



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, APRIL 16, 2024

GRAPEVINE CITY HALL, COUNCIL CHAMBERS
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

5:30 p.m.	Dinner – City Council Conference Room
6:00 p.m.	Call to Order of City Council Meeting – City Council Chambers
6:00 p.m.	Executive Session – City Council Conference Room
7:30 p.m.	Joint Regular Meeting – City Council Chambers

CALL TO ORDER: 6:00 p.m. – City Council Chambers

EXECUTIVE SESSION:

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
 - A. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, and the 185 acres) pursuant to Section 551.072, Texas Government Code.
 - B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

City Council to reconvene in open session in the City Council Chambers and take any necessary action relative to items discussed in Executive Session.

REGULAR MEETING: 7:30 p.m. – City Council Chambers

2. Invocation and Pledge of Allegiance: Vice Chairman Monica Hotelling

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU24-08** and Planned Development Overlay **PD24-02** (Sauce'd) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Gena Cannon with All Tex Permits, LLC requesting a conditional use permit to allow the possession, storage, retail sale of on and off premise consumption of alcoholic beverages (beer and wine) in

conjunction with an existing restaurant. The applicant is also requesting a planned development overlay to deviate from, but not be limited to required parking from Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 110 North Main Street and is currently zoned “HC”, Highway Commercial District.

4. Conditional Use Permit **CU24-14** (Stuart’s Paint and Body) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Omar Oweis with Oweis Enterprises, LLC requesting a conditional use permit to develop an automotive repair garage and an 18-foot pole sign. The subject property is located at 2051 State Highway 121 and is currently zoned “CC”, Community Commercial District.
5. Zoning Change Application **Z24-02** (MacDaddy’s) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jim Sager with Transwestern Real Estates requesting to rezone 0.87 acre from “PO”, Professional Office District to “CN”, Neighborhood Commercial District to allow for retail sales and service of electronic goods. The subject property is located at 1001 South Main Street.
6. Transit District Overlay **TDO24-01** (Nash Berry Townhomes) and **Final Plat** of Lots 1-17, 18X, Block 2-R , Nash and Berry Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Richard Giberson with Berry, Jean, & Nash, LLC requesting a transit district overlay to allow for the development of seventeen (17) single-family attached townhomes with one open space lot; and to replat Lots 6, 7 and 8, Block 2 Hilltop Addition. The subject property is located at 931/ 937/ 943 Jean Street and 930/ 936 Berry Street and is currently zoned “LI”, Light Industrial District.

Planning and Zoning Commission to recess to the Planning and Zoning Commission Conference Room, Second Floor, to consider published agenda items.

City Council to remain in session in the Council Chambers to consider published business.

CITIZEN COMMENTS

7. Any person who is not scheduled on the agenda may address the City Council under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the City Secretary. A member of the public may address the City Council regarding an item on the agenda either before or during the Council’s consideration of the item, upon being recognized by the Mayor or upon the consent of the City Council. Citizens will have three (3) minutes to address Council. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments.

PRESENTATIONS

8. Mayor Tate to present a proclamation recognizing April 21-27 as Crime Victims' Rights Week.

NEW BUSINESS

9. Consider **Resolution No. 2024-005** authorizing publication of notice of intention to issue certificates of obligation in a principal amount not to exceed \$36,700,000; approving the preparation of a preliminary official statement and a notice of sale; providing for the effective date; and taking any other necessary action.
10. Consider a contract for the installation of solar panels at the Grapevine Public Library with Axium Solar, approve the submittal of an Equipment Voucher as part of the Energy Efficiency and Conservation Block Grant Program through the U.S. Department of Energy, **Ordinance No. 2024-031** to increase the estimated receipts in the Grant Fund, and take any other necessary action.

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

11. Consider an agreement for Joint Election Services to provide election services and equipment for the May 4, 2024 General Election with the Tarrant County Elections Administrator. City Secretary recommends approval.
12. Consider the payment for an exhibitor's booth to include equipment, logistics, updates, and vinyl graphic edits for the Innovating Commerce Service Communities (ICSC) 2024 trade show to Trade Group, Inc. Economic Development Director recommends approval.
13. Consider the purchase of on-site personal protective equipment cleaning, inspection and repair from Rocky Mountain PPE, LLC. Fire Chief recommends approval.
14. Consider a sole source purchase of EMS reporting license and record management system from Imagetrend. Fire Chief recommends approval.
15. Consider the purchase of replacement of end of life network switches for the Data Center and City Hall. Chief Information Officer recommends approval.

