

## ACTION AGENDA



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, MARCH 15, 2022

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

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5:45 p.m. Dinner – City Council Conference Room  
6:15 p.m. Special City Council Meeting – City Council Chambers  
7:30 p.m. Joint Regular Meeting – City Council Chambers

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### **REGULAR MEETING: 7:35 p.m.** – City Council Chambers

1. Invocation and Pledge of Allegiance: Commissioner David Hallberg

### **JOINT PUBLIC HEARINGS**

2. Zoning Application **Z22-01** (2501 and 2519 Lonesome Dove Road) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Hat Creek Development requesting to rezone 0.4751 acres from “R-20” Single Family Residential to “R-7.5” Single Family Residential.  
**PUBLIC HEARING HELD**
3. Conditional Use Permit **CU22-02** (The Grapevine Brownstones) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by NCP Grapevine Brownstone, LLC requesting to a conditional use permit for a Transit District Overlay to build ten condominium/townhome dwellings. The subject property is located at 218 East Dallas Road and is currently zoned “PO” Professional Office District.  
**PUBLIC HEARING HELD**
4. Planned Development Overlay **PD22-04** and Concept Plan **CP22-01** (Verdad Office) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Triangle Engineering, LLC requesting to a Planned Development Overlay to deviate from, but not be limited to, the perimeter landscape and building façade material requirements. The subject property is located at 351 East Hudgins Street and is currently zoned “CC” Community Commercial District.  
**PUBLIC HEARING HELD**
5. Special Use Permit **SU22-01** (World Healing Center Church, Inc.) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by World Healing Center Church, Inc. requesting to a special use permit to allow a 599-seat church in an existing professional office building.

The subject property is located at 3400 William D. Tate Avenue and is currently zoned “CC” Community Commercial District. **PUBLIC HEARING HELD**

6. Conditional Use Permit **CU22-11** (Son of a Butcher) and **Final Plat** of Lots 1R4, 2R, 3R and 4, 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 to a conditional use permit to amend the previously approved planned commercial center for a restaurant 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 five pylon signs in conjunction with restaurants, specifically to add a 3,782 sq. ft. drive-through restaurant with outdoor dining, outdoor speakers and a 280 sq. ft., 40-foot pole sign and to replat Lots 1R3, 2 and 3, 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**

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

7. 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 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.

**11 SPEAKERS**

### OLD BUSINESS

8. Conditional Use Permit **CU22-05** (Old Dalton Building) – City Council to consider the second reading of **Ordinance No. 2022-005** 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. The public hearing and first reading of this item were held on January 18, 2022.

**APPROVED 7-0**

9. Planned Development Overlay **PD22-02** (Old Dalton Building) – City Council to consider the second reading of **Ordinance No. 2022-006** 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. The public hearing and first reading of this item were held on January 18, 2022. **APPROVED 7-0**
10. Conditional Use Permit **CU21-27** (Wash Your Stuff) – City Council to consider the second reading of **Ordinance No. 2022-012** relative to an application submitted by BRKH, LLC requesting to amend the previously approved site plan of CU03-48 to allow for the development of a car wash facility, specifically to revise and renovate the facility. The subject property is located at 2201 Ira E. Woods Avenue and is currently zoned “CC” Community Commercial District. The public hearing and first reading of this item were held on February 15, 2022. **APPROVED 7-0**

### NEW BUSINESS

11. Consider approval for the awards of best value annual contracts for RFB 505-2022 for grounds management and landscaping services with Superscapes and Brightview as primary vendors and American Landscape Systems, Brightview and Incircle Management as secondary vendors, 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.

12. Consider the renewal of an annual contract for Parks and Recreation Department magazine print services with Texas Monthly. Acting Parks and Recreation Director recommends approval. **APPROVED 7-0**
13. Consider the renewal of an annual contract for aquatic maintenance service with Century Pool Service. Acting Parks and Recreation Director recommends approval. **APPROVED 7-0**
14. Consider the renewal of an annual contract for NewsBank services with NewsBank, Inc. Acting Library Director recommends approval. **APPROVED 7-0**
15. Consider an annual audit and analysis for police force application incidents for 2021 with Del Carmen Consulting, LLC. Police Chief recommends approval.  
**APPROVED 7-0**

16. Consider an annual contract for the purchase of fleet parts supply from NAPA Auto Parts. Public Works Director recommends approval. **APPROVED 7-0**
17. Consider an annual contract for the purchase of vehicle tires, accessories and related services from Blagg Tire & Auto Service. Public Works Director recommends approval. **APPROVED 7-0**
18. Consider the minutes of the March 1, 2022 Regular City Council meeting. City Secretary recommends approval. **APPROVED 7-0**

#### PLANNING AND ZONING COMMISSION RECOMMENDATIONS

19. Zoning Application **Z22-01** (2501 and 2519 Lonesome Dove Road) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-015**, if applicable, and take any necessary action. **APPROVED 7-0**
20. Conditional Use Permit **CU22-02** (The Grapevine Brownstones) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-016**, if applicable, and take any necessary action. **APPROVED 7-0**
21. Planned Development Overlay **PD22-04** (Verdad Office) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-017**, if applicable, and take any necessary action. **APPROVED 7-0**
22. Concept Plan **CP22-01** (Verdad Office) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action. **APPROVED 7-0**
23. Special Use Permit **SU22-01** (World Healing Center Church, Inc.) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-018**, if applicable, and take any necessary action. **APPROVED 5-2 (ROGERS AND LEAL) WITH STIPULATIONS**
24. Conditional Use Permit **CU22-11** (Son of a Butcher) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-019**, if applicable, and take any necessary action. **APPROVED 7-0 WITH STIPULATIONS**
25. **Final Plat** of Lots 1R4, 2R, 3R and 4, Block 1R, Payton-Wright Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action. **APPROVED 7-0**
26. **Final Plat** of Lot 6A, Block 1, DFW Business Park – Consider the recommendation of the Planning and Zoning Commission relative to an application submitted by BRKH, LLC requesting to revise the plat for Lot 6, Block 1, DFW Business Park. The property is located at 2201 Ira E. Woods Avenue. **APPROVED 7-0**

ADJOURNMENT 10:06 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.