



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JULY 20, 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 Beth Tiggelaar

JOINT PUBLIC HEARINGS

3. Zoning Change Application **Z21-04** (2627 Briarwood Drive) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by City of Grapevine requesting to rezone 0.360 acres from "GU" Governmental Use District to "R-7.5" Single Family District to convert a decommissioned fire station to a residential structure.
4. Conditional Use Permit **CU21-10** (Buzzed Bull Creamery) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Buzzed Bull Creamery requesting a conditional use permit to allow the possession, storage, retail sale and on-premise and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an ice cream shop. The subject property is located at 419 South Main Street and is currently zoned "CBD" Central Business District.
5. Conditional Use Permit **CU21-11** (Landon Winery) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Robert Landon requesting a conditional use permit to amend the previously approved site plan of CU14-38 (Ordinance No. 2014-58) for the possession, storage, retail sales, on-premise and off-premise consumption of alcoholic beverages (wine only) in conjunction with a winery, specifically to the allow the

addition of an outdoor patio. The subject property is located at 415 South Main Street and is currently zoned "CBD" Central Business District.

6. Conditional Use Permit **CU21-12** (Rock and Brews) and **CU21-13** (Velvet Taco) and **Final Plat** of Lots 1R3, 2 and 3, Block 1R, Payton-Wright Addition – 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 establish a planned commercial center to allow the possession, storage, retail sale and on-premise and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor dining, outdoor speakers and five pylon signs in conjunction with two restaurants and a replat of Lot 1R2, Block 1R, Payton-Wright Addition. The subject property is located at 440 West State Highway 114 and is currently zoned "HC" Highway Commercial District.
7. Conditional Use Permit **CU21-14** and Planned Development Overlay **PD21-02** (Crave Delivery) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kimley Horn requesting a conditional use permit to allow for the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a commercial kitchen and a planned development overlay to allow overnight parking of delivery vehicles. The subject property is located at 2850 State Highway 121 and is currently zoned "CC" Community Commercial District.

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

CITIZEN COMMENTS

8. 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

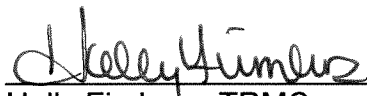
9. Zoning Change Application **Z21-04** (2627 Briarwood Drive) – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU21-10** (Buzzed Bull Creamery) – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU21-11** (Landon Winery) – Consider the application and make a recommendation to City Council.

12. Conditional Use Permit **CU21-12** (Rock and Brews) – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU21-13** (Velvet Taco) – Consider the application and make a recommendation to City Council.
14. **Final Plat** of Lots 1R3, 2, and 3, Block 1R, Payton-Wright Addition – Consider the application and make a recommendation to City Council.
15. Conditional Use Permit **CU21-14** (Crave Delivery) – Consider the application and make a recommendation to City Council.
16. Planned Development Overlay **PD21-02** (Crave Delivery) – Consider the application and make a recommendation to City Council.
17. Consider the minutes of the June 15, 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 July 16, 2021 by 5:00 p.m.


Holly Fimbres, TRMC
Assistant 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.