



CITY OF GRAPEVINE, TEXAS  
SPECIAL AND REGULAR  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, NOVEMBER 21, 2023

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

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5:30 p.m. Special Meeting - Planning and Zoning Commission Conference Room  
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

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**SPECIAL MEETING CALL TO ORDER: 5:30 p.m.** - Planning and Zoning Commission Conference Room

**WORKSHOP**

1. Receive a report, hold a discussion and call for a public hearing regarding the creation of an electric vehicle (EV) charging station definition and use-specific standards, and take any necessary action.

**NEW BUSINESS**

2. Comprehensive Zoning Ordinance No. 82-73 **AM23-03** (Planning and Zoning Commission Bylaws Amendments) – Receive a report, hold a discussion and provide staff direction regarding possible amendments to Chapter 19, *Planning and Zoning Commission* of the City of Grapevine Code of Ordinances, also known as the Planning and Zoning Commission Bylaws, and take any necessary action.
3. Comprehensive Master Plan Amendments – **MP23-01** Receive a report, hold a discussion, and provide staff direction regarding possible amendments to Subsection E., Future Land Use, of Section IV., Land Use of the Comprehensive Master Plan (table), and take any necessary action.

**REGULAR MEETING CALL TO ORDER: 7:00 p.m.** - Planning and Zoning Commission Conference Room

**BRIEFING SESSION**

4. 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**

5. Invocation and Pledge of Allegiance: Council Member Paul Slechta

**JOINT PUBLIC HEARINGS**

6. Zoning Change Application **Z23-03** (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 “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 a reduction in minimum lot area, minimum lot depth, and front-yard building setbacks for the “R-5.0”, Zero-Lot Line lots. 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. ***The public hearing for this item was opened and tabled at the October 17, 2023 meeting.***
7. Conditional Use Permit **CU23-21** (Mohler MMA) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Shawna Mohler requesting a conditional use permit to allow for a 2,056 square foot training area expansion along the southern elevation to the existing fitness studio specializing in mixed martial arts. The subject property is located at 201 North Starnes Street and is currently zoned “HC”, Highway Commercial District. ***This is the first reading. The second reading will be held on December 19, 2023.***
8. Conditional Use Permit **CU23-30** and Historic Landmark Sub-District **HL23-02** (House of Shine) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Josh Archer, Exurb Studio requesting a conditional use permit for an artisan studio featuring exhibits and outdoor space and a Historic Landmark sub-district. The subject property is located at 317 Church Street and is currently zoned “CBD”, Central Business District.
9. Conditional Use Permit **CU23-31** (Big Daddy’s Ship Store) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Nicholas Kaufman requesting a conditional use permit to allow for the possession, storage, retail sale on and off premise consumption of alcoholic beverages (beer, wine, and mixed beverage) in conjunction with a restaurant with outdoor speakers, outdoor dining, and a convenience store. The subject property is located at 2500 Oak Grove Loop South, Suite 200 and is currently zoned “GU”, Governmental Use District.

10. Planned Development Overlay **PD23-04** (The Reserve at Bear Creek) and a **Final Plat** of Lots 5-R, 6X-R, 6-R-1, 6-R-2 and 7-R, The Reserve at Bear Creek – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Bear Creek Grapevine Townhomes, LLC requesting a planned development overlay to deviate from, but not be limited to, minimum lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40-feet in width in conjunction with a townhouse development, and a replat of Lots 5, 6X and 7, The Reserve at Bear Creek. This request amends the previously approved Planned Development Overlay PD22-03 (Ordinance No. 2022-026), specifically to increase the number of lots from 69 to 71. The subject property is located at 4201 State Highway 360 and is currently zoned “R-TH”, Townhouse District.
11. Transit District Overlay **TDO23-01** (Nash and Berry Townhomes) and **Final Plat** of Lots 1-19, 20X, Block 2-R, Nash and Berry Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Richard Giberson, Berry, Jean & Nash, LLC, requesting a transit district overlay to allow for the development of nineteen single-family attached townhomes on 1.015 acres, and a replat of Lots 6, 7 and 8, Block 2, Hilltop Addition. The subject property is located at 931, 937, and 943 Jean Street and 930 and 936 Berry Street and is currently zoned “LI”, Light Industrial District.
12. Transit District Overlay **TDO23-02** (Grapevine Brownstones, Phase II) and **Final Plat** of Lot 2, Block 1, Hasten Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Greg Gifford, NCP Grapevine Brownstones II, requesting a transit district overlay to allow for a 20-unit condominium development on 1.24 acres and a replat of a portion of Lot 4, Block 53, Original Town of Grapevine. The subject property is located at 235 East Nash Street and is currently zoned “LI”, Light Industrial District.
13. Amendments to the Comprehensive Zoning Ordinance No. 82-73 **AM23-01** (Accessory Dwelling Units) – City Council and Planning and Zoning Commission to conduct a public hearing relative to proposed amendments and changes to the Comprehensive Zoning Ordinance, No. 82-73, same being Appendix D of the Code of Ordinances as follows: to create and amend definitions in Section 12, *Definitions*; amend uses and use-specific standards in Section 13, “R-20”, *Single-Family District*; and create use-specific standards in Section 42, *Supplementary District Regulations*; and various amendments throughout the Zoning Ordinance relative to accessory dwelling units.
14. **Final Plat** of Lots 1 and 2, Block 1, Comparin and Gay Addition – City Council and Planning Zoning Commission to conduct a public hearing relative to an application submitted by Neal Cooper requesting to replat Lot 4, lock 37, Original town of Grapevine. The subject property is located at 404 and 408 East Texas Street and is current 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**

15. 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**

16. Zoning Change Application **Z23-03** (Grapevine Springs) – Consider the application and make a recommendation to City Council.
17. Planned Development Overlay **PD23-02** (Grapevine Springs) – Consider the application and make a recommendation to City Council.
18. **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.
19. Conditional Use Permit **CU23-21** (Mohler MMA) – Consider the application and make a recommendation to City Council.
20. Conditional Use Permit **CU23-30 2** (House of Shine) – Consider the application and make a recommendation to City Council.
21. Historic Landmark District **HL23-02** (House of Shine) – Consider the application and make a recommendation to City Council.
22. Conditional Use Permit **CU23-31** (Big Daddy's Ship Store) – Consider the application and make a recommendation to City Council.
23. Planned Development Overlay **PD23-04** (The Reserve at Bear Creek) – Consider the application and make a recommendation to City Council.
24. **Final Plat** of Lots 5-R, 6X-R, 6-R-1, 6-R-2 and 7-R, The Reserve at Bear Creek – Consider the application and make a recommendation to City Council.
25. Transit District Overlay **TDO23-01** (Nash and Berry Townhomes) – Consider the application and make a recommendation to City Council.

26. **Final Plat** of Lots 1-19, 20X, Block 2-R, Nash and Berry Addition – Consider the application and make a recommendation to City Council.
27. Transit District Overlay **TDO23-02** (Grapevine Brownstones, Phase II) – Consider the application and make a recommendation to City Council.
28. **Final Plat** of Lot 2, Block 1, Hasten Addition – Consider the application and make a recommendation to City Council.
29. Amendments to the Comprehensive Zoning Ordinance No. 82-73 **AM23-01** (Accessory Dwelling Units) – Consider the application and make a recommendation to City Council.
30. **Final Plat** of Lots 1 and 2, Block 1, Comparin and Gay Addition – Consider the application and make a recommendation to City Council.
31. Consider the 2024 Planning and Zoning Commission meeting calendar.
32. Consider the minutes of the October 17, 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 November 17, 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.