



CITY OF GRAPEVINE, TEXAS  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, OCTOBER 21, 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: Council Member Leon Leal

## **JOINT PUBLIC HEARINGS**

2. Conditional Use Permit **CU25-33** (Butter My Brunch) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Chabolet Development requesting to amend the previously approved site plan CU22-26 (Ordinance No. 2022-044) to allow for a 9,936 square foot multi-tenant building with a restaurant and outdoor dining. This request is specifically 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 919 East Northwest Highway, Suite 600 and is currently zoned “CC”, Commercial District.
3. Conditional Use Permit **CU25-40** (Hokkaido Sushi) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Lin Hokkaido Sushi Inc. requesting to amend the previously approved site plan CU11-03 (Ordinance No. 2011-013) for a planned commercial center with the possession, storage retail sales and on- and off-premise consumption (beer, wine, and mixed beverages), to revise the floor plan and exterior elevations, including a previously approved outdoor covered patio and pole sign of an existing restaurant. This request is specifically to modify the floor plan and to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with an existing restaurant. The subject property is located at 1525 William D. Tate Avenue and is currently zoned “CC”, Commercial District.
4. Conditional Use Permit **CU25-42** (Springhill Suites) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ion Design Group requesting to amend the previously approved site plan CU15-21 (Ordinance No. 2015-038) for a planned commercial center in excess of 1,000,000 square feet of gross leasable area, to allow for the

possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing hotel. This request is specifically to amend the previously approved site plan to allow for a 1,387 sq. ft. first floor building area expansion, modify the floor plan, revise building elevations, add outdoor speakers, add an outdoor patio, and to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages), in conjunction with an existing hotel. The subject property is located at 2240 West Grapevine Mills Circle and is currently zoned "CC", Community Commercial District.

5. Zoning Change Application **Z25-06** (1109 Airline Drive) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine requesting to rezone one lot, being 0.23 acres, from the "PO", Professional Office District to the "R-7.5", Single-Family Residential District.
6. Zoning Change Application **Z25-07** (1331 West Wall Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the Eric Legge requesting to rezone 0.46 acre from the "PO", Professional Office District to the "R-7.5", Single-Family Residential 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 **CU25-33** (Butter My Brunch) – Consider the application and make a recommendation to City Council.
9. Conditional Use Permit **CU25-40** (Hokkaido Sushi) – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU25-42** (Springhill Suites) – Consider the application and make a recommendation to City Council.

- 11. Zoning Change Application **Z25-06** (1109 Airline Drive) – Consider the application and make a recommendation to City Council.
- 12. Zoning Change Application **Z25-07** (1331 West Wall Street) – Consider the application and make a recommendation to City Council.
- 13. Consider the minutes of the September 16, 2025 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 October 15, 2025 by 5:00 p.m.

  
Tara Brooks, TRMC  
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 48 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.