



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JUNE 15, 2021

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. Planning and Zoning Commission to 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

2. Invocation and Pledge of Allegiance: Commissioner Traci Hutton

JOINT PUBLIC HEARINGS

3. Zoning Change Application **Z21-02** (Grapevine Parr Lane) and **Preliminary Plat** for Lots 1-27 and 28X, Block 1, Grapevine Parr Lane Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Toll Brothers requesting to rezone 21.670 acres from “R-20” Single Family District to “R-12.5” Single Family District. The subject property is located at 2926 W T Parr Lane.
4. Zoning Change **Z21-03** (Inari Medical), **Preliminary Plat** for Lot 1, Block 1, Rogers Addition, and **Final Plat** for Lot 1, Block 1, Rogers Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Brown Company Partners requesting to rezone 10.88 acres from “CC” Community Commercial District to “BP” Business Park District for the development of a medical device office/manufacturing facility. The subject property is located at 2100 State Highway 121. **The applicant has requested to withdraw these items.**
5. Conditional Use Permit **CU21-09** (Rockin S Express Grill) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Silver Lake Marina requesting a conditional use permit to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor dining and

outdoor speakers in conjunction with a restaurant. The subject property is located at 2500 Fairway Drive #200 and is currently zoned "GU" Governmental Use District.

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

CITIZEN COMMENTS

6. 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

7. Zoning Change Application **Z21-02** (Grapevine Parr Lane) – Consider the application and make a recommendation to City Council.
8. **Preliminary Plat** for Lots 1-27 and 28X, Block 1, Grapevine Parr Lane Addition – Consider the application and make a recommendation to City Council.
9. Conditional Use Permit **CU21-09** (Rockin S Express Grill) – Consider the application and make a recommendation to City Council.
10. **Amended Final Plat** for Lot 1-RA, Block 1, Silver Lake Crossings Addition and Lot 2-RA, Block 1, The Bluffs At Grapevine Addition – Consider the application and make a recommendation to City Council regarding the application submitted by Mehul Patel, Newcrest Image for property located north of State Highway 26 and Bass Pro Drive.
11. Consider the minutes of the rescheduled May 18, 2021 Regular Planning and Zoning Commission meetings.

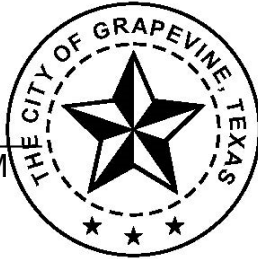
NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

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 June 11, 2021 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.