



CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, FEBRUARY 17, 2026

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

WORKSHOP

CALL TO ORDER 6:30 p.m. – Planning and Zoning Conference Room

1. Receive a report, hold a discussion and provide staff direction regarding several Zoning Ordinance and Official Zoning Map clean-up items, including:
 - a. Amendment to Section 27, "PO", Professional Office District of the Zoning Ordinance, including deletion of the ten (10) conditional uses.
 - b. Amendment to the Official Zoning Map, through rezoning six properties (1251, 1255, 1265, 1285, 1295 and 1300 South Main Street) presently developed as restaurants on South Main Street from "PO", Professional Office District to "CC", Community Commercial District.
 - c. Amendment to the Official Zoning Map, through rezoning all City, County, and Grapevine Colleyville Independent School District properties not presently zoned "GU", Governmental Use to "GU", Governmental Use.
 - d. Amendment to the Official Zoning Map, through rezoning two properties (211 East Worth Street and 600 West College Street) presently zoned "HGT", Historic Grapevine Township District to other more appropriate districts based on their current land uses.
 - e. Amendment to the Official Zoning Map, through rezoning three properties (218 and 250 East Dallas Road; 931, 935, 939, 943, 951, 955, 959, 963, 967, 971 Jean Street, 385, 389, 393, 397 East Nash Street; and 930, 934, 938, and 942 Berry Street) presently zoned "TDO", Transit District Overlay to "R-TH", Townhouse District.
 - f. Amendment to Section 28, "CBD", Central Business District of the Zoning Ordinance to revise the requirement for a comprehensive parking plan for all new uses and developments not situated directly adjacent to or facing South Main Street; each new use and development provides its own parking solutions.
 - g. Amendment to Section 12, Definitions, and other relevant sections of the Zoning Ordinance to establish a new land use category that combines for-purchase self-storage, warehouse, office, and flex space. Additionally, specify which zoning districts would permit this use by-right or through a conditional use permit.

- h. Amendment to the Zoning Ordinance concerning conditional use requests for alcohol sales. Specifically, the amendment should clarify whether approved conditional uses will be tied to the property or if a policy should be enacted that conditional use requests are consistently restricted to the original requester through the motion to approve with specific conditions or restrictions.

JOINT MEETING WITH CITY COUNCIL

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

2. Invocation and Pledge of Allegiance: Council Member Chris Coy

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU25-49** (Movement Climbing Gym) and **Final Plat** of Lots 1 and 2, Block 1, Movement Climbing Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Mike Martinie, Spiars Engineering and Surveying. The site was previously approved for conditional use permit CU2021-06 (Ordinance No. 2021-017) to allow for outdoor entertainment (climbing gym) and outdoor speakers. The applicant is specifically requesting a Planned Commercial Center to deviate from the front yard landscaping requirements and perimeter landscaping requirements, and to replat Lot 2A into two lots and create a future retail lot for a 5,000 sq. ft. building. The application is also requesting to replat Lot 2A, Block 1, Classic Collision Addition to subdivide one lot into two lots. The subject property is located at 3105 William D. Tate Avenue and is currently zoned “CC”, Community Commercial District.
4. **Final Plat** of Lots 1 and 2, Block 1, Kannon Estates – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by J. Michael Ferguson with AFI Real Estate requesting to replat a portion of Block 61, Original Town of Grapevine to subdivide into two lots. The subject property is located at 122 West Peach Street and is currently zoned “R-5.0”, Zero Lot Line District.

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

CITIZEN COMMENTS

5. 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

6. Conditional Use Permit **CU25-49** (Movement Climbing Gym) – Consider the application and make a recommendation to City Council.
7. **Final Plat** of Lots 1 and 2, Block 1, Movement Climbing Addition – Consider the application and make a recommendation to City Council.
8. **Final Plat** of Lots 1 and 2, Block 1, Kannon Estates – Consider the application and make a recommendation to City Council.
9. Consider the minutes of the January 20, 2026 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 February 11, 2026 by 6:00 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.