



CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, OCTOBER 18, 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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**BRIEFING SESSION:** 7:00 p.m. – Planning and Zoning Commission Conference Room

**CALL TO ORDER**

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 Traci Hutton
3. Mayor to present proclamation in recognizing October as National Community Planning Month.

**JOINT PUBLIC HEARINGS**

4. Conditional Use Permit **CU22-39** (FiberTex) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by FiberTex, LLC requesting a conditional use permit to allow outdoor storage in conjunction with a construction trade office. The subject property is located at 623 East Dallas Road and is currently zoned "LI", Light Industrial District.
5. Conditional Use Permit **CU22-43** (Aspen Catering) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Scott Parizo requesting a conditional use permit to amend the previously approved site plan SP95-31, specifically to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a commercial kitchen. The subject property is located at 3105 Ira E. Woods Avenue, Suite 110 and is currently zoned "CC", Community Commercial District.
6. Conditional Use Permit **CU22-44** (Bohemian Bull) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Buzz Urban Planning requesting a conditional use permit to amend the

previously approved site plan CU89-12 (Ordinance No. 1989-56), 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 21-foot, 3-inch pole sign in conjunction with a restaurant. The subject property is located at 1112 West Northwest Highway and is currently zoned “HC”, Highway Commercial District.

7. Conditional Use Permit **CU22-45** (Morsco Supply) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Morsco Supply, LLC requesting a conditional use permit specifically to allow outdoor storage in conjunction with the development of a warehousing building for wholesale building materials. The subject property is located at 3200 Stone Myers Parkway and is currently zoned “LI”, Light Industrial District. **The applicant has requested to table this item to the November 15, 2022 Joint meeting.**
8. Entertainment and Attraction Overlay **EA22-01** (Stand Rock Resort and Waterpark) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Stand Rock Grapevine requesting an entertainment and attraction overlay to allow for a 661-room hotel; the possession, storage retail sales and on-and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages); building height in excess of 50 feet; skill and coin-operated machines in excess of 8 machines; and three pylon-type signs. The subject property is located at 3509 North Grapevine Mills Boulevard and is currently zoned “CC”, Community Commercial District.
9. Planned Development Overlay **PD22-06** and Conditional Use Permit **CU22-47** (Balkan Garden Bistro) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Glazer Properties requesting a planned development overlay to allow for a reduction in required parking from Section 56, *Off-Street Parking Requirements* of the Comprehensive Zoning Ordinance, No. 82-73 and a conditional use permit to amend the previously approved site plan of CU14-24 (Ordinance No. 2014-34) 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 2140 Hall Johnson Road, Suite 118 and is currently zoned “CC”, Community Commercial District.
10. Zoning Change Application **Z22-04** (301 East Wall Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Tin Barn, LLC to rezone 0.284 acres from “HC”, Highway Commercial District to “R-7.5”, Single-Family District.
11. Zoning Change Application **Z22-05** and Historic Landmark Districts **HL22-03** and **HL22-04** (211 and 215 East Wall Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by The Rylor Group, LLC requesting to rezone 0.686 acres from “HC”, Highway Commercial District to “R-7.5”, Single Family District and requesting Historical Landmark sub-districts on the property. The public hearings for Historic Landmark

Districts HL22-03 and HL22-04 were tabled at the September 20, 2022 Joint Meeting.

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

**CITIZEN COMMENTS**

12. 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**

13. Conditional Use Permit **CU22-39** (FiberTex) – Consider the application and make a recommendation to City Council.
14. Conditional Use Permit **CU22-43** (Aspen Catering) – Consider the application and make a recommendation to City Council.
15. Conditional Use Permit **CU22-44** (Bohemian Bull) – Consider the application and make a recommendation to City Council.
16. Entertainment and Attraction Overlay **EA22-01** (Stand Rock Resort and Waterpark) – Consider the application and make a recommendation to City Council.
17. Planned Development Overlay **PD22-06** (Balkan Garden Bistro) – Consider the application and make a recommendation to City Council.
18. Conditional Use Permit **CU22-47** (Balkan Garden Bistro) – Consider the application and make a recommendation to City Council.
19. Zoning Change Application **Z22-04** (301 East Wall Street) – Consider the application and make a recommendation to City Council.
20. Zoning Change Application **Z22-05** (211 and 215 East Wall Street) – Consider the application and make a recommendation to City Council.
21. Historic Landmark District **HL22-03** (211 East Wall Street) – Consider the application and make a recommendation to City Council.

22. Historic Landmark District **HL22-04** (215 East Wall Street) – Consider the application and make a recommendation to City Council.
23. **Final Plat** of Lot 1, Block 1, 430 Main Addition – Consider the application submitted by Ridinger Associates, Inc. requesting to plat unplatted property into one lot located at 216 and 306 East Northwest Highway, and make a recommendation to City Council.
24. Consider the minutes of the September 20, 2022 Planning and Zoning Commission meeting.
25. Consider the minutes of the October 11, 2022 Planning and Zoning Commission workshop.

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 14, 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.