



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JULY 18, 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: Mayor Pro Tem Darlene Freed

JOINT PUBLIC HEARINGS

3. Zoning Change Application **Z23-01**, Concept Plan **CP23-01** (Oak Hill), **Preliminary Plat** for Lots 1-21, Block 1, Oak Hill and **Final Plat** for Lots 1-21, Block 1, Oak Hill – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by 360 Land Partners, LLC requesting to rezone 5.75 acres from “PCD”, Planned Commerce Development District to “R-5.0”, Zero-Lot-Line District, and to plat 21 lots. The subject property is located at 4700 State Highway 360.
4. Zoning Change Application **Z23-05**, Planned Development **PD23-03** (Dove Station) and a **Final Plat** of Lots 1-19, 20X and 21X, Block 1 and Lot 1, Block 2, Dove Station – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Mufasa Meadows LLC requesting to rezone 3.78 acres from “GU”, Governmental Use District to “R-5.0”, Zero-Lot-Line District; a planned development overlay to deviate from but not be limited to a reduction of setbacks, a reduction of required distance between buildings, and an increase in building coverage and impervious lot coverage; and a replat of Lots 1 and 2, Block 10, Parra Linda Estates, Section IV. The subject property is located at 3051 Dove Road.

5. Historic Landmark Subdistrict **HL23-01** (404 East Franklin Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by David and Gloria Ewbank requesting designation as a Historical Landmark sub-district. The subject property is currently zoned “R-7.5”, Single-Family Residential District.

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. Zoning Change Application **Z23-01** (Oak Hill) – Consider the application and make a recommendation to City Council.
8. Concept Plan **CP23-01** (Oak Hill) – Consider the application and make a recommendation to City Council.
9. **Preliminary Plat** for Lots 1-21, Block 1, Oak Hill – Consider the application and make a recommendation to City Council.
10. **Final Plat** for Lots 1-21, Block 1, Oak Hill – Consider the application and make a recommendation to City Council.
11. Zoning Change Application **Z23-05** (Dove Station) – Consider the application and make a recommendation to City Council.
12. Planned Development **PD23-03** (Dove Station) – Consider the application and make a recommendation to City Council.
13. **Final Plat** of Lots 1-19, 20X and 21X, Block 1 and Lot 1, Block 2, Dove Station – Consider the recommendation of the Planning and Zoning Commission, and take any necessary action.
14. Historic Landmark Subdistrict **HL23-01** (404 East Franklin Street) – Consider the application and make a recommendation to City Council.

15. **Vacation of Final Plat** for Lots 1-R and 2-R, Block 6, Placid Peninsula Second Addition – Consider the recommendation of the Planning and Zoning Commission relative to application submitted by Tom Domaszek requesting to vacate the amended final plat. The property is located at 3584 Mercury Drive and is currently zoned “R-7.5”, Single Family Residential District.
16. Consider the minutes of the June 20, 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 July 14, 2023 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.