

CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, MAY 21, 2019

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

---

7:00 p.m. Dinner – City Council Conference Room  
7:30 p.m. Call to Order of City Council Meeting – City Council Chambers  
7:30 p.m. Joint Regular Meeting – City Council Chambers

---

**CALL TO ORDER: 7:30 p.m.** – City Council Chambers

1. Invocation and Pledge of Allegiance: Commissioner Dennis Luers

**NEW BUSINESS**

2. City Secretary to administer the Oath of Office to City Council Member Place 3 Leon Leal.
3. City Secretary to administer the Oath of Office to City Council Member Place 4 Darlene Freed.
4. Consider the appointment of the Mayor Pro Tem and take any necessary action.
5. Consider Mayor's appointments of Council liaisons to the City Boards and Commissions and Council committees, and take any necessary action.

**JOINT PUBLIC HEARINGS**

6. Conditional Use Permit **CU19-08** (The PIT) and **Final Plat** of Lot 1, Block 1, Grapevine Soccer Complex – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Holtman Designworks requesting a conditional use permit to amend the previously approved site plan of CU15-47 (Ordinance No. 2016-004) to allow for the development of a soccer field complex with stadium lighting and a final plat of Lot 1, Block 1, Grapevine Soccer Complex. The subject property is located at 3451 Foxfire Lane and is currently zoned "RA" Recreational Amusement District.
7. Conditional Use Permit **CU19-09** (McMillan James Office Warehouse) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Big Red Dog requesting a conditional use permit to amend the previously approved site plan of CU15-36 (Ordinance No. 2015-049) for a planned business park, specifically to allow for the development of a 27,103

square foot office/warehouse. The subject property is located at 1044 and 1046 Texan Trail and is currently zoned "BP" Business Park District.

8. Conditional Use Permit **CU19-10** (Stellini Trattoria) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by NTY Pizza Concepts requesting a conditional use permit to amend the previously site plan of PD16-01 (Ordinance No. 2016-36) to allow a restaurant with on-premise alcohol sales and a market with off-premise alcohol sales in the Central Business District. The subject property is located at 400 East Dallas Road Suites 100 and 200 and is currently zoned "CBD" Central Business District.
9. Conditional Use Permit **CU19-13** and Special Use Permit **SU19-01** (Great Wolf Lodge) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Great Wolf Lodge requesting a conditional use permit to amend the previously approved site plan of CU14-18 (Ordinance No. 2014-28) for a planned commercial center with a hotel and water park, specifically to allow security guard buildings and gates at the entrance and a special use permit to allow for paid parking. The subject property is located at 100 Great Wolf Drive 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

10. Any person who is not scheduled on the agenda may address the City Council under Citizen Comments by completing a Citizen Appearance Request form with the City Secretary. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments.

#### PRESENTATIONS

11. Mayor Tate to present a proclamation recognizing National Trails Day.

#### 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 **Resolution No. 2019-025** denying the application from Oncor Electric Delivery Company requesting approval of a Distribution Cost Recovery Factor. City Manager recommends approval.
13. Consider the award of an annual contract for RFP 482-2019 for Depository Banking Services with JP Morgan Chase Bank. Chief Financial Officer recommends approval.
14. Consider the renewal of annual contracts for safety supplies with WW Grainger Industrial, Inc. and Safety Supply, Inc. Chief Financial Officer recommends approval.
15. Consider the sole source purchase of chest compression systems, services and training from Physio-Control, Inc. Fire Chief recommends approval.
16. Consider the renewal of an annual contract for EMS billing services with Emergicon, LLC. Fire Chief recommends approval.
17. Consider the purchase of radio communication equipment from Motorola Solutions. Fire Chief and Police Chief recommend approval.
18. Consider the approval for the purchase of park amenities from Landscape Forms, Inc. Parks and Recreation Director recommends approval.
19. Consider the purchase of a Chevrolet Tahoe from Caldwell County Chevrolet and **Ordinance No. 2019-021** appropriating funds. Police Chief and Public Works Director recommend approval.
20. Consider **Ordinance No. 2019-022** abandoning right of way at 231 North Starnes Street and authorizing the City Manager to execute a Quit Claim Deed to the abutting property owner. Public Works Director recommends approval.
21. Consider an informal request for quote for an annual contract for generator maintenance with Loftin Equipment Company. Public Works Director recommends approval.
22. Consider an annual contract for a preventative roof maintenance program with Tremco/Weatherproofing Technologies, Inc. Public Works Director recommends approval.
23. Consider the water and wastewater system on-call staff contract with Provenance Engineering, LLC. Public Works Director recommends approval.
24. Consider a construction contract for installation of the ultraviolet light disinfection system improvements at the Wastewater Treatment Plant with Alltech Engineering

Corporation and **Ordinance No. 2019-023** appropriating funds. Public Works Director recommends approval.

