



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

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, West Hudgins Street, 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 Jason Parker

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU22-54** (Crush-It Sports) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Duncan Kim requesting a conditional use permit to amend the previously approved site plan CU19-30 (Ordinance No. 2019-071) for a planned commercial center. This request is specifically to allow for the possession, storage, retail sales

and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) and an expansion in conjunction with an existing restaurant. The subject property is located at 401 West State Highway 114 and is currently zoned “CC”, Community Commercial District.

4. Conditional Use Permit **CU22-61** (Firebird’s Wood Fired Grill) and **Final Plat** of Lots 3R1 and 3R2, Block 1, Payton-Wright Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by ClayMoore Engineering requesting a conditional use permit to amend the previously approved planned commercial center. This request is specifically for a 6,341 square foot restaurant to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages), outdoor dining, outdoor speakers and a 40-foot pole sign; and a replat of Lot 3R, Block 1R, Payton-Wright Addition. The subject property is located at 450 West State Highway 114 and is currently zoned “HC”, Highway Commercial District.
5. Zoning Application **Z23-02**, Conditional Use Permit **CU23-05**, Planned Development Overlay **PD23-01** (Sunbelt Rentals) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by McAdams requesting to rezone 22.33 acres from “CC”, Community Commercial District to “BP”, Business Park District; a conditional use permit to allow the sale and rental of heavy machinery and equipment; a planned development overlay to deviate from, but not be limited to, building encroachment and paving within the required front yard of the “BP”, Business Park District. The subject property is located at 1035 Texan Trail.

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. Citizens will have 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

7. FORVIS, LLC, the City's auditing firm, to present the annual audit report in compliance with the City Charter, Article 3, Section 3.14.

## NEW BUSINESS

8. Consider approving and ratifying the emergency purchase repair for pond shoreline at the Grapevine Golf Course from Black Fox Services LLC, 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 **Resolution No. 2023-007** amending the authorized representatives in the TexPool and TexPool Prime Investment Pools. Chief Financial Officer recommends approval.
10. Consider the purchase of golf course equipment from Professional Turf Products for the Grapevine Golf Course. Golf Director recommends approval.
11. Consider the renewal of an annual contract for pre-employment background screenings with First Check. Human Resources Director recommends approval.
12. Consider the approval and ratifying the emergency purchase of tornado clean-up restoration services at the Service Center from Mooring USA. Human Resources Director recommends approval.
13. Consider the renewal of an annual contract for aquatic maintenance service with Century Pool Service. Parks and Recreation Director recommends approval.
14. Consider an annual contract for portable restroom rental services with United Rentals, Inc. Parks and Recreation Director recommends approval.
15. Consider the purchase of replacement trailers from North Texas Trailers, LLC. Parks and Recreation Director recommends approval.
16. Consider the purchase of resurfacing of the sport court for the Community Outreach Center from Master Systems Courts. Parks and Recreation Director and Police Chief recommend approval.

17. Consider the renewal of an annual contract for the purchase of various fuels with Jack Ray Oil Company. Public Works Director recommends approval.
18. Consider the award of an informal request for quote for pull boxes from Terry-Durin Company. Public Works Director recommends approval.
19. Consider a contract for ergonomic workplace solutions from Vari Sales Corporation. Public Works Director recommends approval.
20. Consider the renewal of an annual contract for cold milling machining with TexOp Construction, LP. Public Works Director recommends approval.
21. Consider the award of an informal request for quote for two variable frequency drive replacements for Dove 1 lift station from Myron D Matterson. Public Works Director recommends approval.
22. Consider a Developers Agreement with Ferguson Lonesome Dove, LLC for storm drainage oversizing and **Ordinance No. 2023-014** appropriating the funds. Public Works Director recommends approval.
23. Consider the minutes of the March 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

24. Conditional Use Permit **CU22-54** (Crush-It Sports) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-015**, if applicable, and take any necessary action.
25. Conditional Use Permit **CU22-61** (Firebird's Wood Fired Grill) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-016**, if applicable, and take any necessary action.
26. **Final Plat** of Lots 3R1 and 3R2, Block 1, Payton-Wright Addition – Consider the recommendation of the Planning and Zoning Commission, and take any necessary action.
27. Zoning Application **Z23-02** (Sunbelt Rentals) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-017**, if applicable, and take any necessary action.

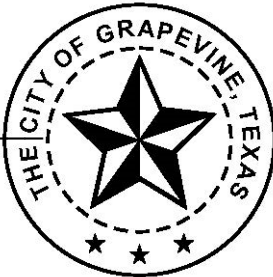
28. Conditional Use Permit **CU23-05** (Sunbelt Rentals) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-018**, if applicable, and take any necessary action.
29. Planned Development Overlay **PD23-01** (Sunbelt Rentals) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-019**, if applicable, and take any necessary action.
30. **Preliminary Plat** for Lot 3, Block 1, Lakeshore Estates – Consider the recommendation of the Planning and Zoning Commission regarding the application submitted by Patrick Monahan to plat unplatted property into one lot. The subject property is located at 2464 Lakeshore Drive and is currently zoned “R-7.5”, Single Family Residential.
31. **Final Plat** for Lot 1, Block 1, Esmond Ball Addition – Consider the recommendation of the Planning and Zoning Commission regarding the application submitted by Steve Esmond to plat unplatted property into one lot. The subject property is located at the southwest corner of Ball Street and West Sunset Drive and is currently zoned “R-7.5”, Single Family Residential.

#### 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 March 17, 2023 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, MARCH 21, 2023

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 Jason Parker

**JOINT PUBLIC HEARINGS**

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

### **CITIZEN COMMENTS**

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### **NEW BUSINESS**

7. Conditional Use Permit **CU22-54** (Crush-It Sports) – Consider the application and make a recommendation to City Council.
8. Conditional Use Permit **CU22-61** (Firebird’s Wood Fired Grill) – Consider the application and make a recommendation to City Council.
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11. Conditional Use Permit **CU23-05** (Sunbelt Rentals) – Consider the application and make a recommendation to City Council.
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14. **Final Plat** for Lot 1, Block 1, Esmond Ball Addition – Consider the application and make a recommendation to City Council regarding the application submitted by Steve Esmond to plat uplatted property into one lot. The subject property is located at the southwest corner of Ball Street and West Sunset Drive and is currently zoned “R-7.5”, Single Family Residential.
15. Consider the minutes of the February 21, 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

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Tara Brooks, TRMC, CRM  
City Secretary



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