



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JUNE 20, 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 Monica Hotelling

JOINT PUBLIC HEARINGS

3. 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 public hearing for this item was tabled at the May 16, 2023 Joint Meeting. **The applicant has requested to withdraw this item.**
4. Conditional Use Permit **CU23-06** (Rock & Brews) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Clay Cristy with ClayMoore Engineering requesting a conditional use permit specifically to revise building elevations and the floor plan to remove the “to-go” area; to relocate the cooler, freezer, and utility room; reduce outdoor dining area; and add landscaping. The subject property is located at 520 West State Highway 114 and is currently zoned “HC”, Highway Commercial.

5. Special Use Permit **SU23-02** (Fellowship Church) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Yoosook Lee with Parkhill requesting to allow a 7,591 square foot building addition to the existing church structure. The subject property is located at 2450 State Highway 121 and is currently zoned “CC”, Community Commercial.
6. Zoning Change Application **Z23-06** (218 West Peach Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Cheyenne Haddad requesting to rezone 0.131 acres from “R-MF-1”, Multifamily District to “R-5.0”, Zero-Lot-Line District.
7. **Final Plat** for Lot 2, Block 1, Wright Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jason Kilpatrick with Ridinger Associates requesting to replat a portion of Block 13, Original Town of Grapevine. The property is located at 417 West Wall Street and is currently zoned “CN”, Commercial Neighborhood.

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

CITIZEN COMMENTS

8. 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

9. Conditional Use Permit **CU23-06** (Rock & Brews) – Consider the application and make a recommendation to City Council.
10. Special Use Permit **SU23-02** (Fellowship Church) – Consider the application and make a recommendation to City Council.
11. Zoning Change Application **Z23-06** (218 West Peach Street) – Consider the application and make a recommendation to City Council.
12. **Final Plat** for Lot 2, Block 1, Wright Addition – Consider the application and make a recommendation to City Council.
13. Consider the minutes of the May 16, 2023 Planning and Zoning Commission Meeting.

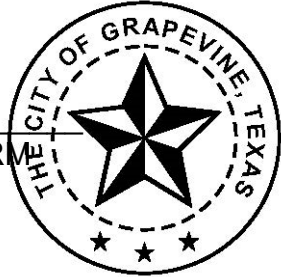
NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

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 June 16, 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.