



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, AUGUST 18, 2020

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

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine City Council and Planning and Zoning Commission will conduct the meeting scheduled at 7:30 pm on August 18, 2020 in the Council Chambers at 200 South Main Street, by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The Mayor, Members of City Council and Planning and Zoning Commission Members may attend this meeting in person.

**There will be no public access to the location described above. The meeting will be livestreamed on the City’s website at [www.grapevinetexas.gov](http://www.grapevinetexas.gov).**

This supplemental written notice, the meeting agenda, and the agenda packet are posted online at [www.grapevinetexas.gov](http://www.grapevinetexas.gov).

The public toll-free dial-in number to participate in the telephonic meeting is 1-210-469-4097. The audio conference PIN is 697 917 144#.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. Starting at 5:00 pm on Monday, August 17, citizens can submit a Citizen Appearance request form from the City’s website at <https://www.grapevinetexas.gov/89/Agendas-Minutes>. During the meeting, the names of those that have submitted a form will be called on to speak in the order the forms were received. The deadline to submit requests will be 5:00 pm on Tuesday, August 18.

**Written comments can also be submitted via email to Susan Batte at [sbatte@grapevinetexas.gov](mailto:sbatte@grapevinetexas.gov). All comments will be provided to City Council and the Planning and Zoning Commission and made part of the record.**

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

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7:00 p.m.	Dinner – City Council Conference Room
7:30 p.m.	Joint Regular Meeting – City Council Chambers

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**CALL TO ORDER: 7:30 p.m.** – City Council Chambers

1. Invocation and Pledge of Allegiance: Vice Chairman BJ Wilson



## JOINT PUBLIC HEARINGS

2. Conditional Use Permit **CU20-01** and Planned Development Overlay **PD20-02** (Dove Road Country Store) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Crown Architecture & Development LLC requesting a conditional use permit to allow for the possession, storage, retail sales, and off-premise consumption of alcoholic beverages (beer and wine only) and gasoline services in conjunction with a convenience store. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, a reduction in front yard setback requirements and eliminating the south and east landscape buffer adjacent to the Corp of Engineers property. The subject property is located at 1414 North Dove Road and is currently zoned “CN” Neighborhood Commercial District.
3. Conditional Use Permit **CU20-14** (Grapevine Volkswagen) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Principle Auto requesting a conditional use permit to establish an automobile dealership with sales and service of new and used vehicles and a 40-foot pole sign. The subject property is located at 2351 William D. Tate Avenue and is currently zoned “CC” Community Commercial District.
4. Conditional Use Permit **CU20-15** (Marriott Courtyard/Townplace Suites/Hilton Garden Inn) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Grapevine Metro Hotel GP LLC requesting a conditional use permit to amend the previously approved site plan of CU19-16 (Ordinance No. 2019-037) for a master site development plan, specifically to allow additional surface parking for the existing Marriott Courtyard/TownePlace Suites/Hilton Garden Inn hotel complex to allow for additional parking. The subject property is located at 2200 Bass Pro Court and is currently zoned “CC” Community Commercial District.
5. Conditional Use Permit **CU20-16** (Wine Fusion Winery) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Wine Fusion Winery LLC requesting a conditional use permit to amend the previously approved site plan of CU15-18 (Ordinance No. 2015-028) specifically to allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outdoor dining in conjunction with a restaurant in the Central Business District. The subject property is located at 603 South Main Street #304 and is currently zoned “CBD” Central Business 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

6. 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

7. Consider **Resolution No. 2020-015** approving the use of the proposed ad valorem tax rate of 0.282601 per \$100 to calculate property tax revenue for the Fiscal Year 2021 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.

8. Consider the renewal of an annual contract for fiber internet access and video services from Spectrum Enterprises. Chief Technology Officer recommends approval.
9. Consider the renewal of an annual sole source contract for multimedia services for streaming and archiving of public meetings with Swagit Productions, LLC for City Council and Planning and Zoning Commission meetings. City Secretary recommends approval.
10. Consider the minutes of the August 4, 2020 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

11. Conditional Use Permit **CU20-01** (Dove Road Country Store) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-035**, if applicable, and take any necessary action.
12. Planned Development Overlay **PD20-02** (Dove Road Country Store) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-036**, if applicable, and take any necessary action.
13. Conditional Use Permit **CU20-14** (Grapevine Volkswagen) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-037**, if applicable, and take any necessary action.
14. Conditional Use Permit **CU20-15** (Marriott Courtyard/Townplace Suites/Hilton Garden Inn) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-038**, if applicable, and take any necessary action.
15. Conditional Use Permit **CU20-16** (Wine Fusion Winery) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-039**, if applicable, and take any necessary action.
16. **Final Plat** Lot 1, Block 1, Miller Residence – Consider the recommendation of the Planning and Zoning Commission regarding the application submitted by Mike Garabedian to plat unplatted property into one lot. The subject property is located at 3712 Lakeridge Drive 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 August 14, 2020 by 5:00 p.m.

