



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, DECEMBER 15, 2020

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

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine City Council and Planning and Zoning Commission will conduct the meeting scheduled at 7:30 pm on December 15, 2020 in the Council Chambers at 200 South Main Street, by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The Mayor, Members of City Council and Planning and Zoning Commission Members may attend this meeting in person.

There will be no public access to the location described above. The meeting will be livestreamed on the City’s website at www.grapevinetexas.gov.

This supplemental written notice, the meeting agenda, and the agenda packet are posted online at www.grapevinetexas.gov.

The public toll-free dial-in number to participate in the joint telephonic meeting is 1-210-469-4097. The audio conference PIN is 282 696 60#.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. Starting at 5:00 pm on Monday, December 14, 2020, citizens can submit a Citizen Appearance request form from the City’s website at <https://www.grapevinetexas.gov/89/Agendas-Minutes>. During the meeting, the names of those that have submitted a form will be called on to speak in the order the forms were received. The deadline to submit requests will be 5:00 pm on Tuesday, December 15, 2020.

Written comments can also be submitted via email to Susan Batte at sbatte@grapevinetexas.gov. All comments will be provided to City Council and the Planning and Zoning Commission and made part of the record.

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

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, Historic Preservation (608 South Dooley Street), lake properties, 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 Beth Tiggelaar

JOINT PUBLIC HEARINGS

3. Zoning Application **Z20-04** and Planned Development Overlay **PD20-04** (Tillery Commons) and **Final Plat** of Lots 1-14 and 15X, Block 1, and Lots 1-7, Block 2, Tillery Commons – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kosse Maykus requesting to rezone 4.95 acres from “PO” Professional Office to “R-TH” Townhouse District for the development of 21 detached townhomes. The applicant is also requesting a planned development overlay to deviate from, but not limited to, deviation from the side yard setback requirements, allowing front entry garages for lots less than 40 feet in width and allowing all townhomes to be detached with no common wall. The subject property is located at 301 North Dove Road. **The applicant has requested to table Z20-04 and PD20-04 to the January 19, 2021 Joint Meeting.**

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.

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.

5. Consider the renewal of an annual software license for permitting from MyGov, LLC. Assistant Director of Development Services recommends approval.
6. Consider the purchase of XtremIO support for EMC SANS maintenance from Unique Digital. Chief Technology Officer recommends approval.
7. Consider the renewal of an annual contract for evidentiary laboratory testing services from National Medical Services, Inc. Police Chief recommends approval.
8. Consider the purchase of night vision kits and helmet mounts from Night Vision Devices and **Ordinance No. 2020-059** appropriating funds. Police Chief recommends approval.
9. Consider the award of an informal request for air diffusers from USA Bluebook. Public Works Director recommends approval.
10. Consider the renewal of an annual contract for dedicated server hosting with BIS Consulting. Public Works Director recommends approval.
11. Consider the minutes of the December 1, 2020 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

12. **Final Plat** of Lots 1-14 and 15X, Block 1, and Lots 1-7, Block 2, Tillery Commons – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
13. **Amended Final Plat** of Lots 1RA and 2RA, Oak Hills Plaza – Consider the recommendation of the Planning and Zoning Commission relative to the application submitted by Ed McGuire, BMC Partners, LLC requesting to amend the final plat to abandon utility and mutual access easements. The subject property is located at 3601 and 3611 William D. Tate Avenue and is currently zoned “PO” Professional Office District.
14. **Final Plat** of Lot 1, Block 1, Buschman Addition – Consider the recommendation of the Planning and Zoning Commission relative to the application submitted by Kit Buschman requesting to plat a tract of land. The subject property is located at 3336 Hall Johnson Road and is currently zoned “R-20” Single Family Residential District.
15. **Preliminary Plat** of Lots 1-7, Block 1, Pecan Ridge Addition – Consider the recommendation of the Planning and Zoning Commission relative to the application submitted by Kosse Maykus requesting a plat to build seven residential homes. The subject property is located at 1708 Dunn Street and is currently zoned “R-7.5” Single Family Residential District.
16. **Final Plat** of Lots 1-7, Block 1, Pecan Ridge Addition – Consider the recommendation of the Planning and Zoning Commission relative to the application submitted by Kosse Maykus requesting a plat to build seven residential homes. The subject property is located at 1708 Dunn Street and is currently zoned “R-7.5” Single Family Residential 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 December 11, 2020 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, DECEMBER 15, 2020

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

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Written comments can also be submitted via email to Susan Batte at sbatte@grapevinetexas.gov. All comments will be provided to City Council and the Planning and Zoning Commission and made part of the record.

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

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

BRIEFING SESSION

The public toll-free dial-in number to participate in the briefing session telephonic meeting is 1-210-469-4097. The audio conference PIN is 417 845 632#.

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

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2. Invocation and Pledge of Allegiance: Commissioner Beth Tiggelaar

JOINT PUBLIC HEARINGS

3. Zoning Application **Z20-04** and Planned Development Overlay **PD20-04** (Tillery Commons) and **Final Plat** of Lots 1-14 and 15X, Block 1, and Lots 1-7, Block 2, Tillery Commons – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kosse Maykus requesting to rezone 4.95 acres from “PO” Professional Office to “R-TH” Townhouse District for the development of 21 detached townhomes. The applicant is also requesting a planned development overlay to deviate from, but not limited to, deviation from the side yard setback requirements, allowing front entry garages for lots less than 40 feet in width and allowing all townhomes to be detached with no common wall. The subject property is located at 301 North Dove Road. **The applicant has requested to table Z20-04 and PD20-04 to the January 19, 2021 Joint Meeting.**

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

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CITIZEN COMMENTS

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NEW BUSINESS

5. **Final Plat** of Lots 1-14 and 15X, Block 1, and Lots 1-7, Block 2, Tillery Commons – Consider the application and make a recommendation to City Council.
6. **Amended Final Plat** of Lots 1RA and 2RA, Oak Hills Plaza – Consider the application submitted by Ed McGuire, BMC Partners, LLC requesting to amend the final plat to abandon utility and mutual access easements, and make a recommendation to City Council. The subject property is located at 3601 and 3611 William D. Tate Avenue and is currently zoned “PO” Professional Office District.

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9. **Final Plat** of Lots 1-7, Block 1, Pecan Ridge Addition – Consider the application submitted by Kosse Maykus requesting a plat to build seven residential homes, and make a recommendation to City Council. The subject property is located at 1708 Dunn Street and is currently zoned “R-7.5” Single Family Residential District.
10. Consider the minutes of the November 17, 2020 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

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