



CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, AUGUST 19, 2025

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

SPECIAL SESSION: 6:30 p.m. – Planning and Zoning Conference Room

1. Receive a report, hold a discussion and provide staff direction regarding amendments to Map 2: Land Use Plan of the Comprehensive Master Plan (future land use map) in the transit district assessment area and to Section 41.B, Transit District Overlay of the Zoning Ordinance.
2. Receive and discuss a report from the Brownstones District Subcommittee.
3. Receive and discuss a report from the "PO", Professional Office District Subcommittee.

JOINT MEETING WITH CITY COUNCIL: 7:30 p.m. – City Council Chambers

4. Invocation and Pledge of Allegiance: Council Member Sharron Rogers

JOINT PUBLIC HEARINGS

5. Conditional Use Permit **CU25-27** (Fortified Film Solutions) – 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 for the application and installation of paint protection film (window tinting) in conjunction with a proposed business. The subject property is located at 1240 Texan Trail, Suite 100 and is currently zoned "LI", Light Industrial District.
6. Conditional Use Permit **CU25-34** (Weinberger's Deli Expansion) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Dan Weinberger requesting a conditional use permit to allow a 1,300 sq. ft. expansion of an existing delicatessen into an adjacent suite and outside dining. The subject property is located at 601 South Main Street, Suites 100 and 101 and is currently zoned "CBD", Central Business District.
7. Conditional Use Permit **CU25-35** and Entertainment and Attraction Overlay **EA25-01** (Dig World) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jacob & Hefner Associates. The site was previously approved for a conditional use permit CU05-54 (Ordinance No. 2005-082) for the possession, storage, retail sale, and on-premise

consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant and aquarium. This request is specifically to allow for a retail dealer's on-premise license (malt beverages only), outdoor speakers, and outdoor storage of heavy machinery in conjunction with an outdoor commercial amusement. The applicant is also requesting an entertainment and attraction overlay to allow flexible site design including off-site parking. The subject property is located at 2200 West Grapevine Mills Circle and is currently zoned "CC" Community Commercial District.

8. Zoning Change Application **Z25-03**, Conditional Use Permit **CU25-32**, and Planned Development Overlay **PD25-03** (Hotel Vin Reserve) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Paul Coury requesting to rezone 2.80 acres from "LI", Light Industrial District to "CC", Community Commercial District. The applicant is also requesting a conditional use permit 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 120 room, 6-story, boutique hotel, to exceed maximum height requirements, outdoor speakers, and four EV charging stations. A planned development overlay is also requested to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking. The subject property is located at 321 East Dallas Road.
9. Zoning Change Application **Z25-04**, Conditional Use Permit **CU25-36** (B-K Sizzle) and **Final Plat** for Lots 2R, 2R-1 and 2R-2, Ruth Wall Subdivision – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Dossani Paradise Investments, LLC requesting to rezone the southern portion of the property from "HC", Highway Commercial District to "R-7.5", Single-Family District for two single-family lots. The applicant is also requesting a conditional use permit to develop a 2,978 sq. ft. restaurant with a drive-through and a monument sign with changeable copy in excess of 30%. In addition the applicant is requesting to subdivide one lot into three lots being a replat of Lot 2, Ruth Wall Subdivision. The subject property is located at 834 East Northwest Highway.
10. Zoning Ordinance Amendment **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. **The public hearing was tabled from the July 15, 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

11. 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

12. Conditional Use Permit **CU25-27** (Fortified Film Solutions) – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU25-34** (Weinberger's Deli Expansion) – Consider the application and make a recommendation to City Council.
14. Conditional Use Permit **CU25-35** (Dig World) – Consider the application and make a recommendation to City Council.
15. Entertainment and Attraction Overlay **EA25-01** (Dig World) – Consider the application and make a recommendation to City Council.
16. Zoning Change Application **Z25-03** (Hotel Vin Reserve) – Consider the application and make a recommendation to City Council.
17. Conditional Use Permit **CU25-32** (Hotel Vin Reserve) – Consider the application and make a recommendation to City Council.
18. Planned Development Overlay **PD25-03** (Hotel Vin Reserve) – Consider the application and make a recommendation to City Council.
19. Zoning Change Application **Z25-04** (B-K Sizzle) – Consider the application and make a recommendation to City Council.
20. Conditional Use Permit **CU25-36** (B-K Sizzle) – Consider the application and make a recommendation to City Council.
21. **Final Plat** for Lots 2R, 2R-1 and 2R-2, Ruth Wall Subdivision – Consider the application and make a recommendation to City Council.

22. Zoning Ordinance Amendment **AM24-05** – Consider the request and make a recommendation to City Council.
23. Consider a city-initiated rezoning request for the property located at 1109 Airline Drive from “PO”, Professional Office District to the “R-7.5”, Single Family District.
24. Consider a city-initiated amendment to Section 41.B., Transit District Overlay of the Zoning Ordinance, same being Appendix “D” of the Code of Ordinances, amending the boundaries of the transit district overlay by removing the following properties: 1109 Airline Drive, 113 East Hudgins Street, 131 East Hudgins Street, 351 East Hudgins Street, 827 Dawn Lane, 849 East Dallas Road and all of Lots 1-215, Sunshine Harbor subdivision as “future”.
25. Consider the minutes of the July 15, 2025 regular meeting; the August 4, 2025 Special Meeting; the August 7, 2025 Comprehensive Master Plan Subcommittee Meeting; the August 11, 2025 Transit District Overlay Subcommittee Meeting; August 11, 2025, Brownstone District Subcommittee Meeting; and the August 14, 2025 “PO” Professional Office District Subcommittee Meeting.

PRESENTATIONS

26. Director of Planning Services to present an update on 89th Texas Legislative bills regarding administration, land use and zoning.

NOTE: Following the Commission’s consideration of the public hearing items, 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 August 15, 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.