



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, JANUARY 18, 2022

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 Beth Tiggelaar

## JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU22-07** (Bombshells), **Amended Final Plat** of Lot 2R1, Block 1, The Crossroads of DFW – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by BMB Dining Services requesting to amend the previously approved site plans for CU92-14 (Ordinance No. 92-59), SPRC CU03-51 and CU03-21 (Ordinance No. 2003-31), and SPRC CU03-17 for a planned commercial center for two restaurants, specifically to allow the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor speakers, outdoor dining, and a 40-foot pole sign in conjunction with a restaurant, and revising Lots 1 and 2R, Block 1, The Crossroads of DFW. The subject property is located at 1031 State Highway 114 West and is currently zoned “CC” Community Commercial District.
4. Conditional Use Permit **CU22-05** and Planned Development Overlay **PD22-02** (Old Dalton Building) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Gary Skotnicki requesting a planned development overlay to deviate from, but not limited to, perimeter landscape requirements and to allow for a 20-foot pole sign. The subject property is located at 323 West Northwest Highway and is currently zoned “HC” Highway Commercial District. *This is the first reading. The second reading will be held on March 15, 2022.*
5. **Final Plat** of Lots 2R1, 2R2, 2R3, and 2R4, Block 2, The Crossroads of DFW – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Blake Purnell requesting to replat Lot 2, Block 2, of the Crossroads of DFW. The subject property is located at 1709 Crossroads Drive and is current 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 acceptance of the Texas Department of Transportation grant in the amount of \$338,940, **Ordinance No. 2022-001** to appropriate funds in the amount of \$475,000 in the Capital Projects Streets Fund, award the design of the Fairway Drive Expansion to Kimley Horn and Associates, Inc. based upon TxDOT concurrence in the amount of \$475,000., and take any necessary action.
8. Consider the installation of a Pedestrian Hybrid Beacon at the intersection of Hall-Johnson Road and Hazy Meadow Lane., 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.

9. Consider the renewal of an annual contract for cleaning, inspection and repair of personal protective equipment with Lion Total Care. Fire Chief recommends approval.
10. Consider the renewal of annual membership dues from the North East Fire Department Association (NEFDA). Fire Chief recommends approval.
11. Consider the payment to Revenue Optimization Solutions, LLC for services rendered in obtaining funds under the Texas Ambulance Services Supplemental Payment Program. Fire Chief recommends approval.
12. Consider an annual contract for book leasing services with the Brodart Company. Library Director recommends approval.
13. Consider the renewal of an annual contract for promotional items for resale and public event giveaways from Coveys Promotional, Inc. Police Chief recommends approval.
14. Consider the purchase of four Ford police interceptor utility vehicles and three Chevrolet Tahoes from Silsbee Ford and Lake Country Chevrolet. Police Chief and Public Works Director recommend approval.
15. Consider an engineering design contract with Provenance Engineering, LLC for replacement of the train 1 filter complex at the Wastewater Treatment Plant and **Ordinance No. 2022-002** to appropriate funds. Public Works Director recommends approval.

- 16. Consider the purchase of a tandem truck from Bruckner Truck Sales. Public Works Director recommends approval.
- 17. Consider ratifying Contract Amendment No. 1 and approving Contract Amendment No. 2 to the engineering services contract for the 2019 Wastewater and Drainage System Improvements Design with Burgess & Niple, Inc., and **Ordinance No. 2022-003** to appropriate funds.
- 18. Consider the minutes of the January 4, 2022 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

- 19. Conditional Use Permit **CU22-07** (Bombshells) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-004**, if applicable, and take any necessary action.
- 20. **Amended Final Plat** of Lot 2R1, Block 1, The Crossroads of DFW – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
- 21. Conditional Use Permit **CU22-05** (Old Dalton Building) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-005**, first reading, if applicable, and take any necessary action.
- 22. Planned Development Overlay **PD22-02** (Old Dalton Building) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-006**, first reading, if applicable, and take any necessary action.
- 23. **Final Plat** of Lots 2R1, 2R2, 2R3, and 2R4, Block 2, The Crossroads of DFW – 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 January 14, 2022 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, JANUARY 18, 2022

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

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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

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**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 Beth Tiggelaar

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU22-07** (Bombshells), **Amended Final Plat** of Lot 2R1, Block 1, The Crossroads of DFW – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by BMB Dining Services requesting to amend the previously approved site plans for CU92-14 (Ordinance No. 92-59), SPRC CU03-51 and CU03-21 (Ordinance No. 2003-31), and SPRC CU03-17 for a planned commercial center for two restaurants, specifically to allow the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor speakers, outdoor dining, and a 40-foot pole sign in conjunction with a restaurant, and revising Lots 1 and 2R, Block 1, The Crossroads of DFW. The subject property is located at 1031 State Highway 114 West and is currently zoned "CC" Community Commercial 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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### NEW BUSINESS

7. Conditional Use Permit **CU22-07** (Bombshells) – Consider the application and make a recommendation to City Council.
8. **Amended Final Plat** of Lot 2R1, Block 1, The Crossroads of DFW – Consider the application and make a recommendation to City Council.
9. Conditional Use Permit **CU22-05** (Old Dalton Building) – Consider the application and make a recommendation to City Council.
10. Planned Development Overlay **PD22-02** (Old Dalton Building) – Consider the application and make a recommendation to City Council.
11. **Final Plat** of Lots 2R1, 2R2, 2R3, and 2R4, Block 2, The Crossroads of DFW – Consider the application and make a recommendation to City Council.
12. Consider the minutes of the December 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

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, 2022 by 5:00 p.m.

*Tara Brooks*

Tara Brooks, TRMC, CRM  
City Secretary



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