



CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MAY 20, 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 Monica Hotelling

JOINT PUBLIC HEARINGS

2. Conditional Use Permit **CU25-11** (Wine Tasting Room) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by GCV Enterprises, LLC requesting a conditional use permit to allow a 2,548 square foot wine tasting facility on 0.07 acre. The subject property is located at 406 South Main Street and is currently zoned “CBD”, Central Business District.
3. Conditional Use Permit **CU25-12** (Landmark Coffee) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Landmark Coffee, LLC requesting a conditional use permit to amend the previously approved site plan CU20-18 (Ordinance No. 2020-045) to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a winery. This request is specifically to allow a 1,256 square-foot coffee shop with outdoor dining. The subject property is located at 530 South Main Street, Suite 100 and is currently zoned “CBD”, Central Business District.
4. Conditional Use Permit **CU25-15** (Casa Fairview Canines) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Casa Fairview Canines DBA Aeropaws requesting a conditional use permit to amend the previously approved site plan SP04-19 to develop a 6,919 square foot building to an existing office warehouse development for a total of four buildings. This request is specifically to allow for a dog and cat kennel within suite 302. The subject property is located at 1201 Minters Chapel Road, Suite 302 and is currently zoned “LI”, Light Industrial District.

5. Conditional Use Permit **CU25-16** (AC Hotel) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Type-Six requesting a conditional use permit to amend the previously approved site plan CU19-16 (Ordinance No. 2019-037) to allow for a multi-brand hotel complex (Renaissance, Element, and AC Hotel) with on-premise alcohol beverage sales (beer, wine, and mixed beverages), outdoor dining, and outdoor speakers, minor site plan and elevation changes to the previously approved Hilton Garden Inn, and minor site plan and elevation changes to the previously approved office building. This request is specifically to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outdoor speakers in conjunction with one, five-story hotel with 200 rooms, and to exceed the maximum building height of 50 feet. The subject property is located at 1701 State Highway 26 and is currently zoned “CC”, Community Commercial District.

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 **CU25-11** (Wine Tasting Room) – Consider the application and make a recommendation to City Council.
8. Conditional Use Permit **CU25-12** (Landmark Coffee) – Consider the application and make a recommendation to City Council.
9. Conditional Use Permit **CU25-15** (Casa Fairview Canines) – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU25-16** (AC Hotel) – Consider the application and make a recommendation to City Council.
11. Consider the minutes of the April 9, 2025 Planning and Zoning Commission Workshop and the April 15, 2025 regular 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 May 16, 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.