



CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, NOVEMBER 18, 2025

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

SPECIAL SESSION: 7:00 p.m. – Planning and Zoning Conference Room

1. Introduction of new Alternate Commissioner Herb Fry.
2. Staff to provide a briefing to the Commission on the notification procedures for Land Use Plan (Future Land Use Map) Amendments MP24-01.

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

3. Invocation and Pledge of Allegiance: Commissioner Traci Hutton

JOINT PUBLIC HEARINGS

4. Transit District Overlay (TDO) Boundary Amendments **AM25-03A** – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine requesting to amend Section 41.B., *Transit District Overlay* of the Comprehensive Zoning Ordinance No. 82-73, same being Appendix “D” of the City Code of the City of Grapevine, by removing the properties located at 1109 Airline Drive, 113 East Hudgins Street, 131 East Hudgins Street, 351 East Hudgins Street, 827 Dawn Lane, 849 East Dallas Road, 1039 East Dallas Road, all of lots 1-215, Sunshine Harbor subdivision, 1060 Texan Trail, 1084 Texan Trail, and 1098 Texan Trail from the Overlay’s boundaries.
5. Transit District Overlay (TDO) Text Amendments **AM25-03B** – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine to amend the Comprehensive Zoning Ordinance No. 82-73, same being Appendix “D” of the City Code of the City of Grapevine by amending the language within the Purpose, General Guidelines, and Application subsections; amend the permitted uses and to add new uses within the three intensity subdistricts, deletion of Figure 3, *Preferred Use Matrix* all in Section 41.B., *Transit District Overlay*, and related revisions to off-street parking requirements in Section 56, *Off-Street Parking Requirements* of the Zoning Ordinance.

6. Land Use Plan (Future Land Use Map) Amendments **MP24-01 (Map 2)** – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine for property located within 13 defined assessment areas to amend Ordinance No. 87-11 relating to the future land use designations for property on Map 2: Land Use Plan (Future Land Use Map) of the Comprehensive Master Plan and to amend the future land use tables in Subsection E., *Future Land Use*, of Section IV., *Land Use* of the Comprehensive Master Plan to create new future land use designations.

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

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. Transit District Overlay (TDO) Boundary Amendments **AM25-03A** – Consider the application and make a recommendation to City Council.
9. Transit District Overlay (TDO) Text Amendments **AM25-03B** – Consider the application and make a recommendation to City Council.
10. Land Use Plan (Future Land Use Map) Amendments **MP24-01 (Map 2)** – Consider the application and make a recommendation to City Council.
11. Consider the minutes of the October 21, 2025 regular 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 November 12, 2025 by 5:00 p.m.

Tara Brooks

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.