



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, FEBRUARY 18, 2025

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

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 Traci Hutton

JOINT PUBLIC HEARINGS

3. Special Use Permit **SU25-01** (Massage Therapy Services) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Tang Thai Health requesting a special use permit to allow massage therapy services in an existing multitenant building. The subject property

is located at 3105 Ira E. Woods Avenue, Suite 134 and is currently zoned “CC”, Community Commercial District.

4. Zoning Change Application **Z25-01** (1960 Enchanted Way) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Exurb Studio requesting to rezone 3.462 acres from “CC”, Community Commercial District to “GU” Government Use 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

5. 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.

NEW BUSINESS

6. Consider a three-year contract for insurance consultant services with Lockton Dunning Benefits, 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.

7. Consider the renewal of annual Adobe Pro software licenses for City users. Chief Financial Officer recommends approval.
8. Consider the annual renewal of on-line job application services from GovernmentJobs.com DBA NeoGov. Human Resources Director recommends approval.

9. Consider an annual contract for aquatic maintenance services from CK Pools. Parks and Recreation Director recommends approval.
10. Consider the annual renewal of project management software license fee from SystemMates, Inc. Public Works Director recommends approval.
11. Consider an annual contract for building technology integration services from Schneider Electric. Public Works Director recommends approval.
12. Consider the purchase of a Weir-Wolf automated cleaning system for the Wastewater Treatment Plant from Ford Hall Co. Inc. Public Works Director recommends approval.
13. Consider declaring certain property as surplus property and authorizing their sale through public auction. Public Works Director recommends approval.
14. Consider an annual contract for pumps, blowers, motor repair and preventive maintenance services from Global Pump Solutions. Public Works Director recommends approval.
15. Consider an annual contract for valve and hydrant maintenance from Hydromax USA. Public Works Director recommends approval.
16. Consider the minutes of the February 4, 2025 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

17. Special Use Permit **SU25-01** (Massage Therapy Services) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-007**, if applicable, and take any necessary action.
18. Zoning Change Application **Z25-01** (1960 Enchanted Way) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-008**, if applicable, and take any necessary action.
19. **Final Plat** for Lot 24, Block 1, Shamrock Shores Estates – Consider the recommendation of the Planning and Zoning Commission relative to the application submitted by Timothy Hogan requesting to plat unplatted property into one lot. The subject property is located at 1304 Dublin and is currently zoned “R-7.5”, Single Family Residential 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 February 14, 2025 by 5:00 p.m.



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
SPECIAL AND REGULAR
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, FEBRUARY 18, 2025

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

6:00 p.m. Workshop - 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: 6:00 p.m. - Planning and Zoning Commission Conference Room

WORKSHOP

1. Hold a discussion and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance No. 82-73 same being Appendix "D" of the Code of Ordinances, as follows: create and amend definitions in Section 12, *Definitions*; amend use-specific standards specific for secondary buildings in Section 42, *Supplementary District* and any other related sections and take any necessary action.

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

2. Invocation and Pledge of Allegiance: Commissioner Traci Hutton

JOINT PUBLIC HEARINGS

3. Special Use Permit **SU25-01** (Massage Therapy Services) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Tang Thai Health requesting a special use permit to allow massage therapy services in an existing multitenant building. The subject property is located at 3105 Ira E. Woods Avenue, Suite 134 and is currently zoned "CC", Community Commercial District.
4. Zoning Change Application **Z25-01** (1960 Enchanted Way) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Exurb Studio requesting to rezone 3.462 acres from "CC", Community Commercial District to "GU" Government Use District.

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

CITIZEN COMMENTS

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NEW BUSINESS

6. Special Use Permit **SU25-01** (Massage Therapy Services) – Consider the application and make a recommendation to City Council.
7. Zoning Change Application **Z25-01** (1960 Enchanted Way) – Consider the application and make a recommendation to City Council.
8. **Final Plat** for Lot 24, Block 1, Shamrock Shores Estates – Consider the to the application submitted by Timothy Hogan requesting to plat unplatted property into one lot, and make a recommendation to City Council. The subject property is located at 1304 Dublin and is currently zoned "R-7.5", Single Family Residential District.
9. Consider the minutes of the January 21, 2025 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

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Tara Brooks

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City Secretary



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