



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, MAY 17, 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

1. City Secretary to administer the Oath of Office for City Council Member Place 3 to Leon Leal.
2. City Secretary to administer the Oath of Office for City Council Member Place 4 to Darlene Freed.
3. Consider the appointment of the Mayor Pro Tem and take any necessary action.

EXECUTIVE SESSION:

4. 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

5. Invocation: Commissioner Traci Hutton

6. Posting of the Colors and Pledge of Allegiance: Police Honor Guard

JOINT PUBLIC HEARINGS

7. Conditional Use Permit **CU22-16** (Chama Guacha Brazilian Steakhouse) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Fernando Barreto requesting a conditional use permit to amend the previously approved site plan, of CU99-065 (Ordinance No. 1997-176) to allow for the possession, storage, and retail sales of on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, specifically to change the existing floor plan and exterior elevations. The subject property is located at 4025 William D. Tate Avenue and is currently zoned “CC” Community 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

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.

PRESENTATIONS

9. Mayor Tate to present a proclamation in recognition of National Police Week.

NEW BUSINESS

10. Consider the renewal of an Interlocal Agreement with the cities of Colleyville, Southlake, and Keller for the Metroport Teen Court Program, 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.

11. Consider the renewal of an annual contract for an interactive voice response system with DivDat, Inc. Chief Financial Officer recommends approval.
12. Consider a contract for building appraisals services with Kroll, LLC. Chief Financial Officer recommends approval.
13. Consider the contract for safety consultant services with Commercial Risk Services, Inc. Chief Financial Officer recommends approval.
14. Consider a fireworks permit for an event to be held at the Gaylord Glass Cactus on June 4, 2022. Fire Chief recommends approval.
15. Consider the award of an informal request for quote for the purchase of a replacement pump for the Denton Creek Lift Station from Global Pump Solutions, LLC. Public Works Director recommends approval.
16. Consider the renewal of an annual contract for carpet and tile flooring services from RCS Flooring Servicers, LLC. Public Works Director recommends approval.
17. Consider the renewal of an annual contract for fire alarm system inspection, maintenance and service with Texas Fire & Protection Specialists, Inc. Public Works Director recommends approval.
18. Consider the renewal of an annual contract for City janitorial services with Regent Services. Public Works Director recommends approval.
19. Consider an annual contract for HVAC preventive maintenance services with Texas Air Systems. Public Works Director recommends approval.
20. Consider the purchase of disk cloth media filters for the Water Treatment Plant from Aqua-Aerobic Systems, Inc. Public Works Director recommends approval.
21. Consider the purchase of lab equipment, chemicals and instruments for the Waste Water Treatment Plant from IDEXX Industries and North Central Laboratories. Public Works Director recommends approval.
22. Consider the minutes of the May 3, 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

23. Conditional Use Permit **CU22-16** (Chama Guacha Brazilian Steakhouse) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-031**, if applicable, and take any necessary action.
24. **Preliminary Plat** of Lots 1 and 2, Block A, Stone Myers Business Park – Consider the recommendation of the Planning and Zoning Commission of an application submitted by Lisa Rose requesting to plat property into two lots. The subject property is located at 655 Westport Parkway and 3200 Stone Myers Parkway and is currently zoned “BP” Business Park District.
25. **Final Plat** of Lots 1 and 2, Block A, Stone Myers Business Park – Consider the recommendation of the Planning and Zoning Commission of an application submitted by Lisa Rose requesting to plat property into two lots. The subject property is located at 655 Westport Parkway and 3200 Stone Myers Parkway and is currently zoned “BP” Business Park District.

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 13, 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, MAY 17, 2022

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

5:30 p.m. Dinner
6:00 p.m. Workshop
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

WORKSHOP: 6:00 p.m. – Planning and Zoning Commission Conference Room

CALL TO ORDER

1. Receive a report and hold a discussion regarding preferred design scenarios along the Dallas Road Corridor within the Transit District Overlay (TDO).
2. Receive a report, hold a discussion, and provide staff direction regarding amendment to the definition for condominiums and creation of a definition for rowhouses.
3. Receive a report, hold a discussion and provide staff direction regarding an amendment to the Hotel/Motel use-specific standards, parking requirements and vesting language in various sections of the Zoning Ordinance.
4. Receive a report, hold a discussion, and provide staff direction regarding amendment to Section 32, “BP” Business Park District of the Zoning Ordinance specifically to consider allowances for outside storage.
5. Receive a report, hold a discussion and provide staff direction regarding a comparison of the City’s Zoning Map to Map 2: Land Use Plan of the Comprehensive Master Plan.

BRIEFING SESSION: *Immediately Following the Workshop* – Planning and Zoning Commission Conference Room

6. 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.
7. Discussion and consideration for the creation of an annual Planning and Zoning Commission work plan to address projects promptly and assist Planning Services staff with prioritization.

JOINT MEETING WITH CITY COUNCIL: 7:30 p.m. - City Council Chambers

8. Invocation: Commissioner Traci Hutton
9. Posting of the Colors and Pledge of Allegiance: Police Honor Guard

JOINT PUBLIC HEARINGS

10. Conditional Use Permit **CU22-16** (Chama Guacha Brazilian Steakhouse) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Fernando Barreto requesting a conditional use permit to amend the previously approved site plan, CU00-31 to allow for the possession, storage, and retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, specifically to change the existing floor plan and exterior elevations. The subject property is located at 4025 William D. Tate Avenue and is currently zoned “CC” Community Commercial District.

REGULAR SESSION: 7:30 p.m. *(Immediately following the Joint Public Hearings)*
Planning and Zoning Conference Room

CITIZEN COMMENTS

11. 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

12. Conditional Use Permit **CU22-16** (Chama Guacha Brazilian Steakhouse) – Consider the application and make a recommendation to City Council.
13. **Preliminary Plat** of Lots 1 and 2, Block A, Stone Myers Business Park – Consider the application and make a recommendation to City Council of an application submitted by Lisa Rose requesting to plat property into two lots. The subject property is located at 655 Westport Parkway and 3200 Stone Myers Parkway and is currently zoned “BP” Business Park District.
14. **Final Plat** of Lots 1 and 2, Block A, Stone Myers Business Park – Consider the application and make a recommendation to City Council of an application submitted by Lisa Rose requesting to plat property into two lots. The subject property is located at 655 Westport Parkway and 3200 Stone Myers Parkway and is currently zoned “BP” Business Park District.

15. Consider the minutes of the April 19, 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

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 13, 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.