



CITY OF GRAPEVINE, TEXAS
SPECIAL AND REGULAR
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, APRIL 16, 2024

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: Vice Chairman Monica Hotelling

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU24-08** and Planned Development Overlay **PD24-02** (Sauce'd) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Gena Cannon with All Tex Permits, LLC requesting a conditional use permit to allow the possession, storage, retail sale of on and off premise consumption of alcoholic beverages (beer and wine) in conjunction with an existing restaurant. The applicant is also requesting a planned development overlay to deviate from, but not be limited to required parking from Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 110 North Main Street and is currently zoned "HC", Highway Commercial District.
4. Conditional Use Permit **CU24-14** (Stuart's Paint and Body) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Omar Oweis with Oweis Enterprises, LLC requesting a conditional use permit to develop an automotive repair garage and an 18-foot pole sign. The subject property is located at 2051 State Highway 121 and is currently zoned "CC", Community Commercial District.

5. Zoning Change Application **Z24-02** (MacDaddy's) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jim Sager with Transwestern Real Estates requesting to rezone 0.87 acre from “PO”, Professional Office District to “CN”, Neighborhood Commercial District to allow for retail sales and service of electronic goods. The subject property is located at 1001 South Main Street.
6. Transit District Overlay **TDO24-01** (Nash Berry Townhomes) and **Final Plat** of Lots 1-17, 18X, 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 with Berry, Jean, & Nash, LLC requesting a transit district overlay to allow for the development of seventeen (17) single-family attached townhomes with one open space lot; and to replat Lots 6, 7 and 8, Block 2 Hilltop Addition. The subject property is located at 931/ 937/ 943 Jean Street and 930/ 936 Berry Street and is currently zoned “LI”, Light Industrial District.

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 **CU24-08** (Sauce'd) – Consider the application and make a recommendation to City Council.
9. Planned Development Unit **PD24-02** (Sauce'd) – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU24-14** (Stuart's Paint and Body) – Consider the application and make a recommendation to City Council.
11. Zoning Change Application **Z24-02** (MacDaddy's) – Consider the application and make a recommendation to City Council.
12. Transit District Overlay **TDO24-01** (Nash Berry Townhomes) – Consider the application and make a recommendation to City Council.

13. **Final Plat** of Lots 1-17, 18X, Block 2-R, Nash and Berry Addition – Consider the application and make a recommendation to City Council.
14. **Preliminary Plat** of Lot 1, Block 1 Faithful and True Addition – Consider the application and make a recommendation to City Council.
15. **Final Plat** of Lot 1, Block 1 Faithful and True Addition – Consider the application and make a recommendation to City Council.
16. Consider the minutes the March 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 April 12, 2024 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.