



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, AUGUST 15, 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 Dennis Luers

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. *The public hearing was tabled from the July 18, 2023 Joint Meeting.*
4. Conditional Use Permit **CU23-17** and Special Use Permit **SU23-03** (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 beverages) 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.

5. Conditional Use Permit **CU23-18** (Gaylord Texan Temporary Parking Lot) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Gaylord Texan requesting a conditional use permit to amend the previously approved site plan CU18-12 (Ordinance No. 2018-42) to expand the planned commercial center by five acres to construct a 700-space lighted temporary, gravel parking lot. The subject property is located at 816 Ruth Wall Road and is currently zoned “PCD”, Planned Commerce Development District.
6. Conditional Use Permit **CU23-19** (Gaylord Texan New Access Driveway) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Gaylord Texan requesting a conditional use permit to amend the previously approved site plan CU18-12 (Ordinance No. 2018-42) to construct a new concrete access driveway off of Ruth Wall Road to the Gaylord Texan property for use by Gaylord owned vehicles and City of Grapevine emergency service vehicles. The subject property is located at 1501 Gaylord Trail and is currently zoned “PCD”, Planned Commerce Development District.
7. Conditional Use Permit **CU23-20** (Three Barrels Beer Garden (Ferrari’s Italian Villa and Chop House)) - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jane Secchi requesting a conditional use permit to amend the previously approved site plan CU20-25 (Ordinance No. 2021-04) for a planned commercial center to allow for the possession storage, retail sales, and on and off premise consumption of alcoholic beverages (beer, wine and mixed beverages) specifically to allow the addition of two outdoor pergolas with additional outdoor seating, outdoor speakers and an 8-foot-tall screening fence. The subject property is located at 1200 William D. Tate Avenue and is currently zoned “CC”, Community Commercial District.

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. Zoning Change Application **Z23-01** (Oak Hill) – Consider the application and make a recommendation to City Council.

10. Concept Plan **CP23-01** (Oak Hill) – Consider the application and make a recommendation to City Council.
11. **Preliminary Plat** for Lots 1-21, Block 1, Oak Hill – Consider the application and make a recommendation to City Council.
12. **Final Plat** for Lots 1-21, Block 1, Oak Hill – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU23-17** (EVA Esports) – Consider the application and make a recommendation to City Council.
14. Special Use Permit **SU23-03** (EVA Esports) – Consider the application and make a recommendation to City Council.
15. Conditional Use Permit **CU23-18** (Gaylord Texan Temporary Parking Lot) – Consider the application and make a recommendation to City Council.
16. Conditional Use Permit **CU23-19** (Gaylord Texan New Access Driveway) – Consider the application and make a recommendation to City Council.
17. Conditional Use Permit **CU23-20** (Three Barrels Beer Garden (Ferrari's Italian Villa and Chop House)) – Consider the application and make a recommendation to City Council.
18. Consider the minutes of the July 18, 2023 Regular Planning and Zoning Commission meeting and August 1, 2023 Planning and Zoning Commission Workshop.

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 August 11, 20223 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.