



CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, MARCH 15, 2022

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 David Hallberg

**JOINT PUBLIC HEARINGS**

3. Zoning Application **Z22-01** (2501 and 2519 Lonesome Dove Road) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Hat Creek Development requesting to rezone 0.4751 acres from R-20 Single Family Residential to R-7.5 Single Family Residential.
4. Conditional Use Permit **CU22-02** (The Grapevine Brownstones) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by NCP Grapevine Brownstone, LLC requesting to a conditional use permit for a Transit District Overlay to build ten condominium/townhome dwellings. The subject property is located at 218 East Dallas Road and is currently zoned "PO" Professional Office District.
5. Planned Development Overlay **PD22-04** and Concept Plan **CP22-01** (Verdad Office) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Triangle Engineering, LLC requesting to a Planned Development Overlay to deviate from, but not be limited to, the perimeter landscape and building façade material requirements. The subject property is located at 351 East Hudgins Street and is currently zoned "CC" Community Commercial District.

6. Special Use Permit **SU22-01** (World Healing Center Church, Inc.) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by World Healing Center Church, Inc. requesting to a special use permit to allow a 599-seat church in an existing professional office building. The subject property is located at 3400 William D Tate Avenue and is currently zoned “CC” Community Commercial District.
  
7. Conditional Use Permit **CU22-11** (Son of a Butcher) and **Final Plat** of Lots 1R4, 2R, 3R and 4, 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 to a conditional use permit to amend the previously approved planned commercial center for a restaurant to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor speakers, outdoor dining, and five pylon signs in conjunction with restaurants, specifically to add a 3,782 sq. ft. drive-through restaurant with outdoor dining, outdoor speakers and a 280 sq. ft., 40-foot pole sign and to replat Lots 1R3, 2 and 3, Block 1R, Payton Wright Addition. The subject property is located at 440 West State Highway 114 and is currently zoned “HC” Highway 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 Application **Z22-01** (2501 and 2519 Lonesome Dove Road) – Consider the application and make a recommendation to City Council.
  
10. Conditional Use Permit **CU22-02** (The Grapevine Brownstones) – Consider the application and make a recommendation to City Council.
  
11. Planned Development Overlay **PD22-04** (Verdad Office) – Consider the application and make a recommendation to City Council.
  
12. Concept Plan **CP22-01** (Verdad Office) – Consider the application and make a recommendation to City Council.

13. Special Use Permit **SU22-01** (World Healing Center Church, Inc.) – Consider the application and make a recommendation to City Council.
14. Conditional Use Permit **CU22-11** (Son of a Butcher) – Consider the application and make a recommendation to City Council.
15. **Final Plat** of Lots 1R4, 2R, 3R and 4, Block 1R, Payton-Wright Addition – Consider an application and make a recommendation to City Council.
16. **Final Plat** of Lot 6A, Block 1, DFW Business Park – Consider an application submitted by BRKH, LLC requesting to revise the plat for Lot 6, Block 1, DFW Business Park located at 2201 Ira E. Woods Avenue and make a recommendation to City Council.
17. Consider the minutes of the February 15, 2022 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 March 11, 2022 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.