



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 16, 2024

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 Sharron Rogers

JOINT PUBLIC HEARINGS

3. **AM23-02** Electrical Vehicle (EV) Charging Stations – City Council and Planning and Zoning Commission to conduct a public hearing to consider 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*; allow electric vehicle charging stations as a conditional

use in Section 22, “R-MF”, *Multifamily District Regulations*, Section 25, “CC”, *Community Commercial District*, Section 26, “HC”, *Highway Commercial District*, Section 28, “CBD”, *Central Business District*, Section 31, “LI”, *Light Industrial District*, Section 32, “BP”, *Business Park District*, and Section 38, “GU”, *Governmental Use District*; and create use specific standards in Section 42, *Supplementary District* of the Zoning Ordinance relative to electric vehicle charging stations and their supply equipment.

4. **AM23-08** Short Term Rentals – City Council and Planning and Zoning Commission to conduct a public hearing to consider 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*; create use-specific standards in Section 21, *Reserved*; allow a new short-term rental use as a conditional use in Section 22, “R-MF”, *Multifamily District Regulations*; and establish parking standards in Section 56, *Off-Street Parking Requirements* relative to short-term rentals including associated regulations.
5. Conditional Use Permit **CU23-36** (Old Hickory at the Gaylord Texan) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Huitt-Zollars, Inc. requesting a conditional use permit to amend the previously approved site plan of CU23-19 (Ordinance No. 2023-047) for a planned commercial center to allow for the possession, storage, and retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, hotel and convention center. This request is specifically to expand the building footprint, revise the exterior elevations and revise the floor plan to the existing restaurant. The subject property is located at 1501 Gaylord Trail and is currently zoned “PCD”, Planned Commerce Development District.
6. Conditional Use Permit **CU23-37** (Great Wolf Lodge) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Great Wolf Lodge requesting a conditional use permit to amend the previously approved site plan CU22-52 (Ordinance No. 2022-086) for a planned commercial center, to allow for the possession, storage, and retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) and outdoor speakers in conjunction with a hotel and water park. This request is specifically to add a 321 square foot vestibule to the existing front entrance, remove and replace existing trees near the entry monument sign, remove two architectural features, add a statue to the main entrance, add an outdoor adventure trail, and add refuse container enclosures. The subject property is located at 100 Great Wolf Drive and is currently zoned “CC”, Community Commercial District.
7. Historic District Landmark Sub-District **HL23-03** (220 Blevins Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Curtis Ratliff requesting Designation as a Historic

Landmark sub-district. The subject property is currently zoned “R-7.5”, Single-Family District.

8. Transit District Overlay **TDO23-03** Grapevine Brownstones, Phase II and a **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 NCP Grapevine Brownstones II, LLC requesting a transit district overlay to allow for an 18-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.

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

9. 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. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments.

PRESENTATION

10. Mayor Tate to present a proclamation declaring January 19, 2024 as Texas Association of Structural Movers Day.
11. Emergency Management Coordinator to present update on mass notification emergency system.

CITY COUNCIL PUBLIC HEARING AND RELATED ITEMS

12. City Council to conduct a public hearing relative to the adoption of the Youth Programs Standards of Care.
13. Consider **Ordinance No. 2024-001** amending the Code of Ordinances Chapter 16 Parks and Recreation Section 16-19 by adopting the Youth Programs Standards of Care and take any necessary action.

NEW BUSINESS

14. Consider a professional services contract to update and amend Tax Increment Financing Zone Number One and Tax Increment Financing Zone Number Two project and financing plans with David Pettit Economic Development, and take any necessary action.
15. Consider **Ordinance No. 2024-002** to amend the composition and powers of the Board of Directors for Tax Increment Financing Reinvestment Zone Number One, and take any necessary action.
16. Consider **Ordinance No. 2024-003** to amend the composition and powers of the Board of Directors for Tax Increment Financing Reinvestment Zone Number Two, and take any necessary action.
17. Consider a contract for the construction of the 2019 Inflow and Infiltration Project with Douglas Dailey Construction, LLC, **Ordinance No. 2024-004** appropriating 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.

18. Consider **Resolution No. 2024-001** amending the authorized representatives in the TexPool and TexPool Prime investment pools. Chief Financial Officer recommends approval.
19. Consider a permit for a fireworks display to be held on Friday, February 9, 2024 for the Fellowship Church XO Marriage Conference. Fire Chief recommends approval.
20. Consider the renewal of an annual contract for Medical Director services with BEST EMS. Fire Chief recommends approval.
21. Consider the renewal of an annual contract for emergency medical continuing education with BEST EMS. Fire Chief recommends approval.
22. Consider the purchase of a fire emergency vehicle package and installation from Defender Supply. Fire Chief recommends approval.
23. Consider the purchase of maintenance and software support for switching equipment from ePlus Inc. Chief Information Officer recommends approval.

