



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, SEPTEMBER 20, 2022

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

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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

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**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: Vice Chairman Monica Hotelling
3. Mayor Tate to present a proclamation to the Captain Molly Corbin Chapter National Society Daughters of the American Revolution declaring the week of September 17-23 “Constitution Week”.

## JOINT PUBLIC HEARINGS

4. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-05** – City Council and Planning and Zoning Commission to conduct a public hearing relative to proposed amendments and changes to the Comprehensive Zoning Ordinance, No. 82-73, same being Appendix D of the Code of Ordinances as follows: Section 26, “HC”, Highway Commercial District relative to minimum buffer yard and rear setback requirements between commercial uses and adjacent Residential Districts, and any other additions, deletions, or changes to various sections, articles, and provisions contained in said Ordinance No. 82-73.
5. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-01** – City Council and Planning and Zoning Commission to conduct a public hearing relative to proposed amendments and changes to the Comprehensive Zoning Ordinance, No. 82-73, same being Appendix D of the Code of Ordinances as follows: Section 12, Definitions, Section 25, “CC”, Community Commercial District, Section 26, “HC”, Highway Commercial District, Section 29, “HCO”, Hotel and Corporate Office District, Section 32, “BP”, Business Park District; Section 41, Planned Development Overlay, and Section 56, Off-Street Parking Requirements relative to the Hotel or Motel and Boutique Hotel definitions, use-specific and other development standards, parking requirements, and any other additions, deletions, or changes to various sections, articles, and provisions contained in said Ordinance No. 82-73.
6. Conditional Use Permit **CU22-35** (Balkan Garden Bistro) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Glazer Properties requesting a conditional use permit to amend the previously approved site plan of CU14-24 (Ordinance No. 2014-034) to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed-beverages) and to remove the retaining wall at the rear of the property in order to provide additional parking in conjunction with a restaurant. The subject property is located at 2140 Hall Johnson Road, Suite 118 and is currently zoned “CC”, Community Commercial District.
7. Conditional Use Permit **CU22-41** (Moxie Scooters) – 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 allow a motorcycle dealership with sales and service of new and used motorcycles, scooters, and other equipment and a 17 foot, 6 inch tall pole sign. The subject property is located at 503 West Northwest Highway and is currently zoned “HC”, Highway Commercial District.
8. Historic Landmark District **HL22-03** and **HL22-04** (211 and 215 East Wall Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ronny Park requesting a Historical

Landmark sub-district. The subject property 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.

### PRESENTATIONS

10. Mayor Tate to recognize Barbara Reincke, Ms. Super Senior Universe, for her representation of the senior population.
11. Chief Financial Officer Greg to present the 2022 Capital Update.

### 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 **Resolution No. 2022-012** approving the Atmos Mid-Tex RRM (Rate Review Mechanism) Tariff Settlement. City Manager recommends approval.
13. Consider the renewal of a contract for employee health advocate services with Alight Solutions. Chief Financial Officer recommends approval.
14. Consider an annual policy for Workers' Compensation insurance coverage with TML Risk Pool. Chief Financial Officer recommends approval.
15. Consider the renewal of an annual policy for property and casualty insurance coverage with Travelers Insurance. Chief Financial Officer recommends approval.

