

ACTION AGENDA



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: 7:01 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.
ITEM DISCUSSED. NO ACTION TAKEN.
 - 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.
ITEM DISCUSSED. NO ACTION TAKEN.
 - 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. **ITEM DISCUSSED.**

**Motion following executive session: Approve an Economic Development Agreement with Grapevine Investor Group, LLC and authorize the City Manager to execute same and to take all other necessary action.
APPROVED 7-0**

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.**

PUBLIC HEARING HELD

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.

PUBLIC HEARING HELD

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. **PUBLIC HEARING HELD**

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.

PUBLIC HEARING HELD

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.

PUBLIC HEARING HELD

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.

0 SPEAKERS

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.
APPROVED 7-0
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.
APPROVED 7-0
CALL A PUBLIC HEARING FOR THE JULY 15, 2025 JOINT MEETING

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.

Item 17 was removed from the consent agenda.

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. **APPROVED 7-0**
12. Consider a firework permit for the City's 2025 Fireworks Show to be held on July 4, 2025. Fire Chief recommends approval. **APPROVED 7-0**
13. Consider the purchase of recycled rubber barriers from Pretred, Inc. Public Works Director recommends approval. **APPROVED 7-0**
14. Consider the purchase of hydrant pressure recorders from Atlas Utility Supply Company. Public Works Director recommends approval. **APPROVED 7-0**
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. **APPROVED 7-0**
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. **APPROVED 7-0**

- 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. APPROVED TO **TABLE TO THE JULY 15, 2025 MEETING**
- 18. Consider the minutes of the June 3, 2025 Regular City Council meeting. City Secretary recommends approval. **APPROVED 7-0**

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. **APPROVED 6-0-1 (MAYOR RECUSED)**
- 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. **APPROVED 7-0 WITH CONDITIONS**
- 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. **APPROVED 7-0**
- 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. **APPROVED 7-0 WITH CONDITIONS**
- 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. **APPROVED 7-0**
- 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. **APPROVED 7-0 WITH CONDITIONS**

ADJOURNMENT **9:09 p.m.**

The Action Agenda is provided as a convenience to citizens, Council and Staff for a quick reference to actions taken at the City Council meeting. The Action Agenda is not the official minutes of the Council meeting. The minutes will be posted on the City’s website after they are approved by City Council.

Please contact our office, if you have any questions or comments.