



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, APRIL 18, 2017

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

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5:45 p.m.	Dinner - City Council Conference Room
6:15 p.m.	Call to Order of City Council Meeting - City Council Chambers
6:15 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: 6:15 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. 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.
  - 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 HEARING**

3. Zoning Application **Z17-02** (DCT Grapevine) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Pacheco Koch requesting to rezone approximately 12.878 acres from “CC” Community Commercial District to “LI” Light Industrial District for the development of 193,826 square foot of office/warehouse. The subject property is located at 3193 Bass Pro Drive.

4. Zoning Application **Z17-03** (203 South Church Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by JPI requesting to rezone 0.3115 acres from “CN” Neighborhood Commercial District to “CBD” Central Business District to allow the existing residential use to change to office use with the yoga studio to remain as is.
5. Conditional Use Permit **CU17-05** (Silver Lake Crossing) and the **Final Plat** of Lots 1A1, 1A2 and 1A3, Block 1, The Bluffs at Grapevine Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by JPI requesting to establish a master site development plan to include, but not be limited to, a multi-story 371 unit multi-family complex; a three story, 54,000 square foot multi-tenant office building; and the inclusion of two previously approved hotel projects. The applicant is also requesting to replat Lot 1A, Block 1, The Bluffs at Grapevine Addition. The property is located at 2250 Bass Pro Court and is zoned “CC” Community Commercial District.
6. **Final Plat** of Lots 1 and 2, Block 1, Morgan Place Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by David Morgan requesting to replat Lot A, a subdivision of Lot 1, Block 7, W.C. Lucas. The property is located at 417 Lucas Drive and is currently zoned “R-7.5” Single Family Residential 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

7. 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

8. Chief Financial Officer to present Financial Update.

#### NEW BUSINESS

9. Consider the award of a professional services contract to Valley Quest Design for the conceptual landscape plan for landscape architecture, engineering and architectural services for Oak Grove Softball and take any necessary action.



10. Consider **Resolution No. 2017-038** authorizing the purchase of synthetic turf from Geo Surfaces through an interlocal agreement with the Region VIII Education Service Center in Texas 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 **Resolution No. 2017-039** suspending a rate increase filing by Oncor for the maximum period allowed by law. City Manager's Office recommends approval.
12. Consider renewal of an annual contract with McGriff, Seibels and Williams Insurance Services for insurance consultant services for group health benefits. Chief Financial Officer recommends approval.
13. Consider award of a professional services contract with Texas Health Physicians Group for employee health clinics. Chief Financial Officer recommends approval.
14. Consider renewal of an annual contract with Commercial Risk Services, Inc. for safety consultant services. Chief Financial Officer recommends approval.
15. Consider **Resolution No. 2017-040** authorizing the sole source purchase of trash compactor stations from Adrite. Parks and Recreation Director recommends approval.
16. Consider **Resolution No. 2017-041** authorizing a sole source purchase of a lift station for Meadowmere Park from Environments Improvements, Inc. Parks and Recreation Director recommends approval.
17. Consider renewal of annual contracts to BWI Companies, Inc.; Harrell's, LLC; Helena Chemical Company; Innovative Turf Supply; and Winfield Solutions, LLC for horticultural chemicals and fertilizers. Parks and Recreation Director recommends approval.
18. Consider the purchase of police vehicle equipment from Wildfire Truck and Equipment Sales, Ltd. Public Works Director recommends approval.
19. Consider **Resolution No. 2017-042** authorizing the purchase of two shuttle buses from Creative Bus Sales, Inc. through an interlocal agreement with the Houston-Galveston Area Council (H-GAC). Public Works Director recommends approval.

