



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, JUNE 21, 2022

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

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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

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**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 Beth Tiggelaar

**JOINT PUBLIC HEARINGS**

3. Zoning Change Application **Z22-02** (2100 State Highway 26), **Preliminary Plat** Lot 1, Block 1, Rogers Addition, and **Final Plat** Lot 1, Block 1, Rogers Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Bridge Investment Group requesting to rezone

10.861 acres from “CC” Community Commercial District to “BP” Business Park District.

4. Conditional Use Permit **CU22-22** (Hoffbrau Steak & Grill House) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by FFF RE Grapevine, LLC requesting a conditional use permit to amend the previously approved site plan of CU14-27 (Ordinance No. 2014-40) for a planned commercial center for a restaurant, specifically to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor dining, outdoor speakers and a 38-foot pole sign in conjunction with a restaurant. The subject property is located at 700 West State Highway 114 and is currently zoned “HC” Highway Commercial District.
5. Conditional Use Permit **CU22-24** (Pylant Medical Office) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Orcutt Winslow requesting to a conditional use permit to amend the previously approved site plan CU12-20 (Ordinance No. 2012-27) for a planned business park to allow development of a medical office specifically to allow a 6,364 square foot building expansion for the storage of medical products, distribution, and professional offices. The subject property is located at 1034 Texan Trail and is currently zoned “BP” Business Park District.
6. **Preliminary Plat** of Lots 1X, 2-17, Block 1; Lots 1-16, Block 2; and Lot 1X, Ferguson Place and **Final Plat** of Lots 1X, 2-17, Block 1; Lots 1-16, Block 2; and Lot 1X, Ferguson Place – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kosse Maykus requesting to replat Lot 1, Block 1, Ferguson Addition; Lot 3, Block 1, Drennan Addition and a 2.57 acre tract of land. The subject property is located at 1591 South Gravel Circle and is currently Zoned “R-7.5” Single-Family Residential 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 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.

#### CITY COUNCIL PUBLIC HEARING AND RELATED ITEM

8. City Council to conduct a public hearing to consider the appeal requested by James Gravatt regarding the Historical Preservation Commission's denial of Certificate of Appropriateness **CA22-09** for property located at 840 East Texas Street, legally described as Block 5, Lot 6, D.E. Box Addition.
9. Consider the appeal requested by James Gravatt regarding the Historical Preservation Commission's denial of Certificate of Appropriateness **CA22-09** for property located at 840 East Texas Street, legally described as Block 5, Lot 6, D.E. Box Addition, and take any necessary action.

#### NEW BUSINESS

10. Consider **Ordinance No. 2022-034** approving optional limitation on tax increases for residence homesteads of persons who are disabled or at least 65 years of age, and take any necessary action.
11. Consider calling a public hearing to create a definition in Section 12, Definitions, of the Zoning Ordinance for the sale and rental of heavy machinery and equipment and to amend other related sections of the zoning ordinance related to the sale and rental of heavy machinery and equipment, 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 award of a contract for diabetes reversal program with Virta Medical. Chief Financial Officer recommends approval.
13. Consider **Ordinance No. 2022-035** designating GCISD Tax Assessor-Collector to perform duties imposed by Tax Code Chapter 26. Chief Financial Officer recommends approval.
14. Consider a fireworks permit for the Fourth of July fireworks show at Sand Bass Drive on July 4, 2022. Fire Chief recommends approval.

15. Consider the renewal of an annual software license for permitting from MyGov, LLC. Building Services Director and Planning Services Director recommend approval.
16. Consider **Ordinance No. 2022-036** appropriating funds for the purchase of an additional dispatch radio console for the Emergency Communication Center. Police Chief recommends approval.
17. Consider an annual contract for the purchase of uniforms, correctional and detention equipment and supplies with GT Distributors and Got You Covered Workwear and Uniforms. Police Chief recommends approval.
18. Consider **Resolution No. 2022-006** approving the Local Project Advance Funding Agreement with Texas Department of Transportation (TXDOT) to establish funding participation levels for the construction of five 2020 TXDOT Highway Safety Improvements Program (HSIP) projects and the approval of **Ordinance No. 2022-037** appropriating the funds. Public Works Director recommends approval.
19. Consider an annual contract for maintenance, repair and operating supplies for repair and maintenance of the City wastewater collection and water distribution systems with HD Supply. Public Works Director recommends approval.
20. Consider the approval for the purchase of hydrated cement slurry from Martin Marietta. Public Works Director recommends approval.
21. Consider the minutes of the June 7, 2022 Regular City Council meeting and June 13, 2022 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

22. Zoning Change Application **Z22-02** (2100 State Highway 26) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-038**, if applicable, and take any necessary action.
23. **Preliminary Plat** Lot 1, Block 1, Rogers Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
24. **Final Plat** Lot 1, Block 1, Rogers Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

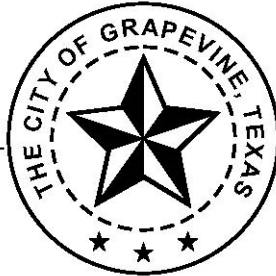
25. Conditional Use Permit **CU22-22** (Hoffbrau Steak & Grill House) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-039**, if applicable, and take any necessary action.
26. Conditional Use Permit **CU22-24** (Pylant Medical Office) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2022-040**, if applicable, and take any necessary action.
27. **Preliminary Plat** of Lots 1X, 2-17, Block 1, Lots 1-16, Block 2 and Lot 1X, Ferguson Place – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
28. **Final Plat** of Lots 1X, 2-17, Block 1, Lots 1-16, Block 2 and Lot 1X, Ferguson Place – 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 June 17, 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, JUNE 21, 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 Beth Tiggelaar

**JOINT PUBLIC HEARINGS**

3. Zoning Change Application **Z22-02** (2100 State Highway 26), **Preliminary Plat** Lot 1, Block 1, Rogers Addition, and **Final Plat** Lot 1, Block 1, Rogers Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Bridge Investment Group requesting to rezone 10.861 acres from “CC” Community Commercial District to “BP” Business Park District.
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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

8. Zoning Change Application **Z22-02** (2100 State Highway 26) – Consider the application and make a recommendation to City Council.
9. **Preliminary Plat** Lot 1, Block 1, Rogers Addition – Consider the application and make a recommendation to City Council.
10. **Final Plat** Lot 1, Block 1, Rogers Addition – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU22-22** (Hoffbrau Steak & Grill House) – Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU22-24** (Pylant Medical Office) – Consider the application and make a recommendation to City Council.

13. **Preliminary Plat** of Lots 1X, 2-17, Block 1, Lots 1-16, Block 2 and Lot 1X, Ferguson Place – Consider the application and make a recommendation to City Council.
14. **Final Plat** of Lots 1X, 2-17, Block 1, Lots 1-16, Block 2 and Lot 1X, Ferguson Place – Consider the application and make a recommendation to City Council.
15. Consider the minutes of the May 17, 2022 Work Shop and 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*

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