



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, DECEMBER 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 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, Parks and Recreation, historic preservation 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 Beth Tiggelaar

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU24-47** (Sewell Cadillac EV) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Gensler requesting a conditional use permit to amend the previously approved site plan CU02-52 (Ordinance No. 2002-098) for an automotive

dealership with sales and service of new and used vehicles and two pole signs. This request is specifically to add three Level 3 electric vehicle (EV) charging stations to the site. The subject property is located at 1001 East State Highway 114 and is currently zoned “PCD”, Planned Commerce Development District.

4. Conditional Use Permit **CU24-48A** (Sunbelt Rentals) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by McAdams requesting a conditional use permit to amend the previously approved site plan CU23-05 (Ordinance No. 2023-018) to allow sales and rental of heavy equipment and machinery. This request is specifically to allow one monument sign to exceed maximum height and effective area requirements. The subject property is located at 1035 Texan Trail and is currently zoned “BP”, Business Park District.
5. Conditional Use Permit **CU24-53** (Club 4 Fitness) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jackson Walker, LLP requesting a conditional use permit to amend the previously approved site plan CU98-44 (Ordinance No. 1998-114) for a planned commercial center in conjunction with a grocery store. This request is specifically to allow a 62,139 square foot fitness center. The subject property is located at 4000 William D. Tate Avenue and is currently zoned “CC”, Community Commercial District.
6. Conditional Use Permit **CU24-54** (Bull Lion Ranch Winery) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Anthony C. Tordiglione requesting a conditional use permit to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (wine only) in conjunction with a winery. The subject property is located at 150 West College Street, Suite 318 and is currently zoned “CBD”, Central Business District.
7. **AM23-02B** Electric Vehicle Charging Stations – City Council and Planning and Zoning Commission to conduct a public hearing to consider amendments to the Comprehensive Zoning (Ordinance No. 82-73) same being Appendix “D” of the Code of Ordinances to limit electric vehicle (EV) chargers as a secondary land use on non-residential properties.
8. **AM24-04** Legislative Updates – City Council and Planning and Zoning Commission to conduct a public hearing to consider amendments to the Comprehensive Zoning (Ordinance No. 82-73) same being Appendix “D” of the Code of Ordinances in accordance with changes to state land use and zoning law made during the 86th, 87th, and 88th Texas State Legislative Sessions.

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.

NEW BUSINESS

10. Consider a contract for consultation services to craft a comprehensive strategy for redeveloping and reimagining the Crossroads District with MESA Design Group, 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 the award of an annual contract for financial advisory services with Valley View Consulting, LLC. Chief Financial Officer recommends approval.
12. Consider an annual contract for emergency medical supplies with Bound Tree Medical, LLC. Fire Chief recommends approval.
13. Consider **Resolution No. 2024-020** authorizing an application to the fiscal year 2024 Assistance to Firefighters Grant on behalf of the Northeast Fire Department Association (NEFDA) in order to purchase a heavy rescue apparatus. Fire Chief recommends approval.
14. Consider the renewal of an annual contract for pre-employment background screenings with Touch Them All, Inc. (DBA First Check Applicant Screening). Human Resources Director recommends approval.
15. Consider the purchase of additions for law enforcement body cameras, supplies, services, licenses and equipment with Axon Enterprises, Inc. Police Chief recommends approval.

16. Consider annual contracts for the purchase of hot mix asphalt with Austin Asphalt and Reynolds Asphalt. Public Works Director recommends approval.
17. Consider trial of biologically-based services for the elimination of the buildup of fats, oils and grease in the wastewater collection system with IN-PIPE Technology. Public Works Director recommends approval.
18. Consider subscription for services with Environmental Systems Research Institute, Inc. for the ESRI Advantage Program. Public Works Director recommends approval.
19. **Amended Final Plat** for Lots 1A-19A, 20XA and 21XA, Block 1, Dove Station – consider the application submitted by Mufasa Meadows, LLC requesting to abandon a drainage and utility easement on property located on Kosse Court. Public Works Director recommends approval.
20. Consider **Ordinance No. 2024-104** abandoning a drainage easement on Lots 1-3, Block 1, Dove Station for property located at 2988, 2994 and 3000 Kosse Court. Public Works Director recommends approval.
21. Consider a contract for the replacement of the Train 2 Motor Control Center at the Wastewater Treatment Plant with Graybar Electric and **Ordinance No. 2024-105** appropriating the funds. Public Works Director recommends approval.
22. Consider the payment of the Grapevine Lake operation and maintenance fee to the US Army Corps of Engineers. Public Works Director recommends approval.
23. Consider the minutes of the November 19 and December 3, 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

24. Conditional Use Permit **CU24-47** (Sewell Cadillac EV) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-106**, if applicable, and take any necessary action.
25. Conditional Use Permit **CU24-48A** (Sunbelt Rentals) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-107**, if applicable, and take any necessary action.

26. Conditional Use Permit **CU24-53** (Club 4 Fitness) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-108**, if applicable, and take any necessary action.
27. Conditional Use Permit **CU24-54** (Bull Lion Ranch Winery) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-109**, if applicable, and take any necessary action.
28. **AM23-02B** Electric Vehicle Charging Stations – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-110**, if applicable, and take any necessary action.
29. **AM24-04** Legislative Updates – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-111**, if applicable, and take any necessary action.
30. **Preliminary Plat** and **Concept Plan** for Lots 1, 2 and 3, Block 1, DFW Lakes – Consider the recommendation of the Planning and Zoning relative to an application submitted by Graham Associates requesting to subdivide Tract 5D1 in the Andrew W Anderson Survey, Abstract 26. The subject property is located at 2009 Anderson Gibson Road and is currently zoned “HCO”, Hotel and Corporate Office District.
31. **Final Plat** of Lot 1, Block 1, DFW Lakes – Consider the recommendation of the Planning and Zoning Commission relative to an application submitted by Graham Associates requesting to subdivide Tract 5D1 in the Andrew W Anderson Survey, Abstract 26. The subject property is located at 2009 Anderson Gibson Road and is currently zoned “HCO”, Hotel and Corporate Office 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 December 13, 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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NEW BUSINESS

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10. Conditional Use Permit **CU24-48A** (Sunbelt Rentals) - Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU24-53** (Club 4 Fitness) - Consider the application and make a recommendation to City Council.

12. Conditional Use Permit **CU24-54** (Bull Lion Ranch Winery) - Consider the application and make a recommendation to City Council.
13. **AM23-02B** Electric Vehicle Charging Stations - Consider the proposed amendments and make a recommendation to City Council.
14. **AM24-04** Legislative Updates - Consider the application and make a recommendation to City Council.
15. **Preliminary Plat** and **Concept Plan** for Lots 1, 2 and 3, Block 1, DFW Lakes - Consider the application submitted by Graham Associates requesting to subdivide Tract 5D1 in the Andrew W Anderson Survey, Abstract 26, and make a recommendation to City Council. The subject property is located at 2009 Anderson Gibson Road and is currently zoned "HCO", Hotel and Corporate Office District.
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17. Consider the minutes of the November 19, 2024 regular Planning and Zoning Commission meeting.

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