



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 19, 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. 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.
 - 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: Council Member Duff O'Dell
3. Mayor Tate to present a proclamation to the Captain Molly Corbin Chapter National Society Daughters of the American Revolution declaring the week of September 17 through 23 "Constitution Week".

JOINT PUBLIC HEARINGS

4. Conditional Use Permit **CU23-25** (Paycom) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by HSEarchitects requesting to amend the previously approved site plan CU18-22 (Ordinance No. 2018-081) to exceed the maximum height limit. This request is specifically to develop a new 4-story office building and to extend the maximum height limit of 50 feet. The subject property is located at 3489 State Highway 121 and is currently zoned “CC”, Community Commercial District.
5. Conditional Use Permit **CU23-26** (Chrysler, Dodge, Jeep, Ram (CDJR)) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Range Construction Services requesting to amend the previously approved site plan CU08-08 (Ordinance No. 2008-018) for an automotive dealership with sales and service of new and used vehicles. This request is specifically to allow a 575 square foot building expansion along the west building elevation, and to demolish the existing Pre-Owned Sales building, replacing it with paving for additional parking with new landscaping and site lighting. The subject property is located at 2601 William D. Tate Avenue and is currently zoned “PID”, Planned Industrial Development District.
6. Zoning Change Application **Z23-07**, Site Plan **SP23-06** (Logistics Center) and **Final Plat** for Lot 1, Block 1, 121 Commerce Center Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by GTIS Partners requesting to rezone 16.619 acres from “CC”, Community Commercial District to “BP”, Business Park District to construct an office-warehouse development; and a final plat being a replat of Lots 3R1, 4R, 5R, 6R and 7R, Block 1, Bethel Center; Lots 1 and 2, Block 1, Genesis Addition; and 5.06 acres of unplatted land. The subject property is located at 1800, 1850, 1900, 1950, 2040, and 2050 State Highway 121 and 2005 and 1955 Enchanted Way.
7. Zoning Change Application **Z23-08** and Conditional Use Permit **CU23-27** (Shammy’s Car Wash) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Triangle Engineering requesting to rezone 1.488 acres from “PO”, Professional Office District to “CC”, Community Commercial District. The applicant is also requesting a conditional use permit to develop a drive-through, automatic car wash. The subject property is located at 3721 Ira E. Woods Avenue.

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.

PRESENTATIONS

9. Mayor Tate to recognize members of the Grapevine Fire Department for their lifesaving efforts of Gregory Ennis on June 2, 2023.
10. Parks and Recreation Director to present an update on Settler's Park.

NEW BUSINESS

11. Consider a license agreement with the U.S. Army Corps of Engineers to allow for utilities along Snakey Lane, 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 **Resolution No. 2023-017** approving the Atmos Rate Review Mechanism Tariff Settlement. City Manager recommends approval.
13. Consider the renewal of an annual contract for financial system support services with OPENGOV Financials (formerly STW, Inc.). Acting Chief Financial Officer recommends approval.
14. Consider the annual maintenance renewal for INCODE municipal court software with Tyler Technologies. Acting Chief Financial Officer recommends approval.
15. Consider the renewal of annual contracts for temporary employment services with Abacus Corporation and Temporaries of Texas, Inc. Human Resources Director recommends approval.

16. Consider the renewal of an annual policy for property and casualty insurance coverage with Travelers Insurance. Human Resources Director recommends approval.
17. Consider the renewal of an annual policy for cyber liability insurance coverage with XL Insurance Company. Human Resources Director recommends approval.
18. Consider the purchase of ryegrass from Harrell's, LLC. Parks and Recreation Director recommends approval.
19. Consider the renewal of an annual contract for police uniform cleaning services with Grapevine Cleaners. Police Chief recommends approval.
20. Consider the interlocal assistance agreement that was ratified by the Tarrant County Commissioners Court to allow for a Grapevine police officer to participate in the Tarrant Regional Auto Crimes Task Force. Police Chief recommends approval.
21. Consider renewal of the sole source agreement for the purchase and installation of water meters and associated equipment and manhole monitoring equipment from HydroPro Solutions, LLC. Public Works Director recommends approval.
22. Consider an annual contract for power generation equipment with maintenance, parts and service from Cummins Inc. Public Works Director recommends approval.
23. Consider an amendment to the interlocal agreement for continued participation in the Environmental Collection Center and Household Hazardous Waste Program with the City of Fort Worth. Public Works Director recommends approval.
24. Consider Amendment Number 1 to the design scope contract for the Grapevine Service Center upgrades with Brown Reynolds and Watford Architects. Public Works Director recommends approval.
25. Consider of an engineering design contract with Kimley-Horn for the 49th year Community Development Block Grant and **Ordinance No. 2023-055** appropriating the funds. Public Works Director recommends approval.
26. Consider **Ordinance No. 2023-056** abandoning a 739 square foot segment of a temporary public access easement bordering Enchanted Way. Public Works Director recommends approval.
27. Consider the minutes of the September 5, 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

28. Conditional Use Permit **CU23-25** (Paycom) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-057**, if applicable, and take any necessary action.
29. Conditional Use Permit **CU23-26** (Chrysler, Dodge, Jeep, Ram (CDJR)) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-058**, if applicable, and take any necessary action.
30. Zoning Change Application **Z23-07** (Logistics Center) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-059**, if applicable, and take any necessary action.
31. Site Plan **SP23-06** (Logistics Center) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
32. **Final Plat** for Lot 1, Block 1, 121 Commerce Center Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
33. Zoning Change Application **Z23-08** (Shammy's Car Wash) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-060**, if applicable, and take any necessary action.
34. Conditional Use Permit **CU23-27** (Shammy's Car Wash) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-061**, 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 September 15, 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, SEPTEMBER 19, 2023

GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

6:45 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: 6:45 p.m. - Planning and Zoning Commission Conference Room

BRIEFING SESSION

1. Receive a report, hold a discussion and provide staff direction regarding servant's quarters, guest houses, and accessory dwelling units in the "R-20", Single-Family District, and take any necessary action.
2. 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

3. Invocation and Pledge of Allegiance: Council Member Duff O'Dell
4. Mayor Tate to present a proclamation to the Captain Molly Corbin Chapter National Society Daughters of the American Revolution declaring the week of September 17 through 23 "Constitution Week".

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

10. Conditional Use Permit **CU23-25** (Paycom) – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU23-26** (Chrysler, Dodge, Jeep, Ram (CDJR)) – Consider the application and make a recommendation to City Council.
12. Zoning Change Application **Z23-07** (Logistics Center) – Consider the application and make a recommendation to City Council.

13. Site Plan **SP23-06** (Logistics Center) – Consider the application and make a recommendation to City Council.
14. **Final Plat** for Lot 1, Block 1, 121 Commerce Center Addition – Consider the application and make a recommendation to City Council.
15. Zoning Change Application **Z23-08** (Shammy's Car Wash) – Consider the application and make a recommendation to City Council.
16. Conditional Use Permit **CU23-27** (Shammy's Car Wash) – Consider the application and make a recommendation to City Council.
17. Consider the minutes of the August 15, 2023 Regular 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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