



CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, OCTOBER 17, 2023

GRAPEVINE CITY HALL, SECOND FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

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6:45 p.m. Workshop and 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: 6:45 p.m.** - Planning and Zoning Commission Conference Room

**WORKSHOP**

1. Receive a report, hold a discussion and provide staff direction regarding the creation of an electric vehicle (EV) charging station definition and use-specific standards, and take any necessary action. *This item was discussed at the August 1, 2023 Planning and Zoning Commission Workshop.*

**BRIEFING SESSION**

2. 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

3. Invocation and Pledge of Allegiance: Commissioner David Hallberg
4. Mayor to present a proclamation recognizing October as National Community Planning Month.

**JOINT PUBLIC HEARINGS**

5. Conditional Use Permit **CU23-28** (Wash Your Stuff) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Islam Shahin requesting conditional use permit to amend the previously approved site plan CU21-27 (Ordinance No. 2022-012) to allow for the development of a car wash facility. This request is specifically to add an ice vending machine to the northeast corner of the property adjacent to Ira E. Woods Avenue and for the addition of a shade structure to the existing dog wash area adjacent to the south car wash building elevation. The subject property is located at 2201 Ira E. Woods Avenue and is currently zoned "CC", Community Commercial District.

6. Zoning Change Application **Z22-03** (Grapevine Springs), Planned Development Overlay **PD23-02** and **Final Plat** for Lots 1-32, 33X, Block 1, Grapevine Springs and Lot 1R, Block 1R, Grapevine Office Park – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by H Creek Development requesting to rezone 11.248 acres from the “PO”, Professional Office District and “CC”, Community Commercial District to “R-7.5”, Single-Family District and “R-5.0”, Zero-Lot-Line District with a planned development overlay to develop 32 single-family detached lots and one open space/common area lot. The planned development overlay is to allow for private streets in a single-family/zero-lot-line residential development and for the front lot lines to also be the centerline of the private street. Front yard setbacks for each residential lot will be measured from the centerline of the private street on which it fronts. The applicant is also requesting a replat of Lot 1, Block 1, Grapevine Office Park. The subject property is located at 1600 West Northwest Highway.

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

#### **CITIZEN COMMENTS**

7. 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**

8. Conditional Use Permit **CU23-28** (Wash Your Stuff) – Consider the application and make a recommendation to City Council.
9. Zoning Change Application **Z22-03** (Grapevine Springs) – Consider the application and make a recommendation to City Council.
10. Planned Development Overlay **PD23-02** (Grapevine Springs) – Consider the application and make a recommendation to City Council.
11. **Final Plat** for Lots 1-32, 33X, Block 1, Grapevine Springs and Lot 1R, Block 1R, Grapevine Office Park – Consider the application and make a recommendation to City Council.
12. Consider the minutes of the September 19, 2023 Regular 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 October 13, 20223 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.