

CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, NOVEMBER 16, 2021

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

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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

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**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 Jim Fechter

**JOINT PUBLIC HEARINGS**

3. Zoning Application **Z21-06**, Conditional Use Permit **CU21-26** (Chicken N Pickle), **Preliminary Plat** of Lot 1 and 2, Block 1, Post Rail Addition and **Final Plat** of Lot 1 and 2, Block 1, Post Rail Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by CNP7 Real Estate, LLC requesting to rezone 4.494 acres from “HCO” Hotel and

Cooperate Office District to “CC” Community Commercial District and a conditional use permit to establish a planned commercial center to allow the possession, storage, retail sales on and off premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor entertainment, outdoor dining, outdoor speakers and an entry gate sign in conjunction with a restaurant. The subject property is located at 4600 Merlot Avenue.

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

4. 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.

#### CITY COUNCIL PUBLIC HEARING AND RELATED ITEMS

5. City Council to conduct a public hearing to consider the amendment of land use assumptions and a capital improvements plan.
6. Consider **Resolution No. 2021-019** approving the Amended Land Use Assumptions and Water and Wastewater Capital Improvements Plan, and take any necessary action.
7. City Council to conduct a public hearing to consider the imposition of impact fees for water and wastewater.
8. Consider first reading of **Ordinance No. 2021-059** approving the water and wastewater impact fees, and take any necessary action. The second reading will be considered at the December 7, 2021 regular Council meeting.

#### NEW BUSINESS

9. Consider **Resolution No. 2021-020** to nominate Paycom Software, Inc. to the Office of the Governor, Economic Development and Tourism as a Texas Enterprise Project, and take any necessary action.

10. Consider **Resolution No. 2021-021** casting votes on behalf of the City for the Tarrant Appraisal District Board of Directors and take any necessary action.
11. Consider the purchase of two Horton Ambulances from Southern Emergency & Rescue Vehicle Sales and take any necessary action.
12. Consider **Ordinance No. 2021-060** amending the Code of Ordinances, Article IV, Fireworks, Section 11-62, requiring Council approval for firework displays in the Historic District and take any necessary action.
13. Consider a permit to allow fireworks at the Carol of Lights to be held on November 22, 2021 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.

14. Consider the renewal of an annual ticketing software for ticket sales from Nortap Technology, Inc. Convention and Visitors Bureau Executive Director recommends approval.
15. Consider the annual maintenance renewal for INCODE, the municipal court software, with Tyler Technologies. Chief Financial Officer recommends approval.
16. Consider the purchase of fire hose and nozzles from Casco Industries. Fire Chief recommends approval.
17. Consider the renewal of an annual contract for portable restroom rental services with United Rentals, Inc. Parks and Recreation Director recommends approval.
18. Consider a sole source purchase of pool furniture from Leisure Creations. Parks and Recreation Director recommends approval.
19. Consider an annual contract for first responder uniforms, accessories and services with Galls, LLC. Police Chief recommends approval.
20. Consider the award of an informal request for quote for two 10-inch check valves for the Hilton Lift Station from Valve & Equipment Consultants. Public Works Director recommends approval.

21. Consider a sole source repair of a damaged fine screen at the Wastewater Treatment Plant from Environmental Improvements, Inc. Public Works Director recommends approval.
22. Consider the minutes of the November 2, 2021 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

23. Zoning Application **Z21-06** (Chicken N Pickle) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-061**, if applicable, and take any necessary action.
24. Conditional Use Permit **CU21-26** (Chicken N Pickle) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-062**, if applicable, and take any necessary action.
25. **Preliminary Plat** of Lot 1 and 2, Block 1, Post Rail Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
26. **Final Plat** of Lot 1 and 2, Block 1, Post Rail Addition – Consider the recommendation of the Planning and Zoning Commission 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 November 12, 2021 by 5:00 p.m.

*Tara Brooks*

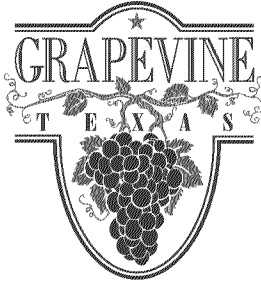
Tara Brooks, TRMC, CRM  
City Secretary



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, NOVEMBER 16, 2021

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: Commissioner Jim Fechter

**JOINT PUBLIC HEARINGS**

3. Zoning Application **Z21-06**, Conditional Use Permit **CU21-26** (Chicken N Pickle), **Preliminary Plat** of Lot 1 and 2, Block 1, Post Rail Addition and **Final Plat** of Lot 1 and 2, Block 1, Post Rail Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by CNP7 Real Estate, LLC requesting to rezone 4.494 acres from “HCO” Hotel and Cooperate Office District to “CC” Community Commercial District and a conditional use permit to establish a planned commercial center to allow the possession, storage, retail sales on and off premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor entertainment, outdoor dining, outdoor speakers and an entry gate sign in conjunction with a restaurant. The subject property is located at 4600 Merlot Avenue.

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

**CITIZEN COMMENTS**

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Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman 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

5. Zoning Application **Z21-06** (Chicken N Pickle) – Consider the application and make a recommendation to City Council.
6. Conditional Use Permit **CU21-26** (Chicken N Pickle) – Consider the application and make a recommendation to City Council.
7. **Preliminary Plat** of Lot 1 and 2, Block 1, Post Rail Addition – Consider the application and make a recommendation to City Council.
8. **Final Plat** of Lot 1 and 2, Block 1, Post Rail Addition – Consider the application and make a recommendation to City Council.
9. Consider the minutes of the October 19, 2021 Regular Planning and Zoning Commission meetings.

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 November 12, 2021 by 5:00 p.m.

*Tara Brooks*

Tara Brooks, TRMC, CRM  
City Secretary



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