16. Consider for the renewal a contract for hauling of debris and aggregates with Horns Crew Trucking, Silvas Trucking and Q. Roberts Trucking, Inc. Public Works Director recommends approval.
17. Consider annual contracts for concrete services with Manning Concrete Sawing, CI Pavement, Cut-Mor Concrete Services LLC and Ratliff Hardscape Ltd. Public Works Director recommends approval.
18. Consider the renewal of an annual contract for the purchase of various fuels with Offen Petroeum. Public Works Director recommends approval.
19. Consider an annual contract for trade services to provide and install heat boxes with Entech Sales and Services. Public Works Director recommends approval.
20. Consider an annual contract for electrical trade services from Humphrey & Associates, Inc. Public Works Director recommends approval.
21. Consider a contract renewal for software updates, software support and software maintenance for the Public Works Department operations and asset management system with OpenGov, Inc. Public Works Director recommends approval.
22. Consider the Dallas Fort Worth International Airport noise monitor upgrade and License Agreements. Public Works Director recommends approval.
23. Consider a license agreement to allow for utilities along Fairway Drive with the U.S. Army Corps of Engineers. Public Works Director recommends approval.
24. Consider the submittal of a Technical Assistance Grant for pipeline safety as part of the US Department of Transportation Pipeline and Hazardous Materials Safety Administration. Public Works Director recommends approval.
25. Consider declaring certain property as surplus and authorizing its sale at auction. Public Works Director recommends approval.
26. Consider the minutes of the April 2, 2024 Regular City Council meeting. City Secretary recommends approval.

Pursuant to the Texas Open Meetings Act, Texas Government Code, Chapter 551.001 et seq, one or more of the above items may be considered in Executive Session closed to the public. Any decision held on such matter will be taken or conducted in open session following conclusion of the executive session.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

27. Conditional Use Permit **CU24-08** (Sauce'd) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-032**, if applicable, and take any necessary action.
28. Planned Development Unit **PD24-02** (Sauce'd) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-033**, if applicable, and take any necessary action.
29. Conditional Use Permit **CU24-14** (Stuart's Paint and Body) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-034**, if applicable, and take any necessary action.
30. Zoning Change Application **Z24-02** (MacDaddy's) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-035**, if applicable, and take any necessary action.
31. Transit District Overlay **TDO24-01** (Nash Berry Townhomes) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-036**, if applicable, and take any necessary action.
32. **Final Plat** of Lots 1-17, 18X, Block 2-R, Nash and Berry Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
33. **Preliminary Plat** of Lot 1, Block 1 Faithful and True Addition – Consider the recommendation of the Planning and Zoning Commission regarding an application submitted by Leland Pennington requesting to plat one single family lot. The subject property is located at 2910 Parr Lane and is currently zoned "R-20.0", Residential District.
34. **Final Plat** of Lot 1, Block 1 Faithful and True Addition – Consider the recommendation of the Planning and Zoning Commission regarding an application submitted by Leland Pennington requesting to plat one single family lot. The subject property is located at 2910 Parr Lane and is currently zoned "R-20.0", Residential District.

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 April 12, 2024 by 5:00 p.m.

Tara Brooks

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

This meeting can be adjourned and reconvened, if necessary, the following regular business day.



CITY OF GRAPEVINE, TEXAS
SPECIAL AND REGULAR
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, APRIL 16, 2024

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

7:00 p.m. Briefing Session - Planning and Zoning Commission Conference Room
7:30 p.m. Joint Meeting with City Council - City Council Chambers
7:30 p.m. Regular Session - Planning and Zoning Commission Conference Room

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

BRIEFING SESSION

1. Planning and Zoning Commission to conduct a briefing session to discuss all items scheduled on tonight's agenda. No action will be taken. Each item will be considered during the Regular Session which immediately follows the Joint Public Hearings.

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

2. Invocation and Pledge of Allegiance: Vice Chairman Monica Hotelling

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU24-08** and Planned Development Overlay **PD24-02** (Sauce'd) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Gena Cannon with All Tex Permits, LLC requesting a conditional use permit to allow the possession, storage, retail sale of on and off premise consumption of alcoholic beverages (beer and wine) in conjunction with an existing restaurant. The applicant is also requesting a planned development overlay to deviate from, but not be limited to required parking from Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 110 North Main Street and is currently zoned "HC", Highway Commercial District.
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REGULAR SESSION: 7:30 p.m. (*Immediately following the Joint Public Hearings*) - Planning and Zoning Conference Room

CITIZEN COMMENTS

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NEW BUSINESS

8. Conditional Use Permit **CU24-08** (Sauce'd) – Consider the application and make a recommendation to City Council.
9. Planned Development Unit **PD24-02** (Sauce'd) – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU24-14** (Stuart's Paint and Body) – Consider the application and make a recommendation to City Council.
11. Zoning Change Application **Z24-02** (MacDaddy's) – Consider the application and make a recommendation to City Council.
12. Transit District Overlay **TDO24-01** (Nash Berry Townhomes) – Consider the application and make a recommendation to City Council.

- 13. **Final Plat** of Lots 1-17, 18X, Block 2-R, Nash and Berry Addition – Consider the application and make a recommendation to City Council.
- 14. **Preliminary Plat** of Lot 1, Block 1 Faithful and True Addition – Consider the application and make a recommendation to City Council.
- 15. **Final Plat** of Lot 1, Block 1 Faithful and True Addition – Consider the application and make a recommendation to City Council.
- 16. Consider the minutes the March 19, 2023 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 April 12, 2024 by 5:00 p.m.

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