



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, SEPTEMBER 16, 2025

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

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7:00 p.m. Dinner – City Council Conference Room  
7:30 p.m. Joint Regular Meeting – City Council Chambers

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

1. Invocation and Pledge of Allegiance: Commissioner Beth Tiggelaar

**JOINT PUBLIC HEARINGS**

2. Conditional Use Permit **CU25-17** (Subaru EV Charging Station) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Five Star Subaru of Grapevine. This site was previously approved for a conditional use permit to amend the previously approved site plan CU15-19 (Ordinance No. 2015-029) to allow for a pylon sign in conjunction with an automotive dealership with the sales and service of new and used vehicles. This request is specifically to allow for one, Level 3, electric vehicle (EV) charging station. The subject property is located at t 2651 William D Tate Avenue and is currently zoned “PID”, Planned Industrial Development.
3. Conditional Use Permit **CU25-37** (Futsal) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by ML Clark Consulting, LLC. This site was previously approved for a conditional use permit CU19-02 (Ordinance No. 2019-006) for additional on-premise signage, and to allow for gasoline sales, and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a convenience store. This request is specifically to allow three outdoor soccer fields, a 5,040 square foot recreation area, outdoor speakers, and a check-in and concessions suite in a portion of an existing building within a planned commercial center. The subject property is located at 3560 North Grapevine Mills Boulevard and is currently zoned “CC”, Community Commercial District.
4. Special Use Permit **SU25-03** (Firelife Church) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Firelife Church. This site was previously approved for a conditional use permit CU12-28 (Ordinance No. 2012-032) to allow retail sales of secondhand goods in a lease space exceeding 3,000 square feet. The applicant is requesting a special use permit to allow for a 185-seat church in an existing building within a planned

commercial center. The subject property is located at 5311 William D. Tate Avenue and is currently zoned CC”, Community Commercial District.

5. Zoning Application **Z25-05**, Conditional Use Permit **CU25-41** and Planned Development Overlay **PD25-04** (Northwest Animal Hospital) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Lynn Engineering requesting to rezone 0.26 acres from “R-20”, Single-Family District to “CN”, Neighborhood Commercial District; a conditional use permit to allow for the expansion of an existing veterinarian office use onto the adjacent lot to provide additional parking; and a planned development overlay to deviate from, but not be limited to, a reduction in buffer requirements and a decrease in minimum required landscaping, Section 24, “CN”, *Neighborhood Commercial District*, J. *Landscape Requirements* and M. *Design Requirements* of the Comprehensive Zoning Ordinance, No. 82-73. The subject property is located at 1027 William D. Tate Avenue and 1104 Valley Vista Drive.
6. Zoning Ordinance Amendment **AM22-02** – 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 creation of the Brownstone Residential District Regulations and amendments to related sections of the ordinance, including: Section 12, Definitions to add, remove, and delete definitions; Section 20, “TH”, Townhouse District Regulations to reduce the maximum density to eight (8) dwelling units per acre; Section 34, Planned Residential Low-Density District to delete in its entirety and replace with the Brownstone Residential District Regulations, establishing permitted and conditional uses, and bulk, dimensional and setback requirements; Section 35, “PRD-12”, Planned Residential Medium Density District to delete in its entirety and reserve for future use; and Section 56, Off-Street Parking Requirements to establish minimum parking requirements for Brownstones and guest parking for Brownstone, Townhouse, Multifamily, and Live/Work units.

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

7. 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.

### OLD BUSINESS

8. Conditional Use Permit **CU25-27** (Fortified Film Solutions) – City Council to consider the second reading of **Ordinance No. 2025-045** 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. **The public hearing and first reading of this item were held at the August 19, 2025 City Council meeting.**

