



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, NOVEMBER 21, 2023

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

7:00 p.m. Dinner – City Council Conference Room
7:30 p.m. Joint Regular Meeting – City Council Chambers

CALL TO ORDER: 7:30 p.m. – City Council Chambers

1. Invocation and Pledge of Allegiance: Council Member Paul Slechta

JOINT PUBLIC HEARINGS

2. Zoning Change Application **Z23-03** (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 “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 a reduction in minimum lot area, minimum lot depth, and front-yard building setbacks for the “R-5.0”, Zero-Lot Line lots. 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. ***The public hearing for this item was opened and tabled at the October 17, 2023 meeting.***
3. Conditional Use Permit **CU23-21** (Mohler MMA) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Shawna Mohler requesting a conditional use permit to allow for a 2,056 square foot training area expansion along the southern elevation to the existing fitness studio specializing in mixed martial arts. The subject property is located at 201 North Starnes Street and is currently zoned “HC”, Highway Commercial District. ***This is the first reading. The second reading will be held on December 19, 2023.***
4. Conditional Use Permit **CU23-30** and Historic Landmark Sub-District **HL23-02** (House of Shine) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Josh Archer, Exurb Studio, requesting a conditional use permit for an artisan studio featuring exhibits and

outdoor space and a Historic Landmark sub-district. The subject property is located at 317 Church Street and is currently zoned “CBD”, Central Business District.

5. Conditional Use Permit **CU23-31** (Big Daddy’s Ship Store) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Nicholas Kaufman requesting a conditional use permit to allow for the possession, storage, retail sale on and off premise consumption of alcoholic beverages (beer, wine, and mixed beverage) in conjunction with a restaurant with outdoor speakers, outdoor dining, and a convenience store. The subject property is located at 2500 Oak Grove Loop South, Suite 200 and is currently zoned “GU”, Governmental Use District.
6. Planned Development Overlay **PD23-04** (The Reserve at Bear Creek) and a **Final Plat** of Lots 5-R, 6X-R, 6-R-1, 6-R-2 and 7-R, The Reserve at Bear Creek – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Bear Creek Grapevine Townhomes, LLC requesting a planned development overlay to deviate from, but not be limited to, minimum lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40-feet in width in conjunction with a townhouse development, and a replat of Lots 5, 6X and 7, The Reserve at Bear Creek. This request amends the previously approved Planned Development Overlay PD22-03 (Ordinance No. 2022-026), specifically to increase the number of lots from 69 to 71. The subject property is located at 4201 State Highway 360 and is currently zoned “R-TH”, Townhouse District.
7. Transit District Overlay **TDO23-01** (Nash and Berry Townhomes) and **Final Plat** of Lots 1-19, 20X, Block 2-R, Nash and Berry Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Richard Giberson, Berry, Jean and Nash, LLC, requesting a transit district overlay to allow for the development of nineteen single-family attached townhomes on 1.015 acres, and a replat of Lots 6, 7, and 8, Block 2, Hilltop Addition. The subject property is located at 931, 937, and 943 Jean Street and 930 and 936 Berry Street and is currently zoned “LI”, Light Industrial District.
8. Transit District Overlay **TD023-02** (Grapevine Brownstones, Phase II) and **Final Plat** of Lot 2, Block 1, Hasten Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Greg Gifford, NCP Grapevine Brownstones II, requesting a transit district overlay to allow for a 20-unit condominium development on 1.24 acres and a replat of a portion of Lot 4, Block 53, Original Town of Grapevine. The subject property is located at 235 East Nash Street and is currently zoned “LI”, Light Industrial District.
9. Amendments to the Comprehensive Zoning Ordinance No. 82-73 **AM23-01** (Accessory Dwelling Units) – City Council and Planning and Zoning Commission to conduct a public hearing relative to proposed amendments and changes to the Comprehensive Zoning Ordinance, No. 82-73, same being Appendix D of the

Code of Ordinances as follows: 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*; and various amendments throughout the Zoning Ordinance relative to accessory dwelling units.

