



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, OCTOBER 19, 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 Monica Hotelling

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU21-16** (Sonic) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by SRI Operating Company requesting a conditional use permit to allow a 1,283 square foot restaurant with a drive through, outside dining, outdoor speakers and a 20-foot pole sign. The subject property is located at 3115 Ira E. Woods Avenue and is currently zoned “CC” Community Commercial District.
4. Conditional Use Permit **CU21-24** (Classic Chevrolet Parts Warehouse Expansion) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Speed Fab Crete requesting a conditional use permit to amend the previously approved site plan for a planned commercial center, specifically to allow a 17,680 square foot expansion to the existing parts distribution building. The subject property is located at 2501 William D. Tate Avenue, Building F and is currently zoned “CC” Community Commercial District.
5. Conditional Use Permit **CU21-25** (Dutch Bros. Coffee) and **Final Plat** Lots 4R1 and 4R2, Block 1, Opryland Second Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Nunnally Studio Architects requesting a conditional use permit to amend the previously approved site plan for a planned commercial center, to allow a 950 square foot restaurant with a drive through, outside dining and outdoor speakers

and a replat of Lot 4, Block 1, Opryland Second Addition. The subject property is located at 801 East Northwest Highway 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

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. Conditional Use Permit **CU21-16** (Sonic) – Consider the application and make a recommendation to City Council.
8. Conditional Use Permit **CU21-24** (Classic Chevrolet Parts Warehouse Expansion) – Consider the application and make a recommendation to City Council.
9. Conditional Use Permit **CU21-25** (Dutch Bros. Coffee) – Consider the application and make a recommendation to City Council.
10. **Final Plat** Lots 4R1 and 4R2, Block 1, Opryland Second Addition – Consider the application and make a recommendation to City Council.
11. Consider the minutes of the September 21, 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 October 15, 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.