



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, JUNE 20, 2023

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

4:30 p.m.	Dinner – City Council Conference Room
5:00 p.m.	Interviews – City Council Conference Room
7:00 p.m.	Call to Executive Session – City Council Conference Room
7:30 p.m.	Joint Regular Meeting – City Council Chambers

CALL TO ORDER: 5:00 p.m. – City Council Conference Room

1. Members of City Council to conduct board and commission interviews of new applicants.
2. Members of City Council to discuss board and commission appointments.

EXECUTIVE SESSION:

3. 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

4. Invocation and Pledge of Allegiance: Commissioner Monica Hotelling

JOINT PUBLIC HEARINGS

5. 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 beverages) 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 public hearing for this item was tabled at the May 16, 2023 Joint Meeting. **The applicant has requested to withdraw this item.**
6. Conditional Use Permit **CU23-06** (Rock & Brews) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Clay Cristy with ClayMoore Engineering requesting a conditional use permit specifically to revise building elevations and the floor plan to remove the “to-go” area; to relocate the cooler, freezer, and utility room; reduce outdoor dining area; and add landscaping. The subject property is located at 520 West State Highway 114 and is currently zoned “HC”, Highway Commercial.
7. Special Use Permit **SU23-02** (Fellowship Church) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Yoosook Lee with Parkhill requesting to allow a 7,591 square foot building addition to the existing church structure. The subject property is located at 2450 State Highway 121 and is currently zoned “CC”, Community Commercial.
8. Zoning Change Application **Z23-06** (218 West Peach Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Cheyenne Haddad requesting to rezone 0.131 acres from “R-MF-1”, Multifamily District to “R-5.0”, Zero-Lot-Line District.
9. **Final Plat** for Lot 2, Block 1, Wright Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jason Kilpatrick with Ridinger Associates requesting to replat a portion of Block 13, Original Town of Grapevine. The property is located at 417 West Wall Street and is currently zoned “CN”, Commercial Neighborhood.

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

10. 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.

OLD BUSINESS

11. Conditional Use Permit **CU23-08** (Vine Academy) – City Council to consider the second reading of **Ordinance No. 2023-030** 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. The public hearing and first reading of this item were held at the May 16, 2023 meeting.
12. Zoning Change Application **Z23-04** (226 North Lucas Drive) – City Council to consider the second reading of **Ordinance No. 2023-032** relative to an application submitted by The Wykes Group requesting to rezone 0.512 acres from "CC", Community Commercial District to "R-7.5", Single-Family District. The public hearing and first reading of this item were held at the May 16, 2023 meeting.

NEW BUSINESS

13. Consider the renewal of an annual contract for the Parks and Recreation Department's magazine print services with Texas Monthly, 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.

14. Consider a fireworks permit for a fireworks display on Saturday, July 1, 2023 at Fellowship Church. Fire Chief recommends approval.

15. Consider the award of an informal request for quote for a replacement jet ski from Freedom Powersports. Fire Chief recommends approval.
16. Consider the contract for safety consultant services with Commercial Risk Services, Inc. Human Resources Director and Public Works Director recommend approval.
17. Consider the renewal of an annual contract for swimming pool chemicals with DCC, Inc. and Sunbelt Pools. Parks and Recreation Director recommends approval.
18. Consider the award of an informal request for quote for the purchase of Christmas decorations from Christmas Night Inc. Parks and Recreation Director recommends approval.
19. Consider an annual contract for grounds maintenance equipment, irrigation parts, supplies and installations from Longhorn, Inc. Golf Director, Parks and Recreation Director and Public Works Director recommend approval.
20. Consider the award of an informal request for quote for the purchase of fiber conduit from Terry-Durin Company. Public Works Director recommends approval.
21. Consider the renewal of annual contracts for equipment rental services to Fox Rental, Herc Rentals and Kirby-Smith. Public Works Director recommends approval.
22. Consider the purchase of a Maverick tire changer with wheel lift from Hunter Equipment and Sales. Public Works Director recommends approval.
23. Consider the minutes of the June 6, 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

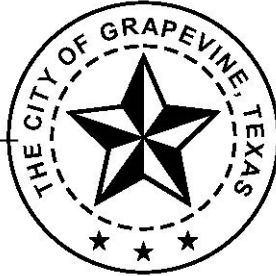
24. Conditional Use Permit **CU23-06** (Rock & Brews) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-033**, if applicable, and take any necessary action.
25. Special Use Permit **SU23-02** (Fellowship Church) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-034**, if applicable, and take any necessary action.

26. Zoning Change Application **Z23-06** (218 West Peach Street) – Consider the recommendation of the Planning and Zoning Commission and the **first reading** of **Ordinance No. 2023-035**, if applicable, and take any necessary action.
27. **Final Plat** for Lot 2, Block 1, Wright 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 June 16, 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, JUNE 20, 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

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 Monica Hotelling

JOINT PUBLIC HEARINGS

3. 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 public hearing for this item was tabled at the May 16, 2023 Joint Meeting. **The applicant has requested to withdraw this item.**
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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

9. Conditional Use Permit **CU23-06** (Rock & Brews) – Consider the application and make a recommendation to City Council.
10. Special Use Permit **SU23-02** (Fellowship Church) – Consider the application and make a recommendation to City Council.
11. Zoning Change Application **Z23-06** (218 West Peach Street) – Consider the application and make a recommendation to City Council.
12. **Final Plat** for Lot 2, Block 1, Wright Addition – Consider the application and make a recommendation to City Council.
13. Consider the minutes of the May 16, 2023 Planning and Zoning Commission Meeting.

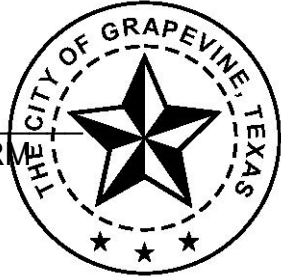
NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

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 June 16, 2023 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary



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