



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MAY 21, 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. 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.
2. Discuss regulating mobile food units.

JOINT MEETING WITH CITY COUNCIL: 7:30 p.m. - City Council Chambers

3. Invocation and Pledge of Allegiance: Council Member Chris Coy
4. Mayor Tate to present a proclamation to the US Coast Guard Auxiliary, US Corps of Engineers, Grapevine Fire Department, and the Grapevine Parks and Recreation Department in recognition of Safe Boating Week.

JOINT PUBLIC HEARINGS

5. Conditional Use Permit **CU24-01** (Grapevine Mills Mall, Burlington) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kimley-Horn requesting a conditional use permit to amend the previously approved site plan CU24-06 (Ordinance No. 2024-025) for a planned commercial center in excess of 1,000,000 square feet of gross, leasable spaces. This request is specifically to divide the existing Burlington Coat Factory into two separate suites for a new retail tenant, amend the building elevations for a new main entry, and to revise the parking lot to include seven additional handicap-accessible parking spaces, a crosswalk, a 5-foot sidewalk and loading dock. The subject property is located at 3000 Grapevine Mills Parkway, Suite 343 and is currently zoned "CC", Community Commercial District.

6. Conditional Use Permit **CU24-11** and Planned Development Overlay **PD24-03** (Avondale Porsche) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Spiars Engineering requesting a conditional use permit to amend the previously approved site plan CU16-14 (Ordinance No. 2016-042) for a planned commercial center in conjunction with an automotive dealership with sales and service of new and used vehicles specifically to include an additional dealership and allow for a 20-foot pylon sign and a planned development overlay to deviate from, but not be limited to, a reduction in the masonry requirements. This request is specifically to allow for a 13,184 square-foot addition to the existing Porsche dealership along with four electric vehicle (EV) charging stations. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, a reduction in the masonry requirements from Section 54 of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 1280 Texan Trail and is currently zoned “CC”, Community Commercial District.
7. Conditional Use Permit **CU24-13** (Jiffy Lube) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Drew Donosky with Claymoore Engineering requesting a conditional use permit to amend the previously approved site plan CU06-55 (Ordinance No. 2007-006) to develop an automotive repair garage with a full-service car wash. The subject property is located at 3500 North Grapevine Mills Boulevard and is currently zoned “CC”, Community Commercial District.
8. Conditional Use Permit **CU24-16** (Office/Warehouse) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Don Stone requesting a conditional use permit to allow outside storage and to revise building elevations. The subject property is located at 942 Minters Chapel Road and is currently zoned “LI”, Light Industrial District.
9. Conditional Use Permit **CU24-18** (OG Wine Cellars Wine Tasting Room) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Transwestern Real Estate requesting a conditional use permit to allow for the possession, storage, retail sale and off-premise consumption of alcoholic beverages (wine only) in conjunction with a wine-tasting room and outdoor dining. The subject property is located at 909 South Main Street, Suite 104 and is currently zoned “MXU”, Mixed Use District.

JOINT NEW BUSINESS

10. City Council and Planning and Zoning Commission to receive a presentation and discuss **AM23-03** amendments to Chapter 19, Planning of the Grapevine City Code of Ordinances, also known as the Planning and Zoning Commission Bylaws. *(The Commission and Council will consider and vote on this item separately.)*

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

CITIZEN COMMENTS

11. 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

12. Conditional Use Permit **CU24-01** (Grapevine Mills Mall, Burlington) – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU24-11** (Avondale Porsche) – Consider the application and make a recommendation to City Council.
14. Planned Development Overlay **PD24-03** (Avondale Porsche) – Consider the application and make a recommendation to City Council.
15. Conditional Use Permit **CU24-13** (Jiffy Lube) – Consider the application and make a recommendation to City Council.
16. Conditional Use Permit **CU24-16** (Office/Warehouse) – Consider the application and make a recommendation to City Council.
17. Conditional Use Permit **CU24-18** (OG Wine Cellars Wine Tasting Room) – Consider the application and make a recommendation to City Council.
18. Consider **AM23-03** amendments to Chapter 19, Planning of the Grapevine City Code of Ordinances, also known as the Planning and Zoning Commission Bylaws; and make a recommendation to City Council.
19. Consider the minutes of the April 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 May 17, 2024 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.