

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 19th day of April, 2022 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

William D. Tate	Mayor
Darlene Freed	Mayor Pro Tem
Sharron Rogers	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member
Paul Slechta	Council Member
Leon Leal	Council Member

constituting a quorum, and with the following members of the Planning and Zoning Commission:

Larry Oliver	Chairman
Monica Hotelling	Vice Chairman
Beth Tiggelaar	Member
Dennis Luers	Member
Traci Hutton	Member
David Hallberg	Member
Jason Parker	Alternate Member
Gabe Griess	Alternate Member

constituting a quorum, and the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
Matthew C.G. Boyle	City Attorney
Tara Brooks	City Secretary

Call to Order

Mayor Tate called the meeting to order at 7:00 p.m. in the City Council Chambers.

Item 1. Executive Session

Mayor Tate announced the City Council would recess to the City Council Conference Room to conduct a closed session regarding:

- 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.

The City Council recessed to the City Council Conference Room and began the closed session at 7:03 p.m. The closed session ended at 7:20 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.072 or 551.087.

City Manager Bruno Rumbelow stated no action was required.

REGULAR MEETING

Mayor Tate called the regular meeting to order at 7:30 p.m.

Item 2. Invocation and Pledge of Allegiance

Vice Chairman Monica Hotelling delivered the Invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 3. Historic Landmark **HL22-01** (422 Austin Street)

Mayor Tate declared the public hearing open.

Director of Planning Services Erica Marohnic reported the applicants, Cole Curtis and Matthew Zonker, were requesting designation as a historic landmark sub-district. The subject property is currently zoned "R-7.5" Single Family District. The Historic Landmark criteria were approved by the Historic Preservation Commission at their March 23, 2022 meeting.

Applicant Matthew Zonker answered questions from City Council.

No one spoke during the public hearing and there was one letter in support provided to the Commission and Council.

Motion was made to close the public hearing.

Motion: Luers
Second: Tiggelaar
Ayes: Oliver, Hotelling, Luers, Tiggelaar, Hutton, Hallberg, and Parker
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 4. Special Use Permit **SU22-02** (AT&T Cell Tower)

Mayor Tate declared the public hearing open.

Director of Planning Services Marohnic reported the applicant, General Dynamics, was requesting a special use permit to amend the previously approved site plan (SU16-03), specifically to expand the ground lease area by 160 square feet to add a generator. The subject property is located at 525 Industrial Boulevard and is currently zoned "LI" Light Industrial District.

Applicant Zachary Walker answered questions from Council.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.

Motion: Parker
Second: Hotelling
Ayes: Oliver, Hotelling, Luers, Tiggelaar, Hutton, Hallberg, and Parker
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: Freed
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 5. Conditional Use Permit **CU22-15** (Buffalo Wild Wings)

Mayor Tate declared the public hearing open.

Director of Planning Services Marohnic reported the applicant, Design and Engineering, Inc., was requesting a conditional use permit to amend the previously approved site plan (CU98-28) for a planned commercial center to allow for the possession, storage, retail sales and on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outdoor speakers, specifically to modify the existing floor plan, building elevations and a 40-foot pole sign in conjunction with a restaurant. The subject property is located at 315 West State Highway 114 and is currently zoned "CC" Community Commercial District.

Applicant Blake Emerson made a presentation and answered questions from the Commission and Council.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.

Motion: Luers
Second: Hotelling
Ayes: Oliver, Hotelling, Luers, Tiggelaar, Hutton, Hallberg, and Parker
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: Rogers
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 6. Planned Development Overlay **PD22-03** (Reserve at Bear Creek)

Mayor Tate declared the public hearing open.

Director of Planning Services Marohnic reported the applicant, Wright Group Architects, was requesting a planned development overlay to deviate from, but not be limited to, lot area, building height and other design regulation requirements. The subject property is located at 4201 State Highway 360 and is currently zoned "R-TH" Residential Townhome District.

Director Marohnic answered questions from the Council.

Applicant Terry Wright presented this item and answered questions from the Commission and Council.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.

Motion: Tiggelaar
Second: Parker
Ayes: Oliver, Hotelling, Luers, Tiggelaar, Hutton, Hallberg, and Parker
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: O'Dell
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 7. Conditional Use Permit **CU22-03**, Planned Development Overlay **PD22-01** (Kwik Kar) and **Final Plat** for Lots 1R1 and 2R1, Block 1, M.L. Hurst Addition

Mayor Tate declared the public hearing open.

