



**SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING AGENDA**  
**THURSDAY, MARCH 24, 2022**  
**5:00 PM**  
**AT CITY HALL COUNCIL CHAMBERS**  
**1100 MCDUFF AVENUE**

**I. ROLL CALL AND CALL MEETING TO ORDER**

Board Members

Crystal Holmes	Shelly Wallen
Bryan Anderson	Justin Jones
Les Carney	Lindsey Miranda
Chase Medders	

Administration and Staff:

David D. Henley, City Manager  
Karen Fuller, City Secretary  
Brad Hendricks, Development Director  
Rick Holden, Development Assistant

**II. INVOCATION**

**III. PLEDGE OF ALLEGIANCE**

**IV. PUBLIC COMMENTS**

An opportunity for the public to make comments or address concerns not posted on the agenda. Please note: Commission members may not address or converse with you regarding a non-agenda item. The public comment period will only allow members of the public to present ideas and information to the commission and staff. Each person will be allowed three minutes to comment on any particular subject. All persons desiring to make comments under this section must turn in a request to speak prior to the commission meeting identifying themselves and the topic they desire to address.

**V. NEW BUSINESS**

1. Discuss and take possible action on approval of minutes for the January 6, 2022, Planning and Zoning Commission Meeting.
2. Discuss and take possible action on approval of minutes for the February 10, 2022, Special Called Planning and Zoning Commission and City Council Joint Workshop.
3. Conduct a public hearing, discuss and take possible action on Ordinance 2022-0324, AN ORDINANCE OF THE CITY OF GRANDVIEW, TEXAS, AMENDING ARTICLE III, "FOOD ESTABLISHMENTS" OF CHAPTER 12, "BUSINESSES," OF THE CODE OF ORDINANCES OF THE CITY OF GRANDVIEW, TO PERMIT THE OPERATION OF MOBILE FOOD UNITS IN COMMERCIAL AND MANUFACTURING/INDUSTRIAL ZONING DISTRICTS; AMENDING ARTICLE IV, "USES," OF CHAPTER 56, "ZONING," THE CODE OF ORDINANCES OF THE CITY OF GRANDVIEW, TO

PROVIDE A DEFINITION FOR MOBILE FOOD UNITS AND TO ADD THE OPERATION OF MOBILE FOOD UNITS AS A PERMITTED USE IN COMMERCIAL AND MANUFACTURING/INDUSTRIAL ZONING DISTRICTS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

4. Conduct a public hearing, discuss and take possible action on Ordinance 2022-0324A, AN ORDINANCE OF THE CITY OF GRANDVIEW, TEXAS, AMENDING CHAPTER 56 OF THE CODE OF ORDINANCES OF THE CITY OF GRANDVIEW, BY CHANGING THE ZONING OF CERTAIN PROPERTY IN THE CITY OF GRANDVIEW, TEXAS, CHANGING THE ZONING OF CERTAIN PROPERTY, SPECIFICALLY 101 S. LOUISIANA STREET, GRANDVIEW, TX 76050, LOCATED AT LOT 1, BLK 12 OF THE RAMSEY SURVEY, FROM A SF-2 ZONING DISTRICT TO A C-1 ZONING DISTRICT; REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.
5. Conduct a public hearing, discuss and take possible action on Ordinance 2022-0324B, AN ORDINANCE OF THE CITY OF GRANDVIEW, TEXAS, AMENDING SECTIONS 56-670 AND 56-645 OF THE CODE OF ORDINANCES OF THE CITY OF GRANDVIEW, TO PROVIDE A DEFINITION FOR SNOW CONE STAND AND TO ADD THE OPERATION OF SNOW CONE STAND AS A USE ALLOWED VIA A SPECIFIC USE PERMIT IN COMMERCIAL AND MANUFACTURING/INDUSTRIAL ZONING DISTRICTS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.
6. Conduct a public hearing, discuss and take possible action on Ordinance 2022-0324C, AN ORDINANCE OF THE CITY OF GRANDVIEW, TEXAS, AMENDING CHAPTER 56 OF THE CODE OF ORDINANCES OF THE CITY OF GRANDVIEW, BY GRANTING A SPECIFIC USE PERMIT PERMITTING A SNOW CONE STAND ON CERTAIN PROPERTY, SPECIFICALLY 101 S. LOUISIANA STREET, GRANDVIEW, TX 76050, LOCATED AT LOT 1, BLK 12 OF THE RAMSEY SURVEY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.
7. Executive session pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sec. 551.071 concerning the following matters:

Consultation with Attorney (Section 551.071);

- a. Any posted agenda item.

8. Reconvene into regular session pursuant to the provisions of Chapter 551 of the Texas Government Code to take any action necessary regarding matters deliberated in executive session.

**VI. ADJOURN MEETING**

The Planning and Zoning Committee for the City of Grandview reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (Economic Development)

All items listed above are eligible for commission discussion and/or action.

\* A quorum of City Council, Type A EDC and Type B EDC may be present. No action will be taken by the above listed boards.

**CERTIFICATION**

I hereby certify the above agenda was posted on the official Grandview City Hall bulletin board, a place convenient and readily accessible to the general public at all times, as well as on the City's official website at [cityofgrandview.org](http://cityofgrandview.org), on March 21, 2022 by 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

City of Grandview



Karen Fuller, City Secretary