



CITY OF GRAPEVINE, TEXAS  
SPECIAL AND REGULAR  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, JANUARY 21, 2025

GRAPEVINE CITY HALL, SECOND FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

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6:00 p.m. Workshop - 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: 6:00 p.m.** - Planning and Zoning Commission Conference Room

**WORKSHOP**

1. Hold a discussion and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance No. 82-73 same being Appendix "D" of the Code of Ordinances, as follows: create and amend definitions in Section 12, *Definitions*; amend use-specific standards specific for secondary buildings in Section 42, *Supplementary District* and any other related sections and take any necessary action.

**JOINT MEETING WITH CITY COUNCIL: 7:30 p.m.** - City Council Chambers

2. Invocation and Pledge of Allegiance: Council Member Leon Leal

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU24-48A** (Sunbelt Rentals) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by McAdams requesting a conditional use permit to amend the previously approved site plan CU23-05 (Ordinance No. 2023-018) to allow sales and rental of heavy equipment and machinery. This request is specifically to allow monument signs to exceed maximum height and effective area requirements. The subject property is located at 1035 Texan Trail and is currently zoned "BP", Business Park District. **The public hearing was tabled at the December 17, 2024 Joint Meeting.**
4. Conditional Use Permit **CU24-51** (Grapevine Mills Mall EV) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Brian Powers requesting a conditional use permit to amend the previously approved site plan CU24-01 (Ordinance No. 2024-044) for a planned commercial center in excess of 1,000,000 square feet of gross, leasable

spaces. This request is specifically to add three Level 3 electric vehicle (EV) charging stations to the site for public use. The subject property is located at 3000 Grapevine Mills Parkway and is currently zoned “CC” Community Commercial District.

5. Zoning Application **Z24-10** and Conditional Use Permit **CU24-56** (Shammy’s Car Wash) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Triangle Engineering requesting to rezone 1.448 acres from “PO”, Professional Office District to “CC”, Community Commercial District and a conditional use permit to develop a drive-through, automatic car wash. The subject property is located at 3721 Ira E. Woods Avenue.

**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. Conditional Use Permit **CU24-48A** (Sunbelt Rentals) – Consider the application and make a recommendation to City Council.
8. Conditional Use Permit **CU24-51** (Grapevine Mills Mall EV) – Consider the application and make a recommendation to City Council.
9. Zoning Application **Z24-10** (Shammy’s Car Wash) – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU24-56** (Shammy’s Car Wash) – Consider the application and make a recommendation to City Council.
11. Consider the minutes of the December 17, 2024 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 January 17, 2025 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.