



CITY OF GRAPEVINE, TEXAS  
SPECIAL MEETING OF THE CITY COUNCIL  
TUESDAY, MARCH 15, 2022

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. Special City Council Meeting – 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

1. City Manager and Todd Pruitt from the City's audit firm of Patillo, Brown and Hill to present report on purchasing card issues and updated controls.

CITIZEN COMMENTS

2. 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. Each speaker will be allowed 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.

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 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 JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, MARCH 15, 2022

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. Special City Council Meeting – City Council Chambers  
7:30 p.m. Joint Regular Meeting – City Council Chambers

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**REGULAR MEETING: 7:30 p.m.** – City Council Chambers

1. Invocation and Pledge of Allegiance: Commissioner David Hallberg

**JOINT PUBLIC HEARINGS**

2. Zoning Application **Z22-01** (2501 and 2519 Lonesome Dove Road) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Hat Creek Development requesting to rezone 0.4751 acres from “R-20” Single Family Residential to “R-7.5” Single Family Residential.
3. Conditional Use Permit **CU22-02** (The Grapevine Brownstones) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by NCP Grapevine Brownstone, LLC requesting to a conditional use permit for a Transit District Overlay to build ten condominium/townhome dwellings. The subject property is located at 218 East Dallas Road and is currently zoned “PO” Professional Office District.
4. Planned Development Overlay **PD22-04** and Concept Plan **CP22-01** (Verdad Office) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Triangle Engineering, LLC requesting to a Planned Development Overlay to deviate from, but not be limited to, the perimeter landscape and building façade material requirements. The subject property is located at 351 East Hudgins Street and is currently zoned “CC” Community Commercial District.
5. Special Use Permit **SU22-01** (World Healing Center Church, Inc.) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by World Healing Center Church, Inc. requesting to a special use permit to allow a 599-seat church in an existing professional office building. The subject property is located at 3400 William D. Tate Avenue and is currently zoned “CC” Community Commercial District.

6. Conditional Use Permit **CU22-11** (Son of a Butcher) and **Final Plat** of Lots 1R4, 2R, 3R and 4, Block 1R, Payton-Wright Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by ClayMoore Engineering requesting to a conditional use permit to amend the previously approved planned commercial center for a restaurant to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor speakers, outdoor dining, and five pylon signs in conjunction with restaurants, specifically to add a 3,782 sq. ft. drive-through restaurant with outdoor dining, outdoor speakers and a 280 sq. ft., 40-foot pole sign and to replat Lots 1R3, 2 and 3, Block 1R, Payton Wright Addition. The subject property is located at 440 West State Highway 114 and is currently zoned “HC” Highway Commercial 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. Citizens will have 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.

#### OLD BUSINESS

8. Conditional Use Permit **CU22-05** (Old Dalton Building) – City Council to consider the second reading of **Ordinance No. 2021-005** relative to an application submitted by Gary Skotnicki requesting a planned development overlay to deviate from, but not limited to, perimeter landscape requirements and to allow for a 20-foot pole sign. The subject property is located at 323 West Northwest Highway and is currently zoned “HC” Highway Commercial District. The public hearing and first reading of this item were held on January 18, 2022.
9. Planned Development Overlay **PD22-02** (Old Dalton Building) – City Council to consider the second reading of **Ordinance No. 2021-006** relative to an application submitted by Gary Skotnicki requesting a planned development overlay to deviate from, but not limited to, perimeter landscape requirements and to allow for a 20-foot pole sign. The subject property is located at 323 West Northwest Highway

and is currently zoned “HC” Highway Commercial District. The public hearing and first reading of this item were held on January 18, 2022.

10. Conditional Use Permit **CU21-27** (Wash Your Stuff) – City Council to consider the second reading of **Ordinance No. 2021-012** 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. The public hearing and first reading of this item were held on February 15, 2022.