Director of Planning Services Marohnic reported the applicant, Ridinger Associates, Inc., was requesting a conditional use permit to amend the previously approved site plan (CU91-03) for a planned development overlay to deviate from, but not be limited to, perimeter landscape requirements and a replat of Lots 1R and 2R, Block 1, M.L. Hurst Addition. The subject property is located at 901 West Northwest Highway and is currently zoned "HC" Highway Commercial District.

Director Marohnic and Planner II Albert Triplett answered questions from the Commission.

Applicant Jason Kilpatrick presented this item and answered questions from the Commission and Council.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.

Motion: Parker
Second: Hotelling
Ayes: Oliver, Hotelling, Luers, Tiggelaar, Hutton, Hallberg, and Parker
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: Coy
Second: Freed
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal

Nays: None
Approved: 7-0

Item 8. Conditional Use Permit **CU21-29** (Scooter's Coffee Drive Thru)

Mayor Tate declared the public hearing open.

Director of Planning Services Marohnic reported the applicant, Wendy Wells, was requesting a conditional use permit to allow for the development of a 664 square foot restaurant with a drive through, outdoor dining and outdoor speakers. The subject property is located at 897 West Northwest Highway and is currently zoned "HC" Highway Commercial District.

Applicants Kevin Dew, Aaron Funk and Wendy Wells answered questions from the Commission and Council.

No one spoke during the public hearing and there was one letter in support provided to the Commission and Council.

Motion was made to close the public hearing.

Motion: Luers
Second: Tiggelaar
Ayes: Oliver, Hotelling, Luers, Tiggelaar, Hutton, Hallberg, and Parker
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

The Planning and Zoning Commission recessed to the Planning and Zoning Commission Conference Room, Second Floor, to consider published agenda items.

City Council remained in session in the Council Chambers to consider published business.

Item 6. Citizen Comments

Anne Lapkin 901 West Texas, Grapevine Texas addressed the issues regarding the purchasing card program and suggested actions for moving forward.

NEW BUSINESS

Item 10. Pattillo, Brown and Hill, LLC, the City's auditing firm, to present the annual audit report in compliance with the City Charter, Article 3, Section 3.14.

Chief Financial Officer Greg Jordan introduced the Fiscal Year 2021 Annual Comprehensive Financial Report and Audit.

Todd Pruitt with Pattillo, Brown and Hill LLC presented the results of the audit. For the audit of the financial statements the auditors issued an "unmodified opinion" meaning there were no material exceptions found in the fairness criteria under which the records were audited.

Mr. Pruitt reviewed the Compliance Audit of the City's Federal Grant Awards Program which stated the City complied, in all material respects, with the types of compliance requirements.

Mr. Pruitt reviewed the internal controls over financial reporting and compliance. There were no instances of noncompliance that were required to be reported. They noted two instances of internal controls over financial reporting that need to be addressed. The first was the segregation of duties for system administration and the second was regarding the purchasing cards controls.

Mr. Pruitt answered questions from Council.

Chief Financial Officer Jordan answered questions from Council and described the additional controls that have been added to the purchasing card program.

No action was taken by City Council.

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and were 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. There were not any requests to remove any items from the consent agenda.

Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

Item 11. Consider the award of an annual contract with Star Wellness for employee comprehensive wellness screenings and vaccinations.

Chief Financial Officer Jordan recommended approval of the agreement for employee comprehensive wellness screenings including onsite bio-metric screenings, vascular screenings, and vaccinations for an estimated annual amount of \$140,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 12. Consider a fireworks permit for an event to be held at The Ranch of Lonesome Dove on April 23, 2022.

Fire Chief Darrell Brown recommended approval of a three-minute fireworks display to take place on April 23, 2022 at the Ranch of Lonesome Dove.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 13. Consider **Resolution No. 2022-003** awarding the construction contract for the 47th and 48th Year Community Development Bloc Grant (CDBG) Program for the street reconstruction project to McLendon Construction Company and **Ordinance No. 2022--022** appropriating the funding.

Public Works Director Bryan Beck recommended approval of the resolution to award the construction contract to McLendon Construction Company as recommended by Tarrant County and the approval of the ordinance to appropriate the funding in the Capital Projects Street Fund.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

RESOLUTION NO. 2022-003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE 47th AND 48th YEAR COMMUNITY BLOCK GRANT PROGRAM PROJECT

CONTRACTOR AND CONTRACT PRICE, AND PROVIDING
AN EFFECTIVE DATE

ORDINANCE NO. 2022-022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
GRAPEVINE, TEXAS, AUTHORIZING THE
APPROPRIATION OF \$712,000 IN THE CAPITAL PROJECT
STREET FUND, DECLARING AN EMERGENCY AND
PROVIDING AN EFFECTIVE DATE

Item 14. Consider an annual contract for HVAC filters and supplies from Joe W. Fly Company.