### NEW BUSINESS

9. Consider **Ordinance No. 2025-055** adopting an ad valorem tax rate of 0.237228, the O&M ad valorem tax rate of .134431 and the debt service ad valorem tax rate of .102797 per \$100 valuation for tax year 2025 and fiscal year 2026, and take any necessary action.
10. Consider calling a public hearing (**Z25-06**) regarding a city-initiated request to rezone 0.23 acres at 1109 Airline Drive from “PO”, Professional Office District to “R-7.5”, Single-Family Residential District, and take any necessary action.
11. Consider a Guaranteed Maximum Price (GMP) contract for the renovations and new construction associated with the Water and Wastewater Treatment Plant Administration Building Improvements Project with Fransen Pittman Construction, approval of owner contingency, **Ordinance No. 2025-056** appropriating the funds, and take any necessary action.
12. Consider the second amendment to the architectural/engineering contract for renovations and new construction associated with the Water and Wastewater Treatment Plant Administration Building Improvements Project with Freese and Nichols, Inc., reconciliation of amendments to the architectural/engineering contract approved by staff within prior contingency funds, **Ordinance No. 2025-057** appropriating the funds, and take any necessary action.
13. Consider **Ordinance No. 2025-058** amending the Grapevine City Code Chapter 25 – Utilities and Service, Section 25-27 Wastewater Rate regarding the residential and commercial water and wastewater service rates, 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 **Resolution No. 2025-012** approving a settlement agreement with Atmos Energy associated with the 2025 Rate Review Mechanism (RRM) filing. City Manager recommends approval.
15. Consider **Resolution No. 2025-013** authorizing the City Investment Policy pursuant to the provisions of the Public Funds Investment Act, Chapter 2256, Texas Government Code. Chief Financial Officer recommends approval.
16. Consider an annual contract for OpenGov/Vertosoft cloud financial system. Chief Financial Officer recommends approval.
17. Consider the purchase of fleet vehicles through interlocal purchasing cooperatives or Buy-Board agreements and authorize the order of a fire apparatus. Chief Financial Officer and Director of Public Works recommend approval.
18. Consider the renewal of an annual policy for property and casualty insurance coverage with Travelers Insurance. Human Resources Director recommends approval.
19. Consider the renewal of an annual policy for cyber liability insurance coverage with Crum and Forster. Human Resources Director recommends approval.
20. Consider an annual policy for Workers' Compensation insurance coverage with TML Risk Pool. Human Resources Director recommends approval.
21. Consider a safety and loss control contract with Commercial Risk Services. Human Resources Director recommends approval.
22. Consider an annual policy for medical and RX stop loss insurance with HCC. Human Resources Director recommends approval.
23. Consider an annual contract for portable restroom rental services with United Rentals, Inc. Director of Parks and Recreation recommends approval.
24. Consider the purchase of synthetic turf replacement surfacing at Dove Park from Symmetry Sports Construction. Director of Parks and Recreation recommends approval.

25. Consider a professional services contract for short-term planning consulting expertise for review of development applications and their processing with Dunaway. Director of Planning Services recommends approval.
26. Consider **Resolution No. 2025-014** authorizing the acceptance of funds for the Fiscal Year 2026-2027 State of Texas, Office of the Attorney General, Victim Coordinator and Liaison Grants and **Ordinance No. 2025-059** appropriating the funds. Police Chief recommends approval.
27. Consider the purchase of repair services for the Water Treatment Plant high service pump from Brandon and Clark Inc. Director of Public Works recommends approval.
28. Consider the purchase of a Flygt model submersible pump for the Kimball Lift Station from Xylem Water Solutions, Inc. Director of Public Works recommends approval.
29. Consider the renewal of an Interlocal Agreement with the City of Fort Worth for participation in the Household Hazardous Waste Program. Director of Public Works recommends approval.
30. Consider the award of an informal request for quote for guardrail installation at Snakey Lane from Fortson Contracting, Inc. Director of Public Works recommends approval.
31. Consider the purchase of Wavetronix spare traffic signal parts from Twincrest Inc. Director of Public Works recommends approval.
32. Consider the purchase of cement slurry to stabilize Rolling Hills and Redbud Lane from Martin Marietta Materials, Inc. Director of Public Works recommends approval.
33. Consider **Ordinance No. 2025-060** amending Chapter 25, Utilities and Services, Article III. Solid Waste Disposal, Section 25-97, Service Rates — Schedules to reflect adjustments to the commercial and residential solid waste and recycling collection rates. Director of Public Works recommends approval.
34. Consider the minutes of the August 19, 2025 and September 2, 2025 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

35. Conditional Use Permit **CU25-17** (Subaru EV Charging Station) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-061**, if applicable, and take any necessary action.
36. Conditional Use Permit **CU25-37** (Futsal) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-062**, if applicable, and take any necessary action.
37. Special Use Permit **SU25-03** (Firelife Church) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-063**, if applicable, and take any necessary action.
38. Zoning Application **Z25-05** (Northwest Animal Hospital) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-064**, if applicable, and take any necessary action.
39. Conditional Use Permit **CU25-41** (Northwest Animal Hospital) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-065**, if applicable, and take any necessary action.
40. Planned Development Overlay **PD25-04** (Northwest Animal Hospital) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-066**, if applicable, and take any necessary action.
41. Zoning Ordinance Amendment **AM22-02** (Brownstone Residential District) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-067**, 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 September 10, 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, SEPTEMBER 16, 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.

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

2. Invocation and Pledge of Allegiance: Commissioner Beth Tiggelaar

**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**

8. Any person who is not scheduled on the agenda may address the Commission under Citizen Comments or on any other agenda item by completing a Citizen

Appearance Request form with the staff. A member of the public may address the Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

## NEW BUSINESS

9. Conditional Use Permit **CU25-17** (Subaru EV Charging Station) – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU25-37** (Futsal) – Consider the application and make a recommendation to City Council.
11. Special Use Permit **SU25-03** (Firelife Church) – Consider the application and make a recommendation to City Council.
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14. Planned Development Overlay **PD25-04** (Northwest Animal Hospital) – Consider the application and make a recommendation to City Council.
15. Zoning Ordinance Amendment **AM22-02** (Brownstone Residential District) – Consider the application and make a recommendation to City Council.
16. Consider the minutes from the August 19, 2025 regular meeting and the September 2, 2025 Comprehensive Master Plan Subcommittee meeting.

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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