



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, OCTOBER 17, 2023

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

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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

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**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: Commissioner David Hallberg
3. Mayor to present a proclamation recognizing October as National Community Planning Month.

## JOINT PUBLIC HEARINGS

4. Conditional Use Permit **CU23-28** (Wash Your Stuff) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Islam Shahin requesting conditional use permit to amend the previously approved site plan CU21-27 (Ordinance No. 2022-012) to allow for the development of a car wash facility. This request is specifically to add an ice vending machine to the northeast corner of the property adjacent to Ira E. Woods Avenue and for the addition of a shade structure to the existing dog wash area adjacent to the south car wash building elevation. The subject property is located at 2201 Ira E. Woods Avenue and is currently zoned “CC”, Community Commercial District.
5. Zoning Change Application **Z22-03** (Grapevine Springs), Planned Development Overlay **PD23-02** and **Final Plat** for Lots 1-32, 33X, Block 1, Grapevine Springs and Lot 1R, Block 1R, Grapevine Office Park – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by H Creek Development requesting to rezone 11.248 acres from the “PO”, Professional Office District and “CC”, Community Commercial District to “R-7.5”, Single-Family District and “R-5.0”, Zero-Lot-Line District with a planned development overlay to develop 32 single-family detached lots and one open space/common area lot. The planned development overlay is to allow for private streets in a single-family/zero-lot-line residential development and for the front lot lines to also be the centerline of the private street. Front yard setbacks for each residential lot will be measured from the centerline of the private street on which it fronts. The applicant is also requesting a replat of Lot 1, Block 1, Grapevine Office Park. The subject property is located at 1600 West Northwest Highway.

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.

## NEW BUSINESS

7. Consider calling a public hearing regarding **AM23-01** Accessory Dwelling Units (ADUs) to create and amend definitions in Section 12, *Definitions*; amend uses and use-specific standards in Section 13, *"R-20", Single-Family District*; and create use-specific standards in Section 42, *Supplementary District Regulations* of the Zoning Ordinance relative to accessory dwelling units, and take any necessary action.
8. Consider calling a public hearing regarding **AM23-06** Payton-Wright Addition Pole Signs to amend Subsection B.1., *On-Premise Signs* of the Zoning Ordinance to include a segment of State Highway 114 between Lots 1R4, 2R, 3R and Lot 4 of the Payton-Wright Addition to allow a shared pole or pylon signs between lots within the planned commercial center, and take any necessary action.
9. Consider **Resolution No. 2023-018** authorizing the acceptance of funds for the State of Texas, Office of the Attorney General, Other Victim Assistance Grant (OVAG) Program for Fiscal Year 2024, **Ordinance No. 2023-064** to appropriate the funds, 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.

10. Consider the renewal of an Interlocal Agreement with the Cities of Colleyville, Southlake, and Keller for the Metroport Teen Court. Chief Financial Officer recommends approval.
11. Consider a 10-year lease program for Lifepak devices and equipment with Stryker Sales Corporation, Inc. Fire Chief recommends approval.
12. Consider the renewal of an agreement for applicant tracking software with Governmentjobs.com, Inc. (DBA as NEOGOV). Human Resources Director recommends approval.
13. Consider the renewal of an annual subscription for NewsBank services with NewsBank, Inc. Library Director recommends approval.
14. Consider the renewal of an annual contract for the purchase of wood fiber playground surfacing from GWG Wood Group. Parks and Recreation Director recommends approval.

