



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, MAY 18, 2021

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

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6:00 p.m.	Dinner – City Council Conference Room
6:30 p.m.	Call to Order of City Council Meeting – City Council Chambers
6:30 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: 6:30 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 Jim Fechter
3. City Secretary to administer the Oath of Office for City Council Member Place 1 to Paul Slechta.
4. City Secretary to administer the Oath of Office for City Council Member Place 2 to Sharron Rogers.
5. City Secretary to administer the Oath of Office for Mayor to William D. Tate.

6. Consider the appointment of the Mayor Pro Tem and take any necessary action.

### JOINT PUBLIC HEARINGS

7. Conditional Use Permit **CU20-26** (Baywest Development) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Landev Engineers requesting a conditional use permit to establish a master site development plan for the development of a multifamily complex. The subject property is located at 3200 Grapevine Mills Parkway and is currently zoned “CC” Community Commercial District.
8. Conditional Use Permit **CU21-06** (Summit Climbing) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Spiars Engineering requesting a conditional use permit to allow for outdoor entertainment and outdoor speakers (climbing gym). The subject property is located at 3105 William D. Tate Avenue and is currently zoned “CC” Community Commercial District.
9. Conditional Use Permit **CU21-07** (Main Street Bread Baking Company) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Fabien Groury requesting a conditional use permit to amend the previously approved site plan of CU16-01 (Ordinance No. 2016-21) to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, specifically to allow modifications to the floor plan and add a walk up window. The subject property is located at 316 South Main Street and is currently zoned “CBD” Central Business 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

10. 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.

## 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 the purchase of personal protective equipment from North America Fire Equipment Company, Inc. Fire Chief recommends approval.
12. Consider the purchase of a replacement dock for Dove Loop Boat ramp and gangway for Farris Branch courtesy dock from EZ Dock of Texas, LP. Parks and Recreation Director recommends approval.
13. City Council to consider approval of the direct sale of three surplus police vehicles to the City of Blue Mound, Texas. Police Chief recommends approval.
14. Consider approval for the award of a best value contract for RFB 500-2021 for towing services to Eules Wrecker Service (also known as Eules B&B Wrecker). Police Chief recommends approval.
15. Consider the purchase of EMC datacenter storage maintenance from SHI Government Solutions, Inc. Chief Technology Officer recommends approval.
16. Consider the award of an informal request for quote for a submersible pump from Global Pump Solutions, LLC. Public Works Director recommends approval.
17. Consider the award of an informal request for quote for a replacement pump for Dove Lift Station from Global Pump Solutions, LLC. Public Works Director recommends approval.
18. Consider the award of an informal request for quote for a control panel upgrade from Plus 1 Services. Public Works Director recommends approval.
19. Consider **Ordinance No. 2021-014** abandoning two 10-foot wide sanitary sewer easements on Lot 35-R, Block 4, Placid Peninsula located at 2861 Placid Circle. Public Works Director recommends approval.
20. Consider ratification of an engineering contract executed by staff and approval of an engineering contract for the water and wastewater impact fee update with Freese and Nichols, Inc. and **Ordinance No. 2021-015** appropriating the funds. Public Works Director recommends approval.
21. Consider the renewal of an annual contract for City janitorial services with Regent Services. Public Works Director recommends approval.

22. Consider the minutes of the May 4, 2021 Regular City Council meeting and the May 12, 2021 Special 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

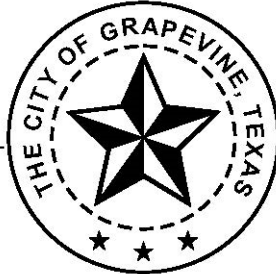
23. Conditional Use Permit **CU20-26** (Baywest Development) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-016**, if applicable, and take any necessary action.
24. Conditional Use Permit **CU21-06** (Summit Climbing) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-017**, if applicable, and take any necessary action.
25. Conditional Use Permit **CU21-07** (Main Street Bread Baking Company) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-018**, 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 May 14, 2021 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, MAY 18, 2021

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

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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: Commissioner Jim Fechter
3. City Secretary to administer the Oath of Office for City Council Member Place 1 to Paul Slechta.
4. City Secretary to administer the Oath of Office for City Council Member Place 2 to Sharron Rogers.
5. City Secretary to administer the Oath of Office for Mayor to William D. Tate.
6. Consider the appointment of the Mayor Pro Tem and take any necessary action.

**JOINT PUBLIC HEARINGS**

7. Conditional Use Permit **CU20-26** (Baywest Development) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Landev Engineers requesting a conditional use permit to establish a master site development plan for the development of a multifamily complex. The subject property is located at 3200 Grapevine Mills Parkway 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

11. Conditional Use Permit **CU20-26** (Baywest Development) – Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU21-06** (Summit Climbing) – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU21-07** (Main Street Bread Baking Company) – Consider the application and make a recommendation to City Council.
14. Consider the minutes of the rescheduled March 16, 2021 Regular Planning and Zoning Commission meetings.

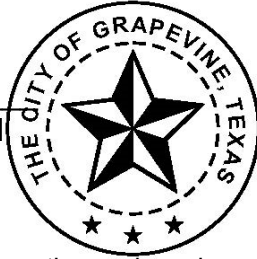
NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

### ADJOURNMENT

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