



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, MAY 21, 2024

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

6:15 p.m. Dinner – City Council Conference Room
6:45 p.m. Call to Order of City Council Meeting – City Council Chambers
Swearing In of Newly Elected Council Members
Executive Session – City Council Conference Room
7:30 p.m. Joint Regular Meeting – City Council Chambers

CALL TO ORDER: 6:45 p.m. – City Council Chambers

1. City Secretary to administer the Oath of Office for Mayor to William D. Tate.
2. City Secretary to administer the Oath of Office for City Council Place 1 to Paul Slechta.
3. City Secretary to administer the Oath of Office for City Council Place 2 to Sharron Rogers.
4. Consider the appointment of the Mayor Pro Tem and take any necessary action.

EXECUTIVE SESSION:

(Immediately following swearing in of newly elected Council Members)

5. 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

6. Invocation and Pledge of Allegiance: Council Member Chris Coy
7. Mayor Tate to present a proclamation to the US Coast Guard Auxiliary, US Corps of Engineers, Grapevine Fire Department, and the Grapevine Parks and Recreation Department in recognition of Safe Boating Week.

JOINT PUBLIC HEARINGS

8. Conditional Use Permit **CU24-01** (Grapevine Mills Mall, Burlington) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kimley-Horn requesting a conditional use permit to amend the previously approved site plan CU24-06 (Ordinance No. 2024-025) for a planned commercial center in excess of 1,000,000 square feet of gross, leasable spaces. This request is specifically to divide the existing Burlington Coat Factory into two separate suites for a new retail tenant, amend the building elevations for a new main entry, and to revise the parking lot to include seven additional handicap-accessible parking spaces, a crosswalk, a 5-foot sidewalk and loading dock. The subject property is located at 3000 Grapevine Mills Parkway, Suite 343 and is currently zoned “CC”, Community Commercial District.
9. Conditional Use Permit **CU24-11** and Planned Development Overlay **PD24-03** (Avondale Porsche) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Spiars Engineering requesting a conditional use permit to amend the previously approved site plan CU16-14 (Ordinance No. 2016-042) for a planned commercial center in conjunction with an automotive dealership with sales and service of new and used vehicles specifically to include an additional dealership and allow for a 20-foot pylon sign and a planned development overlay to deviate from, but not be limited to, a reduction in the masonry requirements. This request is specifically to allow for a 13,184 square-foot addition to the existing Porsche dealership along with four electric vehicle (EV) charging stations. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, a reduction in the masonry requirements from Section 54 of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 1280 Texan Trail and is currently zoned “CC”, Community Commercial District.
10. Conditional Use Permit **CU24-13** (Jiffy Lube) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Drew Donosky with Claymoore Engineering requesting a conditional use permit to amend the previously approve site plan CU06-55 (Ordinance No. 2007-006) to develop an automotive repair garage with a full-service car wash. The subject property is located at 3500 North Grapevine Mills Boulevard and is currently zoned “CC”, Community Commercial District.

- 11. Conditional Use Permit **CU24-16** (Office/Warehouse) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Don Stone requesting a conditional use permit to allow outside storage and to revise building elevations. The subject property is located at 942 Minters Chapel Road and is currently zoned “LI”, Light Industrial District.

- 12. Conditional Use Permit **CU24-18** (OG Wine Cellars Wine Tasting Room) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Transwestern Real Estate requesting a conditional use permit to allow for the possession, storage, retail sale and off-premise consumption of alcoholic beverages (wine only) in conjunction with a wine-tasting room and outdoor dining. The subject property is located at 909 South Main Street, Suite 104 and is currently zoned “MXU”, Mixed Use District.

JOINT NEW BUSINESS

- 13. City Council and Planning and Zoning Commission to receive a presentation and discuss **AM23-03** amendments to Chapter 19, Planning of the Grapevine City Code of Ordinances, also known as the Planning and Zoning Commission Bylaws. *(The Commission and Council will consider and vote on this item separately.)*

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

- 14. 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

- 15. Planning Services Director to update Council on donation bins.

CITY COUNCIL NEW BUSINESS

- 16. Consider calling a public hearing to rezone approximately 4.64 acres generally located south of Hall Street, east of North Scribner Street, west of North Main

Street, north and south of West Peach Street and all north of Caviness Drive from a "R-MF-1", Residential Multifamily-1 to "R-5.0", Zero-Lot Line District for single-family detached homes and "R-3.5", two-family dwelling district for duplexes, and take any necessary action.

