



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, AUGUST 21, 2018

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

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6:15 p.m. Dinner – City Council Conference Room  
6:45 p.m. Call to Order of City Council Meeting – City Council Chambers  
6:45 p.m. Executive Session – City Council Conference Room  
7:15 p.m. CCPD Meeting – City Council Chambers  
7:30 p.m. Joint Regular Meeting – City Council Chambers

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**CALL TO ORDER: 6:45 p.m.** – City Council Conference Room

**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 Jimmy Fechter

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU18-19** (Westwood Partners) and **Final Plat** of Lots 2R, 3R, 4-7, Opryland Second Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Westwood Partners requesting a conditional use permit to establish a planned

commercial center for the development of an office complex and a convenience store with gasoline sales, a car wash, a restaurant with outside dining along with the possession, storage, retail sales and off-premise consumption of alcoholic beverages (beer and wine only). The applicant is also requesting to replat Lots 2 and 3, Block 1, Opryland Second Addition. The subject property is located at 801 and 1001 East Northwest Highway and is currently zoned "CC" Community Commercial 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

4. 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.

#### CITY COUNCIL PUBLIC HEARINGS

5. City Council to conduct a public hearing to consider adoption of a tax increase and take any necessary action.

**NOTE:** In accordance with state law, this item is the first of two public hearings on the proposed tax increase. Because the proposed tax rate (\$0.289271 per \$100) exceeds the effective tax rate (\$0.272565 per \$100), the law requires that the City Council hold two public hearings on the proposal. The second public hearing will be held during the regular meeting on September 4, 2018. City Council will vote on the tax rate during the regular meeting on September 18, 2018. Both meetings will take place in the Council Chambers in City Hall at 200 South Main Street, Grapevine, Texas.

6. City Council to conduct a public hearing relative to the Fiscal Year 2018-2019 operating budget and take any necessary action.

**NOTE:** The City Council will consider adoption of the proposed Fiscal Year 2018-2019 operating budget and tax rate of \$0.289271 per \$100 on Tuesday, September 18, 2018 at 7:30 p.m. in the Council Chambers, 200 South Main Street.

## PRESENTATIONS

7. City Attorney and City Staff to update Council on regulatory options for short term rentals.

## NEW BUSINESS

8. Consider the award of the Request for Qualifications 463-2018 for Architectural Design Services for the Animal Shelter with Quorum Architects, Inc. and take any necessary action.
9. Consider award of contract to ArchiTexas and Mesa Planning for Design and Development Standards for the Dallas Road Transit Corridor 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.

10. Consider the award of a contract for Medical and Rx Stop Loss Insurance with Swiss Re. Chief Financial Officer recommends approval.
11. Consider **Resolution No. 2018-063** authorizing the purchase of phone equipment from Radcom Technologies, Inc. Chief Technology Officer recommends approval.
12. Consider **Resolution No. 2018-064** authorizing the purchase of shade structures from USA Shade and Fabric Structures. Parks and Recreation Director recommends approval.
13. Consider **Resolution No. 2018-065** authorizing and directing staff to participate in a Local Parks Grant program for the development of Silver Lake Park. Parks and Recreation Director recommends approval.
14. Consider the award of an informal request for quote for promotional testing services from Southwest Leadership Resources. Police Chief recommends approval.
15. Consider the renewal of an annual contract for water and wastewater analysis services from the Trinity River Authority of Texas. Public Works Director recommends approval.

16. Consider an interlocal agreement with Tarrant County for the asphalt overlay work on Dove Loop Road and Boyd Drive. Public Works Director recommends approval.
17. Consider a cost sharing agreement with DFW Airport for reimbursement for one-half the cost of the engineering study related to land development. Public Works Director recommends approval.
18. Consider the renewal of annual contracts for water and wastewater chemicals with Brenntag Southwest, Inc., DPC Industries, Inc., and Fort Bend Services. Public Works Director recommends approval.
19. Consider the minutes of the August 7, 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

20. Conditional Use Permit **CU18-19** (Westwood Partners) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2018-064**, if applicable, and take any necessary action.
21. **Final Plat** of Lots 2R, 3R, 4-7, Opryland Second Addition – Consider the recommendation of the Planning and Zoning Commission, 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 August 17, 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, AUGUST 21, 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 Jimmy Fechter

**JOINT PUBLIC HEARING**

3. Conditional Use Permit **CU18-19** (Westwood Partners) and **Final Plat** of Lots 2R, 3R, 4-7, Opryland Second Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Westwood Partners requesting a conditional use permit to establish a planned commercial center for the development of an office complex and a convenience store with gasoline sales, a car wash, a restaurant with outside dining along with the possession, storage, retail sales and off-premise consumption of alcoholic beverages (beer and wine only). The subject property is located at 801 and 1001 East Northwest Highway and is currently zoned "CC" Community Commercial District.

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**

4. Conditional Use Permit **CU18-19** (Westwood Partners) – Consider the application and make a recommendation to City Council.
5. **Final Plat** of Lots 2R, 3R, 4-7, Opryland Second Addition – Consider the application and make a recommendation to City Council.
6. Consider the minutes of the July 17, 2018 Regular Planning and Zoning Commission meeting.

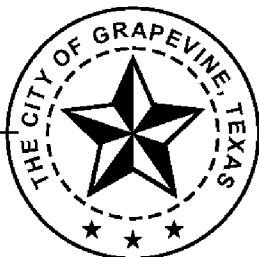
NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

**ADJOURNMENT**

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