



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, FEBRUARY 20, 2024

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

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5:45 p.m.	Dinner – City Council Conference Room
6:15 p.m.	Call to Order of City Council Meeting – City Council Chambers
6:15 p.m.	Executive Session – City Council Conference Room
7:15 p.m.	TIRZ 1 and 2 Board Meetings – City Council Chambers
7:30 p.m.	Joint Regular Meeting – City Council Chambers

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**CALL TO ORDER: 6:15 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, downtown parking, 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 Jason Parker

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU23-32** (Stellini Trattoria) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Mitchell Wegner requesting a conditional use permit to amend the previously approved site plan CU19-10 (Ordinance No. 2019-027) to allow for the

possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, and the possession, storage, retail sales and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a market. This request is specifically to revise the floor plan by adding restaurant seating to the former market area. The subject property is located at 400 East Dallas Road, Suite 100 and is currently zoned “CBD”, Central Business District.

4. Conditional Use Permit **CU24-04** (Portillo’s) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by HDGroup, Inc requesting a conditional use permit for a planned commercial center to allow for the possession, storage, and retail sales of on- and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a 6,750 square foot restaurant with a drive-through, outdoor dining, and outdoor speakers. The subject property is located at 460 West State Highway 114 and is currently zoned “HC”, Highway Commercial District.
5. Zoning Change Application **Z23-08** and Conditional Use Permit **CU23-35** (Stuart’s Paint and Body) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Oweis Enterprises, LLC requesting to rezone 2.4 acres from “CC”, Community Commercial District to “LI”, Light Industrial District. The applicant is also requesting a conditional use permit to develop an automotive repair body shop with outdoor vehicle storage and an 18-foot pole sign. The subject property is located at 2051 State Highway 121.

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.

#### PRESENTATIONS

7. State Representative Giovanni Capriglione to present an update on legislative actions.

8. State Representative Giovanni Capriglione and Mayor Tate to recognize Miss Texas Teen Natalie Poveda.

### NEW BUSINESS

9. Consider **Ordinance No. 2024-012** to amend the Tax Increment Financing Reinvestment Zone Number One Project and Financing Plan, and take any other necessary action.
10. Consider **Ordinance No. 2024-013** to amend the Tax Increment Financing Reinvestment Zone Number Two Project and Financing Plan, and 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.

11. Consider a mid-year appointment to the Convention and Visitors Board of Directors to fill an unexpired term. Council Member Leon Leal recommends approval.
12. Consider the renewal of an annual contract for utility bill printing, mailing and offset printing services with DataProse, Inc. Chief Financial Officer recommends approval.
13. Consider an annual contract for personal protective equipment from North America Fire Equipment Company, Inc. Fire Chief recommends approval.
14. Consider the purchase of a Toro utility vehicle from Professional Turf Products for the Grapevine Golf Course. Golf Director recommends approval.
15. Consider the purchase of baseball field repair services at the Oak Grove Baseball complex. Parks and Recreation Director recommends approval.
16. Consider the purchase of restoration services for the Dove Waterpark slides and splashpads from Amusement Restoration Companies. Parks and Recreation Director recommends approval.
17. Consider **Resolution No. 2024-003** amending the bylaws of the Friends of Grapevine Baseball and Softball. Parks and Recreation Director recommends approval.

18. Consider a temporary use permit to allow Cirque Italia to operate on property located at Grapevine Mills Mall, 3000 Grapevine Mills Parkway and platted as Block 1, Lot 1R3, Grapevine Mills Addition, Phase 1 from March 21-March 24, 2024. Planning Services Director recommends approval.
19. Consider the annual renewal of project management software licenses from SystemMates, Inc. Public Works Director recommends approval.
20. Consider the renewal of an annual contract for pavement leveling services with Nortex Concrete Lift and Stabilization. Public Works Director recommends approval.
21. Consider the ratification of the emergency purchase and installation of a raw water valve from Rangeline Utility Services LLC. Public Works Director recommends approval.
22. Consider an agreement for ICONICS software support for the Supervisory Control and Data Acquisition (SCADA) System with Process Control Dynamics, Inc. and **Ordinance No. 2024-014** to appropriate the funds. Public Works Director recommends approval.
23. Consider approval of an Interlocal Agreement with Tarrant County for reimbursement of the construction of East Wall Street from Texan Trail to the west boundary line of Dallas/Fort Worth Airport. Public Works Director recommends approval.
24. Consider a Developers Agreement with Sunbelt Rentals, Inc. for the reconstruction of East Wall Street from Texan Trail to the west boundary line of Dallas/Fort Worth Airport and **Ordinance No. 2024-015** to appropriate the funds. Public Works Director recommends approval.
25. Consider the minutes of the February 6, 2024 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 **CU23-32** (Stellini Trattoria) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-016**, if applicable, and take any necessary action.

27. Conditional Use Permit **CU24-04** (Portillo's) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-017**, if applicable, and take any necessary action.
28. Zoning Change Application **Z23-08** (Stuart's Paint and Body) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-018**, if applicable, and take any necessary action.
29. Conditional Use Permit **CU23-35** (Stuart's Paint and Body) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-019**, 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 February 20, 2024 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, FEBRUARY 20, 2024

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

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5:45 p.m. Workshop - 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

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**SPECIAL MEETING CALL TO ORDER: 5:45 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 (Ordinance No. 82-73) same being Appendix "D" of the Code of Ordinances, as follows: amend Subsection A.3, Noise Regulation of Section 55, Performance Standards by adding an exception for whole-home emergency generators during testing periods.
2. Hold a discussion and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance (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.
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 (87-11).

**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: Commissioner Jason Parker

**JOINT PUBLIC HEARINGS**

6. Conditional Use Permit **CU23-32** (Stellini Trattoria) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Mitchell Wegner requesting a conditional use permit to amend the previously approved site plan CU19-10 (Ordinance No. 2019-027) to allow for the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, and the possession, storage, retail sales and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a market. This request is specifically to revise the floor plan by adding restaurant seating to the former market area. The subject property is located at 400 East Dallas Road, Suite 100 and is currently zoned “CBD”, Central Business 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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Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.


### NEW BUSINESS

10. Conditional Use Permit **CU23-32** (Stellini Trattoria) – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU24-04** (Portillo's) – Consider the application and make a recommendation to City Council.
12. Zoning Change Application **Z23-08** (Stuart's Paint and Body) – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU23-35** (Stuart's Paint and Body) – Consider the application and make a recommendation to City Council.
14. Consider the minutes of the January 16, 2024 Planning and Zoning Commission workshop and regular 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 February 16, 2024 by 5:00 p.m.

  
Tara Brooks, TRMC, CRM  
City Secretary



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