

## ACTION AGENDA



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, JULY 20, 2021

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.**

### **EXECUTIVE SESSION:**

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
  - A. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, Public Works (Jones Street extension, Northwest Highway parking and Camelot Addition), and the 185 acres) pursuant to Section 551.072, Texas Government Code.
  - B. 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.**

2. Invocation and Pledge of Allegiance: Commissioner Beth Tiggelaar

### **JOINT PUBLIC HEARINGS**

3. Zoning Change Application **Z21-04** (2627 Briarwood 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 0.360 acres

from “GU” Governmental Use District to “R-7.5” Single Family District to convert a decommissioned fire station to a residential structure. **PUBLIC HEARING HELD**

4. Conditional Use Permit **CU21-10** (Buzzed Bull Creamery) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Buzzed Bull Creamery requesting a conditional use permit to allow the possession, storage, retail sale and on-premise and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an ice cream shop. The subject property is located at 419 South Main Street and is currently zoned “CBD” Central Business District.  
**PUBLIC HEARING HELD**
5. Conditional Use Permit **CU21-11** (Landon Winery) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Robert Landon requesting a conditional use permit to amend the previously approved site plan of CU14-38 (Ordinance No. 2014-58) for the possession, storage, retail sales, on-premise and off-premise consumption of alcoholic beverages (wine only) in conjunction with a winery, specifically to the allow the addition of an outdoor patio. The subject property is located at 415 South Main Street and is currently zoned “CBD” Central Business District.  
**PUBLIC HEARING HELD**
6. Conditional Use Permit **CU21-12** (Rock and Brews) and **CU21-13** (Velvet Taco) and **Final Plat** of Lots 1R3, 2 and 3, Block 1R, Payton-Wright Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by ClayMoore Engineering requesting a conditional use permit to establish a planned commercial center to allow the possession, storage, retail sale and on-premise and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor dining, outdoor speakers and five pylon signs in conjunction with two restaurants and a replat of Lot 1R2, Block 1R, Payton-Wright Addition. The subject property is located at 440 West State Highway 114 and is currently zoned “HC” Highway Commercial District.  
**PUBLIC HEARING HELD**
7. Conditional Use Permit **CU21-14** and Planned Development Overlay **PD21-02** (Crave Delivery) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kimley Horn requesting a conditional use permit to allow for the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a commercial kitchen and a planned development overlay to allow overnight parking of delivery vehicles. The subject property is located at 2850 State Highway 121 and is currently zoned “CC” Community Commercial District.  
**PUBLIC HEARING HELD**

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

8. 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. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments. **0 SUBMITTED**

### OLD BUSINESS

9. Consider appointments of members to the City's Boards and Commissions and take any necessary action. **This item was tabled at the July 6, 2021 meeting.**  
**SEE ATTACHED LIST OF APPOINTMENTS**

### NEW BUSINESS

10. Consider a Memorandum of Understanding with First Baptist Church of Grapevine for the use of church property and the cost of a part-time position for Valuable After School Time (VAST) program hosted by the Community Outreach Center and take any necessary action. **APPROVED 7-0**

### 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.

11. Consider a professional services contract for employee and family health clinics with Texas Health Physicians Group. Chief Financial Officer recommends approval. **APPROVED 7-0**
12. Consider renewal of contract for Third-Party Administrative Services with UMR for the City's self-funded Health Plan. Chief Financial Officer recommends approval. **APPROVED 7-0**
13. Consider renewal of contract with VSP for vision insurance. Chief Financial Officer recommends approval. **APPROVED 7-0**

14. Consider renewal of contract for Third-Party Administrative Services with CIGNA for the City's self-funded Dental Plan. Chief Financial Officer recommends approval. **APPROVED 7-0**
15. Consider the award of a best value contract for RFB 504-2021 Parks and Recreation Department magazine print services to Texas Monthly. Parks and Recreation Director recommends approval. **APPROVED 7-0**
16. Consider the renewal of annual contracts for tree maintenance services with Arbor Masters Tree Service as the primary vendor and Smith Lawn and Tree as the secondary vendor. Parks and Recreation Director recommends approval. **APPROVED 7-0**
17. Consider the renewal of annual contracts for equipment rental services to Fox Rental and RDO Equipment. Public Works Director recommends approval. **APPROVED 7-0**
18. Consider the contract for general engineering consulting services with Team One Integration, LLC. Public Works Director recommends approval. **APPROVED 7-0**
19. Consider a Master Service Agreement for an on-call engineering contract for electrical, instrumentation and controls consultation and design service for the water/wastewater plants and lift stations with Gupta & Associates, Inc. and **Ordinance No. 2021-024** appropriating the funds. Public Works Director recommends approval. **APPROVED 7-0**
20. Consider the purchase of two TYMCO model 600 regenerative air sweepers from TYMCO, Inc. and **Ordinance No. 2021-025** appropriating the funds. Public Works Director recommends approval. **APPROVED 7-0**
21. Consider **Resolution No. 2021-008** approving the Local Project Advance Funding Agreement with Texas Department of Transportation (TXDOT) to establish funding participation levels for the design of Eules Grapevine Road from State Highway 360 to Hughes Road and **Ordinance No. 2021-026** appropriating the funds. Public Works Director recommends approval. **APPROVED 7-0**
22. Consider **Resolution No. 2021-009** approving the Local Project Advance Funding Agreement with Texas Department of Transportation (TXDOT) to establish funding participation levels for the design of Fairway Drive from State Highway 26 to Marina Drive and **Ordinance No. 2021-027** appropriating the funds. Public Works Director recommends approval. **APPROVED 7-0**
23. Consider a contract for traffic engineering services for the design of the 2020 Highway Safety Improvement Program Projects with Kimley-Horn and Associates,

