



CITY OF GRAPEVINE, TEXAS  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, SEPTEMBER 16, 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.

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

2. Invocation and Pledge of Allegiance: Commissioner Beth Tiggelaar

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU25-17** (Subaru EV Charging Station) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Five Star Subaru of Grapevine. This site was previously approved for a conditional use permit to amend the previously approved site plan CU15-19 (Ordinance No. 2015-029) to allow for a pylon sign in conjunction with an automotive dealership with the sales and service of new and used vehicles. This request is specifically to allow for one, Level 3, electric vehicle (EV) charging station. The subject property is located at t 2651 William D Tate Avenue and is currently zoned “PID”, Planned Industrial Development.
4. Conditional Use Permit **CU25-37** (Futsal) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by ML Clark Consulting, LLC. This site was previously approved for a conditional use permit CU19-02 (Ordinance No. 2019-006) for additional on-premise signage, and to allow for gasoline sales, and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a convenience store. This request is specifically to allow three outdoor soccer fields, a 5,040 square foot recreation area, outdoor speakers, and a check-in and concessions suite in a portion of an existing building within a planned commercial center. The subject property is located at 3560 North Grapevine Mills Boulevard and is currently zoned “CC”, Community Commercial District.
5. Special Use Permit **SU25-03** (Firelife Church) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted

by Firelife Church. This site was previously approved for a conditional use permit CU12-28 (Ordinance No. 2012-032) to allow retail sales of secondhand goods in a lease space exceeding 3,000 square feet. The applicant is requesting a special use permit to allow for a 185-seat church in an existing building within a planned commercial center. The subject property is located at 5311 William D. Tate Avenue and is currently zoned CC”, Community Commercial District.

6. Zoning Application **Z25-05**, Conditional Use Permit **CU25-41** and Planned Development Overlay **PD25-04** (Northwest Animal Hospital) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Lynn Engineering requesting to rezone 0.26 acres from “R-20”, Single-Family District to “CN”, Neighborhood Commercial District; a conditional use permit to allow for the expansion of an existing veterinarian office use onto the adjacent lot to provide additional parking; and a planned development overlay to deviate from, but not be limited to, a reduction in buffer requirements and a decrease in minimum required landscaping, Section 24, “CN”, *Neighborhood Commercial District*, J. *Landscape Requirements* and M. *Design Requirements* of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 1027 William D. Tate Avenue and 1104 Valley Vista Drive.
7. Zoning Ordinance Amendment **AM22-02** – 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 creation of the Brownstone Residential District Regulations and amendments to related sections of the ordinance, including: Section 12, Definitions to add, remove, and delete definitions; Section 20, “TH”, Townhouse District Regulations to reduce the maximum density to eight (8) dwelling units per acre; Section 34, Planned Residential Low-Density District to delete in its entirety and replace with the Brownstone Residential District Regulations, establishing permitted and conditional uses, and bulk, dimensional and setback requirements; Section 35, “PRD-12”, Planned Residential Medium Density District to delete in its entirety and reserve for future use; and Section 56, Off-Street Parking Requirements to establish minimum parking requirements for Brownstones and guest parking for Brownstone, Townhouse, Multifamily, and Live/Work units.

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

8. 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

9. Conditional Use Permit **CU25-17** (Subaru EV Charging Station) – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU25-37** (Futsal) – Consider the application and make a recommendation to City Council.
11. Special Use Permit **SU25-03** (Firelife Church) – Consider the application and make a recommendation to City Council.
12. Zoning Application **Z25-05** (Northwest Animal Hospital) – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU25-41** (Northwest Animal Hospital) – Consider the application and make a recommendation to City Council.
14. Planned Development Overlay **PD25-04** (Northwest Animal Hospital) – Consider the application and make a recommendation to City Council.
15. Zoning Ordinance Amendment **AM22-02** (Brownstone Residential District) – Consider the application and make a recommendation to City Council.
16. Consider the minutes from the August 19, 2025 regular meeting and the September 2, 2025 Comprehensive Master Plan Subcommittee meeting.

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 September 10, 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.