



CITY OF GRAPEVINE, TEXAS  
SPECIAL AND REGULAR  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, FEBRUARY 18, 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: Commissioner Traci Hutton

**JOINT PUBLIC HEARINGS**

3. Special Use Permit **SU25-01** (Massage Therapy Services) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Tang Thai Health requesting a special use permit to allow massage therapy services in an existing multitenant building. The subject property is located at 3105 Ira E. Woods Avenue, Suite 134 and is currently zoned "CC", Community Commercial District.
4. Zoning Change Application **Z25-01** (1960 Enchanted Way) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Exurb Studio requesting to rezone 3.462 acres from "CC", Community Commercial District to "GU" Government Use District.

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

**CITIZEN COMMENTS**

5. 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**

6. Special Use Permit **SU25-01** (Massage Therapy Services) – Consider the application and make a recommendation to City Council.
7. Zoning Change Application **Z25-01** (1960 Enchanted Way) – Consider the application and make a recommendation to City Council.
8. **Final Plat** for Lot 24, Block 1, Shamrock Shores Estates – Consider the to the application submitted by Timothy Hogan requesting to plat unplatted property into one lot, and make a recommendation to City Council. The subject property is located at 1304 Dublin and is currently zoned "R-7.5", Single Family Residential District.
9. Consider the minutes of the January 21, 2025 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 February 14, 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.