



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, OCTOBER 19, 2021

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. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, redevelopment, economic development 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. – City Council Chambers

2. Invocation and Pledge of Allegiance: Commissioner Monica Hotelling

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU21-16** (Sonic) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by SRI Operating Company requesting a conditional use permit to allow a 1,283 square foot restaurant with a drive through, outside dining, outdoor speakers and a 20-

foot pole sign. The subject property is located at 3115 Ira E. Woods Avenue and is currently zoned "CC" Community Commercial District.

4. Conditional Use Permit **CU21-24** (Classic Chevrolet Parts Warehouse Expansion) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Speed Fab Crete requesting a conditional use permit to amend previously approved site plan CU18-16 (Ordinance No. 2018-053) for a planned commercial center, specifically to allow a 17,680 square foot expansion to the existing parts distribution building. The subject property is located at 2501 William D. Tate Avenue, Building F and is currently zoned "CC" Community Commercial District.
5. Conditional Use Permit **CU21-25** (Dutch Bros. Coffee) and **Final Plat** Lots 4R1 and 4R2, Block 1, Opryland Second Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Nunnally Studio Architects requesting a conditional use permit to amend previously approved site plan CU18-19 (Ordinance No. 2018-064) for a planned commercial center, to allow a 950 square foot restaurant with a drive through, outside dining and outdoor speakers and a replat of Lot 4, Block 1, Opryland Second Addition. The subject property is located at 801 East Northwest Highway and is currently zoned "CC" Community Commercial 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

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

NEW BUSINESS

7. Consider Change Order No. 1 with Red River Construction and Contract Amendment No. 1 with Garver LLC for dewatering improvements at the Wastewater Treatment Plant, **Ordinance No. 2021-053** 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.

8. Consider an annual contract for Laserfiche support services with MCCI, LLC. Chief Financial Officer recommends approval.
9. Consider the renewal of the annual policy with Aetna Inc. for post-65 retiree health insurance. Chief Financial Officer recommends approval.
10. Consider an annual contract with Retiree First for post-65 retiree health insurance. Chief Financial Officer recommends approval.
11. Consider the award of an informal request for Christmas lighting at City Hall from First Choice Christmas Lights. Parks and Recreation Director recommends approval.
12. Consider an Interlocal Agreement with Tarrant County for the rehabilitation and resurfacing of Oak Grove Loop, Snakey Lane and Hughes Road and **Ordinance No. 2021-052** appropriating the funds. Public Works Director recommends approval.
13. Consider **Resolution No. 2021-015** establishing November 16, 2021 as the public hearing date to consider the amendment of land use assumptions and a capital improvements plan and the imposition of an impact fee for water and wastewater. Public Works Director recommends approval.
14. Consider the purchase of a Kubota utility tractor from Kubota Tractor Corp. Public Works Director recommends approval.
15. Consider the purchase of a 175 KW generator and ATS switch for the Service Center from Cummins Sales and Service. Public Works Director recommends approval.
16. Consider the minutes of the October 5, 2021 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

17. Conditional Use Permit **CU21-16** (Sonic) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-054**, if applicable, and take any necessary action.
18. Conditional Use Permit **CU21-24** (Classic Chevrolet Parts Warehouse Expansion) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-055**, if applicable, and take any necessary action.
19. Conditional Use Permit **CU21-25** (Dutch Bros. Coffee) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-056**, if applicable, and take any necessary action.
20. **Final Plat** Lots 4R1 and 4R2, Block 1, Opryland Second Addition – Consider the recommendation of the Planning and Zoning Commission 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, 2021 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
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, OCTOBER 19, 2021

GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

7:00 p.m. Briefing Session - Planning and Zoning Commission Conference Room
7:30 p.m. Joint Meeting with City Council - City Council Chambers
7:30 p.m. Regular Session - Planning and Zoning Commission Conference Room

CALL TO ORDER: 7:00 p.m. - Planning and Zoning Commission Conference Room

BRIEFING SESSION

1. Planning and Zoning Commission to conduct a briefing session to discuss all items scheduled on tonight's agenda. No action will be taken. Each item will be considered during the Regular Session which immediately follows the Joint Public Hearings.

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

2. Invocation and Pledge of Allegiance: Commissioner Monica Hotelling

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU21-16** (Sonic) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by SRI Operating Company requesting a conditional use permit to allow a 1,283 square foot restaurant with a drive through, outside dining, outdoor speakers and a 20-foot pole sign. The subject property is located at 3115 Ira E. Woods Avenue and is currently zoned “CC” Community Commercial District.
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and a replat of Lot 4, Block 1, Opryland Second Addition. The subject property is located at 801 East Northwest Highway and is currently zoned "CC" Community Commercial District.

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

CITIZEN COMMENTS

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NEW BUSINESS

7. Conditional Use Permit **CU21-16** (Sonic) – Consider the application and make a recommendation to City Council.
8. Conditional Use Permit **CU21-24** (Classic Chevrolet Parts Warehouse Expansion) – Consider the application and make a recommendation to City Council.
9. Conditional Use Permit **CU21-25** (Dutch Bros. Coffee) – Consider the application and make a recommendation to City Council.
10. **Final Plat** Lots 4R1 and 4R2, Block 1, Opryland Second Addition – Consider the application and make a recommendation to City Council.
11. Consider the minutes of the September 21, 2021 Regular Planning and Zoning Commission meetings.

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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