



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, APRIL 21, 2026

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

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6:45 p.m.	Dinner – City Council Conference Room
7:15 p.m.	Call to Order of City Council Meeting – City Council Chambers
7:15 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: 7:15 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: Council Member Duff O'Dell

## JOINT PUBLIC HEARINGS

3. Amendments and changes to the Comprehensive Zoning Ordinance No. 82-73, same being Appendix D of the Code of Ordinances **AM25-02** (“PO”, Professional Office District Conditional Uses) – City Council and Planning and Zoning Commission to conduct a public hearing relative to 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.
4. Zoning Change Application **Z25-08**, Conditional Use Permit **CU25-50** (Mixed-Use Development); **Preliminary Plat** Lots 2-5, Block 1, Grapevine Mills Wells Addition; and **Final Plat** Lots 2 and 4, Block 1, Grapevine Mills Wells Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kevin Hickman with Trammell Crow requesting to rezone 28.7 acres from “HCO”, Hotel Corporate Office District to “CC”, Community Commercial District. The applicant is also requesting a conditional use permit to develop a master site development with a 246-unit multifamily development on Lot 2, exceeding the maximum building height of 50 feet in the “CC”, Community Commercial District and to reduce the minimum distance between primary and secondary structures from 40 feet to 20 feet. They are also requesting a conditional use permit to allow for the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms, exceeding the maximum building height of 50 feet to 75 feet on Lot 3 in the “CC”, Community Commercial District. Lots 4 and 5 are shown in concept for the possession, storage, and retail sales of on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with hotels exceeding the 50-foot height maximum in the “CC” District. The subject property is located at 2800 and 3421 Grapevine Mills Parkway.
5. Conditional Use Permit **CU26-09** (408 and 416 East College Street Secondary Structures) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Mark Beatty with DLR Family Real Estate, LLC requesting a conditional use permit to exceed the maximum building area and building height for secondary structures on lots 20,000 sq. ft. or greater in size. The subject property is located at 404, 408, 412, and 416 East College Street and is currently zoned “R-7.5”, Single-Family District.
6. Special Use Permit **SU26-01** (Fellowship Church Expansion) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Annamarie Taylor with Kimley-Horn. The site was previously approved for special use permit SU23-02 (Ordinance No. 2023-034) to expand the existing church structure. The applicant is requesting a special use

permit to allow for expansion to an existing church facility for a 1,200-seat youth worship center and outdoor covered sport courts (pickle and basketball) on Lot 1R-2 and to amend the site plan around the existing baptistery pond on Lot 3 in conjunction with an existing church. The subject property is located at 2450 North State Highway 121 and is currently is zoned "CC", Community Commercial 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.

### OLD BUSINESS

8. Consider the Historic Grapevine Commercial Facade Program and take any necessary action. **This item was considered and tabled at the March 17, 2026 meeting.**
9. Conditional Use Permit **CU26-03** (Crash Champions) – City Council to consider the second reading of **Ordinance No. 2026-022** 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. The public hearing and first reading of this item were held at the March 17, 2026 meeting.

### NEW BUSINESS

10. Consider calling a public hearing for proposed amendments to the Official Zoning Map (**Z26-02**), through rezoning the following City, County, Independent School District (ISD), and federally owned properties to "GU", Governmental Use District, including: 100 Patriot Drive, 115 East Worth Street, 118 West Dallas Road, 1007 Ira E. Woods Avenue, 1100 Dove Loop Road, 1150 Dove Loop Road, 1381 North

Dooley Street, 1391 North Dooley Street, 1401 Minters Chapel Road, 1770 Hall Johnson Road, 2 Grapevine Lake, 2101 Lonesome Dove Road, 215 East State Highway 114, 216 East Texas Street, 2200 North Kimball Avenue, 2205 Bass Pro Court, 221 West Texas Street, 2590 Juniper Lane, 2701 Thorn Lane, 2749 Anderson Gibson Road, 2801 Panhandle Drive, 2901 Pool Road (4 parcels), 310 South Main Street, 3091 Dove Road, 3200 William D. Tate Avenue, 3215 Horseshoe Drive, 3220 State Highway 360, 325 Jenkins Street, 3300 William D. Tate Avenue, 350 Banyan Drive, 3547 Boxwood Drive, 3650 Grapevine Mills Parkway, 3700 Grapevine Mills Parkway, 3704 Grapevine Mills Parkway, 3858 Grapevine Mills Parkway, 4001 Corporate Drive, 406 South Barton Street, 409 East Hudgins Street, 414 Jones Street, 418 South Scribner Street, 427 Ball Street, 428 South Main Street, 4301 Lakeside Parkway, 501 South Church Street, 520 West Hudgins Street, 522 West Hudgins Street, 626 Ball Street, 813 Inland Drive, 816 Inland Drive, 926 Pine Street, 986 Shady Brook Drive, an 0.04 acre lot within the Grapevine Botanical Gardens Parking Lot between 411 and 427 Ball Street, an 0.03 acre lot adjacent to the northwest corner of 800 Industrial Boulevard, and an 0.03 acre lot adjacent to the northeast corner of 900 Nolen Drive.

