



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

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

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

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

1. Invocation and Pledge of Allegiance: City Council Member Sean Shope

JOINT PUBLIC HEARINGS

2. Conditional Use Permit **CU25-43** and Planned Development Overlay **PD25-05** (McMillian James Equipment Company) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Merriman Anderson Architects requesting to amend the previously approved conditional use permit CU19-09 (Ordinance No. 2019-026) for a planned business park, specifically for the development of a 27,103 square foot office/warehouse for the property located at 1044 Texan Trail; and amend the previously approved conditional use permit CU05-26 (Ordinance No. 2005-046) for a planned business park, specifically to allow for office development for the property located at 1026 Texan Trail. This request is for conditional use permit CU25-43 to amend the previously approved site plans as sited; and to take 19 existing parking spaces from 1026 Texan Trail and give them to 1044 Texan Trail by shifting the existing lot line between Lots 3R and 5R. The applicant is also requesting a planned development overlay PD25-05 for 1044 Texan Trail (Lot 5R, Block 1 Grapevine Station Addition) to deviate from minimum required parking in Subsection K, Off-street parking of Section 32, “BP”, Business Park District and Section 56, Off-Street Parking Requirements. The subject property is located at 1026 and 1044 Texan Trail and is currently zoned “BP”, Business Park 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

3. 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

4. Consider a construction contract for improvements to the Minnow Loop parking area with PaveCon, Ltd., 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.

5. Consider the sole source purchase of Knox Key Secure Systems from Knox Associates Inc. Fire Chief recommends approval.
6. Consider a firework permit for the Harrison Celebration of Life at Paradise Cove on Friday, December 19, 2025. Fire Chief recommends approval.
7. Consider the renewal of an annual contract for book leasing services with the Brodart Company. Library Director recommends approval.
8. Consider the renewal of annual sole source contracts for public safety radio maintenance with the Cities of North Richland Hills and Colleyville. Police Chief recommends approval.
9. Consider an interlocal agreement for the City of Grapevine Police Department to provide detention services for the City of Roanoke. Police Chief recommends approval.
10. Consider the purchase of decorative light poles and fixtures from Dealers Electrical Supply. Public Works Director recommends approval.

- 11. Consider the renewal of Request for Bid 05-24 annual contract for directional drilling services with Predur Underground Construction, Inc. Public Works Director recommends approval.
- 12. Consider the payment of the annual Texas Commission on Environmental Quality Water System Fee. Public Works Director recommends approval. Public Works Director recommends approval.
- 13. Consider an engineering contract for the Water and Wastewater Impact Fee Update with Freese and Nichols, Inc. and **Ordinance No. 2025-087** appropriating the funds. Public Works Director recommends approval.
- 14. Consider the minutes of the December 2, 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

- 15. Conditional Use Permit **CU25-43** (McMillian James Equipment Company) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-088**, if applicable, and take any necessary action.
- 16. Planned Development Overlay **PD25-05** (McMillian James Equipment Company) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-089**, if applicable, and take any necessary action.
- 17. Zoning Change Application **Z25-06** (1109 Airline Drive) – The 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 was held on October 21, 2025. Consideration of the Planning and Zoning Commission recommendation and **Ordinance No. 2025-077** were tabled to this meeting.

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 December 10, 2025 by 5:00 p.m.

Tara Brooks

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, DECEMBER 16, 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: City Council Member Sean Shope

JOINT PUBLIC HEARINGS

2. Conditional Use Permit **CU25-43** and Planned Development Overlay **PD25-05** (McMillian James Equipment Company) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Merriman Anderson Architects requesting to amend the previously approved conditional use permit CU19-09 (Ordinance No. 2019-026) for a planned business park, specifically for the development of a 27,103 square foot office/warehouse for the property located at 1044 Texan Trail; and amend the previously approved conditional use permit CU05-26 (Ordinance No. 2005-046) for a planned business park, specifically to allow for office development for the property located at 1026 Texan Trail. This request is for conditional use permit CU25-43 to amend the previously approved site plans as sited; and to take 19 existing parking spaces from 1026 Texan Trail and give them to 1044 Texan Trail by shifting the existing lot line between Lots 3R and 5R. The applicant is also requesting a planned development overlay PD25-05 for 1044 Texan Trail (Lot 5R, Block 1 Grapevine Station Addition) to deviate from minimum required parking in Subsection K, Off-street parking of Section 32, “BP”, Business Park District and Section 56, Off-Street Parking Requirements. The subject property is located at 1026 and 1044 Texan Trail and is currently zoned “BP”, Business Park District.

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

3. 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

4. Conditional Use Permit **CU25-43** (McMillian James Equipment Company) – Consider the application and make a recommendation to City Council.
5. Planned Development Overlay **PD25-05** (McMillian James Equipment Company) – Consider the application and make a recommendation to City Council.
6. Zoning Change Application **Z25-06** (1109 Airline Drive) – The 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 was held on October 21, 2025. Consideration of the application and recommendation to City Council were tabled to this meeting.
7. Consider the minutes of the November 18, 2025 regular Planning and Zoning Commission 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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City Secretary



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