

CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, DECEMBER 17, 2019

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

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6:00 p.m.	Dinner – City Council Conference Room
6:30 p.m.	Call to Order of City Council Meeting – City Council Chambers
6:30 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: 6:30 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. 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: Vice-Chairman B.J. Wilson

## JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU19-24** (Grapevine Faith Christian School) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Grapevine Faith Christian School requesting a conditional use permit to amend the previously approved site plan of CU14-35 (Ordinance No. 2014-52) specifically to allow a baseball field with stadium lighting and parking lot modifications. The subject property is located at 729 East Dallas Road and is currently zoned “LI” Light Industrial District.
4. Conditional Use Permit **CU19-25** (Grapevine Faith Christian School) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Grapevine Faith Christian School requesting a conditional use permit to amend the previously approved site plan of CU15-26 (Ordinance No. 2015-12) for a non-profit educational institution specifically to allow a softball field and outdoor STEAM educational classroom area. The subject property is located at 730 East Worth Street and is currently zoned “LI” Light Industrial District.
5. Conditional Use Permit **CU19-35** (Grapevine Faith Christian School) and **Final Plat** for Lot 1R, Tract 3, Sunshine Harbor Industrial Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Grapevine Faith Christian School requesting a conditional use permit to allow for a non-profit educational institution and also allow parking lot modifications and enhancements for Grapevine Faith Christian school events and to replat Lot 1, Tract 3, Sunshine Harbor Industrial Addition and a portion of Tract 3. The subject property is located at 845 Dawn Lane and is currently zoned “LI” Light Industrial District.
6. Conditional Use Permit **CU19-31** (Napoli’s Italian Kitchen and Market) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by James Kinzel requesting to a conditional use permit to amend the previously approved site plan of CU16-12 SPRC, CU15-17 SPRC, and CU10-15 (Ordinance No. 2010-34) to allow access, indoor dining, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant. The subject property is located at 309 South Main Street, 309 South Main Street, Suite 100, and 311 South Main Street and is currently zoned “CBD” Central Business District.
7. Conditional Use Permit **CU19-33** (Daylight Golf) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jeffrey Dill requesting to amend the previously approved site plan of CU09-24 (Ordinance No. 2009-39) for a planned commercial center allowing the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages), specifically to revise the building elevations, floor plan, to allow outdoor speakers, outside dining and five golf simulators in conjunction with a restaurant. The subject property is located at 2505

East Grapevine Mills Circle and is currently zoned "CC" Community Commercial District.

8. Planned Development Overlay **PD19-02** (411 Turner Road) and a **Final Plat** of Lots 1R and 2R, Block 1, 411 Turner Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Troy L. Burchfield requesting a planned development overlay to deviate from, but not limited to, lot depth and rear yard setback and a replat of Lot 1, Block 1, Turner Addition. The subject property is currently zoned "R-5.0" Zero-Lot-Line 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

9. 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. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments.

#### NEW BUSINESS

10. Consider the purchase of automated parking stations for Lake Parks boat ramps from Mitchell Time & Parking, 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.

11. Consider an agreement to review current Fire Department operations with Fitch and Associates. City Manager recommends approval.
12. Consider the renewal of an annual contract for NewsBank services with NewsBank, Inc. Library Director recommends approval.

13. Consider approval of annual contracts for hot mix asphalt with Austin Asphalt, Reynolds Asphalt and Sunmount Paving. Public Works Director recommends approval.
14. Consider the second amendment to the contract for construction materials and engineering services with Terracon Consultants, Inc. Public Works Director recommends approval.
15. Consider **Ordinance No. 2019-081** abandoning a 10-foot wide utility easement on Lot 6, Block 1, Wall Street Township located at 625 East Wall Street. Public Works Director recommends approval.
16. Consider the minutes of the December 3, 2019 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. Conditional Use Permit **CU19-24** (Grapevine Faith Christian School) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-082**, if applicable, and take any necessary action.
18. Conditional Use Permit **CU19-25** (Grapevine Faith Christian School) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-083**, if applicable, and take any necessary action.
19. Conditional Use Permit **CU19-35** (Grapevine Faith Christian School) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-084**, if applicable, and take any necessary action.
20. **Final Plat** for Lot 1R, Tract 3, Sunshine Harbor Industrial Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
21. Conditional Use Permit **CU19-31** (Napoli's Italian Kitchen and Market) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-085**, if applicable, and take any necessary action.
22. Conditional Use Permit **CU19-33** (Daylight Golf) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-086**, if applicable, and take any necessary action.

23. Planned Development Overlay **PD19-02** (411 Turner Road) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-087**, if applicable, and take any necessary action.
24. **Final Plat** of Lots 1R and 2R, Block 1, 411 Turner Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
25. **Final Plat** for Lot 1R, Block 1, Glade Crossing Retail Center – Consider the recommendation of the Planning and Zoning Commission regarding the application submitted by Lara Tafel, USAI, LP requesting to plat unplatted property into one lot. The subject property is located at the northwest corner of Eules-Grapevine Road and Glade Road and is currently zoned “CC” Community Commercial.

### 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 December 13, 2019 by 5:00 p.m.

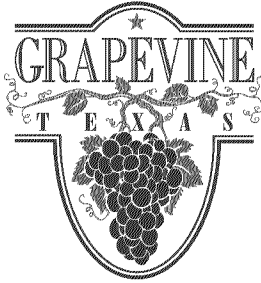
*Tara Brooks*

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, DECEMBER 17, 2019

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: Vice-Chairman B.J. Wilson

**JOINT PUBLIC HEARINGS**

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use permit to allow for a non-profit educational institution and also allow parking lot modifications and enhancements for Grapevine Faith Christian school events and to replat Lot 1, Tract 3, Sunshine Harbor Industrial Addition and a portion of Tract 3. The subject property is located at 845 Dawn Lane and is currently zoned “LI” Light Industrial District.

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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

### CITIZEN COMMENTS

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or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

## NEW BUSINESS

10. Conditional Use Permit **CU19-24** (Grapevine Faith Christian School) – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU19-25** (Grapevine Faith Christian School) – Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU19-35** (Grapevine Faith Christian School) – Consider the application and make a recommendation to City Council.
13. **Final Plat** for Lot 1R, Tract 3, Sunshine Harbor Industrial Addition – Consider the application and make a recommendation to City Council.
14. Conditional Use Permit **CU19-31** (Napoli's Italian Kitchen and Market) – Consider the application and make a recommendation to City Council.
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17. **Final Plat** of Lots 1R and 2R, Block 1, 411 Turner Addition – Consider the application and make a recommendation to City Council.
18. **Final Plat** for Lot 1R, Block 1, Glade Crossing Retail Center – Consider the the application submitted by Lara Tafel, USAI, LP requesting to plat unplatted property into one lot, and make a recommendation to City Council. The subject property is located at the northwest corner of Euless-Grapevine Road and Glade Road and is currently zoned "CC" Community Commercial.
19. Consider the minutes of the November 19, 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



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*Tara Brooks*

Tara Brooks, TRMC, CRM  
City Secretary



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