



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, JANUARY 20, 2026

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

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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

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**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: Commissioner Ashley Anderson Brown

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU25-47** (Luxury Garages) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ottis Lee with Baird, Hampton & Brown to amend Conditional Use

Permit CU11-21 (Ordinance No. 2011-050) to reduce the size of a planned business park. This request is specifically to allow 30 private condominium luxury garages with office/flex space. The subject property is located at 1028 and 1030 Texan Trail and is currently zoned "BP", Business Park District.

4. Planned Development Overlay **PD25-06** (The Reserve at Bear Creek) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jamie Williamson with BB Living requesting to amend the previously approved Planned Development Overlay PD24-01 (Ordinance No. 2024-028) to deviate from, but not be limited to lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40-feet in width in conjunction with a townhouse development. This request is for a planned development overlay to amend the previously approved building elevations and reduce building height from three-story to two-story townhomes. The subject property is located at 4201 State Highway 360 and is currently zoned "R-TH", Townhouse District.
5. Zoning Change Application **Z25-09** (1225 Murrell Road) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by John and Robin Diebold requesting to rezone 1.0 acre from "GU", Governmental Use District to "R-7.5", Single-Family Residential District for an existing single-family residential lot.

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

6. 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.

#### CITY COUNCIL PUBLIC HEARING AND RELATED ITEMS

7. City Council to conduct a public hearing relative to the adoption of the Youth Programs Standards of Care.
8. Consider **Ordinance No. 2026-003** amending the Code of Ordinances Chapter 16 Parks and Recreation Section 16-19 by adopting the Youth Programs Standards of Care and take any necessary action.

## OLD BUSINESS

9. Consider a one-year extension of Conditional Use Permit **CU24-37** and Planned Development Overlay **PD24-05** (Grapevine Faith Christian School Multipurpose Facility) to construct an additional football field seating (bleachers) and an indoor multi-purpose facility, as well as, a planned development overlay to deviate from, but not be limited to, the maximum height restrictions. The subject property is located at 730 East Worth Street and is currently zoned "R-7.5", Single-Family Residential District. These requests were approved by City Council on September 17, 2024, however the school is requesting to change the phasing order of the approved project.

## NEW BUSINESS

10. Consider a mid-year appointment to fulfill the vacancy of the position of City Health Officer and take any necessary action.
11. Consider **Resolution No. 2026-002** authorizing submission of an application for the State of Texas, Office of the Governor, Edward Byrne Memorial Justice Assistance Grant Program for a programmable electronic turning target system and take any necessary action.
12. Consider **Resolution No. 2026-003** authorizing submission of an application to participate in the State of Texas, Office of the Governor, Bullet-Resistant Components for Law Enforcement Vehicles Grant Program and take any necessary action.
13. Consider **Resolution No. 2026-004** authorizing submission of an application to participate in the State of Texas, Office of the Governor, Victim Assistance, General Direct Services Grant Program for a Victim Service Coordinator, and take any necessary action.
14. Consider **Resolution No. 2026-005** authorizing submission of an application to participate in the State of Texas, Office of the Governor, Violence Against Women Detective Formula Grant Program, and take any necessary action.
15. Consider **Resolution No. 2026-006** authorizing submission of an application to participate in the State of Texas, Office of the Governor, First Responder Mental Health Grant Program, and take any necessary action.
16. Consider a contract for the East Wall Street Drainage Improvement Project with Wright Construction, **Ordinance No. 2026-004** appropriating 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.

