



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

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

SPECIAL SESSION

CALL TO ORDER 7:00 p.m. – Planning and Zoning Conference Room

1. Staff to provide a briefing on the outcome and direction provided by City Council at their March 3, 2026, meeting regarding proposed amendments to Section 27, “PO”, Professional Office District to remove ten conditional uses, and related amendments.
2. Staff to provide a briefing on the outcome and direction provided by City Council at their March 3, 2026, meeting regarding proposed amendments to Section 12, Definitions and other zoning ordinance provisions to establish a new land use category combining office, personal storage, warehouse, and flexible indoor space.

JOINT MEETING WITH CITY COUNCIL

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

3. Invocation and Pledge of Allegiance: Commissioner Traci Hutton

JOINT PUBLIC HEARINGS

4. Conditional Use Permit **CU25-48** (Empire Sound and Security) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Mohammad Awad with Empire Sound and Security requesting a conditional use permit to allow for the installation of window tinting and security systems in conjunction with a proposed business within an existing multi-tenant retail building. The subject property is located at 303 West Northwest Highway and is currently zoned “HC”, Highway Commercial District.
5. Conditional Use Permit **CU25-51** (BluSky Contractors) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted Mitch Pruitt with Prologis requesting a conditional use permit to allow for outside storage of box trucks and vans in conjunction with a proposed construction trade office. The subject property is located at 720 Industrial Boulevard, Suite 200 and is currently zoned “LI”, Light Industrial District.

6. Conditional Use Permit **CU26-01** (Chick-fil-A) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kristen Spears with Little Diversified Architectural Consulting. The site was previously approved for conditional use permit CU2019-37 (Ordinance No. 2020-005) to amend the previously approved site plan for a planned commercial center, to allow for a restaurant with outside dining and a drive-through. This request is specifically to combine Block 1, Lots 2 and 3, Tate Street Plaza No 2, and to modify the site circulation for the existing Chick-fil-A restaurant’s drive-through. The subject property is located at 1235 and 1245 William D. Tate Ave and is currently zoned “CC”, Community Commercial District.
7. Conditional Use Permit **CU26-03** (Crash Champions) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Megan Moore with Cresa. The site was previously approved for a conditional use permit CU1996-08 (Ordinance No. 1996-026) to allow freight forwarding. This request is specifically to allow an automotive repair garage with outside storage in conjunction with a proposed business within an existing warehouse building. The subject property is located at 900 Port America Place and is currently zoned “LI”, Light Industrial District.

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.

OLD BUSINESS

9. Zoning Change Application **Z25-06** (1109 Airline Drive) – Consider an application and make a recommendation to City Council regarding the application submitted by the City of Grapevine to rezone one lot, 0.199 acre, from the “PO”, Professional Office District to the “R-7.5”, Single-Family District. The property is owned by Rebel Properties II Ltd. The public hearing for Z25-06 was held on October 21, 2025. Consideration of the Planning and Zoning Commission recommendation and **Ordinance No. 2025-077** were tabled to the December 16, 2025 meeting and then tabled to the March 17, 2026 meeting.

NEW BUSINESS

10. **Final Plat** of Lot 2A, Block 4, J.J. Daniel Addition and Lot 1, Block 1 Rebel Addition – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU25-48** (Empire Sound and Security) – Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU25-51** (BluSky Contractors) – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU26-01** (Chick-fil-A) – Consider the application and make a recommendation to City Council.
14. Conditional Use Permit **CU26-03** (Crash Champions) – Consider the application and make a recommendation to City Council.
15. Consider the minutes of the February 17, 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 March 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.