



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, DECEMBER 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: Commissioner Beth Tiggelaar

JOINT PUBLIC HEARINGS

2. Conditional Use Permit **CU24-47** (Sewell Cadillac EV) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Gensler requesting a conditional use permit to amend the previously approved site plan CU02-52 (Ordinance No. 2002-098) for an automotive dealership with sales and service of new and used vehicles and two pole signs. This request is specifically to add three Level 3 electric vehicle (EV) charging stations to the site. The subject property is located at 1001 East State Highway 114 and is currently zoned “PCD”, Planned Commerce Development District.
3. Conditional Use Permit **CU24-48A** (Sunbelt Rentals) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by McAdams requesting a conditional use permit to amend the previously approved site plan CU23-05 (Ordinance No. 2023-018) to allow sales and rental of heavy equipment and machinery. This request is specifically to allow one monument sign to exceed maximum height and effective area requirements. The subject property is located at 1035 Texan Trail and is currently zoned “BP”, Business Park District.
4. Conditional Use Permit **CU24-53** (Club 4 Fitness) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jackson Walker, LLP requesting a conditional use permit to amend the previously approved site plan CU98-44 (Ordinance No. 1998-114) for a planned commercial center in conjunction with a grocery store. This request is specifically to allow a 62,139 square foot fitness center. The subject property is located at 4000 William D. Tate Avenue and is currently zoned “CC”, Community Commercial District.
5. Conditional Use Permit **CU24-54** (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 for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (wine only) 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.

6. **AM23-02B** Electric Vehicle Charging Stations – City Council and Planning and Zoning Commission to conduct a public hearing to consider amendments to the Comprehensive Zoning (Ordinance No. 82-73) same being Appendix “D” of the Code of Ordinances to limit electric vehicle (EV) chargers as a secondary land use on non-residential properties.
7. **AM24-04** Legislative Updates – City Council and Planning and Zoning Commission to conduct a public hearing to consider amendments to the Comprehensive Zoning (Ordinance No. 82-73) same being Appendix “D” of the Code of Ordinances in accordance with changes to state land use and zoning law made during the 86th, 87th, and 88th Texas State Legislative Sessions.

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

8. 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

9. Conditional Use Permit **CU24-47** (Sewell Cadillac EV) - Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU24-48A** (Sunbelt Rentals) - Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU24-53** (Club 4 Fitness) - Consider the application and make a recommendation to City Council.

- 12. Conditional Use Permit **CU24-54** (Bull Lion Ranch Winery) - Consider the application and make a recommendation to City Council.
- 13. **AM23-02B** Electric Vehicle Charging Stations - Consider the proposed amendments and make a recommendation to City Council.
- 14. **AM24-04** Legislative Updates - Consider the application and make a recommendation to City Council.
- 15. **Preliminary Plat** and **Concept Plan** for Lots 1, 2 and 3, Block 1, DFW Lakes - Consider the application submitted by Graham Associates requesting to subdivide Tract 5D1 in the Andrew W Anderson Survey, Abstract 26, and make a recommendation to City Council. The subject property is located at 2009 Anderson Gibson Road and is currently zoned "HCO", Hotel and Corporate Office District.
- 16. **Final Plat** of Lot 1, Block 1, DFW Lakes - Consider the application submitted by Graham Associates requesting to subdivide Tract 5D1 in the Andrew W Anderson Survey, Abstract 26, and make a recommendation to City Council. The subject property is located at 2009 Anderson Gibson Road and is currently zoned "HCO", Hotel and Corporate Office District.
- 17. Consider the minutes of the November 19, 2024 regular Planning and Zoning Commission 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 December 13, 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.
 This meeting can be adjourned and reconvened, if necessary, the following regular business day.