10. **Final Plat** of Lots 1 and 2, Block 1, Comparin and Gay Addition – City Council and Planning Zoning Commission to conduct a public hearing relative to an application submitted by Neal Cooper requesting to replat Lot 4, Block 37, Original Town of Grapevine. The subject property is located at 404 and 408 East Texas Street and is current 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

11. 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.

PRESENTATION

12. Emergency Management Coordinator to discuss changes to the City's mass notification system.

NEW BUSINESS

13. Consider **Ordinance No. 2023-081** to amend the Grapevine Code of Ordinances, Chapter adopting and amending to the 2021 International Building Code, the 2021 International Residential Code, the 2021 International Mechanical Code, the 2021 International Plumbing Code, the 2021 International Fuel Gas Code, and the 2020 National Electric Code, adopting by reference the 2018 International Swimming Pool and Spa Code as adopted by the State of Texas, the City of Grapevine regional amendments, and take any other necessary action.
14. Consider **Resolution No. 2023-021** to cast votes on behalf of the City for the Tarrant Appraisal District Board of Directors, take any other 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.

15. Consider **Resolution No. 2023-023** to nominate GameStop, Inc. to the Office of the Governor, Economic Development and Tourism as a Texas Enterprise Project. Director of Economic Development recommends approval.
16. Consider a sole source purchase of boat slip rentals for both Fire Department boats and a jet ski from Scott's Landing Marina at Lake Grapevine. Fire Chief recommends approval.
17. Consider the renewal of First Due pre-incident planning subscription services with Locality Media, Inc. Fire Chief recommends approval.
18. Consider the renewal of annual contracts for trees and large shrubs with Southwest Wholesale Nursery and Unique Landscaping Design & Construction. Parks and Recreation Director recommends approval.
19. Consider the purchase of exercise equipment for The REC from Team Marathon Fitness. Parks and Recreation Director recommends approval.
20. Consider the purchase of plaster replacement for The REC pool from Sunbelt Pools. Parks and Recreation Director recommends approval.
21. Consider the renewal of an annual contract for registration software from Amilia Enterprises, Inc. Parks and Recreation Director recommends approval.
22. Consider the purchase for delivery and installation for new synthetic turf for Town Square from Lasso 9 Construction LLC. Parks and Recreation Director recommends approval.
23. Consider the purchase of audio/visual equipment and manpower for Carol of Lights from Marc Events. Parks and Recreation Director recommends approval.
24. Consider the renewal of annual Brazos ticketing software maintenance from Tyler Technologies. Police Chief recommends approval.
25. Consider the payment for the Texas Commission on Environmental Quality Annual Water System Fee. Public Works Director recommends approval.

26. Consider the payment for the Texas Commission on Environmental Quality Annual Consolidated Water Quality fee. Public Works Director recommends approval.
27. Consider the award of an informal request for quote for railroad crossing bore at Bransford Road from Five Point Construction. Public Works Director recommends approval.
28. Consider **Resolution No. 2023-022** to give the City the option of reimbursing itself through a future debt issuance for various capital projects and equipment, take any other necessary action. Chief Financial Officer and Public Works Director recommend approval.
29. Consider the purchase of geopolymer rehabilitation services of an arch storm sewer line in Oak Creek Drive from PM Construction & Rehab, LLC and **Ordinance No. 2023-083** to appropriate the funds. Public Works Director recommends approval.
30. Consider the purchase of geopolymer rehabilitation services of an arch storm sewer line in Countryside Estates from PM Construction & Rehab LLC and **Ordinance No. 2023-084** to appropriate the funds. Public Works Director recommends approval.
31. Consider an engineering contract for Big Bear Creek Erosion Assessment with Halff Associates, Inc. and **Ordinance No. 2023-085** to appropriate the funds. Public Works Director recommends approval.
32. Consider a Developers Agreement for the alley between Austin Street and Dooley Street between Blocks 110 and 112 of the College Heights Addition with Ware Brothers Remodeling, LLC and **Ordinance No. 2023-086** to appropriate the funds. Public Works Director recommends approval.
33. Consider an extension of the mass gathering permit issued to Grapevine Mills for Fun Box. City Manager and Planning Services Director recommend 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

34. Zoning Change Application **Z23-03** (Grapevine Springs) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-071**, if applicable, and take any necessary action.

