



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, MAY 16, 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 and Canvass of General Election – City Council Chambers  
7:30 p.m. Joint Regular Meeting – City Council Chambers

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**CALL TO ORDER:** 7:15 p.m. – City Council Chambers

1. Consider **Resolution No. 2023-009** canvassing the May 6, 2023 City Election for City Council Place 5 and City Council Place 6, declaring the results, and taking any necessary action.
2. City Secretary to administer the Oath of Office for City Council Place 5 to Chris Coy.
3. City Secretary to administer the Oath of Office for City Council Place 6 to Duff O'Dell.
4. Consider the appointment of the Mayor Pro Tem and take any necessary action.

**JOINT MEETING:** 7:30 p.m. – City Council Chambers

5. Invocation and Pledge of Allegiance: Commissioner Traci Hutton

**PRESENTATION**

6. Mayor Tate to recognize Grapevine Girls Soccer Team for winning the Class 5A Girls Soccer State Finals.

**JOINT PUBLIC HEARINGS**

7. Conditional Use Permit **CU23-02** (Swanson Industrial Warehouse) and **Final Plat** of Lots 1-4, Block A, Curnes Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by ARCO Murray National Construction Co. Dallas, Inc. requesting a conditional use permit specifically to allow outdoor storage in conjunction with the development of an industrial warehouse building and a replat of Lot 1, Block 1, A.C. Stone and 85.33 acres of unplatted land. The subject property is located at 3642 Euless-Grapevine Road and is currently zoned “PID”, Planned Industrial District.

8. Conditional Use Permit **CU23-07** (Moon Valley Nursery) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Moon Valley Nursery requesting a conditional use permit to amend the previously approved site plan CU2008-33 (Ordinance No. 2008-075) for outside storage and a 20-foot pole sign in conjunction with a garden and pet supply company. This request is specifically to allow outdoor retail and display of large, boxed trees and shrubs. The subject property is located at 3525 William D. Tate Avenue and is currently zoned “CC”, Community Commercial District.
9. Conditional Use Permit **CU23-08** (Vine Academy) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ridinger Associates, Inc. requesting a conditional use permit to allow a private school of educational type to operate within the former Mt. Horum Baptist Church. The subject property is located at 417 West Wall Street and is currently zoned “CN”, Neighborhood Commercial District.
10. Conditional Use Permit **CU23-09** and Special Use Permit **SU23-01** (EVA Esports) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Site Selection Group requesting a conditional use permit to allow for the possession, storage, retail sale and on and off premise consumption of alcoholic beverages (beer, wine, and mixed beverage) in conjunction with a restaurant and virtual gaming arena. The applicant is also requesting a special use permit to allow eight or more skill or coin-operated machines. The subject property is located at 2330 William D. Tate Avenue and is currently zoned “CC”, Community Commercial District. **The applicant has requested to table the public hearing and consideration of this item to the June 20, 2023 Joint Meeting.**
11. Conditional Use Permit **CU23-11** (Ship Ex) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Dunaway Associates requesting a conditional use permit to amend the previously approved site plan CU22-30 (Ordinance No. 2022-047) to allow outdoor storage in conjunction with the development of a new two-story construction trade office building. This request is specifically to allow outdoor storage of vehicles in conjunction with a freight forwarding warehouse. The subject property is located at 1039 East Dallas Road and is currently zoned “LI”, Light Industrial District. **The applicant has requested to withdraw this request.**
12. Zoning Change Application **Z23-04** (226 North Lucas Drive) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by The Wykes Group requesting to rezone 0.512 acre from “CC”, Community Commercial District to “R-7.5”, Single-Family District.
13. **Final Plat** of Lots 76R-1, 76R-2, 76R-3, 76R-4 and 76R-5, Shorecrest Acres – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Edward Khalil requesting to replat Lot 76,

Shorecrest Acres. The subject property is located at 1610 Silverside Drive and is currently zoned "R-7.5" Single Family Residential District.

14. **Final Plat** of Lots 1R-1, 1R-2 and 2R, Block 4 Canterbury Village – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Edward Khalil requesting to replat Lots 1 and 2, Block 4, Canterbury Village. The subject property is located at 2740 and 2746 Manchester Lane and is currently zoned "R-12.5" Single Family Residential District. **The application for this Plat has been withdrawn. As such, no action will be taken on this Plat.**

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

15. 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.

#### PRESENTATIONS

16. Mayor Tate to present a proclamation recognizing May as National Building Safety Month.
17. Public Works to present an update on Water and Wastewater Treatment Plants Facility Improvement Plan.

#### NEW BUSINESS

18. Consider a contract for the construction of the 2023 Water Improvements for West Kimball Road and Lakeridge Drive with RK Construction, LLC, **Ordinance No. 2023-026** to appropriate the funds, and take any necessary action.
19. Consider the purchase of an arch culvert structure for Kimball Road from Contech Engineered Solutions, 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.

