



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, AUGUST 19, 2025

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

6:45 p.m.	Dinner – City Council Conference Room
7:15 p.m.	Call to Order of City Council Meeting – City Council Chambers
7:15 p.m.	Executive Session – City Council Conference Room
7:30 p.m.	Joint Regular Meeting – City Council Chambers

CALL TO ORDER: 7:15 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: Council Member Sharron Rogers

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU25-27** (Fortified Film Solutions) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Baird Hampton & Brown, Inc. requesting a conditional use permit to allow for the application and installation of paint protection film (window tinting) in conjunction with a proposed business. The subject property is located at 1240 Texan Trail, Suite 100 and is currently zoned “LI”, Light Industrial District.
4. Conditional Use Permit **CU25-34** (Weinberger’s Deli Expansion) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Dan Weinberger requesting a conditional use permit to allow a 1,300 sq. ft. expansion of an existing delicatessen into an adjacent suite and outside dining. The subject property is located at 601 South Main Street, Suites 100 and 101 and is currently zoned “CBD”, Central Business District.
5. Conditional Use Permit **CU25-35** and Entertainment and Attraction Overlay **EA25-01** (Dig World) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jacob & Hefner Associates. The site was previously approved for a conditional use permit CU05-54 (Ordinance No. 2005-082) for the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant and aquarium. This request is specifically to allow for a retail dealer’s on-premise license (malt beverages only), outdoor speakers, and outdoor storage of heavy machinery in conjunction with an outdoor commercial amusement. The applicant is also requesting an entertainment and attraction overlay to allow flexible site design including off-site parking. The subject property is located at 2200 West Grapevine Mills Circle and is currently zoned “CC” Community Commercial District.
6. Zoning Change Application **Z25-03**, Conditional Use Permit **CU25-32**, and Planned Development Overlay **PD25-03** (Hotel Vin Reserve) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Paul Coury requesting to rezone 2.80 acres from “LI”, Light Industrial District to “CC”, Community Commercial District. The applicant is also requesting a conditional use permit 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 120 room, 6-story, boutique hotel, to exceed maximum height requirements, outdoor speakers, and four Electric Vehicle charging stations. A planned development overlay is also requested to deviate from, but not be limited to, a reduction in building setbacks, buffer requirements, driveway spacing, and a reduction in required parking. The subject property is located at 321 East Dallas Road.

7. Zoning Change Application **Z25-04** and Conditional Use Permit **CU25-36** (B-K Sizzle) and **Final Plat** for Lots 2R, 2R-1 and 2R-2, Ruth Wall Subdivision – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Dossani Paradise Investments, LLC requesting to rezone the southern portion of the property from “HC”, Highway Commercial District to “R-7.5”, Single-Family District for two single-family lots. The applicant is also requesting a conditional use permit to develop a 2,978 sq. ft. restaurant with a drive-through and a monument sign with changeable copy in excess of 30%. In addition the applicant is requesting to subdivide one lot into three lots being a replat of Lot 2, Ruth Wall Subdivision. The subject property is located at 834 East Northwest Highway.
8. Zoning Ordinance Amendment **AM24-05** – City Council and Planning and Zoning Commission to conduct a public hearing relative to proposed amendments to the Comprehensive Zoning Ordinance (82-73); same being Appendix D of the Code of Ordinances relative to secondary structures, including requirements for their size, location and height. **The public hearing was tabled from the July 15, 2025 Joint Meeting.**

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.

PRESENTATIONS

10. Mayor Pro Tem Paul Slechta to present a gift from Sister City West Lothian, Scotland to Mayor William D. Tate.

NEW BUSINESS

11. Consider calling a public hearing for proposed amendments to the Comprehensive Zoning Ordinance (82-73), same being Appendix D of the Code of Ordinances related to creation of a Brownstone District, deletion of the planned residential

districts (“PRD-6”, Planned Residential Low Density District and “PRD-12”, Planned Residential Medium Density District), amending related definitions, and taking 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.

12. Consider the purchase and installation of new toll tag readers for Fire Stations one through four from Schneider Electric Buildings. Fire Chief recommends approval.
13. Consider the purchase of personal protective equipment from North America Fire Equipment Company, Inc. (NAFECO). Fire Chief recommends approval.
14. Consider the purchase of a Toro Reelmaster mower from Professional Turf Products, L.P. Director of Golf Services recommends approval.
15. Consider annual contracts for the purchase of horticulture chemicals and fertilizers with BWI Companies, Inc., Helena Chemical Company, Simplot and Innovative Turf Supply. Director of Golf Services recommends approval.
16. Consider the purchase of mailing services of the GO Grapevine magazine from Community Impact Newspaper (JG Media). Director of Parks and Recreation recommends approval.
17. Consider the renewal of an annual contract for RFB 48-24 for the purchase of water and wastewater chemicals with Brenntag Southwest, Chameleon Industries, Polydyne, Inc. and PVS DX Inc. Director of Public Works recommends approval.
18. Consider the purchase of services for a trial of biologically-based services for the elimination of the buildup of Fats, Oils, and Grease (FOG) in the wastewater collection system with IN-PIPE Technology (IPT). Director of Public Works recommends approval.
19. Consider the purchase of two Graco Grindlazer Scarifiers units needed for pavement marking removal from Centerline Supply, Inc. Director of Public Works recommends approval.
20. Consider the purchase of treatment analyzers for train 3 at the Wastewater Treatment Plant from Hach. Director of Public Works recommends approval.

