



CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, JUNE 21, 2022

GRAPEVINE CITY HALL, SECOND FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

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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

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**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 **Z22-02** (2100 State Highway 26), **Preliminary Plat** Lot 1, Block 1, Rogers Addition, and **Final Plat** Lot 1, Block 1, Rogers Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Bridge Investment Group requesting to rezone 10.861 acres from “CC” Community Commercial District to “BP” Business Park District.
4. Conditional Use Permit **CU22-22** (Hoffbrau Steak & Grill House) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by FFF RE Grapevine, LLC requesting a conditional use permit to amend the previously approved site plan of CU14-27 (Ordinance No. 2014-40) for a planned commercial center for a restaurant, specifically to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor dining, outdoor speakers and a 38-foot pole sign in conjunction with a restaurant. The subject property is located at 700 West State Highway 114 and is currently zoned “HC” Highway Commercial District.
5. Conditional Use Permit **CU22-24** (Pylant Medical Office) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Orcutt Winslow requesting to a conditional use permit to

amend the previously approved site plan CU12-20 (Ordinance No. 2012-27) for a planned business park to allow development of a medical office specifically to allow a 6,364 square foot building expansion for the storage of medical products, distribution, and professional offices. The subject property is located at 1034 Texan Trail and is currently zoned "BP" Business Park District.

6. **Preliminary Plat** of Lots 1X, 2-17, Block 1; Lots 1-16, Block 2; and Lot 1X, Ferguson Place and **Final Plat** of Lots 1X, 2-17, Block 1; Lots 1-16, Block 2; and Lot 1X, Ferguson Place – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kosse Maykus requesting to replat Lot 1, Block 1, Ferguson Addition; Lot 3, Block 1, Drennan Addition and a 2.57 acre tract of land. The subject property is located at 1591 South Gravel Circle and is currently Zoned "R-7.5" Single-Family Residential District.

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

#### CITIZEN COMMENTS

7. 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

8. Zoning Change Application **Z22-02** (2100 State Highway 26) – Consider the application and make a recommendation to City Council.
9. **Preliminary Plat** Lot 1, Block 1, Rogers Addition – Consider the application and make a recommendation to City Council.
10. **Final Plat** Lot 1, Block 1, Rogers Addition – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU22-22** (Hoffbrau Steak & Grill House) – Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU22-24** (Pylant Medical Office) – Consider the application and make a recommendation to City Council.

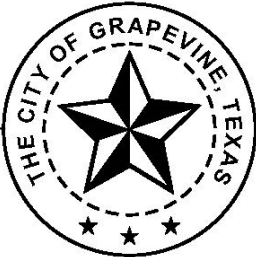
- 13. **Preliminary Plat** of Lots 1X, 2-17, Block 1, Lots 1-16, Block 2 and Lot 1X, Ferguson Place – Consider the application and make a recommendation to City Council.
- 14. **Final Plat** of Lots 1X, 2-17, Block 1, Lots 1-16, Block 2 and Lot 1X, Ferguson Place – Consider the application and make a recommendation to City Council.
- 15. Consider the minutes of the May 17, 2022 Work Shop and 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 17, 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.