20. Consider **Ordinance No. 2023-027** designating the Grapevine-Colleyville Independent School District Tax Assessor – Collector to perform duties imposed by Tax Code Chapter 26. Chief Financial Officer recommends approval.
21. Consider the renewal of an annual workforce management cloud hosting with Kronos, Inc. Fire Chief recommends approval.
22. Consider the award of an informal request for quote for fence replacement at Parkwood and CJ Hutchings Parks from Llano River Fence Company. Parks and Recreation Director recommends approval.
23. Consider the renewal of annual services for animal medications and supplies from Elanco US Inc. Police Chief recommends approval.
24. Consider the award of annual contracts for RFB 48-23 for waterworks products with Ferguson and Core & Main LP. Public Works Director recommends approval.
25. Consider the renewal of an annual contract for carpet and tile flooring services from RCS Flooring Servicers, LLC. Public Works Director recommends approval.
26. Consider the purchase of lab equipment, chemicals and instruments for the Wastewater Treatment Plant from IDEXX Industries and North Central Laboratories. Public Works Director recommends approval.
27. Consider the purchase of a 2100i Vactor truck from Doggett Freightliner of Austin. Public Works Director recommends approval.
28. Consider **Resolution No. 2023-010** authorizing City of Grapevine participation in the North Central Texas Council of Governments' FY 2024/FY2025 Regional Solid Waste Program Local Implementation Project and authorizing staff to submit a funding application under this Call for Projects for a Screened Materials Recycle Program. Public Works Director recommends approval.
29. Consider the minutes of the April 18, 2023 and May 2, 2023 Regular City Council meetings. 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.

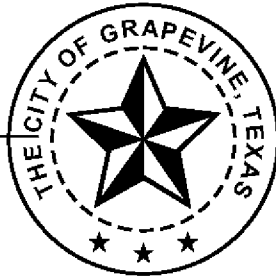
#### PLANNING AND ZONING COMMISSION RECOMMENDATIONS

30. Conditional Use Permit **CU23-02** (Swanson Industrial Warehouse) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-028**, if applicable, and take any necessary action.
31. **Final Plat** of Lots 1-4, Block A, Curnes Addition – Consider the recommendation of the Planning and Zoning Commission, and take any necessary action.
32. Conditional Use Permit **CU23-07** (Moon Valley Nursery) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-029**, if applicable, and take any necessary action.
33. Conditional Use Permit **CU23-08** (Vine Academy) – Consider the recommendation of the Planning and Zoning Commission and the **first reading** of **Ordinance No. 2023-030**, if applicable, and take any necessary action.
34. Conditional Use Permit **CU23-11** (Ship Ex) – The applicant requested to withdraw this request. No action is needed.
35. Zoning Change Application **Z23-04** (226 North Lucas Drive) – Consider the recommendation of the Planning and Zoning Commission and the **first reading** of **Ordinance No. 2023-032**, if applicable, and take any necessary action.
36. **Final Plat** of Lots 76R-1, 76R-2, 76R-3, 76R-4 and 76R-5, Shorecrest Acres – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
37. **Final Plat** of Lot 3, Block 1, Lakeshore Estates – Consider the recommendation of the Planning and Zoning Commission, and take any other necessary action, regarding the application submitted by Patrick Monahon 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 District.

#### ADJOURNMENT

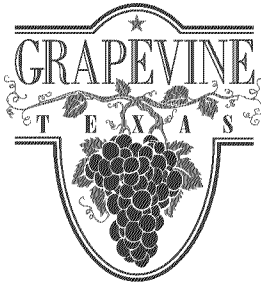
In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on May 12, 2023 by 5:00 p.m.

  
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, MAY 16, 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 Traci Hutton

**PRESENTATION**

3. Mayor Tate to recognize Grapevine Girls Soccer Team for winning the Class 5A Girls Soccer State Finals.

**JOINT PUBLIC HEARINGS**

4. Conditional Use Permit **CU23-02** (Swanson Industrial Warehouse) and **Final Plat** of Lots 1-4, Block A, Curnes Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by ARCO Murray National Construction Co. Dallas, Inc. requesting a conditional use permit specifically to allow outdoor storage in conjunction with the development of an industrial warehouse building and a replat of Lot 1, Block 1, A.C. Stone and 85.33 acres of unplatted land. The subject property is located at 3642 Euless-Grapevine Road and is currently zoned "PID", Planned Industrial District.
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Lane and is currently zoned “R-12.5” Single Family Residential District. **The Application for this Plat has been withdrawn. As such, no action will be taken on this Plat.**

**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

13. Conditional Use Permit **CU23-02** (Swanson Industrial Warehouse) – Consider the application and make a recommendation to City Council.
14. **Final Plat** of Lots 1-4, Block A, Curnes Addition – Consider the application and make a recommendation to City Council.
15. Conditional Use Permit **CU23-07** (Moon Valley Nursery) – Consider the application and make a recommendation to City Council.
16. Conditional Use Permit **CU23-08** (Vine Academy) – Consider the application and make a recommendation to City Council.
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21. Consider the minutes of the March 21, 2023 Planning and Zoning Commission Meeting.

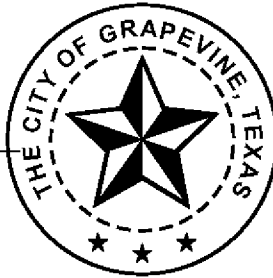
NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

### ADJOURNMENT

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 May 12, 2023 by 5:00 p.m.

*Tara Brooks*

Tara Brooks, TRMC, CRM  
City Secretary



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