



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, NOVEMBER 15, 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, O'Dell Court, 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 PRESENTATION AND RELATED ITEMS**

3. Planning Services Director to present proposed amendments to the Comprehensive Master Plan, Section IV., *Land Use*, Subsection E., *Future Land Use* and Map 2: Land Use Plan, of the Comprehensive Master Plan relative to new and amended future land use designations, future land use designation

descriptions and criteria for approval relative to Map 2: Land Use Plan amendments.

4. City Council to consider calling a public hearing for **MP22-01** to amend the Comprehensive Master Plan, Section IV., *Land Use*, Subsection E., *Future Land Use* and Map 2: Land Use Plan, of the Comprehensive Master Plan relative to new and amended future land use designations, future land use designation descriptions and criteria for approval relative to Map 2: Land Use Plan amendments, and take any necessary action.

#### JOINT PUBLIC HEARINGS

5. 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. **This item was tabled at the applicant’s request at the October 18, 2022 meeting. The applicant has requested to withdraw this item.**
6. Conditional Use Permit **CU22-51** (Mister 01 Pizza) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Core States Group requesting a conditional use permit to amend the previously approved site plan CU14-26 (Ordinance No. 2014-039); this request is 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, and outdoor speakers in conjunction with a restaurant. The subject property is located at 129 South Main Street, Suite 155 and is currently zoned “CBD”, Central Business District.
7. Conditional Use Permit **CU22-52** and Special Use Permit **SU22-04** (Great Wolf Lodge) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Great Wolf Lodge requesting a conditional use permit to amend the previously approved site plan CU19-13/SU19-01 (Ordinance No. 2019-29) for a planned commercial center, this request is 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 an expansion of a hotel and water park and for outdoor speakers. The applicant is also requesting a special use permit to relocate an existing arcade in excess of eight machines into a proposed expansion area. The subject property is located at 100 Great Wolf Drive and is currently zoned “CC”, Community Commercial District.
8. Historic Landmark District **HL22-05** (609 East Worth Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an

application submitted by Colton Banks requesting a Historical Landmark sub-district. The subject property is currently zoned "R-7.5", Single-Family District.

9. Historic Landmark District **HL22-06** (201 Ball Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine requesting a Historical Landmark sub-district. The subject property is currently zoned "GU", Governmental Use 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

10. 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

11. Mayor to present a proclamation recognizing November as National Native American Heritage Month.

### OLD BUSINESS

12. Consider Zoning Change Application **Z22-04** (301 East Wall Street) and **Ordinance No. 2022-079** relative to an application submitted by Tin Barn, LLC to rezone 0.284 acre from "HC", Highway Commercial District to "R-7.5", Single-Family District. **The public hearing and first reading of this item were held at the October 18, 2022 meeting.**
13. Consider Zoning Change Application **Z22-05** (211 and 215 East Wall Street) and **Ordinance No. 2022-080** relative to an application submitted by The Rylor Group, LLC to rezone 0.686 acre from "HC", Highway Commercial District to "R-7.5", Single Family District. **The public hearing and first reading of this item were held at the October 18, 2022 meeting.**
14. Consider a Historic Landmark sub-district **HL22-03** (211 East Wall Street) and **Ordinance No. 2022-065** relative to an application submitted by The Rylor Group,

LLC requesting a Historical Landmark sub-district on the property. **The public hearing and first reading of this item were held at the October 18, 2022 meeting.**

15. Consider a Historic Landmark sub-district **HL22-04** (215 East Wall Street) and **Ordinance No. 2022-066** relative to an application submitted by The Rylor Group, LLC requesting a Historical Landmark sub-district on the property. **The public hearing and first reading of this item were held at the October 18, 2022 meeting.**

#### NEW BUSINESS

16. Consider a fireworks permit for Grapevine Carol of Lights at City Hall on Monday, November 21, 2022, 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.

17. Consider the award of an informal request for quote for barricades from United Site Services. Convention and Visitors Bureau Director recommends approval.
18. Consider a sole source purchase of boat slip rentals for both Fire Department boats and a jet ski from Scott's Landing Marinas at Lake Grapevine. Fire Chief recommends approval.
19. Consider the purchase of two Horton Ambulances from Southern Emergency & Rescue Vehicle Sales. Fire Chief recommends approval.
20. Consider renewal of annual Adobe Pro software licenses. Chief Financial Officer recommends approval.
21. Consider the purchase of website management and services for Gograpevine.com from RND Development LLC. Parks and Recreation Director recommends approval.
22. Consider approval for the costs associated with the mailing of the GO magazine from Community Impact Newspaper (JG Media). Parks and Recreation Director recommends approval.