16. Consider the renewal of an annual policy for cyber liability insurance coverage with XL Insurance Company. Chief Financial Officer recommends approval.
17. Consider a fireworks permit for an event being held at Gaylord Glass Cactus on Saturday, October 1, 2022. Fire Chief recommends approval.
18. Consider a fireworks permit for a wedding being held at Paradise Cove on Saturday, October 1, 2022. Fire Chief recommends approval.
19. Consider the award of contracts for RFB 518-2022 temporary employment services with Abacus Corporation and Temporaries of Texas. Human Resources Director recommends approval.
20. Consider the renewal of the Koha Integrated Library System annual support and hosting agreement from Bywater Solutions. Library Director recommends approval.
21. Consider the replacement and installation of an engine from Sam Pack's Five Star Ford for a Public Works vehicle. Public Works Director recommends approval.
22. Consider the award of an informal request for quote for seal coating and new striping for Convention Center rear parking lot from Price Asphalt, Inc. Public Works Director recommends approval.
23. Consider the renewal of annual contracts for water and wastewater chemicals with Brenntag Southwest, Chameleon Industries, DPC Industries and Polydyne. Public Works Director recommends approval.
24. Consider renewal of the sole source agreement for the purchase and installation of water meters and associated equipment from Hydropro Solutions, LLC. Public Works Director recommends approval.
25. Consider an annual contract for roofing products, services and job order contracting from Tremco/Weatherproofing Technologies (WTI). Public Works Director recommends approval.
26. Consider the minutes of the September 6, 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

27. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-05** – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-061**, if applicable, and take any necessary action.
28. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-01** – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-062**, if applicable, and take any necessary action.
29. Conditional Use Permit **CU22-35** (Balkan Garden Bistro) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-063**, if applicable, and take any necessary action.
30. Conditional Use Permit **CU22-41** (Moxie Scooters) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-064**, if applicable, and take any necessary action.
31. Historic Landmark District **HL22-03** (211 East Wall Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-065**, if applicable, and take any necessary action.
32. Historic Landmark District **HL22-04** (215 East Wall Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-066**, 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 September 16, 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, SEPTEMBER 20, 2022

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

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5:30 p.m. Dinner/Workshop  
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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**WORKSHOP:** 5:30 p.m. – Planning and Zoning Commission Conference Room

**CALL TO ORDER**

1. Receive a report and hold a discussion regarding preferred design scenarios along the Dallas Road Corridor within the Transit District Overlay (TDO).

**BRIEFING SESSION:** *Immediately Following the Workshop* – Planning and Zoning Commission Conference Room

2. 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.
3. Receive a report and hold a discussion regarding outcomes of the August 18, 2022 Planning and Zoning Commission Workshop where discrepancies between the City of Grapevine's official Zoning Map and Map 2: Land Use Plan, also known as the Future Land Use Map, for properties located in the central section of the city between Northwest Highway to the north, Texan Trail to the east, and State Highway 114 to the south and west were discussed and considered, and take any necessary action.
4. Receive a report and hold a discussion regarding outcomes of the September 7, 2022 Planning and Zoning Commission Subcommittee Meeting where zoning districts appropriate in each future land use designation, as currently organized in the Comprehensive Master Plan were discussed and considered, and take any necessary action.

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

5. Invocation and Pledge of Allegiance: Vice Chairman Monica Hotelling

6. Mayor Tate to present a proclamation to the Captain Molly Corbin Chapter National Society Daughters of the American Revolution declaring the week of September 17-23 “Constitution Week”.

## JOINT PUBLIC HEARINGS

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relative to an application submitted by Ronny Park requesting a Historical Landmark sub-district. The subject property is currently zoned "HC" Highway Commercial District.

**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

13. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-05** – Consider the amendments and make a recommendation to City Council.
14. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM22-01** – Consider the amendments and make a recommendation to City Council.
15. Conditional Use Permit **CU22-35** (Balkan Garden Bistro) – Consider the application and make a recommendation to City Council.
16. Conditional Use Permit **CU22-41** (Moxie Scooters) – Consider the application and make a recommendation to City Council.
17. Historic Landmark District **HL22-03** (211 East Wall Street) – Consider the application and make a recommendation to City Council.
18. Historic Landmark District **HL22-04** (215 East Wall Street) – Consider the application and make a recommendation to City Council.
19. Consider the minutes of the August 16, 2022 Planning and Zoning Commission Meeting.
20. Consider the minutes of the August 18, 2022 Planning and Zoning Commission Meeting workshop.
21. Consider the minutes of the September 7, 2022 Planning and Zoning Commission subcommittee meeting.



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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