

AGENDA  
CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING & ZONING COMMISSION MEETING  
TUESDAY, JULY 15, 2014  
GRAPEVINE CITY HALL, SECOND FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

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7:00 p.m. Briefing Session - Planning & Zoning Commission Conference Room  
7:00 p.m. Workshop Session - Planning & Zoning Commission Conference Room  
7:30 p.m. Joint Public Hearings - City Council Chambers  
7:30 p.m. Regular Session - Planning & Zoning Commission Conference Room

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**CALL TO ORDER: 7:00 p.m.** - Planning & Zoning Commission Conference Room

**BRIEFING SESSION**

1. Planning & 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.

**WORKSHOP: 7:00 p.m.** - Planning & Zoning Commission Conference Room

2. Discuss possible amendments to Appendix "D", Section 23A GV Grapevine Vintage District Regulations relative to restaurant uses and a general discussion on restaurants within wineries.

**JOINT PUBLIC HEARINGS: 7:30 p.m.** - City Council Chambers

**INVOCATION AND PLEDGE OF ALLEGIANCE:** Commissioner B.J. Wilson

3. Conditional Use Application **CU14-26** (Cotton Patch Cafe) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by Cotton Patch Cafe requesting a conditional use permit for the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant. The subject property is located at 129 South Main Street #155 and is zoned "CBD" Central Business District.
4. Conditional Use Application **CU14-27** (Brick House Tavern & Tap) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by GHA Architects requesting a conditional use permit to amend the site plan approved by Ordinance No. 97-115 to revise the building

elevations, allow outdoor speakers and outside dining and a 38-foot pole sign in conjunction with a restaurant in a planned commercial center with the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages). The subject property is located at 700 West State Highway 114 and is zoned "HC" Highway Commercial District.

5. Conditional Use Application **CU14-28** (Grapevine Station) and **final plat** of Lots 3R1, 3R2 and 3R3, Block 4, Grapevine Station being a replat of Lot 3, Block 4, Grapevine Station - City Council and Planning & Zoning Commission to conduct a public hearing relative to applications submitted by Triple T Farms and Buchanan Investments requesting a conditional use permit for the development of three professional and medical office buildings and the final plat. The subject property is located at 1024, 1040, 1042 Texan Trail and is zoned "CC" Community Commercial District Regulations.
6. Conditional Use Application **CU14-29** (Faith Christian School) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by Faith Christian School requesting a conditional use permit to amend the site plan approved by Ordinance No. 2006-50 for a 4,944-square foot expansion to the existing gymnasium. The subject property is located at 730 East Worth Street and is zoned "R-7.5" Single Family District Regulations.
7. Historic Landmark Subdistrict **HL14-02** (318 Turner Road) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by Nona Chivers requesting designation of property located at 318 Turner Road as a historical landmark subdistrict. The subject property is zoned "R-5.0" Zero Lot Line District Regulations.
8. Historic Landmark Subdistrict **HL14-03** (321 Turner Road) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by Regina Baldwin requesting designation of property located at 321 Turner Road as a historical landmark subdistrict. The subject property is zoned "R-5.0" Zero Lot Line District Regulations.
9. Historic Landmark Subdistrict **HL14-04** (422A Jones Street) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by Eliza Brewer requesting designation of property located at 422A Jones Street as a historical landmark subdistrict. The subject property is zoned "R-5.0" Zero Lot Line District Regulations.
10. Historic Landmark Subdistrict **HL14-05** (1400 South Main Street) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by the Historic Preservation Commission requesting designation of property located at 1400 South Main Street as a historic landmark subdistrict. The subject property is zoned "HC" Highway Commercial District.

11. **Final plat** of Lots 1, 2 and 3, Block 1, Rentsch Addition being a replat of Lot 1 and a portion of Lot 7, Block 119, Clifton H. Jones Addition to College Heights and a 25' x 135' tract of land - City Council and Planning & Zoning Commission to conduct a public hearing relative an application submitted by Kimberly Rentsch. The subject property is located at 605 Austin Street and is zoned "R-7.5" Single Family District Regulations.
12. **Final plat** of Lots 8R1 and 8R2, Block 4, Russwood Estates, Phase Two being a replat of Lot 8, Block 4, Russwood Estates, Phase Two - City Council and Planning & Zoning Commission to conduct a public hearing relative an application submitted by Jason Rawlings. The subject property is located at 2323 Eagle Crest Drive and is zoned "R-7.5" Single Family District Regulations.

#### END OF JOINT PUBLIC HEARINGS

Planning & Zoning Commission to recess to Planning & Zoning Commission Conference Room, Second Floor to consider published agenda items.

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

#### NEW BUSINESS

13. Conditional Use Application **CU14-26** (Cotton Patch Cafe) - Consider the application and make a recommendation to the City Council.
14. Conditional Use Application **CU14-27** (Brick House Tavern & Tap) - Consider the application and make a recommendation to the City Council.
15. Conditional Use Application **CU14-28** (Grapevine Station) - Consider the application and make a recommendation to the City Council.
16. **Final plat** of Lots 3R1, 3R2 and 3R3, Block 4, Grapevine Station - Consider the application and make a recommendation to the City Council.
17. Conditional Use Application **CU14-29** (Faith Christian School) - Consider the application and make a recommendation to the City Council.
18. Historic Landmark Subdistrict **HL14-02** (318 Turner Road) - Consider the application and make a recommendation to the City Council.
19. Historic Landmark Subdistrict **HL14-03** (321 Turner Road) - Consider the application and make a recommendation to the City Council.

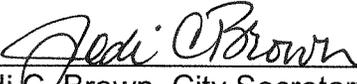
20. Historic Landmark Subdistrict **HL14-04** (422A Jones Street) - Consider the application and make a recommendation to the City Council.
21. Historic Landmark Subdistrict **HL14-05** (1400 South Main Street) - Consider the application and make a recommendation to the City Council.
22. **Final plat** of Lots 1, 2 and 3, Block 1, Rentsch Addition - Consider the application and make a recommendation to the City Council.
23. **Final plat** of Lots 8R1 and 8R2, Block 4, Russwood Estates, Phase Two - Consider the application and make a recommendation to the City Council.
24. **Final plat** of Lots 1 and 2, Block 1, Surrey Lane Estates - Consider the application and make a recommendation to the City Council.
25. Consider the minutes of the June 17, 2014 Planning & Zoning Commission meetings and take any necessary action.

NOTE: Following the adjournment of the Planning & Zoning Commission meeting, a representative will present the recommendations of the Planning & Zoning Commission to the City Council for consideration in the City Council Chambers.

#### ADJOURNMENT

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.

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 July 11, 2014 by 5:00 p.m.

  
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Jodi C. Brown, City Secretary

