



CITY OF GRAPEVINE, TEXAS  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, APRIL 15, 2025

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

## **JOINT MEETING WITH CITY COUNCIL**

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

1. Invocation and Pledge of Allegiance: Commissioner Kirby Kercheval

## **JOINT PUBLIC HEARINGS**

2. Conditional Use Permit **CU24-55** (B-K Sizzle/Office) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Global Sky Properties, LP requesting a conditional use permit to develop a 2,978 square foot restaurant with drive-through and a 4,140 square foot professional office building. The subject property is located at 834 East Northwest Highway and is currently zoned “HC”, Highway Commercial District.
3. Conditional Use Permit **CU25-08** (United Defense Tactical) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by UDT Dallas LivTac, LLC requesting a conditional use permit to amend the previously approved site plan CU01-17 (Ordinance No. 2001-032) to allow the reconfiguration of the building located on Lot 6, delete the building located on Lot 5 and allow the development of Lots 5 and 6; and move the building located on Lot 2, ten feet to the northwest. The applicant is requesting a conditional use permit to allow for personal safety and defense classes. The subject property is located at 1505 West State Highway 114 and is currently zoned “CC”, Community Commercial District.
4. Zoning Change Application **Z25-02** (619 South Church Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine requesting to rezone 0.21 acres from “R-7.5”, Single Family District to “GU”, Governmental Use District.
5. Zoning Change Application **Z24-01** and Conditional Use Permit **CU24-09** (Wine House) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Robert and Suzanne Davenport requesting to rezone 0.23 acres from “R-7.5”, Single Family District to “CBD”, Central Business District. The applicant is also requesting a conditional use permit

to allow for the possession, storage, and retail sales of on- and off- premise consumption of alcoholic beverages (wine only) in conjunction with a wine tasting facility. The subject property is located at 218 West Worth Street. **The applicant has requested to withdraw this item.**

**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 **CU24-55** (B-K Sizzle/Office) – Consider the application and make a recommendation to City Council.
8. Conditional Use Permit **CU25-08** (United Defense Tactical) – Consider the application and make a recommendation to City Council.
9. Zoning Change Application **Z25-02** (619 South Church Street) – Consider the application and make a recommendation to City Council.
10. Consider the minutes of the March 18, 2025 Planning and Zoning Commission meeting.
11. Consider proposed amendments to various sections of the Zoning Ordinance related to secondary structures, including provisions for size, location, and height and make a recommendation to Council.

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 April 11, 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.