



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, APRIL 17, 2018

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
7:20 p.m.	4B Economic Development Corporation Board Meeting - Council Chambers
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. Conditional Use Permit **CU18-08** (The Shacks/The Wallis/The Baker), **Preliminary Plat** for Lot 1, Block A, Charleston Addition and **Final Plat** for Lot 1, Block A, Charleston Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the Billingsley

Company requesting a conditional use permit to establish a master site development plan to include but not be limited to building elevation improvements to the existing multi-tenant retail building, along with the addition of a new multi-structure retail and restaurant development, and two, four-story multifamily structures and two, three-story brownstone structures. The property is located at 3570 and 3580 North Grapevine Mills Boulevard and 3155 Stars and Stripes Way and is currently zoned “CC” Community Commercial.

4. Conditional Use Permit **CU18-03** and Special Use Permit **SU18-02** (Corky’s) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Games for All, LLC requesting a conditional use permit to amend the previously approved site plan for a planned commercial center, specifically to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages, (beer, wine, and mixed beverages) in conjunction with a restaurant with outside dining and a special use application to allow skill/coin-operated machines in excess of eight machines. The property is located at 3520 North Grapevine Mills Boulevard and is currently zoned “CC” Community Commercial.
5. Conditional Use Permit **CU18-01A** (Boomerjack’s) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Boomerjack’s Grapevine, LLC requesting a conditional use permit to amend the previously approved site plan for a planned commercial center with the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed drinks) in conjunction with a restaurant, specifically to revise the building elevations. The property is located at 201 West State Highway 114 and is currently zoned “CC” Community Commercial.

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

6. 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

7. Development Services Director to present proposed amendments to the City of Grapevine Code of Ordinances, Chapter 7, Section 7-127, Fences.
8. Chief Financial Officer to present the monthly financial report.



## OLD BUSINESS

9. Conditional Use Permit **CU18-07** (Camp Bow Wow) – City Council to consider the second reading of **Ordinance No. 2018-028** relative to an application submitted by Charles Grady requesting a conditional use permit to allow a pet day care with overnight boarding. The property is located at 1200 Texan Trail No. 300 and is currently zoned “LI” Light Industrial District. The public hearing and first reading of this item were held on March 20, 2018.

## NEW BUSINESS

10. Consider **Resolution No. 2018-034** authorizing the issuance and sale of City of Grapevine, Texas, General Obligation Refunding Bonds, Series 2018; levying a tax in payment thereof; awarding the sale of the bonds, prescribing the form of said bonds; approving execution and delivery of a deposit agreement; approving the official statement, approving and enacting other provisions relating thereto and take any necessary action.
11. Consider **Ordinance No. 2018-033** authorizing the issuance and sale of City of Grapevine, Texas Combination Tax and Revenue Certificates of Obligation, Series 2018; levying a tax in payment thereof; prescribing the form of said certificates; awarding the sale of the certificates; approving the official statement; approving and enacting other provisions relating thereto 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.

12. Consider the Joint Election Agreement with the Tarrant County Elections Administrator to provide election services and equipment for the May 5, 2018 General Election. City Secretary recommends approval.
13. Consider the award of design-build services for a warehouse storage building to Speed Fab-Crete and **Ordinance No. 2018-034** appropriating funds. Convention and Visitors Director 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 declaring certain items surplus property and authorizing their sale through public auction. Chief Financial Officer recommends approval.

16. Consider the renewal of an annual contract with McGriff, Seibels and Williams Insurance Services for the Risk department for insurance consultant services for group health benefits. Chief Financial Officer recommends approval.
17. Consider **Resolution No. 2018-035** authorizing an interlocal purchasing agreement with the City of College Station. Chief Financial Officer recommends approval.
18. Consider **Resolution No. 2018-036** authorizing an annual contract for Microsoft licenses for the Information Technology department from SHI Government Solutions, Inc. Chief Technology Officer recommends approval.
19. Consider renewal of annual contracts for horticultural chemicals and fertilizers for the Parks and Recreation department and Grapevine Golf Course with BWI Companies, Inc., Harrell's, LLC, Helena Chemical Company, Innovative Turf Supply and Winfield Solutions, LLC. Golf Course Director and Parks and Recreation Director recommend approval.
20. Consider the renewal of an annual contract for cabin housekeeping services for the Parks and Recreation department with Pure Service Corporation. Parks and Recreation Director recommends approval.
21. Consider **Resolution No. 2018-037** authorizing a sole source purchase of radio antenna relocation services for the Police department from Motorola Solutions and **Ordinance No. 2018-035** appropriating funds. Police Chief and Public Works Director recommend approval.
22. Consider **Resolution No. 2018-038** authorizing annual contracts for various fuels for the Public Works Fleet Services division with primary vendor Martin Eagle Oil Company and secondary vendor Douglas Distributing. Public Works Director recommends approval.
23. Consider **Ordinance No. 2018-036** appropriating funds from the Permanent Capital Maintenance Fund for energy efficient projects for City of Grapevine properties. Public Works Director recommends approval.
24. Consider renewal of annual contracts for cold milling machining for the Public Works department with Dustrol, Inc. and Tex Op Construction, LP. Public Works Director recommends approval.
25. Consider the award of an annual contract for waterworks products for the Public Works department with Core and Main LP. Public Works Director recommends approval.



