



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, AUGUST 17, 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. Conduct Oaths of Office for new and reappointed Commission Members.
2. Elect a Chairman and Vice-Chairman.
3. 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

4. Invocation and Pledge of Allegiance: Commissioner Dennis Luers

JOINT PUBLIC HEARINGS

5. Zoning Change Application **Z21-05** (Ferguson Place) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kosse Maykus requesting to rezone 13.045 acres from “R-20” Single Family District to “R-7.5” Single Family District for the development of two open space lots and 28 residential lots. The subject property is located at 2531, 2523, 2521 and 2529 Lonesome Dove Road and 1591 South Gravel Circle.
6. Conditional Use Permit **CU21-08** (Main Street Bread Baking Company) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Fabien Grouy requesting a conditional use permit to allow for a commercial kitchen. The subject property is located at 316 South Barton Street and is currently zoned “CBD” Central Business District. **The applicant has requested to withdraw this item.**
7. Conditional Use Permit **CU21-20** (Cracker Barrel) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by CBOCS Texas requesting a conditional use permit to amend the previously

approved site plan of CU05-65 (Ordinance No. 2006-05) for a planned commercial center, specifically to allow for the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant. The subject property is located at 2700 Grapevine Mills Parkway and is currently zoned "CC" Community Commercial District.

8. Conditional Use Permit **CU21-19** (809 South Dooley Street), a **Preliminary Plat** of Lot 1, Block 1, TRG Dooley Addition, and a **Final Plat** of Lot 1, Block 1, TRG Dooley Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Trinsic Acquisition Company requesting a conditional use permit to establish a Transit District Overlay to allow for a multifamily complex and a replat of Lot 1, Block 1, Marson and Stone Addition; Lots 1 and 2, Block 1, Skiles Addition; Lot 1, Block 1, G and L Addition; and two unplatted tracts of land. The subject property is located at 809 and 829 South Dooley Street, and 507, 515, 605, and 611 East Dallas Road and is currently zoned "LI" Light Industrial District.

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

CITIZEN COMMENTS

9. 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

10. Zoning Change Application **Z21-05** (Ferguson Place) – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU21-20** (Cracker Barrel) – Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU21-19** (809 South Dooley Street) – Consider the application and make a recommendation to City Council.
13. **Preliminary Plat** of Lot 1, Block 1, TRG Dooley Addition – Consider the application and make a recommendation to City Council.
14. **Final Plat** of Lot 1, Block 1, TRG Dooley Addition – Consider the application and make a recommendation to City Council.

15. Consider the minutes of the July 20, 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 August 13, 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.