



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, OCTOBER 18, 2022

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

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6:15 p.m.	Dinner – City Council Conference Room
6:45 p.m.	Call to Order of City Council Meeting – City Council Chambers
6:45 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: 6:45 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 Traci Hutton
3. Mayor to present a proclamation recognizing October as National Community Planning Month.

**JOINT PUBLIC HEARINGS**

4. Conditional Use Permit **CU22-39** (FiberTex) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted

by FiberTex, LLC requesting a conditional use permit to allow outdoor storage in conjunction with a construction trade office. The subject property is located at 623 East Dallas Road and is currently zoned “LI”, Light Industrial District.

5. Conditional Use Permit **CU22-43** (Aspen Catering) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Scott Parizo requesting a conditional use permit to amend the previously approved site plan SP95-31, specifically to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a commercial kitchen. The subject property is located at 3105 Ira E. Woods Avenue, Suite 110 and is currently zoned “CC”, Community Commercial District.
6. Conditional Use Permit **CU22-44** (Bohemian Bull) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Buzz Urban Planning requesting a conditional use permit to amend the previously approved site plan CU89-12 (Ordinance No. 1989-56), specifically to allow for the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages), outdoor dining, outdoor speakers, and a 21-foot, 3-inch pole sign in conjunction with a restaurant. The subject property is located at 1112 West Northwest Highway and is currently zoned “HC”, Highway Commercial District.
7. Conditional Use Permit **CU22-45** (Morsco Supply) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Morsco Supply, LLC requesting a conditional use permit specifically to allow outdoor storage in conjunction with the development of a warehousing building for wholesale building materials. The subject property is located at 3200 Stone Myers Parkway and is currently zoned “LI”, Light Industrial District. **The applicant has requested to table this item to the November 15, 2022 Joint meeting.**
8. Entertainment and Attraction Overlay **EA22-01** (Stand Rock Resort and Waterpark) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Stand Rock Grapevine requesting an entertainment and attraction overlay to allow for a 661-room hotel; the possession, storage retail sales and on-and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages); building height in excess of 50 feet; skill and coin-operated machines in excess of 8 machines; and three pylon-type signs. The subject property is located at 3509 North Grapevine Mills Boulevard and is currently zoned “CC”, Community Commercial District.
9. Planned Development Overlay **PD22-06** and Conditional Use Permit **CU22-47** (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 planned development overlay to allow for a reduction in required parking from Section 56, *Off-Street Parking Requirements* of the Comprehensive

Zoning Ordinance, No. 82-73 and a conditional use permit to amend the previously approved site plan of CU14-24 (Ordinance No. 2014-34) to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed-beverages) 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.

10. Zoning Change Application **Z22-04** (301 East Wall Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Tin Barn, LLC to rezone 0.284 acres from “HC”, Highway Commercial District to “R-7.5”, Single-Family District.
11. Zoning Change Application **Z22-05** and Historic Landmark Districts **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 The Rylor Group, LLC requesting to rezone 0.686 acres from “HC”, Highway Commercial District to “R-7.5”, Single Family District and requesting Historical Landmark sub-districts on the property. The public hearings for Historic Landmark Districts HL22-03 and HL22-04 were tabled at the September 20, 2022 Joint Meeting.

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

12. 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.

### PRESENTATION

13. Mayor Tate to present a proclamation recognizing October as Monarch Pledge Month.

## OLD BUSINESS

14. Consider **CU22-41** (Moxie Scooters) and **Ordinance No. 2022-064**, the second reading of 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 pole sign. The property is located at 503 West Northwest Highway and is currently zoned "HC", Highway Commercial District. **The public hearing and first reading of this item were held at the September 20, 2022 meeting.**

## NEW BUSINESS

15. Consider the award of RFB 512-2022 for State Highways 26/121 Green Ribbon Project - Phase VI and VII to Central North Construction, LLC, **Ordinance No. 2022-069** appropriating the funds, and take any necessary action.
16. Consider **Resolution No. 2022-015** approving the Landscape Maintenance Agreement with Texas Department of Transportation for maintenance of landscape improvements for the State Highways 26/121 Green Ribbon Project - Phase VI and VII, and take any necessary action.
17. Consider a 4B Performance Agreement with TradeCor Pebblecreek Lot 5, LLC for a restaurant development project located 440, 480 and 520 West State Highway 114, legally described as Lots 1R4, Lot 2R and Lot 4, Block 1R, Payton-Wright Addition (former Payton Wright Ford site), **Ordinance No. 2022-070** appropriating the funds, and take any necessary action.
18. Consider the purchase of a pumper and two aerial fire apparatuses from Siddons-Martin Emergency Group, 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.

19. Consider **Resolution No. 2022-016** denying a rate increase made by Oncor Electric Delivery Company LLC. City Manager recommends approval.
20. Consider the renewal of an annual contract for enterprise sourcing services for bids and contract management with Ion Wave Technologies, Inc. Chief Financial Officer recommends approval.