21. Consider the purchase of a Flygt model submersible pump for train 2 at the Wastewater Treatment Plant from Xylem Water Solutions, Inc. Director of Public Works recommends approval.
22. Consider the second reading of **Ordinance No. 2025-042** of the franchise agreement granted to Oncor Electric Delivery Company LLC (Oncor) to amend the agreement and update franchise language. Director of Public Works recommends approval.
23. Consider **Ordinance No. 2025-043** amending the Grapevine Code of Ordinances Chapter 7 Building and Construction, Article X Flood Prevention. Director of Public Works recommends approval.
24. Consider awarding the Eules Grapevine Road Project to CT4 Construction based upon concurrence of the Texas Department of Transportation, and **Ordinance No. 2025-044** to appropriate funds. Director of Public Works recommends approval.
25. Consider the minutes of the August 5, 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

26. Conditional Use Permit **CU25-27** (Fortified Film Solutions) – Consider the recommendation of the Planning and Zoning Commission and the first reading of **Ordinance No. 2025-045**, if applicable, and take any necessary action.
27. Conditional Use Permit **CU25-34** (Weinberger's Deli Expansion) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-046**, if applicable, and take any necessary action.
28. Conditional Use Permit **CU25-35** (Dig World) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-047**, if applicable, and take any necessary action.
29. Entertainment and Attraction Overlay **EA25-01** (Dig World) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-048**, if applicable, and take any necessary action.
30. Zoning Change Application **Z25-03** (Hotel Vin Reserve) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-049**, if applicable, and take any necessary action.

31. Conditional Use Permit **CU25-32** (Hotel Vin Reserve) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-050**, if applicable, and take any necessary action.
32. Planned Development Overlay **PD25-03** (Hotel Vin Reserve) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-051**, if applicable, and take any necessary action.
33. Zoning Change Application **Z25-04** (B-K Sizzle) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-052**, if applicable, and take any necessary action.
34. Conditional Use Permit **CU25-36** (B-K Sizzle) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-53**, if applicable, and take any necessary action.
35. **Final Plat** for Lots 2R, 2R-1 and 2R-2, Ruth Wall Subdivision – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
36. Zoning Ordinance Amendment **AM24-05** – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-054**, 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 August 15, 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, AUGUST 19, 2025

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

SPECIAL SESSION: 6:30 p.m. – Planning and Zoning Conference Room

1. Receive a report, hold a discussion and provide staff direction regarding amendments to Map 2: Land Use Plan of the Comprehensive Master Plan (future land use map) in the transit district assessment area and to Section 41.B, Transit District Overlay of the Zoning Ordinance.
2. Receive and discuss a report from the Brownstones District Subcommittee.
3. Receive and discuss a report from the "PO", Professional Office District Subcommittee.

JOINT MEETING WITH CITY COUNCIL: 7:30 p.m. – City Council Chambers

4. Invocation and Pledge of Allegiance: Council Member Sharron Rogers

JOINT PUBLIC HEARINGS

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Planning and Zoning Commission to recess to the Planning and Zoning Commission Conference Room, Second Floor, to consider published agenda items.

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

12. Conditional Use Permit **CU25-27** (Fortified Film Solutions) – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU25-34** (Weinberger's Deli Expansion) – Consider the application and make a recommendation to City Council.
14. Conditional Use Permit **CU25-35** (Dig World) – Consider the application and make a recommendation to City Council.
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20. Conditional Use Permit **CU25-36** (B-K Sizzle) – Consider the application and make a recommendation to City Council.
21. **Final Plat** for Lots 2R, 2R-1 and 2R-2, Ruth Wall Subdivision – Consider the application and make a recommendation to City Council.

22. Zoning Ordinance Amendment **AM24-05** – Consider the request and make a recommendation to City Council.
23. Consider a city-initiated rezoning request for the property located at 1109 Airline Drive from “PO”, Professional Office District to the “R-7.5”, Single Family District.
24. Consider a city-initiated amendment to Section 41.B., Transit District Overlay of the Zoning Ordinance, same being Appendix “D” of the Code of Ordinances, amending the boundaries of the transit district overlay by removing the following properties: 1109 Airline Drive, 113 East Hudgins Street, 131 East Hudgins Street, 351 East Hudgins Street, 827 Dawn Lane, 849 East Dallas Road and all of Lots 1-215, Sunshine Harbor subdivision as “future”.
25. Consider the minutes of the July 15, 2025 regular meeting; the August 4, 2025 Special Meeting; the August 7, 2025 Comprehensive Master Plan Subcommittee Meeting; the August 11, 2025 Transit District Overlay Subcommittee Meeting; August 11, 2025, Brownstone District Subcommittee Meeting; and the August 14, 2025 “PO” Professional Office District Subcommittee Meeting.

PRESENTATIONS

26. Director of Planning Services to present an update on 89th Texas Legislative bills regarding administration, land use and zoning.

NOTE: Following the Commission’s consideration of the public hearing items, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

ADJOURNMENT

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 Tara Brooks, TRMC, CRM
 City Secretary



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