



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, AUGUST 20, 2024

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

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

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**CALL TO ORDER: 6:45 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: Commissioner Traci Hutton

**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. **This item was tabled from the June 18, 2024 Joint Meeting. The applicant has requested to withdraw this item.**

4. Conditional Use Permit **CU24-21** (Freeman GMC Grapevine) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Claymoore Engineering requesting a conditional use permit to amend the previously approved site plan CU10-24 (Ordinance No. 2010-059). This request is specifically to expand Lot 12A, an existing car dealership, to allow additional vehicle inventory storage. The subject property is located at 501 West State Highway 114 and is currently zoned "CC", Community Commercial District.
5. Conditional Use Permit **CU24-27** (Cinemark Tinseltown) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Claymoore Engineering requesting a conditional use permit to amend the previously approved site plan CU18-29 (Ordinance No. 2018-090). This request is specifically to remove less than 2 acres from the proposed Lot 1A. The subject property is located at 911 West State Highway 114 and is currently zoned "CC", Community Commercial District.
6. Conditional Use Permit **CU24-31** (Padel) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Luke McElwin requesting a conditional use permit to amend the previously approved site plan CU21-26 (Ordinance No. 2021-062) for a planned commercial center to allow for the possession, storage, retail sale, and on- and off premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor entertainment, outdoor dining, outdoor speakers and an entry gate sign in conjunction with a restaurant. This request is specifically to construct eight padel courts. The subject property is located at 4550 Merlot Avenue and is currently zoned "CC", Community Commercial District.
7. **AM23-02A** Electric Vehicle Charging Stations – City Council and Planning and Zoning Commission to conduct a public hearing to consider amendments to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) same being 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.

8. **AM24-01** Residential Standby Generators – City Council and Planning and Zoning Commission to conduct a public hearing to consider amendments to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) same being Appendix “D” of the Code of Ordinances, as follows: to create a definition in Section 12, *Definitions* and amend Subsection A.3, *Noise Regulation* of Section 55, *Performance Standards* by adding an exception for residential standby generators.

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

9. 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.

#### CITY COUNCIL ONLY PUBLIC HEARING

10. Mass Gathering Permit **MG24-01** (Fun Box) – City Council to hold a public hearing and consider the application submitted by George Tadros requesting a mass gathering permit to allow an outdoor bounce park in the Grapevine Mills Mall parking lot, adjacent to East Grapevine Mills Circle from September 20 – December 13, 2024.

#### PRESENTATION

11. City Treasurer to present Quarterly Investment Report.

#### OLD BUSINESS

12. Conditional Use Permit **CU24-23** (Los Amigos) – City Council to consider the second reading of **Ordinance No. 2024-059** 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. **The public hearing and first reading of this item were held at the July 16, 2024 meeting.**

## NEW BUSINESS

13. Consider **Resolution No. 2024-013** approving the use of the proposed ad valorem tax rate of 0.241165 per \$100 to calculate property tax revenue for the Fiscal Year 2025 Budget, 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 the purchase of two trumpeting angels for display on Main Street during Christmas Capital of Texas. Convention and Visitors Bureau Director recommends approval.
15. Consider the purchase of two entrance to the city signs from Worlds of Wow. Convention and Visitors Bureau Director recommends approval.
16. Consider the purchase of replacement network switches from ePlus Technologies Inc. Chief Information Officer recommends approval.
17. Consider the purchase of fiber media converters in the data center from FluxLight Inc. Chief Information Officer recommends approval.
18. Consider the purchase of Multi-factor Authentication System, Identity Access Management (IAM) System, software maintenance, and support for the Public Safety Building from ePlus Inc. Chief Information Officer and Police Chief recommend approval.
19. Consider the renewal of the Koha Integrated Library System (ILS) annual support and hosting for the library integrated operating system from Bywater Solutions. Library Director recommends approval.
20. Consider the renewal of annual contracts for grounds management and landscaping services with Superscapes and Brightview as primary vendors and American Landscape Systems as secondary vendors. Parks and Recreation Director recommends approval.

21. Consider the renewal of an annual contract for wood fiber playground surfacing from GWG Wood Group. Parks and Recreation Director recommends approval.
22. Consider the purchase of a 2024 Chevrolet Tahoe for the Police Department. from Silsbee Ford Inc. Police Chief and Public Works Director recommend approval.
23. Consider Amendment No. 1 to the contract for the purchase of materials for the electrical control cabinets and SCADA panel at the Hilton Lift Station from Graybar. Public Works Director recommends approval.
24. Consider the purchase of backlit street name signs from Consolidated Traffic Controls, Inc. Public Works Director recommends approval.
25. Consider the renewal of an annual contract for water and wastewater analysis services from the Trinity River Authority of Texas. Public Works Director recommends approval.
26. Consider the purchase of two traffic control cabinets from Mobotrex. Public Works Director recommends approval.
27. Consider the purchase for guardrail and installation for West Kimball Avenue and Lakeridge Drive from Texas Traffic and Barricade, LLC. Public Works Director recommends approval.
28. Consider the purchase of two vertical inventory systems for the Fleet Division and General Warehouse from Kardex Remstar, LLC. Public Works Director recommends approval.
29. Consider the first amendment to the Water Treatment and Wastewater Treatment Administration Facilities engineering services contract with Freese and Nichols, Inc., and **Ordinance 2024-068** appropriating the funds. Public Works Director recommends approval.
30. Consider the purchase for resurfacing of flooring for The REC from Ponder Company, Inc. Public Works Director recommends approval.
31. Consider the purchase and installation of road surface treatment for Park Boulevard from Andale Construction. Public Works Director recommends approval.
32. Consider the renewal of an annual sole source contract for multimedia services for live streaming, archiving, and live closed-captioning of public meetings from Granicus. City Secretary recommends approval.

33. Consider the minutes of the August 6, 2024 Regular City Council meeting and the August 13, 2024 Special 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

34. **Final Plat** Lot 1, Block 1, Los Amigos Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action relative to an application submitted by Arturo Guitterez, requesting to plat unplatted property into one lot. The subject property is located at 202 East Northwest Highway and is currently zoned “HC”, Highway Commercial District.
35. Conditional Use Permit **CU24-21** (Freeman GMC Grapevine) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-069**, if applicable, and take any necessary action.
36. Conditional Use Permit **CU24-27** (Cinemark Tinseltown) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-070**, if applicable, and take any necessary action.
37. Conditional Use Permit **CU24-31** (Padel) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-071**, if applicable, and take any necessary action.
38. **AM23-02A** Electric Vehicle Charging Stations – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-072**, if applicable, and take any necessary action.
39. **AM24-01** Residential Standby Generators – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-073**, if applicable, 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 August 16, 2024 by 5:00 p.m.

*Suzanne Le*

Suzanne Le  
Assistant to The 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.