



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, OCTOBER 21, 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: City Council Member Leon Leal
3. Mayor Tate to present a proclamation recognizing October 2025 as National Community Planning Month.

JOINT PUBLIC HEARINGS

4. Conditional Use Permit **CU25-33** (Butter My Brunch) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Chabolet Development requesting to amend the previously approved site plan CU22-26 (Ordinance No. 2022-044) to allow for a 9,936 square foot multi-tenant building with a restaurant and outdoor dining. This request is specifically 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 919 East Northwest Highway, Suite 600 and is currently zoned “CC”, Commercial District.
5. Conditional Use Permit **CU25-40** (Hokkaido Sushi) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Lin Hokkaido Sushi Inc. requesting to amend the previously approved site plan CU11-03 (Ordinance No. 2011-013) for a planned commercial center with the possession, storage retail sales and on- and off-premise consumption (beer, wine, and mixed beverages), to revise the floor plan and exterior elevations, including a previously approved outdoor covered patio and pole sign of an existing restaurant. This request is specifically to modify the floor plan and to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with an existing restaurant. The subject property is located at 1525 William D. Tate Avenue and is currently zoned “CC”, Commercial District.
6. Conditional Use Permit **CU25-42** (Springhill Suites) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ion Design Group requesting to amend the previously approved site plan CU15-21 (Ordinance No. 2015-038) for a planned commercial center in excess of 1,000,000 square feet of gross leasable area, to allow for the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing hotel. This request is specifically to amend the previously approved site plan to allow for a 1,387 sq. ft. first floor building area expansion, modify the floor plan, revise building elevations, add outdoor speakers add an outdoor patio, and to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages), in conjunction with an existing hotel. The subject property is located at 2240 West Grapevine Mills Circle and is currently zoned “CC”, Community Commercial District.
7. Zoning Change Application **Z25-06** (1109 Airline Drive) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine requesting to rezone one lot, being 0.23 acres, from the “PO”, Professional Office District to the “R-7.5”, Single-Family Residential District.

8. Zoning Change Application **Z25-07** (1331 West Wall Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the Eric Legge requesting to rezone 0.46 acre from the “PO”, Professional Office District to the “R-7.5”, Single-Family Residential 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

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.

NEW BUSINESS

10. Consider **Resolution No. 2025-016** authorizing the acceptance of grant funds for the Fiscal Year 2026 State of Texas, Office of the Governor, First Responder Mental Health Grant Program, and **Ordinance No. 2025-072** to appropriate funds; and take any necessary action.
11. Consider **Resolution No. 2025-017** authorizing the acceptance of grant funds for the Fiscal Year 2026 State of Texas, Office of the Governor, Mobile Training Structure Systems Program, and **Ordinance No. 2025-073** 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.

12. Consider **Resolution No. 2025-018** denying a rate increase request by Oncor Electric Delivery Company LLC. City Manager recommends approval.
13. Consider approval for the renewal for CivicPlus software, web hosting and support from CivicPlus Government. City Manager recommends approval.

14. Consider the purchase of foot traffic and data analysis service from Placer, Inc. Economic Development Director recommends approval.
15. Consider a sole source purchase of boat slip rentals for Fire Department boats and jet ski from Scott's Landing Marinas at Lake Grapevine. Fire Chief recommends approval.
16. Consider the renewal of an annual subscription for services with NewsBank, Inc. Library Director recommends approval.
17. Consider the purchase of a mobile robot for athletic fields marking from Tinymobilerobots US LLC. Parks and Recreation Director recommends approval.
18. Consider the annual purchase of cardiovascular equipment at The REC from Team Marathon Fitness. Parks and Recreation Director recommends approval.
19. Consider the purchase of restoration services for the Dove Waterpark slides and splashpads from Amusement Restoration Companies. Parks and Recreation Director recommends approval.
20. Consider the annual payment for the NETCAST regional swat team funding to the City of Bedford. Police Chief recommends approval.
21. Consider the renewal of an annual contract for law enforcement body cameras, supplies, services, licenses and equipment with Axon Enterprises, Inc. Police Chief recommends approval.
22. Consider the award of RFB 47-25 for annual contracts for the purchase of aggregate materials with Arcosa, Big Sandy Sand Company, Cortex Construction, Earth Haulers, Inc., Lowery Sand & Gravel Co. Inc., Martin Marietta, Inc. and Q. Roberts Trucking and Turf Materials. Public Works Director recommends approval.
23. Consider the purchase of Smartphone license and support renewal with Smartphone Meter Reading. Public Works Director recommends approval.
24. Consider the minutes of the October 7, 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

25. Conditional Use Permit **CU25-33** (Butter My Brunch) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-074**, if applicable, and take any necessary action.

