

ACTION AGENDA



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

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.

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.
ITEM DISCUSSED.

MOTION OUT OF EXECUTIVE SESSION: Motion to approve the exchange of right-of-way on O'Dell Court consistent with our discussions in Executive Session and authorize the City Manager to execute all associated documents and to take all other necessary action. Approved 6-0-1 (O'Dell)
 - 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. **ITEM DISCUSSED. NO ACTION TAKEN.**

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: 7:31 p.m.

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. **PRESENTATION MADE**
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.
TABLED 7-0

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. WITHDRAWN**
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. **PUBLIC HEARING HELD**
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. **PUBLIC HEARING HELD**

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. **PUBLIC HEARING HELD**
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. **PUBLIC HEARING CONTINUED TO DECEMBER 20, 2022**

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. **2 SPEAKERS**

PRESENTATIONS

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

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. APPROVED 7-0**
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. APPROVED 7-0**

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. APPROVED 7-0**
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. APPROVED 7-0**

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. **APPROVED 7-0**

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. **APPROVED 7-0**
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. **APPROVED 7-0**
19. Consider the purchase of two Horton Ambulances from Southern Emergency & Rescue Vehicle Sales. Fire Chief recommends approval. **APPROVED 7-0**
20. Consider renewal of annual Adobe Pro software licenses. Chief Financial Officer recommends approval. **APPROVED 7-0**
21. Consider the purchase of website management and services for Gograpevine.com from RND Development LLC. Parks and Recreation Director recommends approval. **APPROVED 7-0**

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. **APPROVED 7-0**
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. **APPROVED 7-0**
24. Consider the renewals of annual Brazos software maintenance from Tyler Technologies. Police Chief recommends approval. **APPROVED 7-0**
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. **APPROVED 7-0**
26. Consider the purchase of Simex soil stabilizer and PL60 planer from Kirby-Smith Machinery, Inc. Public Works Director recommends approval. **APPROVED 7-0**
27. Consider an annual contract for building technology integration from Schneider Electric. Public Works Director recommends approval. **APPROVED 7-0**
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. **APPROVED 7-0**
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. **APPROVED 7-0**
31. Consider the minutes of the November 1, 2022 Regular City Council meeting. City Secretary recommends approval. **APPROVED 7-0**

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. **APPROVED 7-0**

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. **APPROVED 7-0**
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. **APPROVED 7-0**
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. **APPROVED 7-0**
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. **NO ACTION TAKEN**
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. **APPROVED 7-0**
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. **APPROVED 7-0**

ADJOURNMENT 8:49 p.m.

The Action Agenda is provided as a convenience to citizens, Council and Staff for a quick reference to actions taken at the City Council meeting. The Action Agenda is not the official minutes of the Council meeting. The minutes will be posted on the City’s website after they are approved by City Council.

Please contact our office, if you have any questions or comments.