



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

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

6:45 p.m.	Dinner – City Council Conference Room
7:15 p.m.	Call to Order of City Council Meeting – City Council Chambers
7:15 p.m.	Executive Session – City Council Conference Room
7:30 p.m.	Joint Regular Meeting – City Council Chambers

CALL TO ORDER: 7:15 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: Commissioner Dennis Luers

JOINT PUBLIC HEARINGS

3. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-04** – City Council and Planning and Zoning Commission to conduct a public hearing relative to amendments and changes to the Comprehensive Zoning Ordinance, No. 82-73, same being Appendix D of the Code of Ordinances as follows: Section 32, Business Park District and Section 12, Definitions relative to the Sale and Rental

of Heavy Machinery and Equipment, Outside Storage, the establishment of Use-Specific Limitations, and any other additions, deletions, or changes to various sections, articles, and provisions contained in said Ordinance No. 82-73.

4. Conditional Use Permit **CU22-18** (2040 Glade Road) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by JAHCO Vineyard, LLC requesting a conditional use permit to amend the previously approved site plan CU00-51 (Ordinance No. 2000-115) for a planned commercial center, this request is specifically to allow revisions to the exterior building elevations and allow two restaurants; a 1,985 square foot restaurant with drive through and outdoor seating, and a 1,985 square foot restaurant with outdoor seating. The subject property is located at 2040 Glade Road and is currently zoned “CC” Community Commercial District.
5. Conditional Use Permit **CU22-26** (919 East Northwest Highway) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kirkman Engineering requesting a conditional use permit to amend the previously approved site plan CU18-19 (Ordinance No. 2018-064) for a planned commercial center, this request is specifically to allow a 9,874 square foot multi-tenant building with restaurant and outdoor dining. The subject property is located at 919 East Northwest Highway and is currently zoned “CC” Community Commercial District.
6. Conditional Use Permit **CU22-28** (First United Methodist Church Vine Academy) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Theresa Mason requesting a conditional use permit to amend the previously approved site plan CU00-62 (Ordinance No. 2001-01) for off-site parking within 300 feet of the primary use, this request is specifically to allow a public or non-profit institution of an educational type to operate within the existing First Methodist United Church. The subject property is located at 422 South Church Street and is currently zoned “R-7.5” Residential Single-Family District.
7. Conditional Use Permit **CU22-29** (Tapville Social) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Rob Kliner requesting a conditional use permit to amend the previously approved master site development plan CU19-02 (Ordinance No. 2019-006) to allow for additional on-premise signage, gasoline sales, and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a convenience store, this request is specifically to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor speakers and outdoor dining in conjunction with a restaurant. The subject property is located at 3540 Grapevine Mills Boulevard North, Suites 100 and 200 and is currently zoned “CC” Community Commercial District.

8. Conditional Use Permit **CU22-30** (H3 Headquarters) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Dunaway Associates LLC requesting a conditional use permit to amend the previously approved site plan, this request is specifically to allow a construction trade office with storage yard. The subject property is located at 1039 East Dallas Road and is currently zoned “LI” Light Industrial District.
9. Historic Landmark District **HL22-02** (216 East Northwest Highway) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Lemoine Wright requesting a Historical Landmark sub-district. The subject property is currently zoned “HC” Highway Commercial District.
10. Zoning Change Application **Z22-03** (665 Westport Parkway) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Project HandUp requesting to rezone 1.93 acres from “BP” Business Park District to “LI” Light Industrial 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

11. 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.

OLD BUSINESS

12. Consider **Resolution No. 2022-006** approving the Local Project Advance Funding Agreement with Texas Department of Transportation (TXDOT) to establish funding participation levels for the construction of five 2020 TXDOT Highway Safety Improvements Program (HSIP) projects and the approval of **Ordinance No. 2022-037** appropriating the funds. *This item was tabled at the June 21, 2022 meeting.*

NEW BUSINESS

13. Consider Mayor's appointments of Council Liaisons to the City's Boards and Commissions and to Council Committees, and take any necessary action.

- 14. Consider the appointments of members to the City’s Boards and Commissions and take any necessary action.
- 15. Consider the award of Request for Proposals for an annual contract for RFP 513-2022 for audit services with Forvis, 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.

- 16. Consider the annual contribution to the Metroport Meals on Wheels program. City Manager recommends approval.
- 17. Consider the award of Request for Proposals for an annual contract for Life, Disability, Critical Illness, and Accident insurance with Mutual of Omaha. Chief Financial Officer recommends approval.
- 18. Consider a fireworks permit for an event to be held at Paradise Cove on July 24, 2022. Fire Chief recommends approval.
- 19. Consider the award of RFB 511-2022 for the purchase of generators and automatic transfer switches with Holt Texas. Public Works Director recommends approval.
- 20. Consider approving and ratifying the emergency repair of a 30” water line from Rangeline Pipeline Services and **Ordinance No. 2022-041** to appropriate funds. Public Works Director recommends approval.
- 21. Consider the minutes of the July 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. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-04** – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-042**, if applicable, and take any necessary action.

23. Conditional Use Permit **CU22-18** (2040 Glade Road) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-043**, if applicable, and take any necessary action.
24. Conditional Use Permit **CU22-26** (919 East Northwest Highway) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-044**, if applicable, and take any necessary action.
25. Conditional Use Permit **CU22-28** (First United Methodist Church Vine Academy) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-045**, if applicable, and take any necessary action.
26. Conditional Use Permit **CU22-29** (Tapville Social) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-046**, if applicable, and take any necessary action.
27. Conditional Use Permit **CU22-30** (H3 Headquarters) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-047**, if applicable, and take any necessary action.
28. Historic Landmark District **HL22-02** (216 East Northwest Highway) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-048**, if applicable, and take any necessary action.
29. Zoning Change Application **Z22-03** (665 Westport Parkway) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-049**, if applicable, and take any necessary action.
30. **Final Plat** of Lot 1, Block 1, Knight Addition – Consider the recommendation of the Planning and Zoning Commission relative to the application submitted by ANA Consultants requesting to plat unplatted property into one lot for property located at 3211 Rolling Hills Lane and currently zoned “R-20” Single Family Residential District, 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 July 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.



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JULY 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.
2. Planning and Zoning Commission to receive a report, hold a discussion, and provide staff direction regarding amendment to Section 26, "HC" Highway Commercial District of the Zoning Ordinance specifically to consider reduction in required buffer yards between new commercial uses and adjacent residential zoning districts on the south side of East Northwest Highway, between Jenkins Street and Dooley Street.

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

3. Invocation and Pledge of Allegiance: Commissioner Dennis Luers

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

- 13. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-04** – Consider the application and make a recommendation to City Council.
- 14. Conditional Use Permit **CU22-18** (2040 Glade Road) – Consider the application and make a recommendation to City Council.
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22. Consider the minutes of the June 21, 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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