17. Consider an engineering services contract for the design of the Water Treatment Plant Improvements with Ardurra Group, Inc. and **Ordinance No. 2024-041** appropriating the funds, and take any 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.

18. Consider the renewal of an annual software license for permitting from MyGov, LLC. Building Official and Planning Services Director recommend approval.
19. Consider **Ordinance No. 2024-042** designating the Grapevine-Colleyville Independent School District Tax Assessor – Collector to perform duties imposed by Tax Code Chapter 26. Chief Financial Officer recommends approval.
20. Consider a contract to reappoint Brad Bradley as alternate municipal judge to substitute in the temporary absence of the presiding judge. Chief Financial Officer recommends approval.
21. Consider a firework permit for a wedding to be held at the Gaylord Glass Cactus on Saturday, June 1, 2024. Fire Chief recommends approval.
22. Consider the purchase of EMC Park Place storage maintenance from SHI Government Solutions, Inc. Chief Information Officer recommends approval.
23. Consider the award of an informal request for quote for irrigation upgrades at Parr Park from Horizon Distributors. Parks and Recreation Director recommends approval.
24. Consider the purchase of ten GPS preemption vehicle kits for police vehicles from Consolidated Traffic Control. Police Chief recommends approval.
25. Consider the purchase of fuel services and on-site fuel storage tanks for fleet service vehicles during the Service Center construction from Ricochet Fuel Distributors, Inc. Public Works Director recommends approval.

26. Consider the 2024 Water Conservation and Drought Contingency Plan. Public Works Director recommends approval.
27. Consider **Resolution No. 2024-008** authorizing an agreement for award of Transportation Development Credits with the Regional Transportation Council (RTC). Public Works Director recommends approval.
28. Consider **Resolution No. 2024-009** approving the Local Project Advance Funding Agreement with Texas Department of Transportation (TXDOT) to establish funding participation levels for the reconstruction of Fairway Drive from State Highway 26 to Marina Drive and **Ordinance No. 2024-043** appropriating the funds. Public Works Director recommends approval.
29. Consider the minutes of the April 16, 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

30. Conditional Use Permit **CU24-01** (Grapevine Mills Mall, Burlington) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-044**, if applicable, and take any necessary action.
31. Conditional Use Permit **CU24-11** (Avondale Porsche) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-045**, if applicable, and take any necessary action.
32. Planned Development Overlay **PD24-03** (Avondale Porsche) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-046**, if applicable, and take any necessary action.
33. Conditional Use Permit **CU24-13** (Jiffy Lube) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-047**, if applicable, and take any necessary action.
34. Conditional Use Permit **CU24-16** (Office/Warehouse) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-048**, if applicable, and take any necessary action.
35. Conditional Use Permit **CU24-18** (OG Wine Cellars Wine Tasting Room) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-049**, if applicable, and take any necessary action.

36. Consider the recommendation of the Planning and Zoning Commission regarding **AM23-03** amending Chapter 19, Planning of the Grapevine City Code of Ordinances, also known as the Planning and Zoning Commission Bylaws and **Ordinance No. 2024-050** and take any necessary action.

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 May 17, 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
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MAY 21, 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. 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.
2. Discuss regulating mobile food units.

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

3. Invocation and Pledge of Allegiance: Council Member Chris Coy
4. Mayor Tate to present a proclamation to the US Coast Guard Auxiliary, US Corps of Engineers, Grapevine Fire Department, and the Grapevine Parks and Recreation Department in recognition of Safe Boating Week.

JOINT PUBLIC HEARINGS

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JOINT NEW BUSINESS

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

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NEW BUSINESS

12. Conditional Use Permit **CU24-01** (Grapevine Mills Mall, Burlington) – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU24-11** (Avondale Porsche) – Consider the application and make a recommendation to City Council.
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17. Conditional Use Permit **CU24-18** (OG Wine Cellars Wine Tasting Room) – Consider the application and make a recommendation to City Council.
18. Consider **AM23-03** amendments to Chapter 19, Planning of the Grapevine City Code of Ordinances, also known as the Planning and Zoning Commission Bylaws; and make a recommendation to City Council.
19. Consider the minutes of the April 16, 2024 Planning and Zoning Commission workshop and regular 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.

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