21. Consider the renewal of annual contracts authorizing the purchase of horticulture chemicals and fertilizers with BWI Companies, Inc., Helena Chemical Company, Simplot, Winfield Solutions and Innovative Turf Supply. Golf Director recommends approval.
22. Consider the purchase of two fireworks displays from Illumination Fireworks for the Christmas Capital of Texas Carol of Lights kick-off event on Monday, November 21, 2022. Parks and Recreation Director recommends approval.
23. Consider the purchase of Campspot Reservation Software for The Vineyards Campground & Cabins on a per transaction fee basis. Parks and Recreation Director recommends approval.
24. Consider a professional services contract for consulting services with Del Carmen Consulting LLC. Police Chief recommends approval.
25. Consider the renewal and upgrade of an annual software license for permitting from MyGov, LLC. Planning Services Director and Chief Technology Officer recommends approval.
26. Consider the purchase of a 20-inch raw water pipe inspection from Construction Product Marketing, LLC. Public Works Director recommends approval.
27. Consider a contract for the purchase of equipment, parts, repairs, installation, maintenance, and small wares for ice machines from Strategic Equipment, LLC. Public Works Director recommends approval.
28. Consider a contract for waterproofing, roofing and masonry services from Weatherproofing Services. Public Works Director recommends approval.
29. Consider annual contracts for vehicle service repairs for fleet vehicles with Holt Cat, Sam Packs Five Star Ford, Industrial Power, Classic Chevrolet, Siddons-Martin and Stewart Stevens. Public Works Director recommends approval.
30. Consider **Ordinance No. 2022-071** abandoning a 5-foot wide sanitary sewer easement on property located at 216 East Northwest Highway on proposed Lot 1, Block 1, 430 Main Addition. Public Works Director recommends approval.
31. Consider **Ordinance No. 2022-072** abandoning a 5-foot wide sanitary sewer easement on property located at 4342 Vineyard Creek Drive on Lot 4A, Block 2, Vineyard Creek Drive. Public Works Director recommends approval.
32. Consider a contract for repair and exterior painting of the Convention and Visitors Bureau Headquarters with Ware Painting. Convention and Visitors Bureau Director recommends approval.

33. Consider a contract for carpentry repairs and replacement of damaged wood at the Convention & Visitors Bureau Headquarters with KCI Texas. Convention and Visitors Bureau Director recommends approval.
34. Consider the minutes of the October 4, 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

35. Conditional Use Permit **CU22-39** (FiberTex) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-073**, if applicable, and take any necessary action.
36. Conditional Use Permit **CU22-43** (Aspen Catering) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-074**, if applicable, and take any necessary action.
37. Conditional Use Permit **CU22-44** (Bohemian Bull) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-075**, if applicable, and take any necessary action.
38. Entertainment and Attraction Overlay **EA22-01** (Stand Rock Resort and Waterpark) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-076**, if applicable, and take any necessary action.
39. Planned Development Overlay **PD22-06** (Balkan Garden Bistro) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-077**, if applicable, and take any necessary action.
40. Conditional Use Permit **CU22-47** (Balkan Garden Bistro) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-078**, if applicable, and take any necessary action.
41. Zoning Change Application **Z22-04** (301 East Wall Street) – Consider the recommendation of the Planning and Zoning Commission and the first reading of **Ordinance No. 2022-079**, if applicable, and take any necessary action.
42. Zoning Change Application **Z22-05** (211 and 215 East Wall Street) – Consider the recommendation of the Planning and Zoning Commission and the first reading of **Ordinance No. 2022-080**, if applicable, and take any necessary action.

43. Historic Landmark District **HL22-03** (211 East Wall Street) – Consider the recommendation of the Planning and Zoning Commission and the first reading of **Ordinance No. 2022-065**, if applicable, and take any necessary action.
44. Historic Landmark District **HL22-04** (215 East Wall Street) – Consider the recommendation of the Planning and Zoning Commission and the first reading of **Ordinance No. 2022-066**, if applicable, and take any necessary action.
45. **Final Plat** of Lot 1, Block 1, 430 Main Addition – Consider the recommendation of the Planning and Zoning Commission related to the application submitted by Ridinger Associates, Inc. requesting to plat unplatted property into one lot located at 216 and 306 East Northwest Highway, 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 October 14, 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, OCTOBER 18, 2022

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

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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

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**BRIEFING SESSION:** 7:00 p.m. – Planning and Zoning Commission Conference Room

**CALL TO ORDER**

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: Commissioner Traci Hutton
3. Mayor to present proclamation in recognizing October as National Community Planning Month.

**JOINT PUBLIC HEARINGS**

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previously approved site plan CU89-12 (Ordinance No. 1989-56), specifically to allow for the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages), outdoor dining, outdoor speakers, and a 21-foot, 3-inch pole sign in conjunction with a restaurant. The subject property is located at 1112 West Northwest Highway and is currently zoned “HC”, Highway Commercial District.

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Districts HL22-03 and HL22-04 were tabled at the September 20, 2022 Joint Meeting.

**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. Conditional Use Permit **CU22-39** (FiberTex) – Consider the application and make a recommendation to City Council.
14. Conditional Use Permit **CU22-43** (Aspen Catering) – Consider the application and make a recommendation to City Council.
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23. **Final Plat** of Lot 1, Block 1, 430 Main Addition – Consider the application submitted by Ridinger Associates, Inc. requesting to plat unplatted property into one lot located at 216 and 306 East Northwest Highway, and make a recommendation to City Council.
24. Consider the minutes of the September 20, 2022 Planning and Zoning Commission meeting.
25. Consider the minutes of the October 11, 2022 Planning and Zoning Commission workshop.

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

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 October 14, 2022 by 5:00 p.m.

*Tara Brooks*

Tara Brooks, TRMC, CRM  
City Secretary



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