



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

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. Pending or contemplated litigation relative to Clear Channel Outdoor Inc. v. The City of Grapevine, Cause No. 236-287939-16 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 Monica Hotelling

**JOINT PUBLIC HEARING**

3. Conditional Use Permit **CU17-13** (Waffle House) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Waffle House, Inc. requesting a conditional use permit to amend the previously approved site plan of CU15-33 (Ordinance No. 2015-047) for a planned

commercial center specifically to allow a pole sign in conjunction with a restaurant. The subject property is located at 2805 Bass Pro Drive and is zoned "CC" Community Commercial District.

4. Conditional Use Permit **CU17-14** (NETVET2) – 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 CU12-39 (Ordinance No. 2012-056) for a planned commercial center specifically to allow the development of a veterinary office building. The subject property is located at 2700 West State Highway 114 and is currently zoned "CC" Community Commercial District.
5. Conditional Use Permit **CU17-15** (Napoli's) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by James Kinzel requesting a conditional use permit to amend and expand the previously approved site plan of CU10-15 (Ordinance No. 2010-034) as follows: for the property addressed as 311 South Main Street to revise the former confectionary space to allow for general restaurant seating and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages). For the property addressed as 309 South Main Street to add a second floor addition above the existing dining area to allow for outdoor dining, outdoor speakers and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages). For the property addressed as 305 South Main Street, to expand the restaurant to the north into the current existing parking area to create a two story building with retail, outdoor dining (ground floor only), outdoor speakers, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and second floor retail. The subject property is currently zoned "CBD" Central Business District.
6. **Final Plat** of Lots 1R and 2, Block 1, Bowles Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Chris Bowles requesting to replat Lot 1, Block 1, Bowles Addition. The subject property is located at 1308 and 1326 West Wall Street and is currently zoned "R-7.5" Single Family Residential.
7. **Final Plat** of Lots 1A and 1B, Block 1, McLellan Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Bryan Connally, CBG Surveying, requesting to replat Lot 1, Block 1, McLellan Addition. The subject property is located at 817 North Dove Road and is currently zoned "R-7.5" Single Family Residential.

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. Matt Weatherly from Public Sector Compensation Consultants to present compensation study for Fiscal Year 2018 budget.
10. Chief Financial Officer to present Fiscal Year 2018 budget preview.

## NEW BUSINESS

11. Consider appointments to the City boards and commissions; Mayor to make chairman appointments to the Convention and Visitors Bureau Board, the Grapevine Heritage Foundation, Parks and Recreation Advisory Board and the Senior Citizens Advisory Board; Mayor to make City Council liaison and committee appointments and take any necessary action.
12. Consider **Resolution No. 2017-063** declaring an emergency and ratifying the City Staff's contracting with Brinkley and Barfield, Inc., Wright Construction Company, and HVJ Associates Geotechnical Services for an emergency aerial crossing at Big Bear Creek, **Ordinance No. 2017-042** appropriating funds from the Utility Fund Balance 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.

13. Consider **Resolution No. 2017-064** suspending a rate increase filing by Oncor for the maximum period allowed by law. City Manager recommends approval.
14. Consider a one-year extension of Conditional Use Permit **CU16-15** (RaceTrac) approved by the Site Plan Review Committee on June 8, 2016 for a planned commercial center allowing the possession, storage, retail sales, and off-premise consumption of alcoholic beverages (beer and wine only), gasoline service and outside dining in conjunction with a convenience store, specifically to revise the exterior elevations, reduce the area of the structure, and increase the quantity of outdoor seats in conjunction with a convenience store. The subject property is located at 3955 Grapevine Mills Parkway. Development Services Director recommends approval.

