



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, AUGUST 20, 2024

GRAPEVINE CITY HALL, COUNCIL CHAMBERS
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

JOINT MEETING WITH CITY COUNCIL

CALL TO ORDER: 7:30 p.m. - City Council Chambers

1. Invocation and Pledge of Allegiance: Commissioner Traci Hutton

JOINT PUBLIC HEARINGS

2. Conditional Use Permit **CU24-12** and Planned Development Overlay **PD24-04** (Floor & Décor) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Philip Cochran requesting a conditional use permit to amend the previously approved site plan CU06-16 (Ordinance No. 2006-35) that allowed for a planned commercial center to allow for the development of a 45,000-square-foot fitness/workout center. This request is specifically to allow a 71,461-square-foot retail store for building materials and supplies. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, a reduction in the required parking from Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 3200 Grapevine Mills Parkway and is currently zoned “CC”, Community Commercial District. **This item was tabled from the June 18, 2024 Joint Meeting. The applicant has requested to withdraw this item.**
3. Conditional Use Permit **CU24-21** (Freeman GMC Grapevine) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Claymoore Engineering requesting a conditional use permit to amend the previously approved site plan CU10-24 (Ordinance No. 2010-059). This request is specifically to expand Lot 12A, an existing car dealership, to allow additional vehicle inventory storage. The subject property is located at 501 West State Highway 114 and is currently zoned “CC”, Community Commercial District.
4. Conditional Use Permit **CU24-27** (Cinemark Tinseltown) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Claymoore Engineering requesting a conditional use permit to amend the previously approved site plan CU18-29 (Ordinance No. 2018-090). This request is specifically to remove less than 2 acres from the proposed

Lot 1A. The subject property is located at 911 West State Highway 114 and is currently zoned “CC”, Community Commercial District.

5. Conditional Use Permit **CU24-31** (Padel) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Luke McElwin requesting a conditional use permit to amend the previously approved site plan CU21-26 (Ordinance No. 2021-062) for a planned commercial center to allow for the possession, storage, retail sale, and on- and off premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor entertainment, outdoor dining, outdoor speakers and an entry gate sign in conjunction with a restaurant. This request is specifically to construct eight padel courts. The subject property is located at 4550 Merlot Avenue and is currently zoned “CC”, Community Commercial District.
6. **AM23-02A** Electric Vehicle Charging Stations – City Council and Planning and Zoning Commission to conduct a public hearing to consider amendments to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) same being Appendix “D” of the Code of Ordinances, as follows: amend Subsection (C) *Conditional Uses*, of Section 25, “CC”, Community Commercial District; Subsection (C) *Conditional Uses*, of Section 26, “HC”, Highway Commercial District; and Subsection (C) *Conditional Uses*, of Section 31, “LI”, Light Industrial District, regarding the requirement of a conditional use permit for electrical vehicle charging stations, by adding an exception for automobile sales and services and retail establishments with the repair of new and used cars, light trucks and vans, motorcycles, and boats.
7. **AM24-01** Residential Standby Generators – City Council and Planning and Zoning Commission to conduct a public hearing to consider amendments to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) same being Appendix “D” of the Code of Ordinances, as follows: to create a definition in Section 12, *Definitions* and amend Subsection A.3, *Noise Regulation* of Section 55, *Performance Standards* by adding an exception for residential standby generators.

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

City Council to remain in session in the Council Chambers to consider published business.

CITIZEN COMMENTS

8. Any person who is not scheduled on the agenda may address the City Council under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the City Secretary. A member of the public may address the City Council regarding an item on the agenda either before or during the Council’s consideration of the item, upon being recognized by the Mayor or

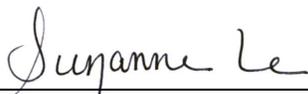
upon the consent of the City Council. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments.

NEW BUSINESS

9. **Final Plat** Lot 1, Block 1, Los Amigos Addition – Consider the application submitted by Arturo Guitterez, requesting to plat unplatted property into one lot, and make a recommendation to City Council. The subject property is located at 202 East Northwest Highway and is currently zoned “HC”, Highway Commercial District.
10. Conditional Use Permit **CU24-21** (Freeman GMC Grapevine) – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU24-27** (Cinemark Tinseltown) – Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU24-31** (Padel) – Consider the application and make a recommendation to City Council.
13. **AM23-02A** Electric Vehicle Charging Stations – Consider the Zoning Ordinance amendment and make a recommendation to City Council.
14. **AM24-01** Residential Standby Generators – Consider the Zoning Ordinance amendment and make a recommendation to City Council.
15. Consider the minutes of the July 16, 2024 regular meeting and the August 7, 2024 special meeting.

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 August 16, 2024 by 5:00 p.m.



Suzanne Le
Assistant to The 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.

This meeting can be adjourned and reconvened, if necessary, the following regular business day.