



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, AUGUST 15, 2023

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

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

CALL TO ORDER: 7:00 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 (East Worth Street), 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: Commissioner Dennis Luers

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. *The public hearing was tabled from the July 18, 2023 Joint Meeting.*
4. Conditional Use Permit **CU23-17** and Special Use Permit **SU23-03** (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.
5. Conditional Use Permit **CU23-18** (Gaylord Texan Temporary Parking Lot) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Gaylord Texan requesting a conditional use permit to amend the previously approved site plan CU18-12 (Ordinance No. 2018-42) to expand the planned commercial center by five acres to construct a 700-space lighted temporary, gravel parking lot. The subject property is located at 816 Ruth Wall Road and is currently zoned “PCD”, Planned Commerce Development District.
6. Conditional Use Permit **CU23-19** (Gaylord Texan New Access Driveway) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Gaylord Texan requesting a conditional use permit to amend the previously approved site plan CU18-12 (Ordinance No. 2018-42) to construct a new concrete access driveway off of Ruth Wall Road to the Gaylord Texan property for use by Gaylord owned vehicles and City of Grapevine emergency service vehicles. The subject property is located at 1501 Gaylord Trail and is currently zoned “PCD”, Planned Commerce Development District.
7. Conditional Use Permit **CU23-20** (Three Barrels Beer Garden (Ferrari’s Italian Villa and Chop House)) - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jane Secchi requesting a conditional use permit to amend the previously approved site plan CU20-25 (Ordinance No. 2021-04) for a planned commercial center to allow for the possession storage, retail sales, and on and off premise consumption of alcoholic beverages (beer, wine and mixed beverages) specifically to allow the addition of

two outdoor pergolas with additional outdoor seating, outdoor speakers and an 8-foot-tall screening fence. The subject property is located at 1200 William D. Tate Avenue 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

8. 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.

CITY COUNCIL PUBLIC HEARING

9. Mass Gathering Permit (FunBox) – City Council to conduct a public hearing relative to an application submitted by George Tadros requesting a mass gathering permit to allow an outdoor bounce park in the Grapevine Mills parking lot, adjacent to the corner of West Grapevine Mills Circle and East Grapevine Mills Circle. The applicant is requesting the event from September 13, 2023 to November 20, 2023. The subject property is located at 3000 Grapevine Mills Parkway and is currently zoned “CC”, Community Commercial District.

NEW BUSINESS

10. Consider **Resolution No. 2023-014** approving the use of the proposed ad valorem tax rate of 0.250560 per \$100 to calculate property tax revenue for the Fiscal Year 2024 Budget, and take any necessary action.
11. Council to consider approving and adopting the Americans with Disabilities Act (ADA) Transition Plan, 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.

12. Consider approval of **Resolution No. 2023-015** to deny Oncor's application to amend its Distribution Cost Recovery Factor (DCRF). City Manager recommends approval.
13. Consider approval for the replacement of the roof at the Historic Train Depot from McClung Roofing, Inc. Convention and Visitors Bureau Director recommends approval.
14. Consider approval for the renewal of a contract for procurement card services with JPMorgan Chase Bank, N.A. Acting Chief Financial Officer recommends approval.
15. Consider approval of the annual contribution to Metroport Meals on Wheels program. Acting Chief Financial Officer recommends approval.
16. Consider approval for the renewal of an annual contract for the purchase of fire department uniforms with Galls, LLC. Fire Chief recommends approval.
17. Consider approval of renewal of the contract for health and wellness program with Virgin Pulse, Inc. Human Resources Director recommends approval.
18. Consider approval of the purchase of a replacement pump for Oak Grove pump house from Precision Pump Systems. Parks and Recreation Director recommends approval.
19. Consider approval for the award of Best Value Bid 49-23 for an annual contract for janitorial services with Regent Services. Police Chief and Public Works Director recommend approval.
20. Consider approval for the purchase of food services equipment, small wares, installation and supplies from Strategic Equipment, LLC. Public Works Director recommends approval.
21. Consider approval for the award of an informal request for quote for an sign production table from B & C Graphics, LLC. Public Works Director recommends approval.
22. Consider approval of a fuel control software upgrade from E.J. Ward. Public Works Director recommends approval.
23. Consider approval for the purchase of a 2023 Chevrolet crew cab from Lake Country Chevrolet. Public Works Director recommends approval.

24. Consider approval for the purchase of dissolved oxygen sensors and oxidation-reduction potential sensors from HD Supply Facilities Maintenance. Public Works Director recommends approval.
25. Consider approval to enter into a license agreement with the U.S. Army Corps of Engineers for a waterline along Dove Road. Public Works Director recommends approval.
26. Consider an appointment to the Library Board to fill an unexpired vacant position. City Secretary recommends approval.
27. Consider appointments to the Senior Citizens Advisory Board to fill two unexpired vacant positions. City Secretary recommends approval.
28. Consider the minutes of the August 1, 2023 Regular City Council meeting and August 8, 2023 Special 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

29. 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.
30. Concept Plan **CP23-01** (Oak Hill) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
31. **Preliminary Plat** for Lots 1-21, Block 1, Oak Hill – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
32. **Final Plat** for Lots 1-21, Block 1, Oak Hill – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
33. Conditional Use Permit **CU23-17** (EVA Esports) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-044**, if applicable, and take any necessary action.
34. Special Use Permit **SU23-03** (EVA Esports) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-045**, if applicable, and take any necessary action.

35. Conditional Use Permit **CU23-18** (Gaylord Texan Temporary Parking Lot) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-046**, if applicable, and take any necessary action.
36. Conditional Use Permit **CU23-19** (Gaylord Texan New Access Driveway) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-047**, if applicable, and take any necessary action.
37. Conditional Use Permit **CU23-20** (Three Barrels Beer Garden (Ferrari's Italian Villa and Chop House)) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-048**, 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 August 11, 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, AUGUST 15, 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 Dennis Luers

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. *The public hearing was tabled from the July 18, 2023 Joint Meeting.*
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REGULAR SESSION: 7:30 p.m. *(Immediately following the Joint Public Hearings)* - Planning and Zoning Conference Room

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NEW BUSINESS

9. Zoning Change Application **Z23-01** (Oak Hill) – Consider the application and make a recommendation to City Council.

10. Concept Plan **CP23-01** (Oak Hill) – Consider the application and make a recommendation to City Council.
11. **Preliminary Plat** for Lots 1-21, Block 1, Oak Hill – Consider the application and make a recommendation to City Council.
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17. Conditional Use Permit **CU23-20** (Three Barrels Beer Garden (Ferrari's Italian Villa and Chop House)) – Consider the application and make a recommendation to City Council.
18. Consider the minutes of the July 18, 2023 Regular Planning and Zoning Commission meeting and August 1, 2023 Planning and Zoning Commission Workshop.

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.

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