



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, MARCH 19, 2019

GRAPEVINE CITY HALL, SECOND FLOOR  
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 (Morrissey, et al. v. Grapevine – Cause No. 348-303736-18), pursuant to Section 551.071, Texas Government Code.
  - B. Real property relative to deliberation to 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: Commissioner Gary Martin

## JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU19-01** (The Novus Academy) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by T. Howard and Associates requesting a conditional use permit to allow a private school. The subject property is located at 3400 William D. Tate Avenue and is currently zoned “CC” Community Commercial District. **The public hearing was opened and tabled at the February 19, 2019 meeting.**
4. Zoning Change Application **Z19-01** (222 Lucas Drive) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Randy Popiel requesting to rezone 0.563 acres from “CC” Community Commercial District to “R-7.5” Single Family District for the existing development to become compliant with the proposed residential zoning district.
5. Zoning Change Application **Z19-02** (717 and 721 East Wall Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by David J. Smith requesting to rezone 0.50 acres from “HC” Highway Commercial District to “R-7.5” Single Family District for the development of two single family lots.
6. Conditional Use Permit **CU19-03** (Main Street Bread Baking Company) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Fabien Goury requesting a conditional use permit to allow outside dining and outdoor speakers in conjunction with an event space to include on-premise consumption of alcoholic beverages (beer, wine and mixed beverages). The subject property is located at 316 South Barton Street and is currently zoned “CBD” Central Business District.
7. Historic Landmark District **HL18-04** (409 East Worth Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Cindy Madden requesting designation as a historical landmark sub-district. The property is zoned “R-7.5” Single Family District.

Planning and Zoning Commission to recess to 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

8. Any person who is not scheduled on the agenda may address the City Council under Citizen Comments by completing a Citizen Appearance Request form with the City Secretary. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments.



## PRESENTATIONS

9. Pattillo, Brown and Hill, LLC, the City's auditing firm, to present the annual audit report in compliance with the City Charter, Article 3, Section 3.14.

## NEW BUSINESS

10. Consider **Resolution No. 2019-019** authorizing an agreement for award of Transportation Development Credits with the Regional Transportation Council, 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 Interlocal Purchasing Agreement with the City of Highland Village. Chief Financial Officer recommends approval.
12. Consider the award of Request for Bid RFB 483-2019 for the Botanic Gardens and Library fence project to Llano River Fence Company. Library Director and Parks and Recreation Director recommend approval.
13. Consider the renewal of an annual contract for the purchase of swimming pool chemicals with DCC, Inc. Parks and Recreation Director recommends approval.
14. Consider Amendment Number 2 to the Engineering Services Contract with Garver LLC for additional evaluation and redesign of the proposed Dewatering Improvements at the Grapevine Wastewater Treatment Plant and **Ordinance No. 2019-012** appropriating funds. Public Works Director recommends approval.
15. Consider the minutes of the March 5, 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 **CU19-01** (The Novus Academy) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-013**, if applicable, and take any necessary action.
18. Zoning Change Application **Z19-01** (222 Lucas Drive) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-014**, if applicable, and take any necessary action.
19. Zoning Change Application **Z19-02** (717 and 721 East Wall Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-015**, if applicable, and take any necessary action.
20. Conditional Use Permit **CU19-03** (Main Street Bread Baking Company) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-016**, if applicable, and take any necessary action.
21. Historic Landmark District **HL18-04** (409 East Worth Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-017**, 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 15, 2019 by 5:00 p.m.

  
Tara Brooks  
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.





CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, MARCH 19, 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: Commissioner Gary Martin

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU19-01** (The Novus Academy) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by T. Howard and Associates requesting a conditional use permit to allow a private school. The subject property is located at 3400 William D. Tate Avenue and is currently zoned “CC” Community Commercial District. **The public hearing was opened and tabled at the February 19, 2019 meeting.**
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5. Zoning Change Application **Z19-02** (717 and 721 East Wall Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by David J. Smith requesting to rezone 0.50 acres from “HC” Highway Commercial District to “R-7.5” Single Family District for the development of two single family lots.

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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

#### **NEW BUSINESS**

8. Conditional Use Permit **CU19-01** (The Novus Academy) – Consider the application and make a recommendation to City Council.
9. Zoning Change Application **Z19-01** (222 Lucas Drive) – Consider the application and make a recommendation to City Council.
10. Zoning Change Application **Z19-02** (717 and 721 East Wall Street) – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU19-03** (Main Street Bread Baking Company) – Consider the application and make a recommendation to City Council.
12. Historic Landmark District **HL18-04** (409 East Worth Street) – Consider the application and make a recommendation to City Council.
13. Consider the minutes of the February 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**

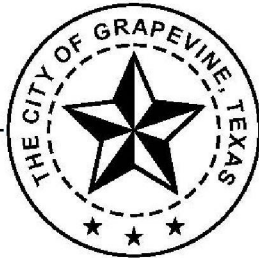
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*Tara Brooks*

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City Secretary



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