



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, NOVEMBER 19, 2024

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

6:30p.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 Conference Room
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 Sharron Rogers

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU24-42** (EV Charging Station Development) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by BP Grapevine 1857, LLC requesting a conditional use permit to revise the previously approved site plan CU24-20 (Ordinance No. 2024-054) for a planned commercial center to develop a single-story, 34,566-

square-foot structure for retail gun sales and an indoor shooting range. This request is specifically to construct an electric vehicle charging station development. The subject property is located at 1815 South Main Street and is currently zoned "CC", Community Commercial District.

4. Conditional Use Permit **CU24-44** (Holy Trinity Catholic School Fence) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Karen Ullman requesting a conditional use permit to add 1,315 linear feet of fencing around the existing non-profit educational institution for security purposes. The subject property is located at 3750 William D. Tate Avenue and is currently zoned "CC", Community Commercial District.
5. Conditional Use Permit **CU24-49** and Planned Development Overlay **PD24-07** (Crossroads Hotel) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Hitesh Jariwala requesting a conditional use permit to amend the previously approved site plan CU16-28 (Ordinance No. 2016-82) for a planned commercial center to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer and wine), outdoor speakers, outdoor dining, a 40-foot pole sign and a 20-foot pole sign all in conjunction with a restaurant. This request is specifically to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer and wine) in conjunction with a five-story hotel with 200 rooms, two outdoor flex spaces, an outdoor pool, a full-service gym, spa/wellness center and a planned development overlay to deviate from, but not be limited to, the minimum open space requirements and perimeter landscape requirements. The subject property is located at 1031 and 1041 West State Highway 114 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

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.

PRESENTATIONS

7. Mark Harrison, CEO of Northern Texas PGA, to present thank you for Grapevine's sponsorship of the 2024 Texas Women's Open.

OLD BUSINESS

8. Consider **Ordinance No. 2024-098** amending the Grapevine Code of Ordinances, Chapter 12 - Health and Sanitation, relative to mobile food units (MFUs), and take any necessary action. **This item was tabled from the November 5, 2024 meeting.**

NEW BUSINESS

9. Consider calling a public hearing to consider amendments to the Comprehensive Zoning Ordinance No. 82-73 same being Appendix "D" of the Code of Ordinances to amend various sections of the Zoning Ordinance in accordance with changes to state land use and zoning law during the 86th, 87th, and 88th Texas State Legislative Sessions (**AM24-04**), and take any necessary action.
10. Consider calling a public hearing to consider an amendment to the Comprehensive Zoning Ordinance No. 82-73) same being Appendix "D" of the Code of Ordinances and Ordinance No. 2024-072, specifically to clarify electric vehicle (EV) chargers as a secondary use (**AM23-02B**), 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.

11. Consider a mid-year appointment to the Golf Course Advisory Board to fill a vacant position. Council Member Paul Slechta recommends approval.
12. Consider a mid-year appointment to the Convention and Visitors Bureau Board to fill a vacant position. Council Member Leon Leal recommends approval.
13. Consider the purchase of fire hose from Casco Industries. Fire Chief recommends approval.
14. Consider acceptance of funds for the fiscal year 2025 Office of the Governor Public Safety Office Criminal Justice Division Grant (4790502) on behalf of the Northeast Fire Department Association (NEFDA) for the First Responder Mental Health

Program and **Ordinance No. 2024-099** to appropriate the funds. Fire Chief recommends approval.

15. Consider the renewal of an annual contract for comprehensive health and wellness physicals with Front Line Mobile Health. Fire Chief and Police Chief recommend approval.
16. Consider the purchase of carpet and pieces to refurbish the portable pitchers' mounds at the Oak Grove baseball fields from The Perfect Mound. Parks and Recreation Director recommends approval.
17. Consider the purchase of audio visual equipment for Carol of Lights and the Merry & Bright Drone Shows from Epicenter Productions. Parks and Recreation Director recommends approval.
18. Consider a one-year extension of Conditional Use Permit **CU23-21** (Mohler MMA Extension) to allow for a 2,056 square foot training area expansion along the southern elevation to the existing fitness studio specializing in mixed martial arts. The subject property is located at 201 North Starnes Street and is currently zoned "HC", Highway Commercial District. This request was approved on December 19, 2023 and will expire on December 19, 2024. Planning Services Director recommends approval.
19. Consider the award of RFB 60-24 to construct a canopy at the Community Outreach Center with Structures & Interiors. Police Chief and Public Works Director recommend approval.
20. Consider the sole source purchase of maintenance, parts, and services for the indoor aquatics area at the REC from Dehumidified Air Solutions. Public Works Director recommends approval.
21. Consider the renewal of annual contracts for painting services with Ware Painting as primary vendor and Artistic Painting Company as secondary vendor. Public Works Director recommends approval.
22. Consider the payment of the annual Texas Commission on Environmental Quality Water System Fee. Public Works Director recommends approval.
23. Consider approving and ratifying the emergency purchase repair and replacement of the front gates at the Water Treatment Plant from Sav-On Fence. Public Works Director recommends approval.
24. Consider for the purchase of 300 fuel interface kits from E J Ward, Inc. and a GPS tracking system to upgrade and enhance the current Fleet fuel telematics system from Samsara. Public Works Director recommends approval.

25. Consider **Resolution No. 2024-018** authorizing a Second Amendment to the Ground and Tower Lease Agreement with New Cingular Wireless PCS, LLC, for the purpose of installing, operating and maintaining a communications facility, and installing, removing, replacing and maintaining utility cable, conduits and pipes on the Barton Elevated Storage Tank located at 211 West Texas Street. Public Works Director recommends approval.
26. Consider the minutes of the November 5, 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

27. Conditional Use Permit **CU24-42** (EV Charging Station Development) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-100**, if applicable, and take any necessary action.
28. Conditional Use Permit **CU24-44** (Holy Trinity Catholic School Fence) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-101**, if applicable, and take any necessary action.
29. Conditional Use Permit **CU24-49** (Crossroads Hotel) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-102**, if applicable, and take any necessary action.
30. Planned Development Overlay **PD24-07** (Crossroads Hotel) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-103** 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 November 15, 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.



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JOINT MEETING WITH CITY COUNCIL

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NEW BUSINESS

6. Conditional Use Permit **CU24-42** (EV Charging Station Development) – Consider the application and make a recommendation to City Council.
7. Conditional Use Permit **CU24-44** (Holy Trinity Catholic School Fence) – Consider the application and make a recommendation to City Council.
8. Conditional Use Permit **CU24-49** (Crossroads Hotel) – Consider the application and make a recommendation to City Council.
9. Planned Development Overlay **PD24-07** (Crossroads Hotel) – Consider the Zoning Ordinance amendment and make a recommendation to City Council.
10. Consider the minutes of the October 15, 2024 regular meeting and the November 1, 2024 special meeting.

ADJOURNMENT

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