



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, MAY 20, 2025

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  
Swearing In of Newly Elected Council Members  
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

1. City Secretary to administer the Oath of Office for City Council Place 3 to Leon Leal.
2. City Secretary to administer the Oath of Office for City Council Place 4 to Sean Shope.
3. Consider the appointment of the Mayor Pro Tem and take any necessary action.

**EXECUTIVE SESSION:**

*(Immediately following swearing in of newly elected Council Members and appointment of Mayor Pro Tem.)*

4. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
  - A. Consultation with and legal advice from the City Attorney regarding pending litigation (Muns, et al. v. Grapevine – Cause No. 348-303736-18), pursuant to Section 551.071, Texas Government Code.
  - B. 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.
  - C. 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

5. Invocation and Pledge of Allegiance: Commissioner Monica Hotelling

**JOINT PUBLIC HEARINGS**

6. Conditional Use Permit **CU25-11** (Wine Tasting Room) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by GCV Enterprises, LLC requesting a conditional use permit to allow a 2,548 square foot wine tasting facility on 0.07 acre. The subject property is located at 406 South Main Street and is currently zoned “CBD”, Central Business District.
7. Conditional Use Permit **CU25-12** (Landmark Coffee) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Landmark Coffee, LLC requesting a conditional use permit to amend the previously approved site plan CU20-18 (Ordinance No. 2020-045) to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a winery. This request is specifically to allow a 1,256 square-foot coffee shop with outdoor dining. The subject property is located at 530 South Main Street, Suite 100 and is currently zoned “CBD”, Central Business District.
8. Conditional Use Permit **CU25-15** (Casa Fairview Canines) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Casa Fairview Canines DBA Aeropaws requesting a conditional use permit to amend the previously approved site plan SP04-19 to develop a 6,919 square foot building to an existing office warehouse development for a total of four buildings. This request is specifically to allow for a dog and cat kennel within suite 302. The subject property is located at 1201 Minters Chapel Road, Suite 302 and is currently zoned “LI”, Light Industrial District.
9. Conditional Use Permit **CU25-16** (AC Hotel) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Type-Six requesting a conditional use permit to amend the previously approved site plan CU19-16 (Ordinance No. 2019-037) to allow for a multi-brand hotel complex (Renaissance, Element, and AC Hotel) with on-premise alcohol beverage sales (beer, wine, and mixed beverages), outdoor dining, and outdoor speakers, minor site plan and elevation changes to the previously approved Hilton Garden Inn, and minor site plan and elevation changes to the previously approved office building. This request is specifically to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and

mixed beverages) and outdoor speakers in conjunction with one, five-story hotel with 200 rooms, and to exceed the maximum building height of 50 feet. The subject property is located at 1701 State Highway 26 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.

### NEW BUSINESS

11. Consider **Ordinance No. 2025-019** amending the Grapevine Code of Ordinances Article V. Miscellaneous Sections 12-90 and 12-91 regarding noise nuisances, and take any necessary action.
12. Consider **Ordinance No. 2025-020** amending the Grapevine Code of Ordinances Chapter 23 Traffic, Article V Parking, Section 23-63 No Parking Zones; Restricted Parking Zones; No Standing Zones; No Stopping Zones; and replacing the table under the Corps of Engineers Parks, Lake Grapevine, and take any necessary action.
13. Consider a contract for the relocation of the historic Tate House from 122 West Peach Street to the Cotton Belt Railroad District to H.D. Snow and Son House Moving, Inc, **Ordinance No. 2025-021** to appropriate funds, 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 renewal of an annual contract for the purchase of office supplies from Office Depot. Chief Financial Officer recommends approval.
15. Consider a personal services contract for Fire Department employee background checks with KB Backgrounds owned by Keith Bauman. Fire Chief recommends approval.
16. Consider the renewal of the annual contract for the Parks and Recreation Department magazine print services with Texas Monthly. Parks and Recreation Director recommends approval.
17. Consider the renewal of annual contracts for the purchase of swimming pool chemicals with Petra Chemical Company, Inc. and Sunbelt Pools. Parks and Recreation Director recommends approval.
18. Consider the renewal of an annual contract for grounds maintenance equipment, irrigation parts, supplies and installations from Longhorn, Inc. Parks and Recreation Director recommends approval.
19. Consider renewal of an annual contract for carpet and tile flooring services from RCS Flooring Services, LLC. Public Works Director recommends approval.
20. Consider the contracts for ground-based mosquito control services with Municipal Mosquito and Vector Disease Control International. Public Works Director recommends approval.
21. Consider the minutes of the May 6, 2025 Regular City Council meeting and the May 14, 2025 Special 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

22. Conditional Use Permit **CU25-11** (Wine Tasting Room) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-022**, if applicable, and take any necessary action.
23. Conditional Use Permit **CU25-12** (Landmark Coffee) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-023**, if applicable, and take any necessary action.

24. Conditional Use Permit **CU25-15** (Casa Fairview Canines) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-024**, if applicable, and take any necessary action.
25. Conditional Use Permit **CU25-16** (AC Hotel) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-025**, 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 May 16, 2025 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.



CITY OF GRAPEVINE, TEXAS  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, MAY 20, 2025

GRAPEVINE CITY HALL, SECOND FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

## **JOINT MEETING WITH CITY COUNCIL**

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

1. Invocation and Pledge of Allegiance: Commissioner Monica Hotelling

## **JOINT PUBLIC HEARINGS**

2. Conditional Use Permit **CU25-11** (Wine Tasting Room) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by GCV Enterprises, LLC requesting a conditional use permit to allow a 2,548 square foot wine tasting facility on 0.07 acre. The subject property is located at 406 South Main Street and is currently zoned “CBD”, Central Business District.
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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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### NEW BUSINESS

7. Conditional Use Permit **CU25-11** (Wine Tasting Room) – Consider the application and make a recommendation to City Council.
8. Conditional Use Permit **CU25-12** (Landmark Coffee) – Consider the application and make a recommendation to City Council.
9. Conditional Use Permit **CU25-15** (Casa Fairview Canines) – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU25-16** (AC Hotel) – Consider the application and make a recommendation to City Council.
11. Consider the minutes of the April 9, 2025 Planning and Zoning Commission Workshop and the April 15, 2025 regular Planning and Zoning Commission 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

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 May 16, 2025 by 5:00 p.m.

*Tara Brooks*

Tara Brooks, TRMC, CRM  
City Secretary



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