Family Residential District.
11. **Final Plat** of Lots 1R-1, 1R-2 and 2R, Block 4 Canterbury Village – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Edward Khalil requesting to replat Lots 1 and 2, Block 4, Canterbury Village. The subject property is located at 2740 and 2746 Manchester

Lane and is currently zoned “R-12.5” Single Family Residential District. **The Application for this Plat has been withdrawn. As such, no action will be taken on this Plat.**

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. Conditional Use Permit **CU23-02** (Swanson Industrial Warehouse) – Consider the application and make a recommendation to City Council.
14. **Final Plat** of Lots 1-4, Block A, Curnes Addition – Consider the application and make a recommendation to City Council.
15. Conditional Use Permit **CU23-07** (Moon Valley Nursery) – Consider the application and make a recommendation to City Council.
16. Conditional Use Permit **CU23-08** (Vine Academy) – Consider the application and make a recommendation to City Council.
17. Conditional Use Permit **CU23-11** (Ship Ex) – The applicant has requested to withdraw this request. No action is required.
18. Zoning Change Application **Z23-04** (226 North Lucas Drive) – Consider the application and make a recommendation to City Council.
19. **Final Plat** of Lots 76R-1, 76R-2, 76R-3, 76R-4 and 76R-5, Shorecrest Acres – Consider the application and make a recommendation to City Council.
20. **Final Plat** of Lot 3, Block 1, Lakeshore Estates – Consider the application submitted by Patrick Monahan to plat unplatted property into one lot, and make a recommendation to City Council. The subject property is located at 2464 Lakeshore Drive and is currently zoned “R-7.5” Single Family Residential District.
21. Consider the minutes of the March 21, 2023 Planning and Zoning Commission Meeting.

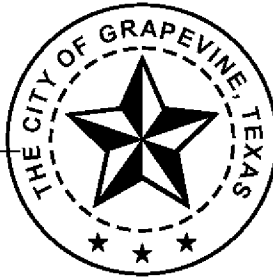
NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

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 May 12, 2023 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.