



CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, DECEMBER 20, 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. Historic Landmark District **HL22-06** (201 Ball Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine requesting a Historical Landmark sub-district. The subject property is currently zoned “GU”, Governmental Use District. **The public hearing for this item was continued from the November 15, 2022 meeting.**
4. Conditional Use Permit **CU22-48** (Chipotle) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by WD Partners requesting a conditional use permit to amend the previously approved site plan CU13-13 (Ordinance No. 2013-026) for a planned commercial center, this request is specifically to allow the addition of a drive-through for pick up orders for the existing Chipotle restaurant. The subject property is located at 2225 East Grapevine Mills Circle and is currently zoned “CC” Community Commercial District.
5. Conditional Use Permit **CU22-55** (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 to allow outdoor storage in conjunction with a wholesale building materials development. The

subject property is located at 3200 Stone Myers Parkway 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

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. Historic Landmark District **HL22-06** (201 Ball Street) – Consider the application and make a recommendation to City Council.
8. Conditional Use Permit **CU22-48** (Chipotle) – Consider the application and make a recommendation to City Council.
9. Conditional Use Permit **CU22-55** (Morsco Supply) – Consider the application and make a recommendation to City Council.
10. Consider the minutes of the November 15, 2022 Planning and Zoning Commission Meeting.

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 December 16, 2022 by 5:00 p.m.

  
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.