### NEW BUSINESS

11. Consider approval for the awards of best value annual contracts for RFB 505-2022 for grounds management and landscaping services with Superscapes and Brightview as primary vendors and American Landscape Systems, Brightview and Incircle Management as secondary vendors, 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.

12. Consider the renewal of an annual contract for Parks and Recreation Department magazine print services with Texas Monthly. Acting Parks and Recreation Director recommends approval.
13. Consider the renewal of an annual contract for aquatic maintenance service with Century Pool Service. Acting Parks and Recreation Director recommends approval.
14. Consider the renewal of an annual contract for NewsBank services with NewsBank, Inc. Acting Library Director recommends approval.
15. Consider an annual audit and analysis for police force application incidents for 2021 with Del Carmen Consulting, LLC. Police Chief recommends approval.
16. Consider an annual contract for the purchase of fleet parts supply from NAPA Auto Parts. Public Works Director recommends approval.
17. Consider an annual contract for the purchase of vehicle tires, accessories and related services from Blagg Tire & Auto Service. Public Works Director recommends approval.

- 18. Consider the minutes of the March 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

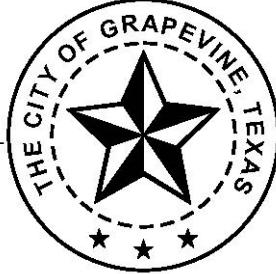
- 19. Zoning Application **Z22-01** (2501 and 2519 Lonesome Dove Road) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-015**, if applicable, and take any necessary action.
- 20. Conditional Use Permit **CU22-02** (The Grapevine Brownstones) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-016**, if applicable, and take any necessary action.
- 21. Planned Development Overlay **PD22-04** (Verdad Office) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-017**, if applicable, and take any necessary action.
- 22. Concept Plan **CP22-01** (Verdad Office) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
- 23. Special Use Permit **SU22-01** (World Healing Center Church, Inc.) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-018**, if applicable, and take any necessary action.
- 24. Conditional Use Permit **CU22-11** (Son of a Butcher) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-019**, if applicable, and take any necessary action.
- 25. **Final Plat** of Lots 1R4, 2R, 3R and 4, Block 1R, Payton-Wright Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
- 26. **Final Plat** of Lot 6A, Block 1, DFW Business Park – Consider the recommendation of the Planning and Zoning Commission relative to an application submitted by BRKH, LLC requesting to revise the plat for Lot 6, Block 1, DFW Business Park. The property is located at 2201 Ira E. Woods Avenue.

ADJOURNMENT

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CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, MARCH 15, 2022

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 David Hallberg

**JOINT PUBLIC HEARINGS**

3. Zoning Application **Z22-01** (2501 and 2519 Lonesome Dove Road) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Hat Creek Development requesting to rezone 0.4751 acres from R-20 Single Family Residential to R-7.5 Single Family Residential.
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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

9. Zoning Application **Z22-01** (2501 and 2519 Lonesome Dove Road) – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU22-02** (The Grapevine Brownstones) – Consider the application and make a recommendation to City Council.
11. Planned Development Overlay **PD22-04** (Verdad Office) – Consider the application and make a recommendation to City Council.
12. Concept Plan **CP22-01** (Verdad Office) – Consider the application and make a recommendation to City Council.



13. Special Use Permit **SU22-01** (World Healing Center Church, Inc.) – Consider the application and make a recommendation to City Council.
14. Conditional Use Permit **CU22-11** (Son of a Butcher) – Consider the application and make a recommendation to City Council.
15. **Final Plat** of Lots 1R4, 2R, 3R and 4, Block 1R, Payton-Wright Addition – Consider an application and make a recommendation to City Council.
16. **Final Plat** of Lot 6A, Block 1, DFW Business Park – Consider an application submitted by BRKH, LLC requesting to revise the plat for Lot 6, Block 1, DFW Business Park located at 2201 Ira E. Woods Avenue and make a recommendation to City Council.
17. Consider the minutes of the February 15, 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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