

CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, JUNE 18, 2024

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

6:30 p.m. Dinner – City Council Conference Room
7:00 p.m. Workshop – City Council Chambers
7:30 p.m. Joint Regular Meeting – City Council Chambers

CALL TO ORDER: 7:00 p.m. – City Council Chambers

WORKSHOP

1. City Council to receive a report, hold a discussion, and provide staff direction regarding updates to the Future Land Use Map.

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

2. Invocation and Pledge of Allegiance: Commissioner Beth Tiggelaar

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU24-12** and Planned Development Overlay **PD24-04** (Floor & Décor) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Philip Cochran requesting a conditional use permit to amend the previously approved site plan CU06-16 (Ordinance No. 2006-35) that allowed for a planned commercial center to allow for the development of a 45,000-square-foot fitness/workout center. This request is specifically to allow a 71,461-square-foot retail store for building materials and supplies. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, a reduction in the required parking from Section 56, Off-Street Parking Requirements of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 3200 Grapevine Mills Parkway and is currently zoned “CC”, Community Commercial District. **The applicant has requested to table this item.**
4. Conditional Use Permit **CU24-20** (Texas Gun Experience) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Urban Strategy requesting a conditional use permit to amend the previously approved site plan CU17-24 (Ordinance No. 2017-80) that allowed for a single-story, 34,566-square-foot structure for retail gun sales and an indoor shooting range. This request is specifically to allow for a 4,755-square-foot

expansion to the existing shooting range for additional training space. The subject property is located at 1901 South Main Street and is currently zoned “CC”, Community Commercial District.

5. Zoning Change **Z24-06** (Peach Street Rezone) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application requesting a zone change for 1.87 acres located at 237, 235, 233, 231, 229, 227, 225, 223, 221, 219, 217, 215, 213, 211, 209, and 207 West Peach Street from “R-MF-1”, Multifamily District to “R-3.5”, Two-Family District; and 2.75 acres located at 503, 511 North Main Street, 217, 211, 205, 125 and 119 Hall Street; and 212, 206, 128, 122, 112 West Peach Street from “R-MF-1”, Multifamily District to “R-5.0”, Zero-Lot-Line District to realign zoning regulations with current land uses, duplexes and single-family detached residences.

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

6. 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.

OLD BUSINESS

7. Consider **Ordinance No. 2024-029** to amend the Grapevine Code of Ordinances, Chapter 23, Traffic, Article IV, Pedestrians by adding to Section 23-52, relative to pedestrian safety, and take any necessary action. **This item was tabled at the April 2, 2024 regular meeting.**
8. Conditional Use Permit **CU24-16** (Office/Warehouse) – City Council to consider the second reading of **Ordinance No. 2024-048** 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. **The public hearing and first reading of this item were held at the May 21, 2024 meeting.**

9. Consider an amendment to the firework permit for the City's 2024 Fireworks Show that will be held on July 4, 2024, and take any necessary action.

NEW BUSINESS

10. Consider **Ordinance No. 2024-051** providing for the issuance and sale of City of Grapevine, Texas Combination Tax and Revenue Certificates of Obligation, Series 2024 in a principal amount not to exceed \$36,700,000; awarding the sale thereof; levying a tax in payment thereof; authorizing the execution and delivery of a paying agent/registrar agreement; approving the official statement; approving a bond counsel engagement letter; 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 a firework permit for Fellowship Church Independence Celebration fireworks display to be held on Saturday, June 29, 2024. Fire Chief recommends approval.
12. Consider the renewal of an annual workforce management cloud hosting with Kronos, Inc. Fire Chief recommends approval.
13. Consider the award of an annual contract for depository banking services with JP Morgan Chase Bank. Chief Financial Officer recommends approval.
14. Consider the purchase of an electric utility cart from Metro Golf Cars, Inc. to promote the Litter Ends with Us program throughout Lake Parks as part of the awarded funding received through the North Central Texas Council of Governments' FY 2024/FY 2025 Regional Solid Waste Program Local Implementation Project and **Ordinance No. 2024-052** to appropriate the funds. Parks and Recreation Director recommends approval.
15. Consider **Ordinance No. 2024-053** rescinding Ordinance No. 2022-089 that created Historic Landmark Subdistrict HL22-06 located at 201 Ball Street. Planning Services Director recommends approval.
16. Consider the purchase renewal of Flock camera access from Flock Safety. Police Chief recommends approval.
17. Consider the purchase of Motorola mobile radios from Motorola Solutions, Inc. Police Chief recommends approval.

18. Consider declaring certain property as surplus property and authorizing their sale through public auction. Public Works Director recommends approval.
19. Consider an annual contract for carpet and tile flooring services from RCS Flooring Servicers, LLC. Public Works Director recommends approval.
20. Consider contracts for ground-based mosquito control services with Municipal Mosquito and Vector Disease Control International. Public Works Director recommends approval.
21. Consider the purchase of three automotive lifts and installation from All Tex Capital Equipment. Public Works Director recommends approval.
22. Consider professional services contracts for maintenance repairs at the Water Treatment Plant, Wastewater Treatment Plant and lift stations with Central Industries and Alltech Engineering Corporation. Public Works Director recommends approval.
23. Consider the purchase of materials from Graybar and electrical services from Humphrey & Associates, Inc for replacement of the electrical control cabinets at the Hilton Lift Station. Public Works Director recommends approval.
24. Consider the purchase of pump repair services and motor replacement for Transfer Well 7 at the Water Treatment Plant. Public Works Director recommends approval.
25. Consider the minutes of the May 21 and June 4, 2024 Regular City Council meetings. 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

26. Conditional Use Permit **CU24-20** (Texas Gun Experience) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-054**, if applicable, and take any necessary action.
27. Zoning Change **Z24-06** (Peach Street Rezone) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-055**, if applicable, and take any necessary action.
28. **Final Plat** of Lot 1, Block 1, 942 MCR Addition – Consider the recommendation of the Planning and Zoning Commission regarding the application submitted by Don

Stone to final plat the existing building. The subject property is located at 942 Minters Chapel Road and is currently zoned "LI", Light Industrial 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 June 14, 2024 by 5:00 p.m.

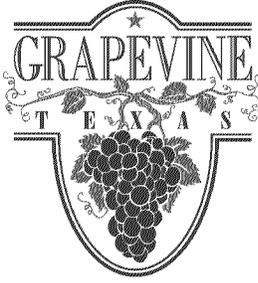
Tara Brooks

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, JUNE 18, 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. Hold and discussion and provide staff direction regarding possible amendments to Appendix D of the Code of Ordinances, as follows: create standards for mobile food units.
3. Hold and discussion and provide staff direction regarding possible amendments to Appendix D of the Code of Ordinances, as follows: to allow exceptions to Section 55, Performance Standards for standby emergency residential generators.

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

4. Invocation and Pledge of Allegiance: Commissioner Beth Tiggelaar

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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

9. Conditional Use Permit **CU24-20** (Texas Gun Experience) – Consider the application and make a recommendation to City Council.
10. Zoning Change **Z24-06** (Peach Street Rezone) – Consider the application and make a recommendation to City Council.

