



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, MARCH 17, 2026

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. 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. Deliberation regarding the deployment or specific implementation of security personnel or devices for special events 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 Traci Hutton

## JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU25-48** (Empire Sound and Security) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Mohammad Awad with Empire Sound and Security requesting a conditional use permit to allow for the installation of window tinting and security systems in conjunction with a proposed business within an existing multi-tenant retail building. The subject property is located at 303 West Northwest Highway and is currently zoned “HC”, Highway Commercial District.
4. Conditional Use Permit **CU25-51** (BluSky Contractors) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted Mitch Pruitt with Prologis requesting a conditional use permit to allow for outside storage of box trucks and vans in conjunction with a proposed construction trade office. The subject property is located at 720 Industrial Boulevard, Suite 200 and is currently zoned “LI”, Light Industrial District.
5. Conditional Use Permit **CU26-01** (Chick-fil-A) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kristen Spears with Little Diversified Architectural Consulting. The site was previously approved for conditional use permit CU2019-37 (Ordinance No. 2020-005) to amend the previously approved site plan for a planned commercial center, to allow for a restaurant with outside dining and a drive-through. This request is specifically to combine Block 1, Lots 2 and 3, Tate Street Plaza No 2, and to modify the site circulation for the existing Chick-fil-A restaurant’s drive-through. The subject property is located at 1235 and 1245 William D. Tate Ave and is currently zoned “CC”, Community Commercial District.
6. Conditional Use Permit **CU26-03** (Crash Champions) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Megan Moore with Cresa. The site was previously approved for a conditional use permit CU1996-08 (Ordinance No. 1996-026) to allow freight forwarding. This request is specifically to allow an automotive repair garage with outside storage in conjunction with a proposed business within an existing warehouse building. The subject property is located at 900 Port America Place and is currently zoned “LI”, Light Industrial 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

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 the Historic Grapevine Commercial Facade Program and take any necessary action.
9. Consider an agreement to provide Construction Manager at Risk (CMAR) pre-construction services for The REC of Grapevine Expansion and Renovation Project with Clark Contractors, LLC. and take any necessary action.
10. Consider calling a public hearing (**AM25-02**) of proposed amendments to the Zoning Ordinance, same being Appendix "D" of the Code of Ordinances, including: Section 12, Definitions to amend the definition for Planned Neighborhood Shopping Centers, Section 24, "CN", Neighborhood Commercial District to amend permitted and conditional uses, Section 27, "PO", Professional Office District to amend permitted, conditional uses, and limitations on uses; and Section 41, Planned Development Overlay to create a new limitation within Subsection 41.D. and take any necessary action.
11. Consider a supplement to the Interlocal Agreement between with the Grapevine-Colleyville Independent School District regarding fiber installation 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.

12. Consider a professional service agreement for the purchase of a fireworks display for the annual 2026 Fourth of July fireworks show from Illumination Fireworks. Convention and Visitors Bureau Executive Director recommends approval.

13. Consider the contracts to reappoint Brad Bradley and Gilland Chenault as Alternate Municipal Judges to substitute in the temporary absence of the presiding judge. Chief Financial Officer recommends approval.
14. Consider an annual contract for firehouse supplies and equipment with Casco Industries, Inc. Fire Chief recommends approval.
15. Consider the consider the renewal of the contract for an EMS reporting license and record management system from Imagetrend. Fire Chief recommends approval.
16. Consider the purchase of fertilizer for the Grapevine Golf Course from Harrell's, LLC. Director of Golf recommends approval.
17. Consider an annual contract for pre-employment background screenings with Atlantic Employee Screening. Director of Human Resources recommends approval.
18. Consider the purchase of a Harper Vac Verticutter from Professional Turf Products, L.P. Director of Parks and Recreation recommends approval.
19. Consider the purchase and replacement of the splash pad surface at Parr Park from PDG Industries. Director of Parks and Recreation recommends approval.
20. Consider the purchase of repair and relocation services of the Musco lighting control system at Heritage Park from NEMA3 Electric, Inc. Director of Parks and Recreation recommends approval.
21. Consider the renewal of the annual contracts for various fuels, oils and lubricants with Senergy Petroleum and Offen Petroleum. Director of Public Works recommends approval.
22. Consider renewal of an annual contract for cold milling machining services with TexOp Construction, LP. Director of Public Works recommends approval.
23. Consider a contract for inflow and infiltration monitoring in the wastewater collection system with IN-PIPE Technology (IPT). Director of Public Works recommends approval.
24. Consider an annual contract for biologically based services for the elimination of the buildup of Fats, Oils, and Grease (FOG) in the wastewater collection system with IN-PIPE Technology (IPT). Director of Public Works recommends approval.
25. Consider the contract for an on-call engineering consulting services for the Water and Wastewater Treatment Plants, water and wastewater system, and water supply with Plummer Associates, Inc. Director of Public Works recommends approval.

