



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, APRIL 15, 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. Consultation with and legal advice from the City Attorney regarding pending litigation (Muns, et al. v. Grapevine – Cause No. 348-303736-18), pursuant to Section 551.071, Texas Government Code.
 - B. 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.
 - C. Deliberate the deployment or implementation of security personnel or devices (Main Street) pursuant to Section 551.076, Texas Government Code.
 - D. 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 Kirby Kercheval

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU24-55** (B-K Sizzle/Office) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Global Sky Properties, LP requesting a conditional use permit to develop a 2,978 square foot restaurant with drive-through and a 4,140 square foot professional office building. The subject property is located at 834 East Northwest Highway and is currently zoned “HC”, Highway Commercial District.
4. Conditional Use Permit **CU25-08** (United Defense Tactical) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by UDT Dallas LivTac, LLC requesting a conditional use permit to amend the previously approved site plan CU01-17 (Ordinance No. 2001-032) to allow the reconfiguration of the building located on Lot 6, delete the building located on Lot 5 and allow the development of Lots 5 and 6; and move the building located on Lot 2, ten feet to the northwest. The applicant is requesting a conditional use permit to allow for personal safety and defense classes. The subject property is located at 1505 West State Highway 114 and is currently zoned “CC”, Community Commercial District.
5. Zoning Change Application **Z25-02** (619 South Church Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine requesting to rezone 0.21 acres from “R-7.5”, Single Family District to “GU”, Governmental Use District.
6. Zoning Change Application **Z24-01** and Conditional Use Permit **CU24-09** (Wine House) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Robert and Suzanne Davenport requesting to rezone 0.23 acres from “R-7.5”, Single Family District to “CBD”, Central Business District. The applicant is also requesting a conditional use permit to allow for the possession, storage, and retail sales of on- and off- premise consumption of alcoholic beverages (wine only) in conjunction with a wine tasting facility. The subject property is located at 218 West Worth Street. **The applicant has requested to withdraw this request.**

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.

NEW BUSINESS

8. Consider a change order for the construction of an additional 1,300 +/- linear feet of 8-foot paved trail at Settlers Park with RLM EarthCoand; the acceptance of an associated Trail Easement, City of Grapevine Permanent Hike, Bike and Pedestrian Trail Easement with Temporary Construction Easement; 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.

9. Consider **Ordinance No. 2025-011** reappointing Judge Alan Wayland as the City's Municipal Court Judge to serve a two-year term beginning May 1, 2025. Chief Financial Officer recommends approval.
10. Consider the contracts to reappoint Brad Bradley and Gilland Chenault as Alternate Municipal Judges to substitute during any temporary absence of the presiding judge. Chief Financial Officer recommends approval.
11. Consider the renewal of an annual contract for interactive voice response system with DivDat, Inc. for the Utility Billing Department. Chief Financial Officer recommends approval.
12. Consider a sole source purchase of EMS reporting license and record management system from Imagetrend. Fire Chief recommends approval.
13. Consider the purchase of personal protective equipment from North America Fire Equipment Company, Inc. (NAFECO). Fire Chief recommends approval.
14. Consider the renewal of the purchase of annual services for veterinary medical care from Relief Services for Veterinary Practices, RSVP Services, LLC. Police Chief recommends approval.
15. Consider the purchase of a 14 passenger van from Model 1 Commercial Vehicles. Parks and Recreation Director and Public Works Director recommend approval.

16. Consider an annual contract for the purchase of pavement marking services with Road Master Striping, LLC. Public Works Director recommends approval.
17. Consider the renewal of the annual contracts for concrete services with Manning Concrete Sawing, CI Pavement, and Cut-Mor Concrete Services LLC. Public Works Director recommends approval.
18. Consider the purchase of an automatic sludge blanket sensor for the Wastewater Treatment Plant from Cerlic Controls. Public Works Director recommends approval.
19. Consider the purchase of lab equipment, chemicals, monitoring flow measurement equipment and maintenance for the water and wastewater treatment system from the HACH Company. Public Works Director recommends approval.
20. Consider the purchase of an EDI diffuser system for the Wastewater Treatment Plant from Newman Regency Group. Public Works Director recommends approval.
21. Consider the purchase of a 60hp Flygt submersible pump for the Opryland Lift Station from Xylem Water Solutions, Inc. Public Works Director recommends approval.
22. Consider a Joint Election Agreement to provide election services and equipment for the May 3, 2025 General Election with the Tarrant County Elections Administrator. City Secretary recommends approval.
23. Consider the minutes of the April 1, 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

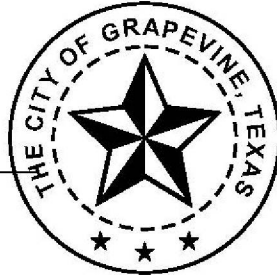
24. Conditional Use Permit **CU24-55** (B-K Sizzle/Office) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-012**, if applicable, and take any necessary action.
25. Conditional Use Permit **CU25-08** (United Defense Tactical) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-013**, if applicable, and take any necessary action.

26. Zoning Change Application **Z25-02** (619 South Church Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2025-014**, 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 April 11, 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
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, APRIL 15, 2025

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

JOINT MEETING WITH CITY COUNCIL

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

1. Invocation and Pledge of Allegiance: Commissioner Kirby Kercheval

JOINT PUBLIC HEARINGS

2. Conditional Use Permit **CU24-55** (B-K Sizzle/Office) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Global Sky Properties, LP requesting a conditional use permit to develop a 2,978 square foot restaurant with drive-through and a 4,140 square foot professional office building. The subject property is located at 834 East Northwest Highway and is currently zoned “HC”, Highway Commercial District.
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to allow for the possession, storage, and retail sales of on- and off- premise consumption of alcoholic beverages (wine only) in conjunction with a wine tasting facility. The subject property is located at 218 West Worth Street. **The applicant has requested to withdraw this item.**

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

7. Conditional Use Permit **CU24-55** (B-K Sizzle/Office) – Consider the application and make a recommendation to City Council.
8. Conditional Use Permit **CU25-08** (United Defense Tactical) – Consider the application and make a recommendation to City Council.
9. Zoning Change Application **Z25-02** (619 South Church Street) – Consider the application and make a recommendation to City Council.
10. Consider the minutes of the March 18, 2025 Planning and Zoning Commission meeting.
11. Consider proposed amendments to various sections of the Zoning Ordinance related to secondary structures, including provisions for size, location, and height and make a recommendation to Council.

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.

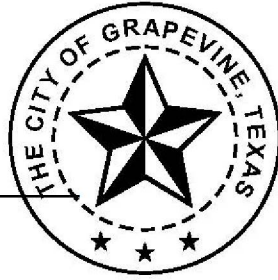
ADJOURNMENT

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Tara Brooks

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