



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, MARCH 19, 2024

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

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6:45 p.m.	Dinner – City Council Conference Room
7:15 p.m.	Call to Order of City Council Meeting – City Council Chambers
7:15 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:** 7:15 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, 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 Leon Leal

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU24-02** (Industrial Office/Warehouse) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Josh Edge with Dynamic Engineering requesting a conditional use permit to allow outdoor vehicle storage in conjunction with a proposed 120,000 square foot office/warehouse building. The subject property is

located at 3219 State Highway 360 and is currently zoned “PID”, Planned Industrial Development.

4. Conditional Use Permit **CU24-06** (Meow Wolf) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kelly Schwartz requesting a conditional use permit to amend the previously approved site plan CU20-17 (Ordinance No. 2000-044) for a planned commercial center in excess of 1,000,000 square feet of gross leasable space. This request is specifically to allow the possession, storage, retail sale of on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with an existing café inside of Meow Wolf. The subject property is located at 3000 Grapevine Mills Parkway, Suite 253 and is currently zoned “CC”, Community Commercial District.
5. Conditional Use Permit **CU24-07** (RaceTrac) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by David Bond with Spiars Engineering & Surveying requesting a conditional use permit to amend the previously approved site plan CU18-13 (Ordinance No. 2018-043) for a planned commercial center to allow for the possession, storage, retail sale, and off-premise consumption of alcoholic beverages (beer and wine only), outside dining, gasoline service and a monument sign. This request is specifically to revise the site layout to add fueling pumps, fueling canopies, electric vehicle (EV) charging stations, and associated maneuvering area in conjunction with a convenience store. The subject property is located at 3955 Grapevine Mills Parkway and is currently zoned “CC”, Community Commercial District.
6. Conditional Use Permit **CU24-10** (Automotive Film Application Facility) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Karl Crawley with Masterplan requesting a conditional use permit to amend the previously approved site plan CU09-47 (Ordinance No. 2010-003) to establish a planned industrial park. This request is specifically to allow for the application/installation of paint protection film and window film (window tinting) in conjunction with a proposed business. The subject property is located at 1702 Minters Chapel Road, Suite 112 and is currently zoned “LI”, Light Industrial District.
7. Planned Development Overlay **PD24-01** (Reserve at Bear Creek) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ben Ford with Wright Group Architects - Planners 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, and maximum building height; and to allow front entry garages for lots less than 40-feet in width in conjunction with a townhouse development. The subject property is located at 4201 State Highway 360 and is currently zoned “R-TH”, Townhouse 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

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.

### NEW BUSINESS

9. Consider the purchase of construction remodel services for the practice area and chipping green at the Grapevine Municipal Golf Course from GreenScape Six, and take any necessary action.
10. Consider a contract for a Guaranteed Maximum Price for the renovations of the Municipal Service Center with Sedalco Construction Services, and take any necessary action.
11. Consider **Resolution No. 2024-004** approving the Local Project Advance Funding Agreement with Texas Department of Transportation to establish funding participation levels for the reconstruction of Euless Grapevine Road from State Highway 360 to Hughes Road, **Ordinance No. 2024-022** to appropriate the funds, and take any necessary action.
12. Consider a compensation update for sworn police and fire personnel, 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.

13. Consider the renewal of an annual contract for interactive voice response system with DivDat, Inc. Chief Financial Officer recommends approval.

14. Consider a three-year contract for insurance consultant services for group health benefits with McGriff Insurance Services, Inc. Human Resources Director recommends approval.
15. Consider the renewal of a professional service contract for employee health clinics with Texas Health Physicians Group. Human Resources Director recommends approval.
16. Consider the renewal of annual contracts for masonry services to Chibli Stone Works, Inc. as the primary vendor and Weatherproofing Services as the secondary vendor. Parks and Recreation Director recommends approval.
17. Consider the renewal of an annual contract for police equipment, accessories and ammunition from Precision Delta Corp. Police Chief recommends approval.
18. Consider the purchase of custom dual-purpose narcotics K9 services from Hill Country Dog Center. Police Chief recommends approval.
19. Consider the purchase of a T-well replacement pump for the Water Treatment Plant from FCX Performance Inc. Public Works Director recommends approval.
20. Consider the purchase of a Xylem replacement pump for the Opryland Lift Station from Xylem Water Solutions, Inc. Public Works Director recommends approval.
21. Consider renewal of the sole source agreement for the purchase and installation of water meters, associated equipment, and manhole monitoring equipment from HydroPro Solutions, LLC and **Ordinance No. 2024-023** appropriating the funds. Public Works Director recommends approval.
22. Consider the minutes of the March 5, 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

23. Conditional Use Permit **CU24-02** (Industrial Office/Warehouse) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-024**, if applicable, and take any necessary action.
24. Conditional Use Permit **CU24-06** (Meow Wolf) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-025**, if applicable, and take any necessary action.

25. Conditional Use Permit **CU24-07** (RaceTrac) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-026**, if applicable, and take any necessary action.
26. Conditional Use Permit **CU24-10** (Automotive Film Application Facility) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-027**, if applicable, and take any necessary action.
27. Planned Development Overlay **PD24-01** (Reserve at Bear Creek) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2024-028**, 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 March 15, 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  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, MARCH 19, 2024

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

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

**BRIEFING SESSION**

1. Planning and Zoning Commission to 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

2. Invocation and Pledge of Allegiance: Council Member Leon Leal

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU24-02** (Industrial Office/Warehouse) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Josh Edge with Dynamic Engineering requesting a conditional use permit to allow outdoor vehicle storage in conjunction with a proposed 120,000 square foot office/warehouse building. The subject property is located at 3219 State Highway 360 and is currently zoned “PID”, Planned Industrial Development.
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Act, the City Council is restricted in discussing or taking action during Citizen Comments.

### NEW BUSINESS

9. Conditional Use Permit **CU24-02** (Industrial Office/Warehouse) – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU24-06** (Meow Wolf) – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU24-07** (RaceTrac) – Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU24-10** (Automotive Film Application Facility) – Consider the application and make a recommendation to City Council.
13. Planned Development Overlay **PD24-01** (Reserve at Bear Creek) – Consider the application and make a recommendation to City Council.
14. Consider the minutes of the February 20, 2024 Planning and Zoning Commission workshop and regular meeting.

### 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 March 15, 2024 by 5:00 p.m.

  
Tara Brooks, TRMC, CRM  
City Secretary



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