24. Consider the purchase of Mitel softphone licenses from Radcom Technologies. Chief Information Officer recommends approval.
25. Consider the renewal of NetMotion complete cloud hosting from Mobile Wireless. Chief Information Officer, Fire Chief and Police Chief recommend approval.
26. Consider the renewal of an annual contract for book leasing services with the Brodart Company. Library Director recommends approval.
27. Consider the renewal of an annual contract for RFP 04-23 for Parks Janitorial Services with PureService Corporation. Parks and Recreation Director recommends approval.
28. Consider the purchase of restoration services for the waterslides and outdoor support columns at The REC from Amusement Restoration Companies. Parks and Recreation Director recommends approval.
29. Consider the fund expenditure for security and traffic control services during City special events with area law enforcement agencies. Police Chief recommends approval.
30. Consider the sole source purchase of filter valve actuators for the Wastewater Treatment Plant by REXA, Inc. Public Works Director recommends approval.
31. Consider the award of Request for Bid 05-24 annual contract for directional drilling services with Predur Underground Construction, Inc. Public Works Director recommends approval.
32. Consider Amendment No. 2 to the design scope contract for the Grapevine Service Center upgrades with Brown Reynolds and Watford Architects. Public Works Director recommends approval.
33. Consider a license agreement with the U.S. Army Corps of Engineers to allow for utilities near Bayou Road. Public Works Director recommends approval.
34. Consider the purchase and installation of a pump for the Denton Creek Lift Station from Global Pump Solutions. Public Works Director recommends approval.
35. Consider the purchase of a software upgrade for AutoCAD from DLT Solutions, LLC. Public Works Director recommends approval.
36. Consider the installation of two generators for the Wastewater Treatment Plant Train 3 and Foxfire Lift Station from Humphrey & Associates Inc and **Ordinance No. 2024-005** appropriating the funds. Public Works Director recommends approval.

37. Consider the minutes of the December 19, 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

38. **AM23-02** Electrical Vehicle (EV) Charging Stations – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-006**, if applicable, and take any necessary action.
39. **AM23-08** Short Term Rentals – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-007**, if applicable, and take any necessary action.
40. Conditional Use Permit **CU23-36** (Old Hickory at the Gaylord Texan) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-008**, if applicable, and take any necessary action.
41. Conditional Use Permit **CU23-37** (Great Wolf Lodge) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-009**, if applicable, and take any necessary action.
42. Historic District Landmark Sub-District **HL23-03** (220 Blevins Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-010**, if applicable, and take any necessary action.
43. Transit District Overlay **TDO23-03** (Grapevine Brownstones, Phase II) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-011**, if applicable, and take any necessary action.
44. **Final Plat** of Lot 2, Block 1, Hasten 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 January 12, 2024 by 5:00 p.m.



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, JANUARY 16, 2024

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

5:30 p.m. Special Meeting and Dinner - 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. Hold a discussion and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance No. 82-73 same being Appendix "D" of the Code of Ordinances, as follows: create and amend definitions in Section 12, *Definitions*; allow Mobile Food Units as primary and secondary uses either by right or a conditional use in various zoning districts; create use-specific standards and amend Temporary Use specific standards in Section 42, *Supplementary District*; and establish parking requirements in Section 56, *Off-Street Parking Requirements* relative to Mobile Food Units (e.g. food trucks or trailers); and take any necessary action.
2. Hold a discussion and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance No. 82-73 same being Appendix "D" of the Code of Ordinances, as follows: create and amend definitions in Section 12, *Definitions*; and create zoning districts, Condominium District and Brownstone District; establish bulk, dimensional, and setback standards relative to condominiums and brownstones and Section 41B. Transit District Overlay; and take any necessary action.
3. Hold a discussion and provide staff direction regarding proposed amendments to the Comprehensive Master Plan (1974-1994, updated 1987) of the City of Grapevine Ordinance No. 87-11, 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 Sharron Rogers

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

13. **AM23-02** Electrical Vehicle (EV) Charging Stations – Consider the application and make a recommendation to City Council.
14. **AM23-08** Short Term Rentals – Consider the application and make a recommendation to City Council.
15. Conditional Use Permit **CU23-36** (Old Hickory at the Gaylord Texan) – Consider the application and make a recommendation to City Council.
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17. Historic District Landmark Sub-District **HL23-03** (220 Blevins Street) – Consider the application and make a recommendation to City Council.
18. Transit District Overlay **TDO23-03** Grapevine Brownstones, Phase II – Consider the application and make a recommendation to City Council.
19. **Final Plat** of Lot 2, Block 1, Hasten Addition – Consider the application and make a recommendation to City Council.
20. Consider the minutes of the December 13, 2023 Planning and Zoning Commission workshop and the December 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 January 12, 2024 by 5:00 p.m.



Tara Brooks, TRMC, CRM
City Secretary

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