26. Conditional Use Permit **CU25-40** (Hokkaido Sushi) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-075**, if applicable, and take any necessary action.
27. Conditional Use Permit **CU25-42** (Springhill Suites) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-076**, if applicable, and take any necessary action.
28. Zoning Change Application **Z25-06** (1109 Airline Drive) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-077**, if applicable, and take any necessary action.
29. Zoning Change Application **Z25-07** (1331 West Wall Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-078**, 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 October 15, 2025 by 5:00 p.m.



Tara Brooks, TRMC
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 48 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, OCTOBER 21, 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: Council Member Leon Leal

JOINT PUBLIC HEARINGS

2. Conditional Use Permit **CU25-33** (Butter My Brunch) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Chabolet Development requesting to amend the previously approved site plan CU22-26 (Ordinance No. 2022-044) to allow for a 9,936 square foot multi-tenant building with a restaurant and outdoor dining. This request is specifically 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 919 East Northwest Highway, Suite 600 and is currently zoned “CC”, Commercial District.
3. Conditional Use Permit **CU25-40** (Hokkaido Sushi) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Lin Hokkaido Sushi Inc. requesting to amend the previously approved site plan CU11-03 (Ordinance No. 2011-013) for a planned commercial center with the possession, storage retail sales and on- and off-premise consumption (beer, wine, and mixed beverages), to revise the floor plan and exterior elevations, including a previously approved outdoor covered patio and pole sign of an existing restaurant. This request is specifically to modify the floor plan and to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with an existing restaurant. The subject property is located at 1525 William D. Tate Avenue and is currently zoned “CC”, Commercial District.
4. Conditional Use Permit **CU25-42** (Springhill Suites) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ion Design Group requesting to amend the previously approved site plan CU15-21 (Ordinance No. 2015-038) for a planned commercial center in excess of 1,000,000 square feet of gross leasable area, to allow for the

possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing hotel. This request is specifically to amend the previously approved site plan to allow for a 1,387 sq. ft. first floor building area expansion, modify the floor plan, revise building elevations, add outdoor speakers, add an outdoor patio, and to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages), in conjunction with an existing hotel. The subject property is located at 2240 West Grapevine Mills Circle and is currently zoned "CC", Community Commercial District.

5. Zoning Change Application **Z25-06** (1109 Airline Drive) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine requesting to rezone one lot, being 0.23 acres, from the "PO", Professional Office District to the "R-7.5", Single-Family Residential District.
6. Zoning Change Application **Z25-07** (1331 West Wall Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the Eric Legge requesting to rezone 0.46 acre from the "PO", Professional Office District to the "R-7.5", Single-Family Residential District.

REGULAR SESSION: 7:30 p.m. *(Immediately following the Joint Public Hearings)* - Planning and Zoning Conference Room

CITIZEN COMMENTS

7. 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

8. Conditional Use Permit **CU25-33** (Butter My Brunch) – Consider the application and make a recommendation to City Council.
9. Conditional Use Permit **CU25-40** (Hokkaido Sushi) – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU25-42** (Springhill Suites) – Consider the application and make a recommendation to City Council.

- 11. Zoning Change Application **Z25-06** (1109 Airline Drive) – Consider the application and make a recommendation to City Council.
- 12. Zoning Change Application **Z25-07** (1331 West Wall Street) – Consider the application and make a recommendation to City Council.
- 13. Consider the minutes of the September 16, 2025 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 October 15, 2025 by 5:00 p.m.


Tara Brooks, TRMC
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 48 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.