



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, OCTOBER 17, 2017

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

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

CALL TO ORDER: 6:30 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 **Z17-06**, Conditional Use Permit **CU17-20**, Special Use Permit **SU17-02**, Planned Development Overlay **PD17-03**, and the **Final Plat** of Lot 1, Block 1, Grapevine Main (Grapevine Main) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Hewitt-Zollars requesting to rezone 4.459 acres from “LI” Light Industrial District to “GU” Governmental Use District for the development of a rail station, hotel, and parking garage; a conditional use permit to establish a hotel and restaurant to allow the possession, storage, retail sales, and on-premise consumption of alcoholic

beverages (beer, wine, and mixed beverages); a special use permit to establish a public rail station facility; a planned development overlay to deviate from, but not be limited to, the building setback requirements relative to the "LI" Light Industrial District; and a final plat of Lot 1, Block 1, Grapevine Main being a replat of a portion of Blocks 5 and 6 of Blocks 1 to 7 Inclusive, Lipscomb and Daniel Subdivision and a portion of Dallas Road. The subject property is located at 815 South Main Street, 217 East Dallas Road, and 255 East Dallas Road.

4. Zoning Application **Z17-07** (303 West Nash Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Hamilton Duffy requesting to rezone 0.6701 acres from "R-7.5" Single Family District to "PO" Professional Office District for the development of an office building. FIRST READING.
5. Zoning Application **Z17-08** (813 and 817 East Wall Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by David J. Smith requesting to rezone 0.415 acres from "HC" Highway Commercial District to "R-7.5" Single Family District for the development of two single family lots.
6. Conditional Use Permit **CU17-22** (Angel's Attic) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Cates-Clark & Associates requesting a conditional use permit to allow retail sales of secondhand goods in an enclosed building where the size of the space exceeds 3,000 square feet and a pole sign. The subject property is located at 1250 William D. Tate Avenue No. 350 and is currently zoned "CC" Community Commercial District. FIRST READING.

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.

NEW BUSINESS

8. Consider an interlocal agreement with Grapevine-Colleyville Independent School District for the use of a police officer to teach their criminal justice curriculum as a full-time teacher 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.

9. Consider a joint election agreement with the Tarrant County Elections Administrator to provide election services and equipment for the November 7, 2017 Special Bond Election. City Secretary recommends approval.
10. Consider renewal of an interlocal agreement for the Metroport Teen Court program with the Cities of Colleyville, Southlake and Keller. Chief Financial Officer recommends approval.
11. Consider renewal of an annual contract for the purchase of Fire Department uniforms from Red the Uniform Tailor through an interlocal agreement with the City of Frisco, Texas. Fire Chief recommends approval.
12. Consider **Resolution No. 2017-085** authorizing an annual contract for bunker gear (protective clothing) from Casco Industries, Inc. through an interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard). Fire Chief recommends approval.
13. Consider **Resolution No. 2017-086** authorizing a service contract for IT customer service support from Doug Keys Services. Chief Technology Officer recommends approval.
14. Consider **Resolution No. 2017-087** authorizing a service contract for system and network security consulting from Reyna IT Solutions. Chief Technology Officer recommends approval.
15. Consider the award of an informal request for quote for the purchase and installation of a commercial sauna for The REC of Grapevine from Diamond Fitness. Parks and Recreation Director recommends approval.
16. Consider **Resolution No. 2017-088** authorizing the purchase of a sport court shade structure from USA Shade and Fabric Structures through an interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard). Parks and Recreation Director recommends approval.
17. Consider **Ordinance No. 2017-068** abandoning a 13.4 foot wide strip of East Dallas Road right-of-way extending east from the intersection of South Main Street and East Dallas Road abutting Lot 1, Block 1, Grapevine Main for a length of 670 feet. Public Works Director recommends approval.

18. Consider the minutes of the October 3, 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

19. Zoning Application **Z17-06** (Grapevine Main) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2017-069**, if applicable, and take any necessary action.
20. Conditional Use Permit **CU17-20** (Grapevine Main) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2017-070**, if applicable, and take any necessary action.
21. Special Use Permit **SU17-02** (Grapevine Main) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2017-071**, if applicable, and take any necessary action.
22. Planned Development Overlay **PD17-03** (Grapevine Main) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2017-072**, if applicable, and take any necessary action.
23. **Final Plat** of Lot 1, Block 1, Grapevine Main (Grapevine Main) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
24. Zoning Application **Z17-07** (303 West Nash Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2017-073**, if applicable, and take any necessary action.
25. Zoning Application **Z17-08** (813 and 817 East Wall Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2017-074**, if applicable, and take any necessary action.
26. **Preliminary Plat** of Lots 1 and 2, Block 1, Smith Wall Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action regarding the application submitted by Mark Peeples, Arthur Land Surveying, requesting a preliminary plat of the property located at 813 and 817 Wall Street.
27. **Final Plat** of Lots 1 and 2, Block 1, Smith Wall Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action regarding the application submitted by Mark Peeples, Arthur Land

Surveying, requesting a final plat of the property located at 813 and 817 Wall Street.

28. Conditional Use Permit **CU17-22** (Angel's Attic) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2017-075**, if applicable, and take any necessary action.
29. **Final Plat** of Lots 1, 2, and 3, Block 1, Banyan Place 2 – Consider the recommendation of the Planning and Zoning Commission and take any necessary action regarding the application submitted by Gazim Idoski requesting a final plat of the property located at the southeast corner of Scribner Street and Banyan Drive and currently zoned "R-5.0" Zero Lot Line 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 October 13, 2017 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.



AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, OCTOBER 17, 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 **Z17-06**, Conditional Use Permit **CU17-20**, Special Use Permit **SU17-02**, Planned Development Overlay **PD17-03**, and the **Final Plat** of Lot 1, Block 1, Grapevine Main (Grapevine Main) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Hewitt-Zollars requesting to rezone 4.459 acres from "LI" Light Industrial District to "GU" Governmental Use District for the development of a rail station, hotel, and parking garage; a conditional use permit to establish a hotel and restaurant to allow the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages); a special use permit to establish a public rail station facility; a planned development overlay to deviate from, but not be limited to, the building setback requirements relative to the "LI" Light Industrial District; and a final plat of Lot 1, Block 1, Grapevine Main being a replat of a portion of Blocks 5 and 6 of Blocks 1 to 7 Inclusive, Lipscomb and Daniel Subdivision and a portion of Dallas Road. The subject property is located at 815 South Main Street, 217 East Dallas Road, and 255 East Dallas Road.
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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 **Z17-06** (Grapevine Main) – Consider the application and make a recommendation to the City Council.
8. Conditional Use Permit **CU17-20** (Grapevine Main) – Consider the application and make a recommendation to the City Council.
9. Special Use Permit **SU17-02** (Grapevine Main) – Consider the application and make a recommendation to the City Council.
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17. **Final Plat** Application of Lots 1, 2, and 3, Block 1, Banyan Place 2 – Consider the application submitted by Gazim Idoski requesting a final plat of the property located at the southeast corner of Scribner Street and Banyan Drive and currently zoned "R-5.0" Zero Lot Line District.
18. Consider the minutes of the September 19, 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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