



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, JULY 18, 2023

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

6:00 p.m.	Dinner – City Council Conference Room
6:30 p.m.	Call to Order of City Council Meeting – City Council Chambers
6:30 p.m.	Executive Session – City Council Conference Room
7:30 p.m.	Joint Regular Meeting – City Council Chambers

CALL TO ORDER: 6:30 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. 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

2. Invocation and Pledge of Allegiance: Mayor Pro Tem Darlene Freed

JOINT PUBLIC HEARINGS

3. Zoning Change Application **Z23-01**, Concept Plan **CP23-01** (Oak Hill), **Preliminary Plat** for Lots 1-21, Block 1, Oak Hill and **Final Plat** for Lots 1-21, Block 1, Oak Hill – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by 360 Land Partners, LLC requesting to rezone 5.75 acres from “PCD”, Planned Commerce Development District to “R-5.0”, Zero-Lot-Line District, and to plat 21 lots. The subject property is located at 4700 State Highway 360.
4. Zoning Change Application **Z23-05**, Planned Development **PD23-03** (Dove Station) and a **Final Plat** of Lots 1-19, 20X and 21X, Block 1 and Lot 1, Block 2, Dove Station – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Mufasa Meadows LLC requesting to rezone 3.78 acres from “GU”, Governmental Use District to “R-5.0”, Zero-Lot-Line District; a planned development overlay to deviate from but not be limited to a reduction of setbacks, a reduction of required distance between buildings, and an increase in building coverage and impervious lot coverage; and a replat of Lots 1 and 2, Block 10, Parra Linda Estates, Section IV. The subject property is located at 3051 Dove Road.
5. Historic Landmark Subdistrict **HL23-01** (404 East Franklin Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by David and Gloria Ewbank requesting designation as a Historical Landmark sub-district. The subject property is currently zoned “R-7.5”, Single-Family Residential 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. 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

7. Zoning Change Application **Z23-06** (218 West Peach Street) – City Council to consider the second reading of **Ordinance No. 2023-035** relative to an application submitted by Cheyenne Haddad for property owner Shadi Mansour requesting to rezone 0.131 acres from “R-MF-1”, Multifamily District to “R-5.0”, Zero-Lot-Line District. The public hearing and first reading of this item were held at the June 20, 2023 meeting.

NEW BUSINESS

8. This item intentionally left blank.
9. Consider **Ordinance No. 2023-036** amending the Grapevine Code of Ordinances, Chapter 16 Parks and Recreation to add a position to allow for an additional student ex-officio member to the Parks and Recreation Board, and take any necessary action.
10. Consider the appointments of members to the City's Boards and Commissions 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.

11. Consider the renewal of a contract for diabetes reversal program with Virta Medical. Human Resources Director recommends approval.
12. Consider the purchase of Meraki advanced security licenses and support from ePlus Inc. Chief Technology Officer recommends approval.
13. Consider the purchase of services to re-cable City Hall from Superior Fiber & Data Services, Inc. Chief Technology Officer recommends approval.
14. Consider the renewal of an annual software license for permitting from MyGov, LLC. Chief Building Official and Planning Services Director recommend approval.
15. Consider for the purchase of Faster software upgrade for Fleet Management from Faster Asset Solutions. Public Works Director recommends approval.
16. Consider the purchase of a 2023 F550 with crane body from Chastang Enterprises. Public Works Director recommends approval.

17. Consider the purchase of a 2023 F250 with liftgate from Chastang Enterprises. Public Works Director recommends approval.
18. Consider the purchase of a 2024 GapVax sewer truck from Lonestar Freightliner Group LLC. Public Works Director recommends approval.
19. Consider a contract for the purchase of pavement analysis services from Roadway Asset Services, LLC and **Ordinance No. 2023-037** appropriating the funds. Public Works Director recommends approval.
20. Consider the minutes of the June 20, 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

21. Zoning Change Application **Z23-01** (Oak Hill) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-038**, if applicable, and take any necessary action.
22. Concept Plan **CP23-01** (Oak Hill) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
23. **Preliminary Plat** for Lots 1-21, Block 1, Oak Hill – Consider the recommendation of the Planning and Zoning Commission, and take any necessary action.
24. **Final Plat** for Lots 1-21, Block 1, Oak Hill – Consider the recommendation of the Planning and Zoning Commission, and take any necessary action.
25. Zoning Change Application **Z23-05** (Dove Station) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-039**, if applicable, and take any necessary action.
26. Planned Development **PD23-03** (Dove Station) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-040**, if applicable, and take any necessary action.
27. **Final Plat** of Lots 1-19, 20X and 21X, Block 1 and Lot 1, Block 2, Dove Station – Consider the recommendation of the Planning and Zoning Commission, and take any necessary action.

28. Historic Landmark Subdistrict **HL23-01** (404 East Franklin Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-041**, if applicable, and take any necessary action.
29. **Vacation of Final Plat** for Lots 1-R and 2-R, Block 6, Placid Peninsula Second Addition – Consider the recommendation of the Planning and Zoning Commission relative to application submitted by Tom Domaszek requesting to vacate the amended final plat. The property is located at 3584 Mercury 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 July 14, 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, JULY 18, 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: Mayor Pro Tem Darlene Freed

JOINT PUBLIC HEARINGS

3. Zoning Change Application **Z23-01**, Concept Plan **CP23-01** (Oak Hill), **Preliminary Plat** for Lots 1-21, Block 1, Oak Hill and **Final Plat** for Lots 1-21, Block 1, Oak Hill – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by 360 Land Partners, LLC requesting to rezone 5.75 acres from “PCD”, Planned Commerce Development District to “R-5.0”, Zero-Lot-Line District, and to plat 21 lots. The subject property is located at 4700 State Highway 360.
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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. Zoning Change Application **Z23-01** (Oak Hill) – Consider the application and make a recommendation to City Council.
8. Concept Plan **CP23-01** (Oak Hill) – Consider the application and make a recommendation to City Council.
9. **Preliminary Plat** for Lots 1-21, Block 1, Oak Hill – Consider the application and make a recommendation to City Council.
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12. Planned Development **PD23-03** (Dove Station) – Consider the application and make a recommendation to City Council.
13. **Final Plat** of Lots 1-19, 20X and 21X, Block 1 and Lot 1, Block 2, Dove Station – Consider the recommendation of the Planning and Zoning Commission, and take any necessary action.
14. Historic Landmark Subdistrict **HL23-01** (404 East Franklin Street) – Consider the application and make a recommendation to City Council.

15. **Vacation of Final Plat** for Lots 1-R and 2-R, Block 6, Placid Peninsula Second Addition – Consider the recommendation of the Planning and Zoning Commission relative to application submitted by Tom Domaszek requesting to vacate the amended final plat. The property is located at 3584 Mercury Drive and is currently zoned “R-7.5”, Single Family Residential District.
16. Consider the minutes of the June 20, 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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