



CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JUNE 17, 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: Mayor Pro Tem Paul Slechta

JOINT PUBLIC HEARINGS

2. 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 A.C. 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 as “CC”, Community Commercial District. **The public hearing and consideration of this item were tabled at the May 20, 2025 Joint Meeting.**
3. Conditional Use Permit **CU25-14** and Planned Development Overlay **PD25-02** (Floor & Décor) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Floor and Décor Outlets of America, Inc. to amend the previously approved site plan CU06-16 (Ordinance No. 2006-035) for a planned commercial center to allow for the development of a 45,000 square-foot fitness/workout center. This request is specifically to allow a 60,378 square-foot retail store for building materials and supplies and a planned development overlay (PD25-02) to deviate from, but not be limited to, a reduction in the minimum open space requirement, and an increase to the maximum impervious surface requirement, listed in Section 25, “CC”, Community Commercial District, F. Density Requirements of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 3200 Grapevine Mills Parkway and is currently zoned “CC”, Community Commercial District.

4. Conditional Use Permit **CU25-19** (Walmart EV Chargers) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kimley-Horn requesting a conditional use permit to amend the previously approved site plan CU23-01 (Ordinance No. 2023-009) to add two metal storage containers for the purpose of storing new parts and landscape equipment for on- and off-site Walmart facility management. This request is specifically to add six (6), Level 3 electric vehicle (EV) charging stations. The subject property is located at 1601 West State Highway 114 and is currently zoned “CC”, Community Commercial District.
5. Conditional Use Permit **CU25-23** (The Dutch) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Texas Liquor License requesting a conditional use permit to amend the previously approved conditional use permit CU06-56 (Ordinance No. 2006-089) to allow for the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant. This request is specifically to modify the existing floor plan, change exterior elevations and to allow for the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant. The subject property is located at 1285 South Main Street and is currently zoned “PO”, Professional Office District.
6. Conditional Use Permit **CU25-24** (Stella Café) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Stella To Go, LLC requesting a conditional use permit to amend the previously approved site plan CU19-19 (Ordinance No. 2019-039) to allow for the possession, storage, retail sales and on- and off-premise consumption of alcoholic beverages (beer and wine only) and outside dining in conjunction with a restaurant. This request is specifically to modify the existing floor plan and to allow for the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) and outside dining in conjunction with a restaurant. The subject property is located at 603 South Main Street, Suite 303 and is currently zoned “CBD”, Central Business District.

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

CITIZEN COMMENTS

7. 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

8. Conditional Use Permit **CU25-16** (AC Hotel) – Consider the application and make a recommendation to City Council.
9. Conditional Use Permit **CU25-14** (Floor & Décor) – Consider the application and make a recommendation to City Council.
10. Planned Development Overlay **PD25-02** (Floor & Décor) – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU25-19** (Walmart EV Chargers) – Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU25-23** (The Dutch) – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU25-24** (Stella Café) – Consider the application and make a recommendation to City Council.
14. Consider the minutes of the May 20, 2025 regular Planning and Zoning Commission meeting.
15. Receive a report, hold a discussion, and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) being Appendix “D” of the Code of Ordinances as follows: creation of a new zoning district for urban Brownstone developments, removal of Planned Residential Districts (PRD-6 and PRD-12), amending related definitions, and revisions to Table 3, Preferred Use Matrix in Section 41.B of the Transit District Overlay (TDO).

NOTE: Following the consideration of items 8-14, 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 June 13, 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.