*Tara Brooks*

Tara Brooks, TRMC, CRM  
City Secretary



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, AUGUST 18, 2020

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

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine City Council and Planning and Zoning Commission will conduct the meeting scheduled at 7:30 pm on August 18, 2020 in the Council Chambers at 200 South Main Street, by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). The Mayor, Members of City Council and Planning and Zoning Commission Members may attend this meeting in person.

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**Written comments can also be submitted via email to Susan Batte at [sbatte@grapevinetexas.gov](mailto:sbatte@grapevinetexas.gov). All comments will be provided to City Council and the Planning and Zoning Commission and made part of the record.**

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**CALL TO ORDER: 7:00 p.m. - Planning and Zoning Commission Conference Room**

**BRIEFING SESSION**

***The public toll-free dial-in number to participate in the briefing session telephonic meeting is 1-210-469-4097. The audio conference PIN is 470 600 006#.***

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**

***The public toll-free dial-in number to participate in the joint telephonic meeting is 1-210-469-4097. The audio conference PIN is 697 917 144#.***

2. Invocation and Pledge of Allegiance: Vice Chairman BJ Wilson

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU20-01** and Planned Development Overlay **PD20-02** (Dove Road Country Store) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Crown Architecture & Development LLC requesting a conditional use permit to allow for the possession, storage, retail sales, and off-premise consumption of alcoholic beverages (beer and wine only) and gasoline services in conjunction with a convenience store. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, a reduction in front yard setback requirements and eliminating the south and east landscape buffer adjacent to the Corp of Engineers property. The subject property is located at 1414 North Dove Road and is currently zoned “CN” Neighborhood Commercial District.
4. Conditional Use Permit **CU20-14** (Grapevine Volkswagen) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Principle Auto requesting a conditional use permit to establish an automobile dealership with sales and service of new and used vehicles and a 40-foot pole sign. The subject property is located at 2351 William D. Tate Avenue and is currently zoned “CC” Community Commercial District.
5. Conditional Use Permit **CU20-15** (Marriott Courtyard/Townplace Suites/Hilton Garden Inn) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Grapevine Metro Hotel GP LLC requesting a conditional use permit to amend the previously approved site plan of CU18-26 (Ordinance No. 2016-68) for a master site development plan, specifically to allow additional surface parking for the existing Marriott Courtyard/TownePlace Suites/Hilton Garden Inn hotel complex to allow for additional parking. The subject property is located at 2200 Bass Pro Court and is currently zoned “CC” Community Commercial District.
6. Conditional Use Permit **CU20-16** (Wine Fusion Winery) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Wine Fusion Winery LLC requesting a conditional use permit to amend the previously approved site plan of CU19-18 (Ordinance No. 2015-28) specifically to allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outdoor dining in conjunction with a restaurant in the Central Business District. The subject property is located at 603 South Main Street #304 and is currently zoned “CBD” Central Business District.

**REGULAR SESSION: 7:30 p.m.** (Immediately following Joint Public Hearings) –  
Planning and Zoning Conference Room

***The public toll-free dial-in number to participate in the briefing session telephonic meeting is 1-210-469-4097. The audio conference PIN is 470 600 006#.***

#### CITIZEN COMMENTS

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#### NEW BUSINESS

8. Conditional Use Permit **CU20-01** (Dove Road Country Store) – Consider the application and make a recommendation to City Council.
9. Planned Development Overlay **PD20-02** (Dove Road Country Store) – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU20-14** (Grapevine Volkswagen) – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU20-15** (Marriott Courtyard/Townplace Suites/Hilton Garden Inn) – Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU20-16** (Wine Fusion Winery) – Consider the application and make a recommendation to City Council.
13. **Final Plat** Lot 1, Block 1, Miller Residence – Make a recommendation to City Council regarding the application submitted by Mike Garabedian to plat unplatted property into one lot. The subject property is located at 3712 Lakeridge Drive and is currently zoned "R-7.5" Single Family Residential District.
14. Consider the minutes of the July 14, 2020 Regular Planning and Zoning Commission 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

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 14, 2020 by 5:00 p.m.

*Tara Brooks*

Tara Brooks, TRMC, CRM  
City Secretary

