



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, FEBRUARY 21, 2023

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

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

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, Dallas Road Corridor, 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: Council Member Sharron Rogers

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU22-59** (TPA Baseball Training Facility) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Stacy-GV, LLC requesting a conditional use permit to amend the previously approved site plan for CU02-44 (Ordinance No. 2002-80). This request is specifically to allow a baseball training facility inside the existing

Stacy Furniture warehouse building. The subject property is located at 1900 South Main Street and is currently zoned “CC”, Community Commercial District. **The applicant has requested to withdraw this item.**

4. Conditional Use Permit **CU23-01** (Walmart) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kimley-Horn requesting a conditional use permit to amend the previously approved site plan for CU03-29 for a planned commercial center including an automotive repair facility, gasoline sales, the possession, storage, retail sale of off premise consumption of alcoholic beverages (beer and wine only) in conjunction with a retail store. This request is specifically to add two metal storage containers for the purpose of storing new parts and landscape equipment for on- and off-site Walmart facility management. The subject property is located at 1601 West State Highway 114 and is currently zoned “CC”, Community Commercial 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

5. 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.

CITY COUNCIL PUBLIC HEARING AND RELATED ITEM

6. City Council to conduct a public hearing to receive public input relative to the proposed 49th Year Community Development Block Grant (CDBG) Program street reconstruction program.
7. Consider authorizing staff to proceed with the application submittal to Tarrant County for the 49th Year Community Development Block Grant (CDBG) Program street reconstruction project, and take any necessary action.

NEW BUSINESS

8. Consider ratification of a pre-design and design scope contract for the Grapevine Service Center upgrades with Brown Reynolds and Watford Architects, and take any necessary action.
9. Consider a contract for the construction of the Train 2 Clarifier replacement project with Alltech Engineering Corporation, **Ordinance No. 2023-007** appropriating the funds, 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.

10. Consider the purchase of replacement banquet furniture for the Grapevine Main Cotton Belt and Peace Treaty conference rooms from Mity Lite Inc. Convention and Visitors Bureau Director recommends approval.
11. Consider purchase of personal protective equipment from North America Fire Equipment Company, Inc. Fire Chief recommends approval.
12. Consider a fireworks permit for an event to be held at Gaylord Glass Cactus on Tuesday, March 7, 2023. Fire Chief recommends approval.
13. Consider an annual contract for police equipment, accessories and ammunition from Precision Delta Corp. Police Chief recommends approval.
14. Consider **Resolution No. 2023-005** concurring with the Tarrant County award of a contract to Excel 4 Construction, LLC. for the Community Development Block Grant Care's Act (CDBG-CV), Round 3 water improvement project and **Ordinance No. 2023-008** appropriating the funds. Public Works Director recommends approval.
15. Consider for the purchase of two 2023 Ford F150 trucks from Silsbee Ford, Inc. Public Works Director recommends approval.
16. Consider the purchase of a new valve truck service body and vacuum skid from Illinois Tool Works. Public Works Director recommends approval.
17. Consider the purchase of a replacement vehicle detection system from Cubic Corporation. Public Works Director recommends approval.

18. Consider the payment to the US Army Corps of Engineers Grapevine Lake operation and maintenance fee. Public Works Director recommends approval.
19. Consider the payment of the Texas Commission on Environmental Quality Annual Water System Fee. Public Works Director recommends approval.
20. Consider an Interlocal Agreement with the City of Southlake to provide utility service for the Ferguson Place Addition. Public Works Director recommends approval.
21. Consider the minutes of the February 7, 2023 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

22. Conditional Use Permit **CU23-01** (Walmart) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-009**, if applicable, 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 February 17, 2023 by 5:00 p.m.


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, FEBRUARY 21, 2023

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

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

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

WORKSHOP AND BRIEFING SESSION

1. Receive a report, hold a discussion, and provide staff direction regarding amendment to the definition for condominiums and creation of a definition for rowhouses.
2. 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

3. Invocation and Pledge of Allegiance: Council Member Sharron Rogers

JOINT PUBLIC HEARINGS

4. Conditional Use Permit **CU22-59** (TPA Baseball Training Facility) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Stacy-GV, LLC requesting a conditional use permit to amend the previously approved site plan for CU02-44 (Ordinance No. 2002-80). This request is specifically to allow a baseball training facility inside the existing Stacy Furniture warehouse building. The subject property is located at 1900 South Main Street and is currently zoned "CC", Community Commercial District. **The applicant has requested to withdraw this item.**
5. Conditional Use Permit **CU23-01** (Walmart) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kimley-Horn requesting a conditional use permit to amend the previously approved site plan for CU03-29 for a planned commercial center including an automotive repair facility, gasoline sales, the possession, storage, retail sale of off premise consumption of alcoholic beverages (beer and wine only) in conjunction with a retail store. This request is specifically to add two metal storage containers for the purpose of storing new parts and landscape equipment for on- and off-site

Walmart facility management. The subject property is located at 1601 West State Highway 114 and is currently zoned "CC", Community Commercial District.

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

CITIZEN COMMENTS

6. Any person who is not scheduled on the agenda may address the Commission under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

NEW BUSINESS

7. Conditional Use Permit **CU23-01** (Walmart) – Consider the application and make a recommendation to City Council.
8. Consider the minutes of the January 17, 2023 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 February 17, 2023 by 5:00 p.m.



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.