



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, JUNE 18, 2019

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

5:30 p.m.	Dinner – City Council Conference Room
6:00 p.m.	Joint Workshop with P&Z Commission – City Council Chambers
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

JOINT CITY COUNCIL AND PLANNING AND ZONING COMMISSION WORKSHOP

6:00 P.M. – City Council Chambers

1. City Council and Planning and Zoning Commission to conduct a Joint Workshop to discuss the AM19-03 Dallas Road Transit District Parking Study.

CALL TO ORDER: 7:00 p.m. – City Council Chambers

EXECUTIVE SESSION:

2. 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 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

3. Invocation and Pledge of Allegiance: Vice Chairman B.J. Wilson

JOINT PUBLIC HEARINGS

4. Zoning Change **Z19-03** (815 Ruth Wall Road) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by VPG Investments requesting to rezone 1.23 acres from “CN” Neighborhood Commercial District to “R-5.0” Zero-Lot-Line District for the development of four residential lots.
5. Conditional Use Permit **CU19-15** (Westgate Plaza) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Homeyer Engineering requesting a conditional use permit to amend the previously approved site plan of CU17-14 (Ordinance No. 2017-46) for a planned commercial center, specifically to allow for two medical offices totaling 11,705 square feet. The subject property is located at 2301 Westgate Plaza and is currently zoned “CC” Community Commercial District.
6. Conditional Use Permit **CU19-16** (Silver Lake Crossings) and **Final Plat** of Lots 2 and 3, Block 1, Silver Lake Crossings Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Grapevine Equity Partners requesting to amend the previously approved site plan of CU18-26 SPRC CU17-05 (Ordinance No. 2017-23) for a master site development plan specifically to allow for a multi-brand hotel complex (Renaissance, Element, and A.C. Hotel) with on-premise alcohol beverage sales, outdoor dining, and outdoor speakers; minor site plan and elevation changes to the previously approved Hilton Garden Inn; and minor site plan and elevation changes to the previously approved office building. The subject property is located at 2200 Bass Pro Court, 2225 Bass Pro Court, 2250 Bass Pro Court and 1785 State Highway 26 and is currently zoned “CC” Community Commercial District.
7. Conditional Use Permit **CU19-17** (CJ’s Southern Kitchen) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by CJ’s Southern Kitchen requesting a conditional use permit to amend the previously approved site plan of CU99-06 (Ordinance No. 1999-34) for a planned commercial center to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), specifically to revise the floor plan, and add outside dining and outdoor speakers. The subject property is located at 1449 West State Highway 114 and is currently zoned “CC” Community Commercial District.
8. Conditional Use Permit **CU19-19** (Mason & Dixie) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Mason & Dixie requesting a conditional use permit to amend the previously

approved site plan of CU18-17 (Ordinance No. 2018-062) to establish a restaurant in the Central Business District, specifically to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer and wine only) and outside dining. The subject property is located at 603 South Main Street No. 303 and is currently zoned "CBD" Central Business 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

9. 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.

NEW BUSINESS

10. Consider **Ordinance No. 2019-031 (AM19-02)** amending the City Code of Ordinances, Chapter 7, Buildings and Construction regarding permit fees, 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 **Ordinance No. 2019-032** reappointing Judge Alan Wayland as Municipal Court Judge for a two-year term. City Manager recommends approval.
12. City Council to consider an agreement to paint and stain the Convention and Visitors Bureau Headquarters exterior facades, windows, doors, columns, railing and decorative metalwork by Ware Painting. Convention and Visitors Director recommends approval.
13. Consider an interlocal agreement with Tarrant County Precinct Three Maintenance Department for the purchase of liquid asphalt. Chief Financial Officer recommends approval.

14. Consider **Ordinance No. 2019-033** abandoning a slope easement located on the south side of Dallas Road from Main Street to Jean Street. Public Works Director recommends approval.
15. Consider a design contract with Baird, Hampton & Brown for the design of water and natural gas line extensions at the Grapevine Golf Course and consider **Ordinance No. 2019-034** appropriating funds for engineering services. Public Works Director recommends approval.
16. Consider the minutes of the June 4, 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. Zoning Change **Z19-03** (815 Ruth Wall Road) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-035**, if applicable, and take any necessary action.
18. Conditional Use Permit **CU19-15** (Westgate Plaza) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-036**, if applicable, and take any necessary action.
19. Conditional Use Permit **CU19-16** (Silver Lake Crossings) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-037**, if applicable, and take any necessary action.
20. **Final Plat** of Lots 2 and 3, Block 1, Silver Lake Crossings Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
21. Conditional Use Permit **CU19-17** (CJ's Southern Kitchen) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-038**, if applicable, and take any necessary action.
22. Conditional Use Permit **CU19-19** (Mason & Dixie) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-039**, 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 June 14, 2019 by 5:00 p.m.

Tara Brooks

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, JUNE 18, 2019

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

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| 5:30 p.m. | Dinner - City Council Conference Room |
| 6:00 p.m. | Joint Workshop with City Council - City Council Chambers |
| 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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JOINT CITY COUNCIL AND PLANNING AND ZONING COMMISSION WORKSHOP

6:00 P.M. – City Council Chambers

1. City Council and Planning and Zoning Commission to conduct a Joint Workshop to discuss the AM19-03 Dallas Road Transit District Parking Study.

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

BRIEFING SESSION – Planning and Zoning Conference Room

2. 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

3. Invocation and Pledge of Allegiance: Vice Chairman B.J. Wilson

JOINT PUBLIC HEARINGS

4. Zoning Change **Z19-03** (815 Ruth Wall Road) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by VPG Investments requesting to rezone 1.23 acres from "CN" Neighborhood Commercial District to "R-5.0" Zero-Lot-Line District for the development of four residential 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

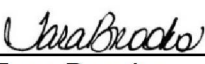
9. Zoning Change **Z19-03** (815 Ruth Wall Road) – Consider the application and make a recommendation to City Council.
10. Conditional Use Permit **CU19-15** (Westgate Plaza) – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU19-16** (Silver Lake Crossings) – Consider the application and make a recommendation to City Council.

12. **Final Plat** of Lots 2 and 3, Block 1, Silver Lake Crossings Addition – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU19-17** (CJ's Southern Kitchen) – Consider the application and make a recommendation to City Council.
14. Conditional Use Permit **CU19-19** (Mason & Dixie) – Consider the application and make a recommendation to City Council.
15. Consider the minutes of the May 21, 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
City Secretary



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