26. Consider an engineering contract for the Water and Wastewater Impact Fee Study and Water Model Update with Freese and Nichols, Inc. and **Ordinance No. 2026-017** appropriating the funds. Director of Public Works recommends approval.
27. Consider **Ordinance No. 2026-018** abandoning a portion of a 10' sanitary sewer easement commencing on the northwest corner of Lots 1 thru 10 and Lot 22X, Block 1, The Reserve at Bear Creek located at 3301 Kodiak Court. Director of Public Works 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

28. Zoning Change Application **Z25-06** (1109 Airline Drive) – City Council to consider the recommendation of the Planning and Zoning Commission relative to an application submitted by City of Grapevine to rezone one lot, 0.199 acre, from the “PO”, Professional Office District to the “R-7.5”, Single-Family District. The property is owned by Rebel Properties II Ltd. The public hearing for Z25-06 was held on October 21, 2025. Consideration of the Planning and Zoning Commission recommendation and **Ordinance No. 2025-077** were tabled to the December 16, 2025 meeting and tabled again to the March 17, 2026 meeting.
29. **Final Plat** of Lot 2A, Block 4, J.J. Daniel Addition and Lot 1, Block 1 Rebel Addition – City Council to consider the recommendation of the Planning and Zoning Commission and take any necessary action, relative to an application submitted by Mark Howe, Rebel Properties requesting to plat two lots. The subject property is located at 1100 South Main Street and 1109 Airline Drive and is currently zoned “R-7.5”, Single-Family Residential District and “PO”, Professional Office District.
30. Conditional Use Permit **CU25-48** (Empire Sound and Security) – Consider the recommendation of the Planning and Zoning Commission and the **first reading of Ordinance No. 2026-019** if applicable and take any necessary action.
31. Conditional Use Permit **CU25-51** (BluSky Contractors) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2026-020** if applicable and take any necessary action.
32. Conditional Use Permit **CU26-01** (Chick-fil-A) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2026-021** if applicable and take any necessary action.

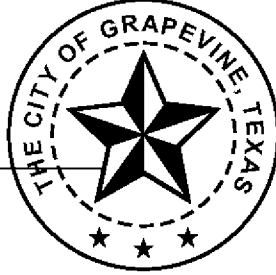
33. Conditional Use Permit **CU26-03** (Crash Champions) – Consider the recommendation of the Planning and Zoning Commission and the **first reading of Ordinance No. 2026-022** if applicable and take any necessary action.

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 March 11, 2026 by 6:00 p.m.

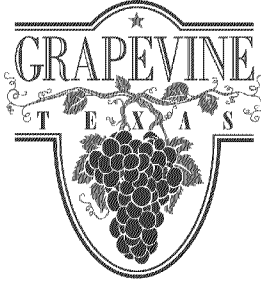
*Tara Brooks*

Tara Brooks, TRMC  
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 48 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, MARCH 17, 2026

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

### **SPECIAL SESSION**

**CALL TO ORDER 7:00 p.m.** – Planning and Zoning Conference Room

1. Staff to provide a briefing on the outcome and direction provided by City Council at their March 3, 2026, meeting regarding proposed amendments to Section 27, “PO”, Professional Office District to remove ten conditional uses, and related amendments.
2. Staff to provide a briefing on the outcome and direction provided by City Council at their March 3, 2026, meeting regarding proposed amendments to Section 12, Definitions and other zoning ordinance provisions to establish a new land use category combining office, personal storage, warehouse, and flexible indoor space.

### **JOINT MEETING WITH CITY COUNCIL**

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

3. Invocation and Pledge of Allegiance: Commissioner Traci Hutton

### **JOINT PUBLIC HEARINGS**

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

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#### OLD BUSINESS

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## NEW BUSINESS

10. **Final Plat** of Lot 2A, Block 4, J.J. Daniel Addition and Lot 1, Block 1 Rebel Addition – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU25-48** (Empire Sound and Security) – Consider the application and make a recommendation to City Council.
12. Conditional Use Permit **CU25-51** (BluSky Contractors) – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU26-01** (Chick-fil-A) – Consider the application and make a recommendation to City Council.
14. Conditional Use Permit **CU26-03** (Crash Champions) – Consider the application and make a recommendation to City Council.
15. Consider the minutes of the February 17, 2026 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

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 March 11, 2026 by 6:00 p.m.

*Tara Brooks*

Tara Brooks, TRMC  
City Secretary



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