



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, APRIL 19, 2022

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, 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: Vice Chairman Monica Hotelling

JOINT PUBLIC HEARINGS

3. Historic Landmark **HL22-01** (422 Austin Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Cole Curtis and Matthew Zonker requesting designation as a historic landmark sub-district. The subject property is currently zoned “R-7.5” Single Family District.

4. Special Use Permit **SU22-02** (AT&T Cell Tower) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by General Dynamics requesting a special use permit to amend the previously approved site plan (SU16-03), specifically to expand the ground lease area by 160 square feet to add a generator. The subject property is located at 525 Industrial Boulevard and is currently zoned “LI” Light Industrial District.
5. Conditional Use Permit **CU22-15** (Buffalo Wild Wings) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Design and Engineering, Inc. requesting a conditional use permit to amend the previously approved site plan (CU98-28) for a planned commercial center to allow for the possession, storage, retail sales and on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outdoor speakers, specifically to modify the existing floor plan, building elevations and a 40-foot pole sign in conjunction with a restaurant. The subject property is located at 315 West State Highway 114 and is currently zoned “CC” Community Commercial District.
6. Planned Development Overlay **PD22-03** (Reserve at Bear Creek) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Wright Group Architects requesting a planned development overlay to deviate from but not be limited to lot area, building height and other design regulation requirements. The subject property is located at 4201 State Highway 360 and is currently zoned “R-TH” Residential Townhome District.
7. Conditional Use Permit **CU22-03**, Planned Development Overlay **PD22-01** (Kwik Kar) and **Final Plat** for Lots 1R1 and 2R1, Block 1, M.L. Hurst Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ridinger Associates, Inc. requesting a conditional use permit to amend the previously approved site plan (CU91-03), a planned development overlay to deviate from, but not be limited to, perimeter landscape requirements and a replat of Lots 1R and 2R, Block 1, M.L. Hurst Addition. The subject property is located at 901 West Northwest Highway and is currently zoned “HC” Highway Commercial District.
8. Conditional Use Permit **CU21-29** (Scooter’s Coffee Drive Thru) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Wendy Wells requesting a conditional use permit to allow for the development of a 664 square foot restaurant with a drive through, outdoor dining and outdoor speakers. The subject property is located at 897 West Northwest Highway and is currently zoned “HC” Highway 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

9. 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.

NEW BUSINESS

10. Pattillo, Brown and Hill, LLC, the City's auditing firm, to present the annual audit report in compliance with the City Charter, Article 3, Section 3.14.

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 the award of an annual contract with Star Wellness for employee comprehensive wellness screenings and vaccinations. Chief Financial Services Officer recommends approval.
12. Consider a fireworks permit for an event to be held at The Ranch of Lonesome Dove on April 23, 2022. Fire Chief recommends approval.
13. Consider **Resolution No. 2022-003** awarding the construction contract for the 47th and 48th Year Community Development Bloc Grant (CDBG) Program for the street reconstruction project to McLendon Construction Company and **Ordinance No. 2022-022** appropriating the funding. Public Works Director recommends approval.
14. Consider an annual contract for HVAC filters and supplies from Joe W. Fly Company. Public Works Director recommends approval.
15. Consider the renewal of an annual contract for the purchase of waterworks products with Core & Main LP. Public Works Director recommends approval.

16. Consider the renewal of an annual contract for hauling of debris and aggregates with Q. Roberts Trucking, Inc. Public Works Director recommends approval.
17. Consider the renewal of annual contracts for concrete services with Manning Concrete Sawing, NG Concrete, LP and CI Pavement. Public Works Director recommends approval.
18. Consider an annual contract for cold milling machining with TexOp Construction, LP. Public Works Director recommends approval.
19. Consider the renewal of annual contracts for the purchase of various fuels with primary vendor Jack Ray Oil Company and secondary vendor Douglas Distributing. Public Works Director recommends approval.
20. Consider the contract renewal of Performo asset performance and maintenance software from Wizard Software Solutions. Public Works Director recommends approval.
21. Consider the minutes of the April 5, 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

22. Historic Landmark **HL22-01** (422 Austin Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-023**, if applicable, and take any necessary action.
23. Special Use Permit **SU22-02** (AT&T Cell Tower) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-024**, if applicable, and take any necessary action.
24. Conditional Use Permit **CU22-15** (Buffalo Wild Wings) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-025**, if applicable, and take any necessary action.
25. Planned Development Overlay **PD22-03** (Reserve at Bear Creek) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-026**, if applicable, and take any necessary action.

26. Conditional Use Permit **CU22-03** (Kwik Kar) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-027**, if applicable, and take any necessary action.
27. Planned Development Overlay **PD22-01** (Kwik Kar) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-028**, if applicable, and take any necessary action.
28. **Final Plat** for Lots 1R1 and 2R1, Block 1, M.L. Hurst Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
29. Conditional Use Permit **CU21-29** (Scooter’s Coffee Drive Thru) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-029**, if applicable, 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 April 15, 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.



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REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, APRIL 19, 2022

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: Vice Chairman Monica Hotelling

JOINT PUBLIC HEARINGS

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

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NEW BUSINESS

10. Historic Landmark **HL22-01** (422 Austin Street) – Consider the application and make a recommendation to City Council.
11. Special Use Permit **SU22-02** (AT&T Cell Tower) – Consider the application and make a recommendation to City Council.

12. Conditional Use Permit **CU22-15** (Buffalo Wild Wings) – Consider the application and make a recommendation to City Council.
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15. Planned Development Overlay **PD22-01** (Kwik Kar) – Consider the application and make a recommendation to City Council.
16. **Final Plat** for Lots 1R1 and 2R1, Block 1, M.L. Hurst Addition – Consider the application and make a recommendation to City Council.
17. Conditional Use Permit **CU21-29** (Scooter’s Coffee Drive Thru) – Consider the application and make a recommendation to City Council.
18. Consider the minutes of the March 15, 2022 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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Tara Brooks
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 City Secretary



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