



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, JANUARY 16, 2018

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

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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

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**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 Monica Hotelling

**JOINT PUBLIC HEARING**

3. Conditional Use Permit **CU17-25** (Grapevine Antique Market) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jay Ho requesting a conditional use permit to allow for retail sales of secondhand goods in an enclosed building where the size of the space exceeds 3,000 square feet, specifically for the expansion of the existing Grapevine Antique Market into an adjacent retail space. The subject property is located at 1641 West Northwest Highway and is currently zoned “SP” Site Plan District.

4. Conditional Use Permit **CU17-28** (Grapevine Honda) and **Final Plat** of Lots 1R and 2, Block 1, First Baptist Church of Grapevine Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by 121 GV Holdings LLC requesting a conditional use permit to allow an automotive dealership with sales and service of new and used vehicles and a 40 foot pole sign and a replat of Lot 1, Block 1, First Baptist Church of Grapevine Addition. The subject property is located at 2301 William D Tate Avenue and is currently zoned “CC” Community Commercial District.
5. Conditional Use Permit **CU17-29** (1331 West Wall Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Eric Legge requesting a conditional use permit to allow for an owner or caretaker residential facilities having accommodations for, and occupied by, only one family within a single professional office building. The subject property is currently zoned “PO” Professional Office District.
6. Planned Development Overlay **PD17-05** (Shady Brook Addition) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Hat Creek Development requesting a planned development overlay to deviate from, but not limited to, density requirements and area regulations. The subject property is located at 993 Shady Brook Drive and is currently zoned “R-5.0” Zero-Lot-Line District.
7. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM17-04** – City Council and Planning and Zoning Commission to conduct a public hearing to consider amendments and changes to the Comprehensive Zoning Ordinance No. 82-73, same being Appendix D of the Code of Ordinances as follows: Section 52, Tree Preservation and Section 53, Landscaping Regulations relative to approved trees meeting minimum landscaping requirements and any other additions, deletions, or changes to various sections, articles and provisions contained in said Ordinance No. 82-73.

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. Chief Financial Officer to present monthly financial report.

10. Assistant Police Chief to present updates to the Animal Shelter Fee Schedule.

#### NEW BUSINESS

11. Consider **Ordinance No. 2018-001** amending the Code of Ordinances, Chapter 6, Animals and Fowl and take any necessary action.
12. Consider **Resolution No. 2018-001** approving the Local Project Advance Funding Agreement with Texas Department of Transportation (TXDOT) to establish funding participation levels for the Farm to Market Road (FM) 2499 Green Ribbon Project - Phase IV and take any necessary action.
13. Consider a construction contract with Excel 4 Construction, LLC for the Sanitary Sewer Inflow and Infiltration Phase 3 Project, **Ordinance No. 2018-002** appropriating funds in the Utility Capital Enterprise Fund, 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.

14. Consider **Resolution No. 2018-002** calling the 2018 City Officers Election to be held on Saturday, May 5, 2018, designating the polling place and, if necessary, a run-off election to be held on June 16, 2018. City Secretary recommends approval.
15. Consider renewal of a professional services contract for medical control services from BEST EMS. Fire Chief recommends approval.
16. Consider **Resolution No. 2018-003** authorizing a sole source purchase of bomb suits and accessories for the Fire Department from Med-Eng, LLC and **Ordinance No. 2018-003** appropriating funds to the Grant Fund. Fire Chief recommends approval.
17. Consider renewal of an annual contract for grounds management services with Terracare Associates. Parks and Recreation Director recommends approval.
18. Consider **Resolution No. 2018-004** authorizing the purchase and installation of new gym flooring for The REC of Grapevine from Ponder Company, Inc. through an interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard). Parks and Recreation Director recommends approval.
19. Consider **Resolution No. 2018-005** authorizing the purchase of Ford vehicles for the Public Works department from Chastang Ford through an interlocal agreement

with the Houston-Galveston Area Council (H-GAC). Public Works Director recommends approval.

20. Consider **Resolution No. 2018-006** authorizing the purchase of a hydro-excavator from Lonestar Truck Group through an interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard). Public Works Director recommends approval.
21. Consider a memorandum of understanding with Tarrant County for the purpose of electronically filing of plats within Tarrant County. Public Works Director recommends approval.
22. Consider an engineering services contract with Lee Engineering Inc. for the design of traffic signal improvements along State Highway 26, Northwest Highway, Glade Road at Euless Grapevine, and State Highway 121 / William D Tate Avenue at Mustang Drive; **Ordinance No. 2018-004** appropriating funds in the Capital Projects Street Fund. Public Works Director recommends approval.
23. Consider the minutes of the December 19, 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

24. Conditional Use Permit **CU17-25** (Grapevine Antique Market) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2018-005**, if applicable, and take any necessary action.
25. Conditional Use Permit **CU17-28** (Grapevine Honda) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2018-006**, if applicable, and take any necessary action.
26. **Final Plat** of Lots 1R and 2, Block 1, First Baptist Church of Grapevine Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
27. Conditional Use Permit **CU17-29** (1331 West Wall Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2018-007**, if applicable, and take any necessary action.
28. Planned Development Overlay **PD17-05** (Shady Brook Addition) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2018-008**, if applicable, and take any necessary action.

29. **Preliminary Plat** of Lots 1-34, Block A, Lots 1-10, Block B and Lots 1X, 2X, 3X and 4X, Shady Brook Addition – Consider the recommendation of the Planning and Zoning Commission relative to an application submitted by Kosse Maykus, KM Properties, Inc. requesting a preliminary plat for property located south of Shady Brook Drive between North Lucas and the creek and currently zoned “PD” Planned Development Overlay.
30. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM17-04** – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2018-009**, if applicable, and take any necessary action.
31. **Final Plat** of Lot 1, Block 1, Ball Sunset Addition – Consider the recommendation of the Planning and Zoning Commission relative to an application submitted by CBG Surveying requesting a final plat for property located at 314 Ball Street and 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 January 12, 2018 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.



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REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, JANUARY 16, 2018

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
3. Conditional Use Permit **CU17-25** (Grapevine Antique Market) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jay Ho requesting a conditional use permit to allow for retail sales of secondhand goods in an enclosed building where the size of the space exceeds 3,000 square feet, specifically for the expansion of the existing Grapevine Antique Market into an adjacent retail space. The subject property is located at 1641 West Northwest Highway and is currently zoned "SP" Site Plan District.
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#### JOINT PUBLIC HEARING

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 **CU17-25** (Grapevine Antique Market) – Consider the application and make a recommendation to the City Council.
9. Conditional Use Permit **CU17-28** (Grapevine Honda) – Consider the application and make a recommendation to the City Council.
10. **Final Plat** of Lots 1R and 2, Block 1, First Baptist Church of Grapevine Addition – Consider the application and make a recommendation to the City Council.
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14. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM17-04** – Consider the application and make a recommendation to the City Council.
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16. Consider the minutes of the December 19, 2017 Regular 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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