



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 17, 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.	Call to Order of City Council Meeting – City Council Chambers
7:00 p.m.	Executive Session – City Council Chambers
7:15 p.m.	4B Board of Directors Meeting – City Council Chambers
Following 4B	CCPD Board of Directors Meeting – City Council Chambers
7:30 p.m.	Joint Regular Meeting – City Council Chambers

CALL TO ORDER: 7:00 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: Council Member Paul Slechta

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU24-28** (Elmer's HVAC and Plumbing) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Winkelmann & Associates requesting a conditional use

permit to allow a plumbing repair company with outdoor storage of service vehicles.

The subject property is located at 340 West Northwest Highway and is currently zoned. "HC", Highway Commercial District.

4. Conditional Use Permit **CU24-29** and Special Use Permit **SU24-03** (Great Wolf Lodge Entryway) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Huitt Zollars requesting a conditional use permit to amend the previously approved site plan CU23-37 (Ord. 2024-009) to add a vestibule to the front entrance, remove two architectural features and add an outdoor adventure trail. This request is specifically to revise the main entry to include entry and exit lanes and barrier gates. The special use permit is to allow payment for parking. The subject property is located at 100 Great Wolf Lodge Drive and is currently zoned "CC", Community Commercial District.
5. Conditional Use Permit **CU24-34** (Vidorra) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Milkshake Concepts requesting a conditional use permit to amend the previously approved site plan CU22-22 (Ord. 2022-039) for a planned commercial center to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages), outdoor dining, outdoor speakers and a 38-foot pole sign in conjunction with a restaurant. This request is specifically to modify the existing floor plan to relocate alcohol storage and revise exterior building elevations. The subject property is located at 700 West State Highway 114 and is currently zoned "HC", Highway Commercial District.
6. Conditional Use Permit **CU24-35** (Classic Chevrolet) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Speed Fab-Crete requesting a conditional use permit to amend the previously approved site plan CU21-24 (Ord. 2021-055) for a planned commercial center for an automotive dealership with sales and repair of new and used vehicles. This request is specifically to add one freestanding Level 3 electric vehicle, EV, charging station to the existing car dealership. The subject property is located at 2501 William D Tate Avenue and is currently zoned "CC", Community Commercial District.
7. Conditional Use Permit **CU24-36** (Grace Housing) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ridinger Associates, Inc. requesting a conditional use permit to operate a non-profit organization for supportive housing and an outdoor playground as part of a mentorship program with GRACE. The subject property is located at 421 East Worth Street and is currently zoned "R-7.5", Single-Family Residential District.
8. Conditional Use Permit **CU24-37** and Planned Development Overlay **PD24-05** (Grapevine Faith Multipurpose Facility) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by

Faith Christian, Inc requesting a conditional use permit to amend the previously approved site plan CU19-25 (Ord. 2013-33) to allow for a non-profit educational institution. This request is specifically to construct additional football field seating and an indoor multi-purpose facility. The applicant is also requesting a planned development overlay to deviate from but not limited to the maximum height from Section 15 of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 730 East Worth Street and is currently zoned "R-7.5", Single-family District.

9. Special Use Permit **SU24-02** (121 Community Church Recreation Area) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Simon Engineering & Consulting requesting to amend the existing planned commercial center and to request a special use permit to amend the previously approved site plan SU15-02 (Ord. 2015-021). This request is specifically for the construction of an outdoor pavilion, soccer field, and pickleball court to the east of the existing 121 Community Church building. The subject property is located at 2701 Ira E. Woods Avenue and is currently zoned "CC", Community Commercial 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

10. 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 PUBLIC HEARINGS AND RELATED ITEMS

11. City Council to conduct a public hearing relative to the Fiscal Year 2024-2025 annual operating budget.
12. Consider **Ordinance No. 2024-077** adopting the Fiscal Year 2024-2025 City of Grapevine Annual Operating Budget and take any necessary action.

13. Consider **Ordinance No. 2024-078** adopting an ad valorem tax rate of 0.241165 per \$100 valuation for tax year 2024 and fiscal year 2025 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 **Resolution No. 2024-015** approving the Atmos RRM (Rate Review Mechanism) Tariff Settlement with Atmos Energy Mid-Tex. Assistant City Manager recommends approval.
15. Consider the annual maintenance renewal for INCODE, the municipal court software, with Tyler Technologies. Chief Financial Officer recommends approval.
16. Consider the purchase of a Cisco C8500L router and equipment from ePlus Inc. Chief Information Officer recommends approval.
17. Consider the renewal of an annual service contract for datacenter system and network administration with LEAF TCS. Chief Information Officer recommends approval.
18. Consider the renewal of an enterprise agreement for Geographic Information System software with Esri, Inc. Chief Information Officer recommends approval.
19. Consider the renewal of an annual contract for Vector Solutions software with Target Solutions Learning, LLC. Fire Chief recommends approval.
20. Consider a firework permit for the Hello DMC, Dwyer Franchising Event at Glass Cactus on October 12, 2024, for Illumination Fireworks Partners, LP. Fire Chief recommends approval.
21. Consider the purchase of fire record management software with Locality Media, Inc. Fire Chief recommends approval.
22. Consider the purchase of on-site PPE cleaning, inspection and repair from Rocky Mountain PPE, LLC. Fire Chief recommends approval.
23. Consider the renewal of a contract for third-party administrative services for the City's self-funded health plan with UMR. Human Resources Director recommends approval.