26. Consider **Resolution No. 2018-039** authorizing an annual contract for trackless tack emulsion for the Public Works Street division with Blacklidge Emulsions, Inc. Public Works Director recommends approval.
27. Consider the minutes of the April 3, 2018 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

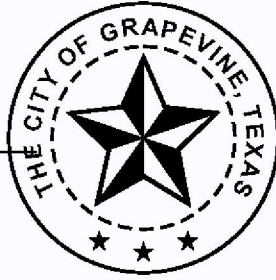
28. Conditional Use Permit **CU18-08** (The Shacks/The Wallis/The Baker) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2018-037**, if applicable, and take any necessary action.
29. **Preliminary Plat** for Lot 1, Block A, Charleston Addition – Consider the recommendation of the Planning and Zoning Commission.
30. **Final Plat** for Lot 1, Block A, Charleston Addition – Consider the recommendation of the Planning and Zoning Commission.
31. Conditional Use Permit **CU18-03** (Corky's) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2018-038**, if applicable, and take any necessary action.
32. Special Use Permit **SU18-02** (Corky's) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2018-039**, if applicable, and take any necessary action.
33. Conditional Use Permit **CU18-01A** (Boomerjack's) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2018-040**, if applicable, 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 13, 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.



CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, APRIL 17, 2018

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. 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. Conditional Use Permit **CU18-08** (The Shacks/The Wallis/The Baker), **Preliminary Plat** for Lot 1, Block A, Charleston Addition and **Final Plat** for Lot 1, Block A, Charleston Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the Billingsley Company requesting a conditional use permit to establish a master site development plan to include but not be limited to building elevation improvements to the existing multi-tenant retail building, along with the addition of a new multi-structure retail and restaurant development, and two, four-story multifamily structures and two, three-story brownstone structures. The property is located at 3570 and 3580 North Grapevine Mills Boulevard and 3155 Stars and Stripes Way and is currently zoned "CC" Community Commercial.
4. Conditional Use Permit **CU18-03** and Special Use Permit **SU18-02** (Corky's) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Games for All, LLC requesting a conditional use permit to amend the previously approved site plan for a planned commercial center, specifically to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages, (beer, wine, and mixed beverages) in conjunction with a restaurant with outside dining and a special use application to



allow skill/coin-operated machines in excess of eight machines. The property is located at 3520 North Grapevine Mills Boulevard and is currently zoned "CC" Community Commercial.

5. Conditional Use Permit **CU18-01A** (Boomerjack's) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Boomerjack's Grapevine, LLC requesting a conditional use permit to amend the previously approved site plan for a planned commercial center with the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed drinks) in conjunction with a restaurant, specifically to revise the building elevations. The property is located at 201 West State Highway 114 and is currently zoned "CC" Community Commercial.

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**

6. Conditional Use Permit **CU18-08** (The Shacks/The Wallis/The Baker) – Consider the application and make a recommendation to City Council.
7. **Preliminary Plat** for Lot 1, Block A, Charleston Addition – Consider the application and make a recommendation to City Council.
8. **Final Plat** for Lot 1, Block A, Charleston Addition – Consider the application and make a recommendation to City Council.
9. Conditional Use Permit **CU18-03** (Corky's) – Consider the application and make a recommendation to City Council.
10. Special Use Permit **SU18-02** (Corky's) – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU18-01A** (Boomerjack's) – Consider the application and make a recommendation to City Council.
12. Consider the minutes of the March 20, 2018 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.



## ADJOURNMENT

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.

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 13, 2018 by 5:00 p.m.



Tara Brooks  
City Secretary

