



CITY OF GRAPEVINE, TEXAS
SPECIAL AND REGULAR
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, DECEMBER 19, 2023

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

5:15 p.m.	Dinner - Planning and Zoning Commission Conference Room
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

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

WORKSHOP

1. Receive a report, hold a discussion and provide staff direction with proposed amendments to the Comprehensive Master Plan (1974-1994, updated 1987) of the City of Grapevine Ordinance (Ordinance No. 87-11), and take any necessary action.

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

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 Traci Hutton

JOINT PUBLIC HEARINGS

4. Conditional Use Permit **CU23-33** (7-Eleven) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jennifer Derenski requesting a conditional use permit to amend the previously approved site plan CU2019-02 (Ordinance No. 2019-006) for a master site development plan for gasoline sales and off premise consumption of alcoholic

beverages (beer and wine only) in conjunction with a convenience store. This request is specifically to revise the floor plan to allow for a Laredo Taco Company restaurant within the existing 7-Eleven convenience store and gas station. The subject property is located at 3580 North Grapevine Mills Boulevard and is currently zoned “CC”, Community Commercial District.

5. Zoning Change Application **Z23-09** (711 East Wall Street) and **Final Plat** of Lot 1, Block 1, Martha’s Vineyard – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Neal Cooper requesting to rezone 0.230 acre from a “HC”, Highway Commercial District to a “R-7.5”, Single-Family District for the purpose of developing a single-family residential dwelling. The applicant is also requesting to plat one residential lot.
6. **AM23-06** Multi-Tenant Pole Signs – City Council and Planning and Zoning Commission to conduct a public hearing relative to amendments and changes to the Comprehensive Zoning Ordinance, No. 82-73, same being Appendix D of the Code of Ordinances, as follows: Section 60, *Sign Standards* relative to On-Premise Signs and Pole Sign Conditional Uses.
7. **MP23-01** Comprehensive Master Plan – City Council and Planning and Zoning Commission to conduct a public hearing relative to amendments and changes to the Comprehensive Master Plan (1974-1994, updated 1987) of the City of Grapevine Ordinance No. 87-11, as follows: Subsection E., *Future Land Use*, of Section IV., *Land Use* to revise zoning districts consistent in corresponding future land use categories.

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 **CU23-33** (7-Eleven) – Consider the application and make a recommendation to City Council.

10. Zoning Change Application **Z23-09** (711 East Wall Street) – Consider the application and make a recommendation to City Council.
11. **Final Plat** of Lot 1, Block 1, Martha's Vineyard – Consider the application and make a recommendation to City Council.
12. **AM23-06** Multi-Tenant Pole Signs – Consider the application and make a recommendation to City Council.
13. **MP23-01** Comprehensive Master Plan – Consider the application and make a recommendation to City Council.
14. Consider the minutes of the November 21, 2023 Regular Planning and Zoning Commission meeting, the November 27, 2023 Joint City Council and Planning and Zoning Commission Workshop, and the December 6, 2023 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 December 15, 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.