23. Consider the renewal of an annual contract for the purchase of first responder uniforms, accessories and services with Galls, LLC. Police Chief recommends approval.
24. Consider the renewals of annual Brazos software maintenance from Tyler Technologies. Police Chief recommends approval.
25. Consider the award of an informal request for quote for roof replacement at the Vine Arts & Events Center from Castle Classic GC. Public Works Director recommends approval.
26. Consider the purchase of Simex soil stabilizer and PL60 planer from Kirby-Smith Machinery, Inc. Public Works Director recommends approval.
27. Consider an annual contract for building technology integration from Schneider Electric. Public Works Director recommends approval.
28. Consider an annual contract for door maintenance, repair, operations supplies and equipment with Fairway Supply, Inc. Public Works Director recommends approval.
29. Consider the purchase of a 2023 Komatsu wheel loader from Kirby-Smith Machinery, Inc. Public Works Director recommends approval.
30. Consider a contract with the Ardurra Group, Inc., to perform preliminary design services for miscellaneous improvements at the Water Treatment Plant, and **Ordinance No. 2022-084** appropriating the funds. Public Works Director recommends approval.
31. Consider the minutes of the November 1, 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

32. Conditional Use Permit **CU22-51** (Mister 01 Pizza) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-085**, if applicable, and take any necessary action.
33. Conditional Use Permit **CU22-52** (Great Wolf Lodge) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-086**, if applicable, and take any necessary action.

34. Special Use Permit **SU22-04** (Great Wolf Lodge) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-087**, if applicable, and take any necessary action.
35. Historic Landmark District **HL22-05** (609 East Worth Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-088**, if applicable, and take any necessary action.
36. Historic Landmark District **HL22-06** (201 Ball Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-089**, if applicable, and take any necessary action.
37. **Final Plat** for Lot 1, Block 1, Kennimer Addition – Consider the recommendation of the Planning and Zoning Commission regarding the application submitted by Grayson CeBallas requesting to plat unplatted property into one lot. The subject property is located at 301 West Wall Street and is currently zoned “R-7-5”, Single Family Residential District.
38. **Final Plat** of Lots 1 and 2, Block 1, Green Park Addition – Consider the recommendation of the Planning and Zoning Commission regarding the application submitted by The Rylor Group, LLC requesting to plat unplatted property into two lots. The subject property is located at 211 and 215 West Wall Street and is currently zoned “R-7-5”, Single Family Residential District.

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 November 11, 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, NOVEMBER 15, 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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**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: Commissioner Dennis Luers

**JOINT PRESENTATION AND RELATED ITEMS**

3. Planning Services Director to present proposed amendments to the Comprehensive Master Plan, Section IV., *Land Use*, Subsection E., *Future Land Use* and Map 2: Land Use Plan, of the Comprehensive Master Plan relative to new and amended future land use designations, future land use designation descriptions and criteria for approval relative to Map 2: Land Use Plan amendments.
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**JOINT PUBLIC HEARINGS**

5. 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. **This item was tabled at the applicant’s request at the October 18, 2022 meeting. The applicant has requested to withdraw this item.**

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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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Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

### NEW BUSINESS

11. Conditional Use Permit **CU22-51** (Mister 01 Pizza) – Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU22-52** (Great Wolf Lodge) – Consider the application and make a recommendation to City Council.
13. Special Use Permit **SU22-04** (Great Wolf Lodge) – Consider the application and make a recommendation to City Council.
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17. **Final Plat** of Lots 1 and 2, Block 1, Green Park Addition – Consider the application, submitted by The Rdyer Group, LLC and make a recommendation to the City Council regarding request to plat unplatted property into two lots. The subject property is located at 211 and 215 West Wall Street and is currently zoned “R-7-5”, Single Family Residential District.
18. Consider the minutes of the October 18, 2022 Planning and Zoning Commission Meeting workshop.

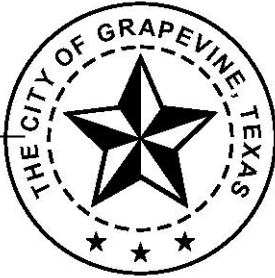
NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

### ADJOURNMENT

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