15. Consider contracts to reappoint Brad Bradley as First Alternate Municipal Court Judge to substitute in the temporary absence of the Presiding Municipal Court Judge and Terry Leach as Second Alternate Municipal Court Judge to substitute in the temporary absence of the Presiding Municipal Court Judge and the First Alternate Judge. Chief Financial Officer recommends approval.
16. Consider renewal of an annual contract with the Huguley Assessment Center to provide medical physicals for the Fire and Police Departments. Fire Chief recommends approval.
17. Consider the purchase of safety diver dry suits for the Fire Department from Grapevine Scuba. Fire Chief recommends approval.
18. Consider **Resolution No. 2017-065** authorizing the sole source purchase of Bibliotheca self-check software for the Library from Bibliotheca LLC. Library Director recommends approval.
19. Consider **Resolution No. 2017-066** authorizing the purchase of playground and shade equipment from The Playwell Group, Inc. through an interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard). Parks and Recreation Director recommends approval.
20. Consider the award of RFB 452-2017 annual contract to JG Media for magazine print services. Parks and Recreation Director recommends approval.
21. Consider **Resolution No. 2017-067** authorizing a sole source purchase of portable pitchers mounds for the Parks and Recreation Department from The Perfect Mound. Parks and Recreation Director recommends approval.
22. Consider **Resolution No. 2017-068** authorizing the purchase of mobile radios for the Police Department from Motorola Solutions through an interlocal agreement with the Houston-Galveston Area Council (H-GAC). Police Chief recommends approval.
23. Consider renewal of an annual contract for law enforcement uniforms with Red the Uniform Tailor through an interlocal cooperative agreement with the City of Frisco, Texas. Police Chief recommends approval.
24. Consider a developer cost participation contract with VPG Investments, LTD for the construction of an 8" waterline and 6" waterline connections to extend beyond the limits of the Kelly Addition and **Ordinance No. 2017-043** appropriating funds from the Utility Fund Balance. Public Works Director recommends approval.
25. Consider approving an amendment to the interlocal assistance agreement for the Grapevine Lake Accounting Plan with the City of Dallas and Dallas County Park Cities Municipal Utility District. Public Works Director recommends approval.



26. Consider **Ordinance No. 2017-044** amending the Grapevine Code of Ordinances Chapter 23 Traffic, Section 23-27 Speed Limits - Schedules of Additional School Zones approving changes to the school zone timings to match the revised Grapevine Colleyville Independent School District (GCISD) bell schedule. Public Works Director recommends approval.
27. Approve an agreement with Traffic Technology Services, Inc. for access to agency traffic signal data. Public Works Director recommends approval.
28. Consider the minutes of the June 20, 2017 Regular City Council meeting and July 11, 2017 Special 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 **CU17-13** (Waffle House) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2017-045**, if applicable, and take any necessary action.
30. Conditional Use Permit **CU17-14** (NETVET2) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2017-046**, if applicable, and take any necessary action.
31. Conditional Use Permit **CU17-15** (Napoli's) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2017-047**, if applicable, and take any necessary action.
32. **Final Plat** of Lots 1R and 2, Block 1, Bowles Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
33. **Final Plat** of Lots 1A and 1B, Block 1, McLellan 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 July 14, 2017 by 5:00 p.m.



Shawna Barnes  
Assistant 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  
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REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, JULY 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 Monica Hotelling

**JOINT PUBLIC HEARING**

3. Conditional Use Permit **CU17-13** (Waffle House) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Waffle House, Inc. requesting a conditional use permit to amend the previously approved site plan of CU15-33 (Ordinance No. 2015-047) for a planned commercial center specifically to allow a pole sign in conjunction with a restaurant. The subject property is located at 2805 Bass Pro Drive and is zoned "CC" Community Commercial District.
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5. Conditional Use Permit **CU17-15** (Napoli's) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted

by James Kinzel requesting a conditional use permit to amend and expand the previously approved site plan of CU10-15 (Ordinance No. 2010-034) as follows: for the property addressed as 311 South Main Street to revise the former confectionary space to allow for general restaurant seating and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages). For the property addressed as 309 South Main Street to add a second floor addition above the existing dining area to allow for outdoor dining, outdoor speakers and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages). For the property addressed as 305 South Main Street, to expand the restaurant to the north into the current existing parking area to create a two story building with retail, outdoor dining (ground floor only), outdoor speakers, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and second floor retail. The subject property is located at 311 South Main Street and is currently zoned "CBD" Central Business 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**

8. Conditional Use Permit **CU17-13** (Waffle House) – Consider the application and make a recommendation to the City Council.
9. Conditional Use Permit **CU17-14** (NETVET2) – Consider the application and make a recommendation to the City Council.
10. Conditional Use Permit **CU17-15** (Napoli's) – Consider the application and make a recommendation to the City Council.
11. **Final Plat** of Lots 1R and 2, Block 1, Bowles Addition – Consider the application and make a recommendation to the City Council.



12. **Final Plat** of Lots 1A and 1B, Block 1, McLellan Addition – Consider the application and make a recommendation to the City Council.
13. Consider the minutes of the June 20, 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.

#### ADJOURNMENT

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