



CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, NOVEMBER 19, 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: Council Member Sharron Rogers

### **JOINT PUBLIC HEARINGS**

2. Conditional Use Permit **CU24-42** (EV Charging Station Development) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by BP Grapevine 1857, LLC requesting a conditional use permit to revise the previously approved site plan CU24-20 (Ordinance No. 2024-054) for a planned commercial center to develop a single-story, 34,566-square-foot structure for retail gun sales and an indoor shooting range. This request is specifically to construct an electric vehicle charging station development. The subject property is located at 1815 South Main Street and is currently zoned “CC”, Community Commercial District.
3. Conditional Use Permit **CU24-44** (Holy Trinity Catholic School Fence) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Karen Ullman requesting a conditional use permit to add 1,315 linear feet of fencing around the existing non-profit educational institution for security purposes. The subject property is located at 3750 William D. Tate Avenue and is currently zoned “CC”, Community Commercial District.
4. Conditional Use Permit **CU24-49** and Planned Development Overlay **PD24-07** (Crossroads Hotel) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Hitesh Jariwala requesting a conditional use permit to amend the previously approved site plan CU16-28 (Ordinance No. 2016-82) for a planned commercial center to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer and wine), outdoor speakers, outdoor dining, a 40-foot pole sign and a 20-foot pole sign all in conjunction with a restaurant. This request is specifically to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer and wine) in conjunction with a five-story hotel with 200 rooms, two outdoor flex spaces, an outdoor pool, a full-

service gym, spa/wellness center and a planned development overlay to deviate from, but not be limited to, the minimum open space requirements and perimeter landscape requirements. The subject property is located at 1031 and 1041 West State Highway 114 and is currently zoned “CC”, Community Commercial District.

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

5. 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

6. Conditional Use Permit **CU24-42** (EV Charging Station Development) – Consider the application and make a recommendation to City Council.
7. Conditional Use Permit **CU24-44** (Holy Trinity Catholic School Fence) – Consider the application and make a recommendation to City Council.
8. Conditional Use Permit **CU24-49** (Crossroads Hotel) – Consider the application and make a recommendation to City Council.
9. Planned Development Overlay **PD24-07** (Crossroads Hotel) – Consider the Zoning Ordinance amendment and make a recommendation to City Council.
10. Consider the minutes of the October 15, 2024 regular meeting and the November 1, 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 November 15, 2024 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.

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