

CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, FEBRUARY 15, 2022

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: Commissioner Dennis Luers

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU21-23** (Grapevine Station North) and **Amended Final Plat** of Lots 6A and 7A, Block 1, Opryland Second Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kirkman Engineering requesting to amend the previously approved site plan of CU18-19 for a planned commercial center, to allow for a

5,230 sq. ft. multi-tenant building with outdoor dining and a drive through and to amend the final plat to abandon an access easement. The subject property is located at 845 East Northwest Highway and is currently zoned "CC" Community Commercial District.

4. Conditional Use Permit **CU21-27** (Wash Your Stuff) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by BRKH, LLC requesting to amend the previously approved site plan of CU03-48 to allow for the development of a car wash facility, specifically to revise and renovate the facility. The subject property is located at 2201 Ira E. Woods Avenue and is currently zoned "CC" Community Commercial District.
5. Conditional Use Permit **CU22-08** (Mac's – An American Grill) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by CMP Commercial Construction requesting to amend the previously approved site plan of CU14-11 to allow the possession, storage, retail sales and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and an expansion in conjunction with an existing restaurant. The subject property is located at 909 South Main Street Building A, Suite 110 and is currently zoned "MXU" Mixed Use District.
6. Conditional Use Permit **CU22-10** (ServPro) and **Final Plat** of Lot 1, Block 1, ServPro Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by ClayMoore Engineering requesting a conditional use permit to allow outdoor storage in conjunction with a proposed 31,324 sq. ft. building. The subject property is located at 2045 Grayson Drive 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

7. 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.

NEW BUSINESS

8. Consider an engineering contract with Provenance Engineering LLC for design of the Train 2 and Train 3 Improvements at the Wastewater Treatment Plant, **Ordinance No. 2022-008** appropriating the funds, and taking 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.

9. Consider an annual contract for utility bill printing, mailing and offset printing services with DataProse, Inc. Chief Financial Officer recommends approval.
10. Consider approval for the purchase of fiber optic cable from Senior Consultants, Inc. Public Works Director recommends approval.
11. Consider a contract for record keeping and audit services of the document control for the installation of ITS Fiber and ITS Equipment on State Highway 26 from State Highway 114 to State Highway 121 to SAM Construction Services, LLC and **Ordinance No. 2022-009** appropriating the funds. Public Works Director recommends approval.
12. Consider the first amendment to the on-call traffic engineering services contract with Kimley-Horn and Associates and **Ordinance No. 2022-010** appropriating the funds. Public Works Director recommends approval.
13. Consider the purchase and installation of two generators and transfer switches for the Bluffs and Ruswood lift stations from Carlisle Power System, Inc. Public Works Director recommends approval.
14. Consider year two of a three-year contract renewal for software updates, software support and software maintenance with Cartegraph OMS Software for the Public Works Department operations and asset management system. Public Works Director recommends approval.
15. Consider the minutes of the February 1, 2022 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

16. Conditional Use Permit **CU21-23** (Grapevine Station North) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-011**, if applicable, and take any necessary action.
17. **Amended Final Plat** of Lots 6A and 7A, Block 1, Opryland Second Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
18. Conditional Use Permit **CU21-27** (Wash Your Stuff) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-012**, if applicable, and take any necessary action. *This is the first reading, the second reading for Conditional Use Permit CU21-27 will be on March 15, 2022.*
19. Conditional Use Permit **CU22-08** (Mac’s – An American Grill) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-013**, if applicable, and take any necessary action.
20. Conditional Use Permit **CU22-10** (ServPro) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-014**, if applicable, and take any necessary action.
21. **Final Plat** of Lot 1, Block 1, ServPro 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 February 11, 2022 by 5:00 p.m.

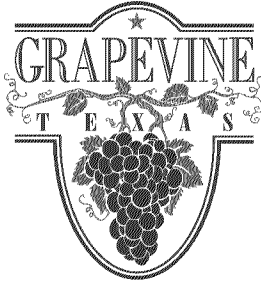
Tara Brooks

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, FEBRUARY 15, 2022

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

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

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 Dennis Luers

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU21-23** (Grapevine Station North) and **Amended Final Plat** of Lots 6A and 7A, Block 1, Opryland Second Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kirkman Engineering requesting to amend the previously approved site plan of CU18-19 for a planned commercial center, to allow for a 5,230 sq. ft. multi-tenant building with outdoor dining and a drive through and to amend the final plat to abandon an access easement. The subject property is located at 845 East Northwest Highway 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

7. Any person who is not scheduled on the agenda may address the Commission under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Commission regarding an item on the agenda either before or during the Commission’s consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

NEW BUSINESS

8. Conditional Use Permit **CU21-23** (Grapevine Station North) – Consider the application and make a recommendation to City Council.
9. **Amended Final Plat** of Lots 6A and 7A, Block 1, Opryland Second Addition – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU21-27** (Wash Your Stuff) – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU22-08** (Mac’s – An American Grill) – Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU22-10** (ServPro) – Consider the application and make a recommendation to City Council.
13. **Final Plat** of Lot 1, Block 1, ServPro Addition – Consider the application and make a recommendation to City Council.
14. Consider the minutes of the January 18, 2022 Regular Planning and Zoning Commission meetings.

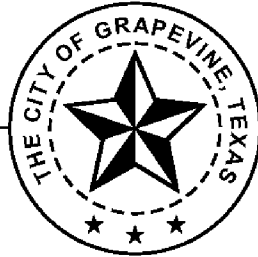
NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

ADJOURNMENT

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Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary



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