



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JUNE 18, 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. Hold and discussion and provide staff direction regarding possible amendments to Appendix D of the Code of Ordinances, as follows: create standards for mobile food units.
3. Hold and discussion and provide staff direction regarding possible amendments to Appendix D of the Code of Ordinances, as follows: to allow exceptions to Section 55, Performance Standards for standby emergency residential generators.

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

4. Invocation and Pledge of Allegiance: Commissioner Beth Tiggelaar

JOINT PUBLIC HEARINGS

5. Conditional Use Permit **CU24-12** and Planned Development Overlay **PD24-04** (Floor & Décor) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Philip Cochran requesting a conditional use permit to amend the previously approved site plan CU06-16 (Ordinance No. 2006-35) that allowed for a planned commercial center to allow for the development of a 45,000-square-foot fitness/workout center. This request is specifically to allow a 71,461-square-foot retail store for building materials and supplies. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, a reduction in the required parking from Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No.

82-73. The subject property is located at 3200 Grapevine Mills Parkway and is currently zoned "CC", Community Commercial District. **The applicant has requested to table this item.**

6. Conditional Use Permit **CU24-20** (Texas Gun Experience) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Urban Strategy requesting a conditional use permit to amend the previously approved site plan CU17-24 (Ordinance No. 2017-80) that allowed for a single-story, 34,566-square-foot structure for retail gun sales and an indoor shooting range. This request is specifically to allow for a 4,755-square-foot expansion to the existing shooting range for additional training space. The subject property is located at 1901 South Main Street and is currently zoned "CC", Community Commercial District.
7. Zoning Change **Z24-06** (Peach Street Rezone) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application requesting a zone change for 1.87 acres located at 237, 235, 233, 231, 229, 227, 225, 223, 221, 219, 217, 215, 213, 211, 209, and 207 West Peach Street from "R-MF-1", Multifamily District to "R-3.5", Two-Family District; and 2.75 acres located at 503, 511 North Main Street, 217, 211, 205, 125 and 119 Hall Street; and 212, 206, 128, 122, 112 West Peach Street from "R-MF-1", Multifamily District to "R-5.0", Zero-Lot-Line District to realign zoning regulations with current land uses, duplexes and single-family detached residences.

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 **CU24-20** (Texas Gun Experience) – Consider the application and make a recommendation to City Council.
10. Zoning Change **Z24-06** (Peach Street Rezone) – Consider the application and make a recommendation to City Council.