11. Consider calling a public hearing to amend Map 2: Land Use Plan (Future Land Use Map) of the Comprehensive Master Plan (**MP26-01**), changing the future land use designation of approximately 73.3 acres of land, for the following properties: 720 Industrial Boulevard, 800 Industrial Boulevard, 801 Industrial Boulevard, 900 Nolen Drive, 1000 Nolen Drive, and 1001 Nolen Drive from the Commercial (CO) designation to the Industrial (IN) designation.
12. Consider **Ordinance No. 2026-023** abandoning 2,350 square feet of Church Street right of way on property described as Lot 3, Block A, Original Town of Grapevine located at 218 West Worth Street, authorizing the City Manager to execute a Quit Claim Deed to the abutting property owner, and taking 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.

13. Consider **Ordinance No. 2026-024** designating the Grapevine Colleyville Independent School District Tax Assessor - Collector to perform duties imposed by Tax Code Chapter 26. Chief Financial Officer recommends approval.

14. Consider **Ordinance No. 2026-025** providing for the issuance and sale of City of Grapevine, Texas Combination Tax and Revenue Certificates of Obligation, Series 2026 in an aggregate principal amount not to exceed \$30,000,000; awarding the sale thereof; levying a tax in payment thereof; authorizing the execution and delivery of a paying agent/registrar agreement; approving the official statement; approving a bond counsel engagement letter, and enacting other provisions relating thereto. **Consideration of this ordinance is tabled to the May 5, 2026 regular City Council meeting.**
15. Consider an annual contract for EMS billing services with Emergicon, LLC. Fire Chief recommends approval.
16. Consider the renewal of an annual contract for Lifepak devices and equipment lease program with Stryker Sales Corporation, Inc. Fire Chief recommends approval.
17. Consider renewal of a professional service contract for employee health clinics with Texas Health Physician Group. Director of Human Resources recommends approval.
18. Consider the purchase of additional VDI hardware for existing virtual machines from Waypoint Business Solutions. Chief Information Officer recommends approval.
19. Consider the award of annual contracts for RFB 19-26 for the purchase of trees and large shrubs with Southwest Wholesale Nursery and Perfect Finish Landscaping. Director of Parks and Recreation recommends approval.
20. Consider the award of a best value contract for RFB 17-26 for Parks and Recreation Department magazine print services to Texas Monthly. Director of Parks and Recreation recommends approval.
21. Consider the renewal of annual services for veterinary medical care from Relief Services for Veterinary Practices, RSVP Services, LLC. Police Chief recommends approval.
22. Consider **Resolution No. 2026-011** authorizing the submission on behalf of the City of Grapevine, TX, for the purpose of participating in the Motor Vehicle Crime Prevention Authority Grant Program for the implementation of a drone as First Responder (DFR) Program. Police Chief recommends approval.
23. Consider declaring certain property as surplus and authorizing their sale through public auction. Director of Public Works recommends approval.
24. Consider the award of an informal request for quote for an HVAC system for Oak Grove Park from DX Mechanical. Director of Public Works recommends approval.

25. Consider a Joint Election Agreement to provide election services and equipment for the May 2, 2026 Special Election with the Tarrant County Elections Administrator. 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

26. Amendments and changes to the Comprehensive Zoning Ordinance No. 82-73, same being Appendix D of the Code of Ordinances **AM25-02** (“PO”, Professional Office District Conditional Uses) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2026-026** if applicable and take any necessary action.
27. Zoning Change Application **Z25-08** (Mixed-Use Development) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2026-027** if applicable and take any necessary action.
28. Conditional Use Permit **CU25-50** (Mixed-Use Development) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2026-028** if applicable and take any necessary action.
29. **Preliminary Plat** Lots 2-5, Block 1, Grapevine Mills Wells Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
30. **Final Plat** Lots 2 and 4, Block 1, Grapevine Mills Wells Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
31. Conditional Use Permit **CU26-09** (408 and 416 East College Street Secondary Structures) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2026-029** if applicable and take any necessary action.
32. Special Use Permit **SU26-01** (Fellowship Church Expansion) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2026-030** if applicable and take any necessary action.
33. **Preliminary Plat** of Lots 1-6, Block 1, Sierra Trails – Consider the recommendation of the Planning and Zoning Commission regarding the application from Keith Hamilton, Hamilton Duffy requesting to preliminary plat six

lots from an unplatted tract of land. The subject property is located at 2015 Hood Lane and is currently zoned "R-7.5" Single Family District.

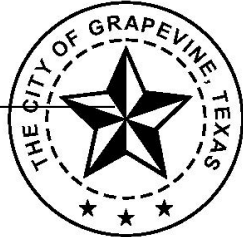
34. **Final Plat** of Lots 1-6, Block 1, Sierra Trails – Consider the recommendation of the Planning and Zoning Commission regarding the application from Keith Hamilton, Hamilton Duffy requesting to final plat six lots from an unplatted tract of land. The subject property is located at 2015 Hood Lane and is currently zoned "R-7.5" Single Family 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 April 15, 2026 by 6:00 p.m.



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, APRIL 21, 2026

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: Council Member Duff O'Dell

## **JOINT PUBLIC HEARINGS**

2. Amendments and changes to the Comprehensive Zoning Ordinance No. 82-73, same being Appendix D of the Code of Ordinances **AM25-02** ("PO", Professional Office District Conditional Uses) – City Council and Planning and Zoning Commission to conduct a public hearing relative to 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.
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**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

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- 16. Consider the minutes of the March 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

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*Tara Brooks*  
 Tara Brooks, TRMC  
 City Secretary



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