25. Consider Amendment No. 3 to the Engineering Services Contract for engineering design services related to the installation of a liquid oxygen injection system for the Hilton Lift Station with Garver LLC and **Ordinance No. 2019-024** appropriating funds. Public Works Director recommends approval.
26. Consider the minutes of the May 7, 2019 Regular City Council meeting and the May 15, 2019 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

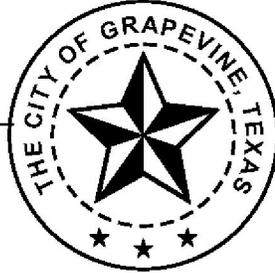
27. Conditional Use Permit **CU19-08** (The PIT) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-025**, if applicable, and take any necessary action.
28. **Final Plat** of Lot 1, Block 1 Grapevine Soccer Complex – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
29. Conditional Use Permit **CU19-09** (McMillan James Office Warehouse) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-026**, if applicable, and take any necessary action.
30. Conditional Use Permit **CU19-10** (Stellini Trattoria) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-027**, if applicable, and take any necessary action.
31. Conditional Use Permit **CU19-13** (Great Wolf Lodge) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-028**, if applicable, and take any necessary action.
32. Special Use Permit **SU19-01** (Great Wolf Lodge) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-029**, 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 17, 2019 by 5:00 p.m.



Shawna Barnes  
Assistant 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.



CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, MAY 21, 2019

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
3. City Secretary to administer the Oath of Office to City Council Member Place 3 Leon Leal.
4. City Secretary to administer the Oath of Office to City Council Member Place 4 Darlene Freed.
5. Consider the appointment of the Mayor Pro Tem and take any necessary action.
6. Consider Mayor's appointments of Council liaisons to the City Boards and Commissions and Council committees, and take any necessary action.

**JOINT PUBLIC HEARINGS**

7. Conditional Use Permit **CU19-08** (The PIT) and **Final Plat** of Lot 1, Block 1, Grapevine Soccer Complex – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Holtman Designworks requesting a conditional use permit to amend the previously approved site plan of CU15-47 (Ordinance No. 2016-004) to allow for the development of a soccer field complex with stadium lighting and a final plat of Lot 1, Block 1, Grapevine Soccer Complex. The subject property is located at 3451 Foxfire Lane and is currently zoned "RA" Recreational Amusement District.

8. Conditional Use Permit **CU19-09** (McMillan James Office Warehouse) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Big Red Dog requesting a conditional use permit to amend the previously approved site plan of CU15-36 (Ordinance No. 2015-049) for a planned business park, specifically to allow for the development of a 27,103 square foot office/warehouse. The subject property is located at 1044 and 1046 Texan Trail and is currently zoned “BP” Business Park District.
9. Conditional Use Permit **CU19-10** (Stellini Trattoria) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by NTY Pizza Concepts requesting a conditional use permit to amend the previously site plan of PD16-01 (Ordinance No. 2016-36) to allow a restaurant with on-premise alcohol sales and a market with off-premise alcohol sales in the Central Business District. The subject property is located at 400 East Dallas Road Suites 100 and 200 and is currently zoned “CBD” Central Business District.
10. Conditional Use Permit **CU19-13** and Special Use Permit **SU19-01** (Great Wolf Lodge) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Great Wolf Lodge requesting a conditional use permit to amend the previously approved site plan of CU14-18 (Ordinance No. 2014-28) for a planned commercial center with a hotel and water park, specifically to allow security guard buildings and gates at the entrance and a special use permit to allow for paid parking. The subject property is located at 100 Great Wolf Drive and is currently zoned “CC” Community Commercial District.

Planning and Zoning Commission to recess to Planning and Zoning Commission Conference Room, Second Floor, to consider published agenda items.

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

#### **NEW BUSINESS**

11. Conditional Use Permit **CU19-08** (The PIT) – Consider the application and make a recommendation to City Council.
12. **Final Plat** of Lot 1, Block 1 Grapevine Soccer Complex – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU19-09** (McMillan James Office Warehouse) – Consider the application and make a recommendation to City Council.
14. Conditional Use Permit **CU19-10** (Stellini Trattoria) – Consider the application and make a recommendation to City Council.
15. Conditional Use Permit **CU19-13** (Great Wolf Lodge) – Consider the application and make a recommendation to City Council.

16. Special Use Permit **SU19-01** (Great Wolf Lodge) – Consider the application and make a recommendation to City Council.
17. Consider the minutes of the April 16, 2019 Regular Planning and Zoning Commission meeting.

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 17, 2019 by 5:00 p.m.



Shawna Barnes  
Assistant 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.