



CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, OCTOBER 15, 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: Commissioner Monica Hotelling

### **JOINT PUBLIC HEARINGS**

2. Conditional Use Permit **CU24-41** (Bull Lion Ranch Winery) City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Anthony C. Tordiglione requesting a conditional use permit to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (wine only) and outdoor dining in conjunction with a winery. The subject property is located at 150 West College Street, Suite 318 and is currently zoned "CBD", Central Business District.
3. Conditional Use Permit **CU24-39** (Club Carwash) and a **Final Plat** of Block 1, Lots 14R-1R1 & 14R-1R2, Towne Center Addition No. 2. - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Claymoore Engineering requesting a conditional use permit to amend the previously approved site plan CU07-35 (Ordinance 2007-66) for a planned commercial center to revise the building elevations and building footprint to allow a medical office and professional office. This request is specifically to construct a 5,030 square foot drive-thru car wash with full-service and self-service options with dual lanes. The subject property is located at 901 Ira E Woods Avenue and is currently zoned "CC", Community Commercial District.
4. Zoning Change Application **Z24-07**, Planned Development Overlay **PD24-06** and Historic Landmark District **HL24-01** (717 East Worth Street) - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Neal Cooper requesting to rezone 0.407 acre from "R-MF-2", Multifamily District to "R-7.5", Single-Family District to construct two single-family lots. The applicant is also requesting a planned development overlay to deviate from but not limited to minimum lot width and front yard setback requirements from Section 15 of the Comprehensive Zoning Ordinance, No. 82-73. The applicant is also requesting designation as a Historical Landmark sub-

district. Such sub-district may include buildings, land, areas, or districts of historical, architectural, archaeological or cultural importance or value that merit protection, enhancement, and preservation in the interest of the culture, prosperity, education, and welfare of the people. The subject property is located at 717 East Worth Street.

5. Zoning Change Application **Z24-08** (416 East College Street) and a **Final Plat** of Block 1, Lots 1-5, Grapevine College Heritage Addition - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ridinger Associates, Inc. requesting to rezone 1.314 acres from "GV", Grapevine Vintage District to "R-7.5", Single-Family District to construct four single-family homes. The subject property is located at 416 East College Street.

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

6. 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.

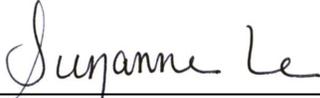
#### NEW BUSINESS

7. Conditional Use Permit **CU24-41** (Bull Lion Ranch Winery) - Consider the application and make a recommendation to City Council.
8. Conditional Use Permit **CU24-39** (Club Carwash) - Consider the application and make a recommendation to City Council.
9. **Final Plat** of Block 1, Lots 14R-1R1 & 14R-1R2, Towne Center Addition No. 2 - Consider the application and make a recommendation to City Council.
10. Zoning Change Application **Z24-07** (717 East Worth Street) - Consider the application and make a recommendation to City Council.
11. Planned Development Overlay **PD24-06** (717 East Worth Street) - Consider the application and make a recommendation to City Council.

- 12. Historic Landmark District **HL24-01** (717 East Worth Street) - Consider the application and make a recommendation to City Council.
- 13. Zoning Change Application **Z24-08** (416 East College Street) - Consider the application and make a recommendation to City Council.
- 14. **Final Plat** of Block 1, Lots 1-5, Grapevine College Heritage Addition - Consider the application and make a recommendation to City Council.
- 15. Hold a discussion to provide staff direction on current regulations and potential amendments for secondary structures in single-family residential districts and take any necessary action.
- 16. Hold a discussion to provide staff direction on current regulations and potential amendments for electric vehicle (EV) charging stations in non-residential districts and take any necessary action.
- 17. Consider the minutes of the September 17, 2024, regular meeting, and September 18, 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 October 11, 2024, by 5:00 p.m.

  
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 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.