15. Consider the award of Best Value Bid 64-23 annual contract for Christmas lighting and décor to include installation and maintenance with First Choice Christmas Lights. Parks and Recreation Director recommends approval.
16. Consider the purchase of a drone light show for Merry and Bright Christmas Drove Shows from Sky Elements, LLC and **Ordinance No. 2023-065** appropriating the funds. Parks and Recreation Director recommends approval.
17. Consider a one-year extension Entertainment and Attraction Overlay **EA18-01** (Stand Rock Hotel and Waterpark) to include, but not be limited to, a hotel and water park with on-premise alcohol beverage sales (beer, wine, and mixed beverages), skill and coin operated machines in excess of eight machines, building height in excess of 50 feet, and three pylon-type signs for property located 3509 North Grapevine Mills Boulevard. This request was approved on October 18, 2022. Planning Services Director recommends approval.
18. Consider the renewal of an annual contract for the purchase of law enforcement body cameras, supplies and equipment with Axon Enterprises, Inc. Police Chief recommends approval.
19. Consider the purchase of police equipment to up-fit a police commander vehicle from Defender Supply. Police Chief recommends approval.
20. Consider an annual contract for the purchase of hydrated cement slurry from Martin Marietta. Public Works Director recommends approval.
21. Consider the first amendment to the engineering contract for the design of the Grapevine Golf Course Waterline with Kimley Horn and Associates, Inc., and **Ordinance No. 2023-066** to appropriate the funds. Public Works Director recommends approval.
22. Consider an engineering contract for the design of the Fairway Drive Waterline project with Kimley Horn and Associates, Inc., and **Ordinance No. 2023-067** to appropriate the funds. Public Works Director recommends approval.
23. Consider a surveying services contract with Spooner and Associates, Inc. and **Ordinance No. 2023-068** to appropriate the funds. Public Works Director recommends approval.
24. Consider ratifying a letter agreement and approving an engineering services contract to implement and administer the Lake Water Rights Accounting Plan with Plummer Associates, Inc. and **Ordinance No. 2023-069** to appropriate the funds. Public Works Director recommends approval.
25. Consider the minutes of the October 3, 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

26. Conditional Use Permit **CU23-28** (Wash Your Stuff) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-070**, if applicable, and take any necessary action.
27. Zoning Change Application **Z22-03** (Grapevine Springs) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-071**, if applicable, and take any necessary action.
28. Planned Development Overlay **PD23-02** (Grapevine Springs) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-072**, if applicable, and take any necessary action.
29. **Final Plat** for Lots 1-32, 33X, Block 1, Grapevine Springs and Lot 1R, Block 1R, Grapevine Office Park, 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 October 13, 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, OCTOBER 17, 2023

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

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

**WORKSHOP**

1. Receive a report, hold a discussion and provide staff direction regarding the creation of an electric vehicle (EV) charging station definition and use-specific standards, and take any necessary action. *This item was discussed at the August 1, 2023 Planning and Zoning Commission Workshop.*

**BRIEFING SESSION**

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: Commissioner David Hallberg
4. Mayor to present a proclamation recognizing October as National Community Planning Month.

**JOINT PUBLIC HEARINGS**

5. Conditional Use Permit **CU23-28** (Wash Your Stuff) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Islam Shahin requesting conditional use permit to amend the previously approved site plan CU21-27 (Ordinance No. 2022-012) to allow for the development of a car wash facility. This request is specifically to add an ice vending machine to the northeast corner of the property adjacent to Ira E. Woods Avenue and for the addition of a shade structure to the existing dog wash area adjacent to the south car wash building elevation. The subject property is located at 2201 Ira E. Woods Avenue and is currently zoned "CC", Community Commercial District.

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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**

8. Conditional Use Permit **CU23-28** (Wash Your Stuff) – Consider the application and make a recommendation to City Council.
9. Zoning Change Application **Z22-03** (Grapevine Springs) – Consider the application and make a recommendation to City Council.
10. Planned Development Overlay **PD23-02** (Grapevine Springs) – Consider the application and make a recommendation to City Council.
11. **Final Plat** for Lots 1-32, 33X, Block 1, Grapevine Springs and Lot 1R, Block 1R, Grapevine Office Park – Consider the application and make a recommendation to City Council.
12. Consider the minutes of the September 19, 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

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 October 13, 20223 by 5:00 p.m.

  
Tara Brooks, TRMC, CRM  
City Secretary



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