35. 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.
36. **Final Plat** for Lots 1-32, 33X, Block 1, Grapevine Springs and Lot 1R, Block 1R, Grapevine Office Park – Consider the recommendation of the Planning and Zoning Commission, and take any necessary action.
37. Conditional Use Permit **CU23-21** (Mohler MMA) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-087**, first reading, if applicable, and take any necessary action.
38. Conditional Use Permit **CU23-30** (House of Shine) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-088**, if applicable, and take any necessary action.
39. Historic Landmark District **HL23-02** (House of Shine) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-089**, if applicable, and take any necessary action.
40. Conditional Use Permit **CU23-31** (Big Daddy's Ship Store) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-90**, if applicable, and take any necessary action.
41. Planned Development Overlay **PD23-04** (The Reserve at Bear Creek) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-91**, if applicable, and take any necessary action.
42. **Final Plat** of Lots 5-R, 6X-R, 6-R-1, 6-R-2 and 7-R, The Reserve at Bear Creek – Consider the recommendation of the Planning and Zoning Commission, and take any necessary action.
43. Transit District Overlay **TDO23-01** (Nash and Berry Townhomes) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-92**, if applicable, and take any necessary action.
44. **Final Plat** of Lots 1-19, 20X, Block 2-R, Nash and Berry Addition – Consider the recommendation of the Planning and Zoning Commission, and take any necessary action.
45. Transit District Overlay **TDO23-02** (Grapevine Brownstones, Phase II) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-93**, if applicable, and take any necessary action.
46. **Final Plat** of Lot 2, Block 1, Hasten Addition – Consider the recommendation of the Planning and Zoning Commission, and take any necessary action.

47. Amendments to the Comprehensive Zoning Ordinance No. 82-73 **AM23-01** (Accessory Dwelling Units) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2023-094**, if applicable, and take any necessary action.
48. **Final Plat** of Lots 1 and 2, Block 1, Comparin and Gay 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 November 17, 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
SPECIAL AND REGULAR
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, NOVEMBER 21, 2023

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

5:30 p.m. Special Meeting - Planning and Zoning Commission Conference Room
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

SPECIAL MEETING CALL TO ORDER: 5:30 p.m. - Planning and Zoning Commission Conference Room

WORKSHOP

1. Receive a report, hold a discussion and call for a public hearing regarding the creation of an electric vehicle (EV) charging station definition and use-specific standards, and take any necessary action.

NEW BUSINESS

2. Comprehensive Zoning Ordinance No. 82-73 **AM23-03** (Planning and Zoning Commission Bylaws Amendments) – Receive a report, hold a discussion and provide staff direction regarding possible amendments to Chapter 19, *Planning and Zoning Commission* of the City of Grapevine Code of Ordinances, also known as the Planning and Zoning Commission Bylaws, and take any necessary action.
3. Comprehensive Master Plan Amendments – **MP23-01** Receive a report, hold a discussion, and provide staff direction regarding possible amendments to Subsection E., Future Land Use, of Section IV., Land Use of the Comprehensive Master Plan (table), and take any necessary action.

REGULAR MEETING CALL TO ORDER: 7:00 p.m. - Planning and Zoning Commission Conference Room

BRIEFING SESSION

4. 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

5. Invocation and Pledge of Allegiance: Council Member Paul Slechta

JOINT PUBLIC HEARINGS

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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

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31. Consider the 2024 Planning and Zoning Commission meeting calendar.
32. Consider the minutes of the October 17, 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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City Secretary



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