



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, JUNE 17, 2025

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. 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

2. Invocation and Pledge of Allegiance: Mayor Pro Tem Paul Slechta

JOINT PUBLIC HEARINGS

3. 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 A.C. 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 as “CC”, Community Commercial District. **The public hearing and consideration of this item were tabled at the May 20, 2025 Joint Meeting.**

4. Conditional Use Permit **CU25-14** and Planned Development Overlay **PD25-02** (Floor & Décor) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Floor and Décor Outlets of America, Inc. to amend the previously approved site plan CU06-16 (Ordinance No. 2006-035) 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 60,378 square-foot retail store for building materials and supplies and a planned development overlay (PD25-02) to deviate from, but not be limited to, a reduction in the minimum open space requirement, and an increase to the maximum impervious surface requirement, listed in Section 25, “CC”, Community Commercial District, F. Density 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.
5. Conditional Use Permit **CU25-19** (Walmart EV Chargers) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kimley-Horn requesting a conditional use permit to amend the previously approved site plan CU23-01 (Ordinance No. 2023-009) to add two metal storage containers for the purpose of storing new parts and landscape equipment for on- and off-site Walmart facility management. This request is specifically to add six (6), Level 3 electric vehicle (EV) charging stations. The subject property is located at 1601 West State Highway 114 and is currently zoned “CC”, Community Commercial District.
6. Conditional Use Permit **CU25-23** (The Dutch) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Texas Liquor License requesting a conditional use permit to amend the previously approved conditional use permit CU06-56 (Ordinance No. 2006-089) to allow for the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant. This request is specifically to modify the existing floor plan, change exterior elevations and to allow for the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant. The subject property is located at 1285 South Main Street and is currently zoned “PO”, Professional Office District.

7. Conditional Use Permit **CU25-24** (Stella Café) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Stella To Go, LLC requesting a conditional use permit to amend the previously approved site plan CU19-19 (Ordinance No. 2019-039) to allow for the possession, storage, retail sales and on- and off-premise consumption of alcoholic beverages (beer and wine only) and outside dining in conjunction with a restaurant. This request is specifically to modify the existing floor plan and to allow for the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) and outside dining in conjunction with a restaurant. The subject property is located at 603 South Main Street, Suite 303 and is currently zoned “CBD”, Central Business 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

8. 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

9. Consider **Ordinance No. 2025-034** amending the Grapevine City Code, Appendix G, Historic Preservation by adopting the Grapevine Historic Township Pattern Book for the Grapevine Historic Township and take any necessary action.
10. Consider calling a public hearing to amend various sections of the Comprehensive Zoning Ordinance (82-73), same being Appendix D of the Code of Ordinances, as follows: amendments to various sections of the zoning ordinance related to secondary structures, including requirements for their size, location and height.

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 purchase of an annual software license for permitting from Vertosoft for the Planning Services Department, Building Services Department and other departments included in the Technical Review Committee (TRC) process, and managing permits, processes and code enforcement cases. Building Official and Planning Services Director recommend approval.
12. Consider a firework permit for the City's 2025 Fireworks Show to be held on July 4, 2025. Fire Chief recommends approval.
13. Consider the purchase of recycled rubber barriers from Pretred, Inc. Public Works Director recommends approval.
14. Consider the purchase of hydrant pressure recorders from Atlas Utility Supply Company. Public Works Director recommends approval.
15. Consider the purchase of four Val-Matic check valves for the Hilton Lift Station from Municipal Valve & Equipment Company. Public Works Director recommends approval.
16. Consider the second amendment to the engineering contract for the design of the Train 2 and Train 3 improvements at the Wastewater Treatment Plant with Provenance Engineering, LLC and **Ordinance No. 2025-027** to appropriate the funds. Public Works Director recommends approval.
17. Consider **Ordinance No. 2025-028** 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; prohibiting parking on the north side of West College Street. Public Works Director recommends approval.
18. Consider the minutes of the June 3, 2025 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

19. 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.
20. Conditional Use Permit **CU25-14** (Floor & Décor) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-029**, if applicable, and take any necessary action.

21. Planned Development Overlay **PD25-02** (Floor & Décor) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-030**, if applicable, and take any necessary action.
22. Conditional Use Permit **CU25-19** (Walmart EV Chargers) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-031**, if applicable, and take any necessary action.
23. Conditional Use Permit **CU25-23** (The Dutch) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-032**, if applicable, and take any necessary action.
24. Conditional Use Permit **CU25-24** (Stella Café) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-033**, 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 June 13, 2025 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.



CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JUNE 17, 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: Mayor Pro Tem Paul Slechta

JOINT PUBLIC HEARINGS

2. 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 A.C. 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 as “CC”, Community Commercial District. **The public hearing and consideration of this item were tabled at the May 20, 2025 Joint Meeting.**
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REGULAR SESSION: 7:30 p.m. (*Immediately following the Joint Public Hearings*) - Planning and Zoning Conference Room

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Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

NEW BUSINESS

8. Conditional Use Permit **CU25-16** (AC Hotel) – Consider the application and make a recommendation to City Council.
9. Conditional Use Permit **CU25-14** (Floor & Décor) – Consider the application and make a recommendation to City Council.
10. Planned Development Overlay **PD25-02** (Floor & Décor) – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU25-19** (Walmart EV Chargers) – Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU25-23** (The Dutch) – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU25-24** (Stella Café) – Consider the application and make a recommendation to City Council.
14. Consider the minutes of the May 20, 2025 regular Planning and Zoning Commission meeting.
15. Receive a report, hold a discussion, and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) being Appendix “D” of the Code of Ordinances as follows: creation of a new zoning district for urban Brownstone developments, removal of Planned Residential Districts (PRD-6 and PRD-12), amending related definitions, and revisions to Table 3, Preferred Use Matrix in Section 41.B of the Transit District Overlay (TDO).

NOTE: Following the consideration of items 8-14, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

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