



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, SEPTEMBER 17, 2024

GRAPEVINE CITY HALL, COUNCIL CHAMBERS
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

JOINT MEETING WITH CITY COUNCIL

CALL TO ORDER: 7:30 p.m. - City Council Chambers

1. Invocation and Pledge of Allegiance: Council Member Paul Slechta

JOINT PUBLIC HEARINGS

2. Conditional Use Permit **CU24-28** (Elmer's HVAC and Plumbing) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Winkelmann & Associates requesting a conditional use permit to allow a plumbing repair company with outdoor storage of service vehicles. The subject property is located at 340 West Northwest Highway and is currently zoned "HC", Highway Commercial District.
3. Conditional Use Permit **CU24-29** and Special Use Permit **SU24-03** (Great Wolf Lodge Entryway) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Huitt Zollars requesting a conditional use permit to amend the previously approved site plan CU23-37 (Ord. 2024-009) to add a vestibule to the front entrance, remove two architectural features and add an outdoor adventure trail. This request is specifically to revise the main entry to include entry and exit lanes and barrier gates. The special use permit is to allow payment for parking. The subject property is located at 100 Great Wolf Lodge Drive and is currently zoned "CC", Community Commercial District.
4. Conditional Use Permit **CU24-34** (Vidorra) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Milkshake Concepts requesting a conditional use permit to amend the previously approved site plan CU22-22 (Ord. 2022-039) for a planned commercial center to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages), outdoor dining, outdoor speakers and a 38-foot pole sign in conjunction with a restaurant. This request is specifically to modify the existing floor plan to relocate alcohol storage and revise exterior building elevations. The subject property is located at 700 West State Highway 114 and is currently zoned "HC", Highway Commercial District.

5. Conditional Use Permit **CU24-35** (Classic Chevrolet) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Speed Fab-Crete requesting a conditional use permit to amend the previously approved site plan CU21-24 (Ord. 2021-055) for a planned commercial center for an automotive dealership with sales and repair of new and used vehicles. This request is specifically to add one freestanding Level 3 electric vehicle, EV, charging station to the existing car dealership. The subject property is located at 2501 William D Tate Avenue and is currently zoned “CC”, Community Commercial District.
6. Conditional Use Permit **CU24-36** (Grace Housing) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ridinger Associates, Inc. requesting a conditional use permit to operate a non-profit organization for supportive housing and an outdoor playground as part of a mentorship program with GRACE. The subject property is located at 421 East Worth Street and is currently zoned “R-7.5”, Single-Family Residential District.
7. Conditional Use Permit **CU24-37** and Planned Development Overlay **PD24-05** (Grapevine Faith Multipurpose Facility) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Faith Christian, Inc requesting a conditional use permit to amend the previously approved site plan CU19-25 (Ord. 2013-33) to allow for a non-profit educational institution. This request is specifically to construct additional football field seating and an indoor multi-purpose facility. The applicant is also requesting a planned development overlay to deviate from but not limited to the maximum height from Section 15 of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 730 East Worth Street and is currently zoned “R-7.5”, Single-family District.
8. Special Use Permit **SU24-02** (121 Community Church Recreation Area) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Simon Engineering & Consulting requesting to amend the existing planned commercial center and to request a special use permit to amend the previously approved site plan SU15-02 (Ord. 2015-021). This request is specifically for the construction of an outdoor pavilion, soccer field, and pickleball court to the east of the existing 121 Community Church building. The subject property is located at 2701 Ira E. Woods Avenue and is currently zoned “CC”, Community Commercial District.

Planning and Zoning Commission to recess to the Planning and Zoning Commission Conference Room, Second Floor, to consider published agenda items.

City Council to remain in session in the Council Chambers to consider published business.

CITIZEN COMMENTS

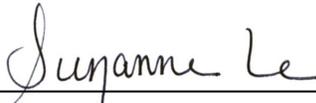
9. Any person who is not scheduled on the agenda may address the City Council under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the City Secretary. A member of the public may address the City Council regarding an item on the agenda either before or during the Council's consideration of the item, upon being recognized by the Mayor or upon the consent of the City Council. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments.

NEW BUSINESS

10. Commission to appoint a Chairman and Vice Chairman.
11. Conditional Use Permit **CU24-28** (Elmer's HVAC and Plumbing) - Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU24-29** (Great Wolf Lodge Entryway) - Consider the application and make a recommendation to City Council.
13. Special Use Permit **SU24-03** (Great Wolf Lodge Entryway) - Consider the application and make a recommendation to City Council.
14. Conditional Use Permit **CU24-34** (Vidorra) - Consider the application and make a recommendation to City Council.
15. Conditional Use Permit **CU24-35** (Classic Chevrolet) - Consider the application and make a recommendation to City Council.
16. Conditional Use Permit **CU24-36** (Grace Housing) - Consider the application and make a recommendation to City Council.
17. Conditional Use Permit **CU24-37** (Grapevine Faith Multipurpose Facility) - Consider the application and make a recommendation to City Council.
18. Planned Development Overlay **PD24-05** (Grapevine Faith Multipurpose Facility) - Consider the application and make a recommendation to City Council.
19. Special Use Permit **SU24-02** (121 Community Church Recreation Area) - Consider the application and make a recommendation to City Council.
20. Consider the minutes of the August 20, 2024, regular meeting and September 4, 2024, special meeting.

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 September 13, 2024, by 5:00 p.m.



Suzanne Le
Assistant to The 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.

This meeting can be adjourned and reconvened, if necessary, the following regular business day.