Public Works Director Beck recommended approval of the annual contract for HVAC filters and supplies for an annual estimated budgeted amount of \$30,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Slechta

Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal

Nays: None

Approved: 7-0

Item 15. Consider the renewal of an annual contract for the purchase of waterworks products with Core & Main LP.

Public Works Director Beck recommended approval of the annual contract for the purchase of waterworks products to include brass, pipe, fire hydrant parts, fittings and other materials for an annual estimated amount of \$140,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Slechta

Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal

Nays: None

Approved: 7-0

Item 16. Consider the renewal of an annual contract for hauling of debris and aggregates with Q. Roberts Trucking, Inc.

Public Works Director Beck recommended approval of the annual contract for hauling of various types of debris and aggregates for an annual estimated amount of \$100,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 17. Consider the renewal of annual contracts for concrete services with Manning Concrete Sawing, NG Concrete, LP and CI Pavement.

Public Works Director Beck recommended approval of the annual contract for concrete services in an annual estimated amount of \$500,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 18. Consider an annual contract for cold milling machining with TexOp Construction, LP.

Public Works Director Beck recommended approval of the annual contract for cold milling machining on an as-needed basis for an estimated amount of \$100,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 19. Consider the renewal of annual contracts for the purchase of various fuels with primary vendor Jack Ray Oil Company and secondary vendor Douglas Distributing.

Public Works Director Beck recommended approval of the annual contracts for the purchase of various fuels to be ordered on an as-needed basis for an estimated amount of \$900,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 20. Consider the contract renewal of Performo asset performance and maintenance software from Wizard Software Solutions.

Public Works Director Beck recommended approval of the renewal of the asset performance and maintenance software for the work order management system in an amount not to exceed \$15,600.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Item 21. Consider the minutes of the April 5, 2022 Regular City Council meeting.

City Secretary Tara Brooks recommended approval of the minutes as presented.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 22. Historic Landmark **HL22-01** (422 Austin Street)

Chairman Oliver reported the Planning and Zoning Commission approved the historic landmark subdistrict with a vote of 7-0.

Motion was made to approve Historic Landmark HL22-01 for 422 Austin Street and Ordinance No. 2022-023.

Motion: Rogers
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

ORDINANCE NO. 2022-021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL22-01 DESIGNATING THE AREA OF 422 AUSTIN STREET, 519 EAST FRANKLIN

STREET, AND 521 EAST FRANKLIN STREET AND PLATTED AS LOTS 5, 6, 7, AND 8, BLOCK 112, COLLEGE HEIGHTS ADDITION, ABSTRACT 946, ARCHIBALD F LEONARD SURVEY AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "R-7.5" SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR THE ADOPTION OF THE EAST FRANKLIN STREET LOTS HISTORIC DISTRICT PRESERVATION CRITERIA; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 23. Special Use Permit **SU22-02** (AT&T Cell Tower)

Chairman Oliver reported the Planning and Zoning Commission approved the special use permit with a vote of 7-0.

Motion was made to approve Special Use Permit SU22-02 for AT&T Cell Tower and Ordinance No. 2022-024.

Motion: Freed
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

ORDINANCE NO. 2022-024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING SPECIAL USE PERMIT SU22-02 TO AMEND THE SITE PLAN SU2016-03 TO EXPAND THE GROUND LEASE AREA ASSOCIATED WITH AN EXISTING 75-FOOT HIGH MONOPOLE ON LOT 3, GRAPEVINE INDUSTRIAL PARK (525 INDUSTRIAL BOULEVARD) IN A DISTRICT ZONED "LI" LIGHT INDUSTRIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP;

PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS SPECIAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 24. Conditional Use Permit **CU22-15** (Buffalo Wild Wings)

Chairman Oliver reported the Planning and Zoning Commission approved the conditional use permit with a vote of 7-0.

Motion was made to approve the conditional use permit CU22-15 for Buffalo Wild Wings and Ordinance No. 2022-025.

