



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

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

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- 5:30 p.m. Special Meeting and Dinner - 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. Hold a discussion and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance No. 82-73 same being Appendix "D" of the Code of Ordinances, as follows: create and amend definitions in Section 12, *Definitions*; allow Mobile Food Units as primary and secondary uses either by right or a conditional use in various zoning districts; create use-specific standards and amend Temporary Use specific standards in Section 42, *Supplementary District*; and establish parking requirements in Section 56, *Off-Street Parking Requirements* relative to Mobile Food Units (e.g. food trucks or trailers); and take any necessary action.
2. Hold a discussion and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance No. 82-73 same being Appendix "D" of the Code of Ordinances, as follows: create and amend definitions in Section 12, *Definitions*; and create zoning districts, Condominium District and Brownstone District; establish bulk, dimensional, and setback standards relative to condominiums and brownstones and Section 41B. Transit District Overlay; and take any necessary action.
3. Hold a discussion and provide staff direction regarding proposed amendments to the Comprehensive Master Plan (1974-1994, updated 1987) of the City of Grapevine 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**

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 Sharron Rogers

**JOINT PUBLIC HEARINGS**

6. **AM23-02** Electrical Vehicle (EV) Charging Stations – City Council and Planning and Zoning Commission to conduct a public hearing to consider 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*; allow electric vehicle charging stations as a conditional use in Section 22, "R-MF", *Multifamily District Regulations*, Section 25, "CC", *Community Commercial District*, Section 26, "HC", *Highway Commercial District*, Section 28, "CBD", *Central Business District*, Section 31, "LI", *Light Industrial District*, Section 32, "BP", *Business Park District*, and Section 38, "GU", *Governmental Use District*; and create use specific standards in Section 42, *Supplementary District* of the Zoning Ordinance relative to electric vehicle charging stations and their supply equipment.
7. **AM23-08** Short Term Rentals – City Council and Planning and Zoning Commission to conduct a public hearing to consider 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*; create use-specific standards in Section 21, *Reserved*; allow a new short-term rental use as a conditional use in Section 22, "R-MF", *Multifamily District Regulations*; and establish parking standards in Section 56, *Off-Street Parking Requirements* relative to short-term rentals including associated regulations.
8. Conditional Use Permit **CU23-36** (Old Hickory at the Gaylord Texan) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Huitt-Zollars, Inc. requesting a conditional use permit to amend the previously approved site plan of CU123-19 (Ordinance No. 2018-047) for a planned commercial center to allow for the possession, storage, and retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, hotel and convention center. This request is specifically to expand the building footprint, revise the exterior elevations and revise the floor plan to the existing restaurant. The subject property

is located at 1501 Gaylord Trail and is currently zoned “PCD”, Planned Commerce Development District.

9. Conditional Use Permit **CU23-37** (Great Wolf Lodge) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Great Wolf Lodge requesting a conditional use permit to amend the previously approved site plan CU22-52 (Ordinance No. 2022-086) for a planned commercial center, to allow for the possession, storage, and retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) and outdoor speakers in conjunction with a hotel and water park. This request is specifically to add a 321 square foot vestibule to the existing front entrance, remove and replace existing trees near the entry monument sign, remove two architectural features, add a statue to the main entrance, add an outdoor adventure trail, and add refuse container enclosures. The subject property is located at 100 Great Wolf Drive and is currently zoned “CC”, Community Commercial District.
10. Historic District Landmark Sub-District **HL23-03** (220 Blevins Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Curtis Ratliff requesting Designation as a Historic Landmark sub-district. The subject property is currently zoned “R-7.5”, Single-Family District.
11. Transit District Overlay **TDO23-03** Grapevine Brownstones, Phase II and a **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 NCP Grapevine Brownstones II, LLC requesting a transit district overlay to allow for an 18-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.

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

### CITIZEN COMMENTS

12. 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

13. **AM23-02** Electrical Vehicle (EV) Charging Stations – Consider the application and make a recommendation to City Council.
14. **AM23-08** Short Term Rentals – Consider the application and make a recommendation to City Council.
15. Conditional Use Permit **CU23-36** (Old Hickory at the Gaylord Texan) – Consider the application and make a recommendation to City Council.
16. Conditional Use Permit **CU23-37** (Great Wolf Lodge) – Consider the application and make a recommendation to City Council.
17. Historic District Landmark Sub-District **HL23-03** (220 Blevins Street) – Consider the application and make a recommendation to City Council.
18. Transit District Overlay **TDO23-03** Grapevine Brownstones, Phase II – Consider the application and make a recommendation to City Council.
19. **Final Plat** of Lot 2, Block 1, Hasten Addition – Consider the application and make a recommendation to City Council.
20. Consider the minutes of the December 13, 2023 Planning and Zoning Commission workshop and the December 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 January 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.