24. Consider the renewal of a contract for third-party administrative services for the City's self-funded dental plan with CIGNA. Human Resources Director recommends approval.
25. Consider the renewal of an annual policy for property and casualty insurance coverage with Travelers Insurance. Human Resources Director recommends approval.
26. Consider the renewal of an annual policy for cyber liability insurance coverage with XL Insurance Company. Human Resources Director recommends approval.
27. Consider an annual policy for Workers' Compensation insurance coverage with TML Risk Pool. Human Resources Director recommends approval.
28. Consider an annual policy for Medical and RX Stop Loss Insurance. Human Resources Director recommends approval.
29. Consider the renewal of a contract for diabetes reversal program with Virta Medical. Human Resources Director recommends approval.
30. Consider the renewal of an annual contract for portable restroom rental services with United Rentals, Inc. Parks and Recreation Director recommends approval.
31. Consider a contract for annual racial profiling reporting, quarterly data analysis, Equal Employment Opportunity Program (EEO) data collection with Del Carmen Consulting, LLC. Police Chief recommends approval.
32. Consider the purchase for recurring circuits for dispatch radio consoles with the Texas Department of Information Resources. Police Chief recommends approval.
33. Consider the purchase of PowerDMS professional subscription renewal with PowerDMS. Police Chief recommends approval.
34. Consider the renewal of the Crimes law enforcement computer software, licenses, system maintenance, and services from Sam Houston State University. Police Chief recommends approval.
35. Consider the purchase of a 2024 Celltech multi-use cargo trailer from North Texas Trailers. Police Chief recommends approval.
36. Consider the renewal of annual contracts for aggregate materials with Big Sandy Sand Company, Burnco Texas LLC, DFW Materials, Earth Haulers, Inc., Green Dream International LLC, Lowery Sand & Gravel Co. Inc. and Martin Marietta Inc. Public Works Director recommends approval.

37. Consider the purchase of fleet vehicles through interlocal purchasing cooperatives or BuyBoard agreements and authorize the order of fire apparatus. Chief Financial Officer and Public Works Director recommends approval.
38. Consider the purchase of a main breaker for the Water Treatment Plant from Graybar. Public Works Director recommends approval.
39. Consider the purchase of a gearbox for the Wastewater Treatment Plant from Newman Regency Group, Inc. Public Works Director recommends approval.
40. Consider the sale of property listed in Exhibit "A" as surplus property and authorize their sale through public auction. Public Works Director recommends approval.
41. Consider the award of an annual contract for RFB 48-24 for water and wastewater chemicals with Brenntag Southwest, Chameleon Industries, Polydyne, Inc. and PVS DX Inc. Public Works Director recommends approval.
42. Consider a Ground and Tower Lease Agreement with Grapevine Colleyville ISD (GCISD) and Celco Partnership d/b/a Verizon Wireless. Public Works Director recommends approval.
43. Consider the minutes of the September 3, 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.

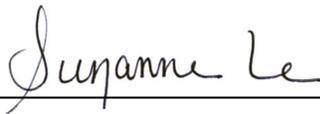
PLANNING AND ZONING COMMISSION RECOMMENDATIONS

44. Conditional Use Permit **CU24-28** (Elmer's HVAC and Plumbing) - Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-079**, if applicable, and take any necessary action.
45. Conditional Use Permit **CU24-29** (Great Wolf Lodge Entryway) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-080**, if applicable, and take any necessary action.
46. Special Use Permit **SU24-03** (Great Wolf Lodge Entryway) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-081**, if applicable, and take any necessary action.
47. Conditional Use Permit **CU24-34** (Vidorra) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-082**, if applicable, and take any necessary action.

48. Conditional Use Permit **CU24-35** (Classic Chevrolet) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-083**, if applicable, and take any necessary action.
49. Conditional Use Permit **CU24-36** (Grace Housing) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-084**, if applicable, and take any necessary action.
50. Conditional Use Permit **CU24-37** (Grapevine Faith Multipurpose Facility) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-085**, if applicable, and take any necessary action.
51. Planned Development Overlay **PD24-05** (Grapevine Faith Multipurpose Facility) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-086**, if applicable, and take any necessary action.
52. Special Use Permit **SU24-02** (121 Community Church Recreation Area) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-087**, 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 September 13, 2024 by 5:00 p.m.



 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.