



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, AUGUST 16, 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 |

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: Commissioner David Hallberg

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU22-31** (Dutch Bros Coffee) and **Amended Final Plat** for Lot 2RA, Block 1, Mustang Square – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Dunaway Associates, LLC requesting to amend the previously approved site plan of CU21-16 (Ordinance No. 2021-54) to allow for a restaurant with drive through,

outdoor dining, outdoor speakers and a 20-foot pole sign, this request is specifically to allow a 950 square foot restaurant with drive through, outdoor dining, and outdoors speakers. The subject property is located at 3115 Ira E. Woods Avenue 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

4. 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.

PRESENTATIONS

5. Staff to make a presentation on the life of Beverly D. Roberts Horton.
6. Republic Services to present plans for Automated Side Load collection routes with solid waste contract renewal.

OLD BUSINESS

7. Conditional Use Permit **CU22-30** (H3 Headquarters) – City Council to consider the second reading of **Ordinance No. 2022-047** 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. The public hearing and first reading of this item were held on July 19, 2022.

NEW BUSINESS

8. Consider **Resolution No. 2022-008** approving the use of the proposed ad valorem tax rate of 0.271775 per \$100 to calculate property tax revenue for the Fiscal Year 2023 Budget, and take any necessary action.

9. Consider **Resolution No. 2022-009** to provide the early redemption of the 2012 PFFCO and 2012 GO Refunding bonds, and take any necessary action.
10. Consider an interlocal agreement for the Grapevine Police Department to provide detention services for the City of Coppell and City of Addison, and take any necessary action.
11. Consider calling a public hearing to create and amend definitions in Section 12, *Definitions*; amend uses and use-specific standards in Section 25, "CC", *Community Commercial District*, Section 26, "HC", *Highway Commercial District*, Section 29, "HCO", *Hotel and Corporate Office District*, and Section 32, "BP", *Business Park District*; create ability to amend use-specific and other development standards through Section 41, *Planned Development Overlay*; and amend Section 56, *Off-Street Parking Requirements* of the Zoning Ordinance relative to the *Hotel and Motel Use*.
12. Consider calling a public hearing to amend Section 26, "HC" *Highway Commercial District* of the Zoning Ordinance 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.

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.

13. Consider the purchase of a rotary deck mower and tractor from Zimmerer Kubota & Equipment. Golf Director recommends approval.
14. Consider **Resolution No. 2022-010** for the purpose of participating in the State of Texas Motor Vehicle Crime Prevention Authority (MVCPA) Grant Program for lease of automatic license plate readers and consider **Ordinance No. 2022-051** to appropriate the funds. Police Chief recommends approval.
15. Consider annual contracts for the purchase of concrete and related concrete materials with 1st Choice Remodeling, NG Concrete, City Concrete, Burnco Concrete, Wheat Lumber Company, Ready Cable and White Cap. Public Works Director recommends approval.
16. Consider Change Order #1 for water line lowering on the 47th and 48th Year CBDG project for reconstruction of the 600 and 700 blocks of East Worth Street (from Austin to Ruth Streets) and **Ordinance No. 2022-052** to appropriate the funds. Public Works Director recommends approval.

17. Consider the approval for the purchase of a new pump for Dove 1 lift station and repair of pump for Hilton lift station from Global Pump Solutions. Public Works Director recommends approval.
18. Consider the minutes of the August 2, 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

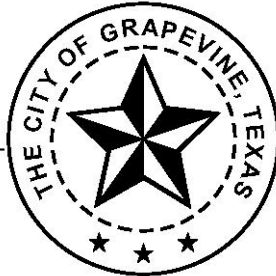
19. Conditional Use Permit **CU22-31** (Dutch Bros Coffee) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 022-053**, if applicable, and take any necessary action.
20. **Amended Final Plat** for Lot 2RA, Block 1, Mustang Square – Consider the recommendation of 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 August 12, 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, AUGUST 16, 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. Conduct Oaths of Office for new and reappointed Commission Members.
2. Commission to appoint a Chairman and Vice Chairman.
3. 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

4. Invocation and Pledge of Allegiance: Commissioner David Hallberg

JOINT PUBLIC HEARINGS

5. Conditional Use Permit **CU22-31** (Dutch Bros Coffee) and **Amended Final Plat** for Lot 2RA, Block 1, Mustang Square – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Dunaway Associates, LLC requesting to amend the previously approved site plan of CU21-16 (Ordinance No. 2021-54) to allow for a restaurant with drive through, outdoor dining, outdoor speakers and a 20-foot pole sign, this request is specifically to allow a 950 square foot restaurant with drive through, outdoor dining, and outdoors speakers. The subject property is located at 3115 Ira E. Woods Avenue 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

6. Any person who is not scheduled on the agenda may address the Commission under Citizen Comments or on any other agenda item by completing a Citizen

Appearance Request form with the staff. A member of the public may address the Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

NEW BUSINESS

7. Conditional Use Permit **CU22-31** (Dutch Bros Coffee) – Consider the application and make a recommendation to City Council.
8. **Amended Final Plat** for Lot 2RA, Block 1, Mustang Square – Consider the application and make a recommendation to City Council.
9. Consider the minutes of the July 19, 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, TRMC, CRM
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