



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JULY 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. Recognition of service for Commissioner Dennis Luers.
2. 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

3. Invocation and Pledge of Allegiance: Mayor Pro Tem Darlene Freed
4. Mayor Tate to recognize the Grapevine High School Baseball Team for winning the 2024 5A Baseball State Championship.

JOINT PUBLIC HEARINGS

5. Zoning Change Application **Z24-03**, Conditional Use Permit **CU24-17** (Hotel Multifamily Mixed-Used Development), **Preliminary Plat** for Lots 2-4, Block 1, Grapevine Mills Wells Addition and **Final Plat** of Lots 2 and 3, Block 1, Grapevine Mills Wells Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Trammell Crow Company requesting to rezone 28.7 acres from “HCO”, Hotel Corporate Office District to “CC”, Community Commercial District. The applicant is also requesting a conditional use permit to develop a master site development plan with 296 multifamily units in buildings 2-4 stories in height, and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant located within a six-story hotel with 249 rooms. The applicant is also requesting to final plat two commercial lots. The subject property is located at 2800 and 3421 Grapevine Mills Parkway.

6. Conditional Use Permit **CU24-23** (Los Amigos) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Arturo Gutierrez requesting a conditional use permit to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing restaurant. The subject property is located at 202 East Northwest Highway and is currently zoned “HC”, Highway Commercial District.
7. Conditional Use Permit **CU24-25** (Winestein’s Tasting Room) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Miranda and Michael Einstein requesting a conditional use permit to allow the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a wine tasting facility. The subject property is located at 280 North Main Street and is currently zoned “CN”, Neighborhood Commercial District.
8. Zoning Change Application **Z24-04** (736 East Northwest Highway) and **Final Plat** of Lots 1, 2 and 3, Block 1, Northern Hills Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Tin Barn, LLC requesting to subdivide one lot into three lots and to rezone 0.429 acre from “HC”, Highway Commercial District to “R-7.5”, Single Family District for two single-family dwellings. The applicant is also requesting to replat Lot 1, Block 1, Western Sizzlin’ Steak House to create one commercial lot and two single family residential lots.
9. Zoning Change Application **Z24-05**, Concept Plan **CP24-01** (Grapevine Springs) and **Final Plat** of Lots 1-5 and 6X, Block 1, Lots 1-12 and 13X, Block 2 and Lots 1-4, 5X, Grapevine Springs and Lot 1R, Block 1R Grapevine Office Park – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by H Creek Development, LLC requesting to to rezone 11.3 acres from “CC”, Community Commercial District and “PO”, Professional Office District to “R-7.5” Single Family District and “R-12.5”, Single Family District for 21 single-family dwellings. The applicant is also requesting to replat Lot 1, Block 1, Grapevine Office Park. The subject property is located at 1600 West Northwest Highway.

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

CITIZEN COMMENTS

10. 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

11. Zoning Change Application **Z24-03** (Hotel Multifamily Mixed-Use Development) – Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU24-17** (Hotel Multifamily Mixed-Use Development) – Consider the application and make a recommendation to City Council.
13. **Preliminary Plat** for Lots 2-4, Block 1, Grapevine Mills Wells Addition – Consider the application and make a recommendation to City Council.
14. **Final Plat** of Lots 2 and 3, Block 1, Grapevine Mills Wells Addition – Consider the application and make a recommendation to City Council.
15. Conditional Use Permit **CU24-23** (Los Amigos) – Consider the application and make a recommendation to City Council.
16. Conditional Use Permit **CU24-25** (Winestein’s Tasting Room) – Consider the application and make a recommendation to City Council.
17. Zoning Change Application **Z24-04** (736 East Northwest Highway) – Consider the application and make a recommendation to City Council.
18. **Final Plat** of Lots 1, 2 and 3, Block 1, Northern Hills Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
19. Zoning Change Application **Z24-05** (Grapevine Springs) - Consider the application and make a recommendation to City Council.
20. Concept Plan **CP24-01** (Grapevine Springs) - Consider the application and make a recommendation to City Council.
21. **Final Plat** of Lots 1-5 and 6X, Block 1, Lots 1-12 and 13X, Block 2 and Lots 1-4, 5X, Grapevine Springs and Lot 1R, Block 1R - Consider the application and make a recommendation to City Council.
22. Consider the minutes of the June 18, 2024 Planning and Zoning Commission 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 July 12, 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.