Motion: Coy
Second: Freed
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

ORDINANCE NO. 2022-025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU22-15 AMENDING THE SITE PLAN APPROVED BY ORDINANCE NO. 1998-80 FOR A PLANNED COMMERCIAL CENTER ALLOWING FOR THE POSSESSION, STORAGE, RETAIL SALE, AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT, SPECIFICALLY TO MODIFY THE FLOOR PLAN, REVISE THE BUILDING ELEVATIONS AND THE POLE SIGN IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT FOR LOT 2, BLOCK 6, METROPLACE SECOND INSTALLMENT (315 WEST STATE HIGHWAY 114) ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE

DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 25. Planned Development Overlay **PD22-03** (Reserve at Bear Creek)

Chairman Oliver reported the Planning and Zoning Commission approved the planned development overlay with a vote of 7-0.

Motion was made to approve Planned Development Overlay PD220-03 for the Reserve at Bear Creek and Ordinance No. 2022-026.

Motion: Freed
Second: Slechta
Ayes: Tate, Freed, Coy, O'Dell, Slechta and Leal
Nays: Rogers
Approved: 6-1

ORDINANCE NO. 2022-026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD22-03 TO DEVIATE FROM, BUT NOT BE LIMITED TO, LOT SIZE, SIDE YARD SETBACK, FRONT YARD SETBACK, LOT WIDTH AND DEPTH, MAXIMUM BUILDING HEIGHT, AND TO ALLOW FRONT ENTRY GARAGES FOR LOTS LESS THAN 40 FEET IN WIDTH RELATIVE TO THE "R-TH" TOWNHOUSE DISTRICT REGULATIONS FOR 4201 STATE HIGHWAY 360 ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS PLANNED DEVELOPMENT OVERLAY PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 26. Conditional Use Permit **CU22-03** (Kwik Kar)

Chairman Oliver reported the Planning and Zoning Commission approved the conditional use permit with a vote of 7-0.

Motion was made to approve Conditional Use Permit CU22-03 for Kwik Kar and Ordinance No. 2022-027.

Motion: Freed
Second: O'Dell
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

ORDINANCE NO. 2022-027

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU22-03 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 1991-11, SPECIFICALLY TO REVISE THE LOT BOUNDARY FOR AN EXISTING AUTOMOTIVE REPAIR GARAGE FOR LOT 1R1, BLOCK 1, M.L. HURST ADDITION (901 WEST NORTHWEST HIGHWAY) IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 27. Planned Development Overlay **PD22-01** (Kwik Kar)

Chairman Oliver reported the Planning and Zoning Commission approved the planned development overlay with a vote of 7-0.

Motion was made to approve Planned Development Overlay PD22-01 for Kwik Kar and Ordinance No. 2022-028.

Motion: Coy
Second: Freed

Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

ORDINANCE NO. 2022-028

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD22-01 TO DEVIATE FROM THE PERIMETER LANDSCAPE AREA REQUIREMENT IN THE LANDSCAPING REGULATIONS (901 WEST NORTHWEST HIGHWAY) ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS PLANNED DEVELOPMENT OVERLAY PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 28. Final Plat for Lots 1R1 and 2R1, Block 1, M.L. Hurst Addition

Chairman Oliver reported the Planning and Zoning Commission approved the final plat with a vote of 7-0.

Motion was made to approve the Statement of Findings and Final Plat for Lots 1R1 and 2R1, Block 1, M.L. Hurst Addition.

Motion: Slechta
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 29. Conditional Use Permit CU21-29 (Scooter's Coffee Drive Thru)

Chairman Oliver reported the Planning and Zoning Commission approved the conditional use permit with a vote of 7-0 with the condition that the applicant construct a six-inch tall raised barrier curb in a pork chop design to create a right-in/right-out restricted driveway on Ball Street along the site's eastern property frontage as shown on the site plan.

Motion was made to approve Conditional Use Permit CU21-29 for Scooter's Coffee Drive Thru and Ordinance No. 2022-029 with the condition that the applicant construct a six-inch tall raised barrier curb in a pork chop design to create a right-in/right-out restricted driveway on Ball Street along the site's eastern property frontage as shown on the site plan.

Motion: Freed
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

ORDINANCE NO. 2022-029

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU21-29 TO ALLOW FOR THE DEVELOPMENT OF A 675 SQUARE FOOT RESTAURANT WITH A DRIVE THROUGH AND OUTDOOR DINING FOR LOT 2R1, BLOCK 1, M.L. HURST ADDITION (897 WEST NORTHWEST HIGHWAY) IN A DISTRICT ZONED "HC" HIGHWAY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

ADJOURNMENT

Motion was made to adjourn the meeting at 8:49 p.m.

Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0


Passed and approved by the City Council of the City of Grapevine, Texas on this the 3rd day of May, 2022.

APPROVED:



William D. Tate
Mayor

ATTEST:


Tara Brooks
City Secretary

