



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

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

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

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

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

1. Invocation and Pledge of Allegiance: Mayor Pro Tem Darlene Freed
2. Mayor Tate to recognize the Grapevine High School Baseball Team for winning the 2024 5A Baseball State Championship.

JOINT PUBLIC HEARINGS

3. Zoning Change Application **Z24-03**, Conditional Use Permit **CU24-17** (Hotel Multifamily Mixed-Used Development), **Preliminary Plat** for Lots 2-4, Block 1, Grapevine Mills Wells Addition and **Final Plat** of Lots 2 and 3, Block 1, Grapevine Mills Wells Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Trammell Crow Company requesting to rezone 28.7 acres from “HCO”, Hotel Corporate Office District to “CC”, Community Commercial District. The applicant is also requesting a conditional use permit to develop a master site development plan with 296 multifamily units in buildings 2-4 stories in height; to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant located within a six-story hotel with 249 rooms. The applicant is also requesting to final plat two commercial lots. The subject property is located at 2800 and 3421 Grapevine Mills Parkway.
4. Conditional Use Permit **CU24-23** (Los Amigos) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Arturo Gutierrez requesting a conditional use permit to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing restaurant. The subject property is located at 202 East Northwest Highway and is currently zoned “HC”, Highway Commercial District.

5. Conditional Use Permit **CU24-25** (Winestein’s Tasting Room) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Miranda and Michael Einstein requesting a conditional use permit to allow the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a wine tasting facility. The subject property is located at 280 North Main Street and is currently zoned “CN”, Neighborhood Commercial District.
6. Zoning Change Application **Z24-04** (736 East Northwest Highway) and **Final Plat** of Lots 1, 2 and 3, Block 1, Northern Hills Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Tin Barn, LLC requesting to subdivide one lot into three lots and to rezone 0.429 acre from “HC”, Highway Commercial District to “R-7.5”, Single Family District for two single-family dwellings. The applicant is also requesting to replat Lot 1, Block 1, Western Sizzlin’ Steak House to create one commercial lot and two single family residential lots.
7. Zoning Change Application **Z24-05**, Concept Plan **CP24-01** (Grapevine Springs) and **Final Plat** of Lots 1-5 and 6X, Block 1, Lots 1-12 and 13X, Block 2 and Lots 1-4, 5X, Grapevine Springs and Lot 1R, Block 1R Grapevine Office Park – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by H Creek Development, LLC requesting to rezone 11.3 acres from “CC”, Community Commercial District and “PO”, Professional Office District to “R-7.5” Single Family District and “R-12.5”, Single Family District for 21 single-family dwellings. The applicant is also requesting to replat Lot 1, Block 1, Grapevine Office Park. The subject property is located at 1600 West Northwest Highway.

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

8. 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.

NEW BUSINESS

9. Consider calling a public hearing to consider a possible amendment to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) same being Appendix "D" of the Code of Ordinances, as follows: amend Subsection A.3, *Noise Regulation* of Section 55, *Performance Standards* by adding an exception for residential standby generators, and take any necessary action.
10. Consider calling a public hearing to consider a possible amendment to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) same bring Appendix "D" of the Code of Ordinances, as follows: amend Subsection (C), Conditional Uses, of Section 25, "CC", Community Commercial District; Subsection (C), Conditional Uses, of Section 26, "HC", Highway Commercial District; and Subsection (C), Conditional Uses, of Section 31, "LI", Light Industrial District, regarding the requirement of a conditional use permit for electrical vehicle charging stations, by adding an exception for automobile sales and services and retail establishments with the repair of new and used cars, light trucks and vans, motorcycles, and boats, and take any necessary action.
11. Consider beginning Phase 2 of The REC Performance Utilization Analysis with Barker Rinker Seacat Architecture and take any necessary action.
12. Consider the Mayor's appointments of Council Liaisons to the City's Boards and Commissions and Council Committees and take any necessary action.
13. Consider the appointments of members to the City's Boards and Commissions 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.

14. Consider a contract for a nutrition and weight management program with NOOM. Human Resources Director recommends approval.
15. Consider the renewal of a contract for the Employee Assistance Program with Optum. Human Resources Director recommends approval.
16. Consider the renewal of a contract for employee health advocate services with Alight Solutions. Human Resources Director recommends approval.

17. Consider **Resolution No. 2024-011** authorizing and directing staff to participate in the Local Parks Grant program for the development of Settlers Park Phase 2. Parks and Recreation Director recommends approval.
18. Consider the purchase of a turning target system from Range Systems, Inc. for the Police Department range. Police Chief recommends approval.
19. Consider the renewal of an annual contract for janitorial services with Regent Services for the City of Grapevine. Public Works Director recommends approval.
20. Consider the renewal of annual contracts for equipment rental services to Fox Rental, Herc Rentals and Kirby-Smith. Public Works Director recommends approval.
21. Consider the proposal of Construction Manager at Risk for the Concourse and former Pro Shop Enhancement project from Fransen Pittman Construction; and **Ordinance 2024-056** to appropriate the funds. Convention and Visitors Bureau Director recommends approval.
22. Consider the minutes of the June 18, 2024 and the July 2, 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

23. Zoning Change Application **Z24-03** (Hotel Multifamily Mixed-Use Development) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-057**, if applicable, and take any necessary action.
24. Conditional Use Permit **CU24-17** (Hotel Multifamily Mixed-Use Development) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-058**, if applicable, and take any necessary action.
25. **Preliminary Plat** for Lots 2-4, Block 1, Grapevine Mills Wells Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
26. **Final Plat** of Lots 2 and 3, Block 1, Grapevine Mills Wells Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

27. Conditional Use Permit **CU24-23** (Los Amigos) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-059**, if applicable, and take any necessary action.
28. Conditional Use Permit **CU24-25** (Winestein’s Tasting Room) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-060**, if applicable, and take any necessary action.
29. Zoning Change Application **Z24-04** (736 East Northwest Highway) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-061**, if applicable, and take any necessary action.
30. **Final Plat** of Lots 1, 2 and 3, Block 1, Northern Hills Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
31. Zoning Change Application **Z24-05** (Grapevine Springs) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-062**, if applicable, and take any necessary action.
32. Concept Plan **CP24-01** (Grapevine Springs) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
33. **Final Plat** of Lots 1-5 and 6X, Block 1, Lots 1-12 and 13X, Block 2 and Lots 1-4, 5X, Grapevine Springs and Lot 1R, Block 1R, Grapevine Office Park – Consider the recommendation of the Planning and Zoning Commission 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 July 12, 2024 by 5:00 p.m.


 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.



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TUESDAY, JULY 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. Recognition of service for Commissioner Dennis Luers.
2. 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

3. Invocation and Pledge of Allegiance: Mayor Pro Tem Darlene Freed
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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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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.

NEW BUSINESS

11. Zoning Change Application **Z24-03** (Hotel Multifamily Mixed-Use Development) – Consider the application and make a recommendation to City Council.
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20. Concept Plan **CP24-01** (Grapevine Springs) - Consider the application and make a recommendation to City Council.
21. **Final Plat** of Lots 1-5 and 6X, Block 1, Lots 1-12 and 13X, Block 2 and Lots 1-4, 5X, Grapevine Springs and Lot 1R, Block 1R - Consider the application and make a recommendation to City Council.
22. Consider the minutes of the June 18, 2024 Planning and Zoning Commission 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.

ADJOURNMENT

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