



CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JANUARY 20, 2026

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: Commissioner Ashley Anderson Brown

JOINT PUBLIC HEARINGS

2. Conditional Use Permit **CU25-47** (Luxury Garages) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ottis Lee with Baird, Hampton & Brown to amend Conditional Use Permit CU11-21 (Ordinance No. 2011-050) to reduce the size of a planned business park. This request is specifically to allow 30 private condominium luxury garages with office/flex space. The subject property is located at 1028 and 1030 Texan Trail and is currently zoned “BP”, Business Park District.
3. Planned Development Overlay **PD25-06** (The Reserve at Bear Creek) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jamie Williamson with BB Living requesting to amend the previously approved Planned Development Overlay PD24-01 (Ordinance No. 2024-028) to deviate from, but not be limited to lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40-feet in width in conjunction with a townhouse development. This request is for a planned development overlay to amend the previously approved building elevations and reduce building height from three-story to two-story townhomes. The subject property is located at 4201 State Highway 360 and is currently zoned “R-TH”, Townhouse District.
4. Zoning Change Application **Z25-09** (1225 Murrell Road) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by John and Robin Diebold requesting to rezone 1.0 acre from “GU”, Governmental Use District to “R-7.5”, Single-Family Residential District for an existing single-family residential lot.

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.

OLD BUSINESS

6. Land Use Plan (Future Land Use Map) Amendments **MP24-01 (Map 2)** – Consider 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, and make a recommendation to City Council. ***The public hearing was opened, conducted and closed by the Planning and Zoning Commission and City Council on November 18, 2025. During their meeting, the Commission voted to table this item to the January 20, 2026 meeting and did not make a recommendation to City Council. City Council voted to table consideration of this item as a result of the Commission's recommendation.***

NEW BUSINESS

7. Conditional Use Permit **CU25-47** (Luxury Garages) – Consider the application and make a recommendation to City Council.
8. Planned Development Overlay **PD25-06** (The Reserve at Bear Creek) – Consider the application and make a recommendation to City Council.
9. Zoning Change Application **Z25-09** (1225 Murrell Road) – Consider the application and make a recommendation to City Council.
10. Consider the minutes of the December 10, 2025 special Planning and Zoning Commission meeting and the December 16, 2025 regular Planning and Zoning Commission meeting.

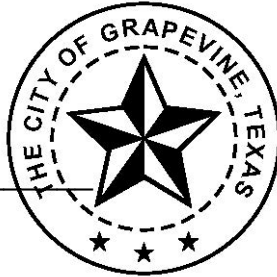
NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

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 January 14, 2026 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.