



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 20, 2016

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

5:30 p.m.	Dinner - City Council Conference Room
6:00 p.m.	Call to Order of City Council Meeting - City Council Chambers
6:00 p.m.	Executive Session - City Council Conference Room
7:30 p.m.	Joint Regular Meeting - City Council Chambers

CALL TO ORDER: 6:00 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 City facilities 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 Gary Martin

JOINT PUBLIC HEARING

3. Conditional Use Permit **CU16-22** and Planned Development Overlay **PD16-07** (Renaissance Hotel) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Newcrest Image requesting a conditional use permit to establish a 300 room hotel to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, outdoor patio seating, outdoor speakers and an increase in height. The applicant

is requesting a planned development overlay to deviate from, but not be limited to, a reduction in the amount of parking provided below that required by ordinance. The subject property is located at 2225 Bass Pro Court and is zoned "CC" Community Commercial District. The property will be platted as Lot 2, Block 1, Silver Lake Crossings Addition.

4. Conditional Use Permit **CU16-23** and Planned Development Overlay **PD16-08** (Marriott Courtyard/Towneplace Suites/Hilton Garden Inn) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Newcrest Image requesting a conditional use permit to amend the previously approved site plan of CU13-33 (Ordinance No. 2013-060) for a planned commercial center in conjunction with a 300 room co-branded hotel to allow on-premise alcoholic beverages sales, building height in excess of 50 feet, and a 20 foot pylon sign, specifically to allow for a 150 room expansion, an increase in height for the expansion, and to increase the size of the planned commercial center. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, a reduction in the amount of parking provided below that required by ordinance and reduction of the amount of open space required. The subject property is located at 2200 Bass Pro Court and is zoned "CC" Community Commercial District.
5. Zoning Application **Z16-07**, Conditional Use Permit **CU16-24**, Planned Development Overlay **PD16-09**, and a **Final Plat** of Lots 1A1 and 1A2, Block 1, The Bluffs at Grapevine Addition (Silver Lake Apartments) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Newcrest Image requesting to rezone 13.58 acres from "CC" Community Commercial District to "R-MF" Multi-Family District for the development of a 259 unit multi-family complex. The applicant is requesting a conditional use permit to vary from the district standards relative to density, height, front yard setback and parking. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, standards relative to building length, building setback relative to parking/vehicle use areas and landscape setback. The subject property is located at 1775 State Highway 26. The property will be platted as Lots 1A1 and 1A2, Block 1, The Bluffs at Grapevine Addition.
6. Conditional Use Permit **CU16-11** and Planned Development Overlay **PD16-06** (Gateway 48) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Victron Stores LP requesting a conditional use permit to amend the previously approved site plan of CU95-01 (Ordinance No. 95-09) to allow for the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a convenience store with gasoline sales, a car wash and two 20-foot pole signs, specifically to allow a new car wash, vacuum station, 195 square foot restroom expansion, revised floor plan, revised exterior elevations and a planned development overlay to reduce the side yard setback, and reduce perimeter landscaping. The subject property is located at 5351 William D. Tate Avenue and is zoned "CC" Community Commercial District.

7. Conditional Use Permit **CU16-20** (GCISD Offices) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Huckabee and Associates Inc. requesting a conditional use permit to allow for a public non-profit educational institutional use in the “R-20” Single Family District. The subject property is located at 4344 and 4340 Heritage Avenue and is zoned “R-20” Single Family District.
8. Zoning Application **Z16-08** (Bradley Powers Addition) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by John Bradley requesting to rezone 0.543 acres from “CN” Neighborhood Commercial District to “R-5.0” Zero Lot Line District for the development of three single family lots. The subject property is located at 204 and 206 South Church Street and is zoned “CN” Neighborhood Commercial District. This will be the first reading of this application.
9. **Final Plat** of Lots 1R1, 1R2 and 1R3, Block 1, First United Methodist Church of Grapevine Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by First United Methodist Church of Grapevine requesting to replat Lot 1R, Block 1, First United Methodist Church of Grapevine Addition. The subject property is located at the northwest corner of College Street and Church Street and 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

10. 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

11. Mayor Tate to present a proclamation to the Daughters of the American Revolution, Captain Molly Corbin Chapter, recognizing Constitution Week.
12. Mayor Tate to present a proclamation to the Grapevine Citizen’s Fire Academy Alumni Association recognizing 15 years of service to the City.
13. Ray Harris and Jeff Barnhart with Lake Grapevine Runners and Walkers Club to present a check to the City for restoration of the parks due to flooding.