17. Consider an annual contract for emergency medical continuing education and medical director services with BEST EMS. Fire Chief recommends approval.
18. Consider an annual contract for emergency medical supplies with Bound Tree Medical, LLC. Fire Chief recommends approval.
19. Consider the renewal of an annual contract for RFP 04-23 for parks janitorial services with PureService Corporation. Director of Parks and Recreation recommends approval.
20. Consider the renewal of the purchase of software and equipment for the lightning warning system from Perry Weather Consulting. Director of Parks and Recreation recommends approval.
21. Consider the replacement of the mariner shade structure over the zero-depth pool at Dove Waterpark with Shade Systems, Inc. Director of Parks and Recreation recommends approval.
22. Consider the replacement fabric for six cantilever cabana structures and four sail shades over the spray pad at Dove Waterpark from USA Shade and Fabric. Director of Parks and Recreation recommends approval.
23. Consider a sole source purchase of portable pitching mound replacement carpet at Oak Grove Ballfields from Porta-Pro Mounds. Director of Parks and Recreation recommends approval.
24. Consider the renewal of Flock camera access from Flock Safety. Police Chief recommends approval.
25. Consider the purchase of fleet services maintenance software annual subscription renewal from Faster Asset Solutions. Director of Public Works recommends approval.
26. Consider the minutes of the January 6, 2026 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

27. Conditional Use Permit **CU25-47** (Luxury Garages) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2026-005** if applicable and take any necessary action.
28. Planned Development Overlay **PD25-06** (The Reserve at Bear Creek) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2026-006** if applicable and take any necessary action.
29. Zoning Change Application **Z25-09** (1225 Murrell Road) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2026-007** if applicable and take any necessary action.
30. Land Use Plan (Future Land Use Map) Amendments **MP24-01** (Map 2) – the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-083** if applicable, regarding the application submitted by the City of Grapevine for property located within 13 defined assessment areas to amend Ordinance No. 87-11 relating to the future land use designations for property on Map 2: Land Use Plan (Future Land Use Map) of the Comprehensive Master Plan and to amend the future land use tables in Subsection E., *Future Land Use*, of Section IV., *Land Use* of the Comprehensive Master Plan to create new future land use designations. ***The public hearing was opened, conducted and closed by the Planning and Zoning Commission and City Council on November 18, 2025. During their meeting, the Commission voted to table this item to the January 20, 2026 meeting and did not make a recommendation to City Council. City Council voted to table consideration of this item in accordance with the Commission’s vote to table.***

## 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 January 14, 2026 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, JANUARY 20, 2026

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: Commissioner Ashley Anderson Brown

## **JOINT PUBLIC HEARINGS**

2. Conditional Use Permit **CU25-47** (Luxury Garages) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ottis Lee with Baird, Hampton & Brown to amend Conditional Use Permit CU11-21 (Ordinance No. 2011-050) to reduce the size of a planned business park. This request is specifically to allow 30 private condominium luxury garages with office/flex space. The subject property is located at 1028 and 1030 Texan Trail and is currently zoned “BP”, Business Park District.
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**REGULAR SESSION: 7:30 p.m.** *(Immediately following the Joint Public Hearings)* -  
Planning and Zoning Conference Room

**CITIZEN COMMENTS**

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**OLD BUSINESS**

6. Land Use Plan (Future Land Use Map) Amendments **MP24-01 (Map 2)** – Consider an application submitted by the City of Grapevine for property located within 13 defined assessment areas to amend Ordinance No. 87-11 relating to the future land use designations for property on Map 2: Land Use Plan (Future Land Use Map) of the Comprehensive Master Plan and to amend the future land use tables in Subsection E., *Future Land Use*, of Section IV., *Land Use* of the Comprehensive Master Plan to create new future land use designations, and make a recommendation to City Council. ***The public hearing was opened, conducted and closed by the Planning and Zoning Commission and City Council on November 18, 2025. During their meeting, the Commission voted to table this item to the January 20, 2026 meeting and did not make a recommendation to City Council. City Council voted to table consideration of this item as a result of the Commission's recommendation.***

**NEW BUSINESS**

7. Conditional Use Permit **CU25-47** (Luxury Garages) – Consider the application and make a recommendation to City Council.
8. Planned Development Overlay **PD25-06** (The Reserve at Bear Creek) – Consider the application and make a recommendation to City Council.
9. Zoning Change Application **Z25-09** (1225 Murrell Road) – Consider the application and make a recommendation to City Council.
10. Consider the minutes of the December 10, 2025 special Planning and Zoning Commission meeting and the December 16, 2025 regular 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

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*Tara Brooks*

Tara Brooks, TRMC  
City Secretary



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