



CITY OF GRAPEVINE, TEXAS
SPECIAL AND REGULAR
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, FEBRUARY 20, 2024

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

5:45 p.m. Workshop - 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: 5:45 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 (Ordinance No. 82-73) same being Appendix "D" of the Code of Ordinances, as follows: amend Subsection A.3, Noise Regulation of Section 55, Performance Standards by adding an exception for whole-home emergency generators during testing periods.
2. Hold a discussion and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance (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.
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 (87-11).

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: Commissioner Jason Parker

JOINT PUBLIC HEARINGS

6. Conditional Use Permit **CU23-32** (Stellini Trattoria) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Mitchell Wegner requesting a conditional use permit to amend the previously approved site plan CU19-10 (Ordinance No. 2019-027) to allow for the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, and the possession, storage, retail sales and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a market. This request is specifically to revise the floor plan by adding restaurant seating to the former market area. The subject property is located at 400 East Dallas Road, Suite 100 and is currently zoned “CBD”, Central Business District.
7. Conditional Use Permit **CU24-04** (Portillo’s) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by HDGroup, Inc requesting a conditional use permit for a planned commercial center to allow for the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a 6,750 square foot restaurant with a drive-through, outdoor dining, and outdoor speakers. The subject property is located at 460 West State Highway 114 and is currently zoned “HC”, Highway Commercial District.
8. Zoning Change Application **Z23-08** and Conditional Use Permit **CU23-35** (Stuart’s Paint and Body) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Oweis Enterprises, LLC requesting to rezone 2.4 acres from “CC”, Community Commercial District to “LI”, Light Industrial District. The applicant is also requesting a conditional use permit to develop an automotive repair body shop with outdoor vehicle storage and an 18-foot pole sign. The subject property is located at 2051 State Highway 121.

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

CITIZEN COMMENTS

9. 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

10. Conditional Use Permit **CU23-32** (Stellini Trattoria) – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU24-04** (Portillo's) – Consider the application and make a recommendation to City Council.
12. Zoning Change Application **Z23-08** (Stuart's Paint and Body) – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU23-35** (Stuart's Paint and Body) – Consider the application and make a recommendation to City Council.
14. Consider the minutes of the January 16, 2024 Planning and Zoning Commission workshop and regular 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 February 16, 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.