



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

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

SPECIAL SESSION: 6:15 p.m. – Planning and Zoning Conference Room

1. Conduct the Oaths of Office for appointed and reappointed Commission Members.
2. Elect a Chairman and Vice-chairman.
3. Select a Liaison to the Historic Preservation Commission.
4. Receive a report on Site Plan Review Committee decision of Conditional Use Permit **CU25-14** and Planned Development Overlay **PD25-02** (Floor & Décor) reconsideration.
5. Hold a discussion and take any necessary action regarding updates to Map 2: Land Use Plan of the Comprehensive Master Plan (Future Land Use Map) and/or the Official Zoning Map concerning the properties located at 1251, 1255, 1265, 1295, 1285 and 1300 South Main Street.
6. Hold a discussion and take any necessary action regarding the allowance of restaurants as a conditional use in the “PO”, Professional Office District.

JOINT MEETING WITH CITY COUNCIL

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

7. Invocation and Pledge of Allegiance: Commissioner Jason Parker

JOINT PUBLIC HEARINGS

8. Conditional Use Permit **CU25-26** (Principle Volkswagen of Grapevine Signage) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Principle Auto. The site was previously approved for conditional use permit CU21-04 (Ordinance No. 2021-012) to allow for the addition of a sales building for a Vantas/ Karma automotive dealership. This request is specifically to remove an existing monument sign and add a 40-foot tall pole sign along William D. Tate Avenue frontage, directly north of the main entrance driveway. The subject property is located at 2351 William D. Tate Avenue and is currently zoned as “CC”, Community Commercial District.

9. Conditional Use Permit **CU25-28** (NBT Financial) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Baird Hampton & Brown, Inc. requesting a conditional use permit to allow a bank with a dual-lane drive-through in a planned commercial center. The subject property is located at 803 East Northwest Highway and is currently zoned as “CC”, Community Commercial District.
10. Conditional Use Permit **CU25-30** (Icon Automotive) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Icon Automotive. The site was previously approved for conditional use permit CU12-05 (Ordinance No. 2012-015) to allow for a 40-foot tall pole sign at an existing motorcycle dealership with sales and service of new and used motorcycles, ATV, watercraft and associated equipment. This request is specifically to allow for the application and installation of paint protection film and window film (window tinting) in conjunction with a proposed business. The subject property is located at 721 West State Highway 114 and is zoned “CC”, Community Commercial District.
11. Conditional Use Permit **CU25-31** (Freight Forwarding) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Impex GLS, Inc. The site was previously approved for conditional use permit CU00-07 (Ordinance No. 2000-017) to allow for outside storage in conjunction with an internet-based grocery warehouse. This request is for a conditional use permit specifically to allow for a freight forwarding business in an existing warehouse. The subject property is located at 800 Industrial Boulevard, Suite 300 and is currently zoned “LI”, Light Industrial District.
12. Zoning Ordinance Amendments **AM24-05** – City Council and Planning and Zoning Commission to conduct a public hearing relative to proposed amendments to the Comprehensive Zoning Ordinance (82-73); same being Appendix D of the Code of Ordinances relative to secondary structures, including requirements for their size, location and height. **Staff requests to table this item to the August 19, 2025 Joint Meeting.**

Planning and Zoning Commission to recess to the Planning and Zoning Commission Conference Room, Second Floor, to consider published agenda items.

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

CITIZEN COMMENTS

13. 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

14. Conditional Use Permit **CU25-26** (Principle Volkswagen of Grapevine Signage) – Consider the application and make a recommendation to City Council.
15. Conditional Use Permit **CU25-28** (NBT Financial) – Consider the application and make a recommendation to City Council.
16. Conditional Use Permit **CU25-30** (Icon Automotive) – Consider the application and make a recommendation to City Council.
17. Conditional Use Permit **CU25-31** (Freight Forwarding) – Consider the application and make a recommendation to City Council.
18. Consider the minutes of the June 17, 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 July 11, 2025 by 5:00 p.m.


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.