14. Parks and Recreation Director and Pacheco Koch to present concept plans for Bear Creek Dog Park.
15. BRW Architects to present needs assessment study for Fire House No. 1 and Fire House No. 4.

NEW BUSINESS

16. Consider the award of an informal request for quote for backlit sign arms for various street locations 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.

17. Consider the award of RFB 440-2016 as a multiple award annual contract to Abacus Corporation and Temporaries of Texas, Inc. for temporary employment services. City Manager recommends approval.
18. Consider a Joint Election Agreement with Tarrant County Elections Administrator to provide election services and equipment for the November 8, 2016 Local Option Election. City Secretary recommends approval.
19. Consider renewal of annual contracts with Unum and Voya Financial for insurance placement for employees. Chief Financial Officer recommends approval.
20. Consider renewal of annual application software licensing and extended support services agreement with STW, Inc. for financial software. Chief Financial Officer recommends approval.
21. Consider acceptance of receipt of insurance funds for IT equipment and an **ordinance** appropriating funds to the Capital Equipment Acquisition Fund. Chief Financial Officer recommends approval.
22. Consider renewal of an annual contract for multimedia services from Swagit Productions, LLC for City Council and Planning and Zoning Commission meetings. Chief Technology Officer recommends approval.
23. Consider renewal of an annual contract with One Safe Place Media Corporation for managed data storage services. Chief Technology Officer recommends approval.
24. Consider renewal of the contract for the Library ILS computer support and software from SIRSI Corporation. Chief Technology Officer recommends approval.

25. Consider renewal an annual contract for Laserfiche software support with MCCi. Chief Technology Officer recommends approval.
26. Consider approval to combine and renew an annual sole source contract with TASER International for digital evidence management services for the Police Department. Police Chief recommends approval.
27. Consider an **ordinance** abandoning a 10-foot wide sanitary sewer easement on Lot 1, Block 1, Wallcon Addition. Public Works Director recommends approval.
28. Consider the minutes of the September 6, 2016 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

29. Conditional Use Permit **CU16-22** (Renaissance Hotel) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
30. Planned Development Overlay **PD16-07** (Renaissance Hotel) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
31. **Preliminary Plat** of Lot 2, Block 1, Silver Lake Crossings Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
32. **Final Plat** of Lot 2, Block 1, Silver Lake Crossings Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
33. Conditional Use Permit **CU16-23** (Marriott Courtyard/Towneplace Suites/Hilton Garden Inn) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
34. Planned Development Overlay **PD16-08** (Marriott Courtyard/Towneplace Suites/Hilton Garden Inn) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
35. Zoning Application **Z16-07** (Silver Lake Apartments) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

36. Conditional Use Permit **CU16-24** (Silver Lake Apartments) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
37. Planned Development Overlay **PD16-09** (Silver Lake Apartments) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
38. **Final Plat** of Lots 1A1 and 1A2, Block 1, The Bluffs at Grapevine Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
39. Conditional Use Permit **CU16-11** (Gateway 48) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
40. Planned Development Overlay **PD16-06** (Gateway 48) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
41. Conditional Use Permit **CU16-20** (GCISD Offices) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
42. Zoning Application **Z16-08** (Bradley Powers Addition) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
43. **Final Plat** of Lots 1R1, 1R2 and 1R3, Block 1, First United Methodist Church of Grapevine Addition – Consider the recommendation of the Planning and Zoning Commission 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 September 16, 2016 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.



AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, SEPTEMBER 20, 2016

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

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

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

BRIEFING SESSION

1. Elect a Chairman and Vice-Chairman.
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: Commissioner Gary Martin

JOINT PUBLIC HEARING

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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

11. Conditional Use Permit **CU16-22** (Renaissance Hotel) – Consider the application and make a recommendation to the City Council.
12. Planned Development Overlay **PD16-07** (Renaissance Hotel) – Consider the application and make a recommendation to the City Council.
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24. Zoning Application **Z16-08** (Bradley Powers Addition) – Consider the first reading of the application and make a recommendation to the City Council.
25. **Final Plat** of Lots 1R1, 1R2 and 1R3, Block 1, First United Methodist Church of Grapevine Addition – Consider the application and make a recommendation to the City Council.
26. Consider the minutes of the August 18, 2016 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 September 16, 2016 by 5:00 p.m.



Tara Brooks
City Secretary



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