



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, AUGUST 17, 2021

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

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6:00 p.m.	Dinner – City Council Conference Room
6:30 p.m.	Call to Order of City Council Meeting – City Council Chambers
6:30 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:** 6:30 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. Consultation with and legal advice from the City Attorney regarding pending litigation (Muns, et al. v. Grapevine – Cause No. 348-303736-18), pursuant to Section 551.071, Texas Government Code.
  - B. 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.
  - C. 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 PUBLIC HEARINGS

3. Zoning Change Application **Z21-05** (Ferguson Place) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kosse Maykus requesting to rezone 13.045 acres from “R-20” Single Family District to “R-7.5” Single Family District for the development of two open space lots and 29 residential lots. The subject property is located at 2531, 2523, 2521, 2529, and 2587 Lonesome Dove Road and 1591 South Gravel Circle.
4. Conditional Use Permit **CU21-08** (Main Street Bread Baking Company) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Fabien Groury requesting a conditional use permit to allow for a commercial kitchen. The subject property is located at 316 South Barton Street and is currently zoned “CBD” Central Business District. **The applicant has requested to withdraw this item.**
5. Conditional Use Permit **CU21-20** (Cracker Barrel) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by CBOCS Texas, LLC requesting a conditional use permit to amend the previously approved site plan of CU05-65 (Ordinance No. 2006-05) for a planned commercial center, specifically to allow for the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with an existing restaurant. The subject property is located at 2700 Grapevine Mills Parkway and is currently zoned “CC” Community Commercial District.
6. Conditional Use Permit **CU21-19** (809 South Dooley Street), a **Preliminary Plat** of Lot 1, Block 1, TRG Dooley Addition, and a **Final Plat** of Lot 1, Block 1, TRG Dooley Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Trinsic Acquisition Company requesting a conditional use permit to establish a Transit District Overlay to allow for a multifamily complex and a replat of Lot 1, Block 1, Marson and Stone Addition; Lots 1 and 2, Block 1, Skiles Addition; Lot 1, Block 1, G and L Addition; and two unplatted tracts of land. The subject property is located at 809 and 829 South Dooley Street, and 507, 515, 605, and 611 East Dallas Road and is currently zoned “LI” Light Industrial 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

7. 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. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments.

## NEW BUSINESS

8. Consider **Resolution No. 2021-011** approving the use of the proposed ad valorem tax rate of 0.271811 per \$100 to calculate property tax revenue for the Fiscal Year 2022 Budget 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.

9. Consider Paid Quarantine Leave Policy for First Responders. Chief Financial Officer recommends approval.
10. Consider a contract with Virgin Pulse for a comprehensive wellness management program. Chief Financial Officer recommends approval.
11. Consider a contract for Employee Assistance Program (EAP) with Optum. Chief Financial Officer recommends approval.
12. Consider an annual policy for Medical and Prescription Stop Loss Insurance with HCC. Chief Financial Officer recommends approval.
13. Consider the purchase and installation of new playground equipment and shade structure at Panhandle Park from Child's Play, Inc. Parks and Recreation Director recommends approval.
14. Consider approving and ratifying the emergency purchase, repair and replacement of a 12" water line servicing the north east section of the City from North Texas Contracting, Inc and **Ordinance No. 2021-039** appropriating the funds. Public Works Director recommends approval.

15. Consider the purchase and installation of lab casework at the Water Treatment Plant from Southwest Solutions Group. Public Works Director recommends approval.
16. Consider the purchase of a 2021 F150 Pickup truck from Sam Packs Five Star Ford and **Ordinance No. 2021-040** appropriating the funds. Public Works Director recommends approval.
17. Consider the purchase of two 2022 Ford F750 with service body and crane from Chastang Ford. Public Works Director recommends approval.
18. Consider the minutes of the August 3, 2021 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

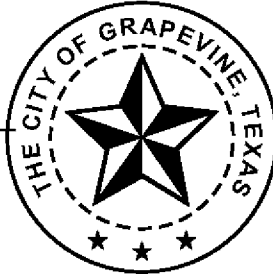
19. Zoning Change Application **Z21-05** (Ferguson Place) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-041**, if applicable, and take any necessary action.
20. Conditional Use Permit **CU21-20** (Cracker Barrel) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-042**, if applicable, and take any necessary action.
21. Conditional Use Permit **CU21-19** (809 South Dooley Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-043**, if applicable, and take any necessary action.
22. **Preliminary Plat** of Lot 1, Block 1, TRG Dooley Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
23. **Final Plat** of Lot 1, Block 1, TRG Dooley Addition – 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 13, 2021 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.