Inc. and **Ordinance No. 2021-028** appropriating the funds. Public Works Director recommends approval. **APPROVED 7-0**

24. Consider **Ordinance No. 2021-029** abandoning a 10-foot wide sanitary sewer easement on Lot 36-R, Placid Peninsula, Section A located at 2859 Placid Circle. Public Works Director recommends approval. **APPROVED 7-0**
25. Consider approving and ratifying the emergency purchase repair of raw water no. 3 pump and motor at the water treatment plant from Global Pump Solutions. Public Works Director recommends approval. **APPROVED 7-0**
26. Consider the minutes of the June 29 and July 1, 2021 Special City Council meetings and the July 6, 2021 Regular City Council meeting. City Secretary recommends approval. **APPROVED 7-0**

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. Zoning Change Application **Z21-04** (2627 Briarwood Drive) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-030**, if applicable, and take any necessary action. **APPROVED 7-0**
28. Conditional Use Permit **CU21-10** (Buzzed Bull Creamery) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-031**, if applicable, and take any necessary action. **APPROVED 4-2-1**
29. Conditional Use Permit **CU21-11** (Landon Winery) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-032**, if applicable, and take any necessary action. **APPROVED 6-0-1**
30. Conditional Use Permit **CU21-12** (Rock and Brews) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-033**, if applicable, and take any necessary action. **APPROVED, WITH CONDITIONS 7-0**
31. Conditional Use Permit **CU21-13** (Velvet Taco) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-034**, if applicable, and take any necessary action. **APPROVED, WITH CONDITIONS 7-0**

32. **Final Plat** of Lots 1R3, 2, and 3, Block 1R, Payton-Wright Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action. **APPROVED 7-0**
33. Conditional Use Permit **CU21-14** (Crave Delivery) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-035**, if applicable, and take any necessary action. **APPROVED 7-0**
34. Planned Development Overlay **PD21-02** (Crave Delivery) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-036**, if applicable, and take any necessary action. **APPROVED 7-0**

ADJOURNMENT 8:57 p.m.

The Action Agenda is provided as a convenience to citizens, Council and Staff for a quick reference to actions taken at the City Council meeting. The Action Agenda is not the official minutes of the Council meeting. The minutes will be posted on the City's website after they are approved by City Council.

Please contact our office, if you have any questions or comments.

## Board and Commission Appointments

### **Friends of Grapevine Baseball and Softball**

(as recommended by Kevin Mitchell)

Kevin McNamarra – Chair  
Mike Richmond – Vice Chair  
Christian Ross – Treasurer  
Thomas McMahon – Secretary  
Francis Jensen  
Jarvis Boyd  
Breon Dennis  
Jerry Coburn

### **Animal Shelter Advisory Board**

Veterinarian: Dr. Jason Steinle  
Animal Shelter Staff: Kristina Valentine  
Animal Welfare Representative: Corey Price  
Citizen: Nancy Snyder  
Citizen: Sherri Olsen

### **Board of Zoning Adjustment**

John Sheppard  
John Borley  
Alternate: Andrew Muras

### **Building Board of Appeals**

Shea Kirkman  
Jerrold Sklar  
Jeremiah Radandt  
Denise Vianco

### **Convention and Visitors Bureau Board**

Local Attraction Representative: Iain Scouller  
Hotel (499 rooms or less) Representative: Corinna Weeks  
Citizen: Daniel Weinberger  
Alternate: Debi Meek  
Chairman: Joe Szymaszek

### **Golf Course Advisory Board**

Ronnie Hatley  
Bryan Humphreys  
Jonathan Wall  
Dion Christison

### **Heritage Foundation Advisory Board**

Sue Power Franks  
Courtney Fray  
Frances Jensen  
Wendy Nelson  
Chairman: Curtis Ratliff

### **Historic Preservation Commission**

J. Eric Gilliland  
Jim Niewald  
Sean Shoppe  
Alternate: Darren Temple

### **Housing Authority Board of Commissioners**

Citizen: Teri Rhodes-Cantu  
Citizen: Linda Troeger  
Resident Member: Bettye Bratcher

### **Library Board**

Lynda Brown  
Sonia Duque-Miyashita  
Megan Li  
Janee Trasler  
Suzanne Matthews (unexpired term)

### **Metroport Teen Court**

Sergio Harris  
Marjorie Lewis



**Parks and Recreation Board**

Place 3 – Amond Cowans  
Place 4 – Dana Gibson  
Place 5 – Terry Musar  
Place 6 – Mark Assaad  
Place 7 – Morgan Nichols  
Chairman – Christian Ross

**Planning and Zoning Commission**

David Hallberg  
Traci Hutton  
Dennis Luers  
Alternate: Jason Parker  
Alternate: Gabe Griess

**Senior Citizens Advisory Board**

Tena Burrell  
Carey Miller  
Pam Price  
Chairman: Richard Guckel