20. Consider **Resolution No. 2017-043** authorizing an annual contract for concrete services with Manning Concrete and Sawing through an interlocal agreement with the City of Southlake, Texas. Public Works Director recommends approval.
21. Consider the purchase of slide gates and frames for the Wastewater Treatment Plant from MVA Services, LLC. Public Works Director recommends approval.
22. Consider award of the contract for the water line repair at the northeast corner of Ruth Wall Street and State Highway 26 to Tejas Commercial Construction, LLC. Public Works Director recommends approval.
23. Consider a cost participation agreement with Grapevine Cemetery to construct the Dooley Street/Dove Loop Wastewater Line Relocation. Public Works Director recommends approval.
24. Consider the minutes of the April 4, 2017 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

25. Zoning Application **Z17-02** (DCT Grapevine) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2017-021**, if applicable, and take any necessary action.
26. Zoning Application **Z17-03** (203 South Church Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2017-022**, if applicable, and take any necessary action.
27. Conditional Use Permit **CU17-05** (Silver Lake Crossing) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2017-023**, if applicable, and take any necessary action.
28. **Final Plat** of Lots 1A1, 1A2 and 1A3, Block 1, The Bluffs at Grapevine Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
29. **Final Plat** of Lots 1 and 2, Block 1, Morgan Place Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
30. **Preliminary Plat** of Lots 1-17, Block 1, Park Hill Estates Addition – Consider the recommendation of the Planning and Zoning Commission regarding an application



submitted by Pamela Holt for property located at 1000 North Park Boulevard that is currently zoned "R-7.5" Residential Single Family District, and take any necessary action.

31. **Final Plat** of Lots 1-17, Block 1, Park Hill Estates Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
32. **Final Plat** of Lot 1, Block 1, Cannon-Smith Addition – Consider the recommendation of the Planning and Zoning Commission regarding an application submitted by Stuart Warnock for property located at 3230 W.T. Parr Road that is currently zoned "R-20" Single Family Residential, 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 April 14, 2017 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, APRIL 18, 2017

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 Beth Tiggelaar

**JOINT PUBLIC HEARING**

3. Zoning Application **Z17-02** (DCT Grapevine) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Pacheco Koch requesting to rezone approximately 12.878 acres from “CC” Community Commercial District to “LI” Light Industrial District for the development of 193,826 square foot of office/warehouse. The subject property is located at 3193 Bass Pro Drive.
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plan to include, but not be limited to, a multi-story 371 unit multi-family complex; a three story, 54,000 square foot multi-tenant office building; and the inclusion of two previously approved hotel projects. The applicant is also requesting to replat Lot 1A, Block 1, The Bluffs at Grapevine Addition. The property is located at 2250 Bass Pro Court and is zoned "CC" Community Commercial District.

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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**

7. Zoning Application **Z17-02** (DCT Grapevine) – Consider the application and make a recommendation to the City Council.
8. Zoning Application **Z17-03** (203 South Church Street) – Consider the application and make a recommendation to the City Council.
9. Conditional Use Permit **CU17-05** (Silver Lake Crossing) – Consider the application and make a recommendation to the City Council.
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11. **Final Plat** of Lots 1 and 2, Block 1, Morgan Place Addition – Consider the application and make a recommendation to the City Council.
12. **Preliminary Plat** of Lots 1-17, Block 1, Park Hill Estates Addition – Consider the application submitted by Pamela Holt and make a recommendation to the City Council. The property is located at 1000 North Park Boulevard and is currently zoned "R-7.5" Single Family Residential District.
13. **Final Plat** of Lots 1-17, Block 1, Park Hill Estates Addition – Consider the application and make a recommendation to the City Council.
14. **Final Plat** of Lot 1, Block 1, Cannon-Smith Addition – Consider the application submitted by Stuart Warnock. The property is located at 3230 W.T. Parr Road and is currently zoned "R-20" Single Family Residential District.

15. Consider the minutes of the March 21, 2017 Planning and Zoning Commission meeting.

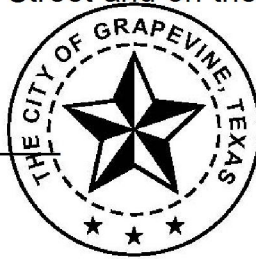
NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

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