



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 21, 2020

GRAPEVINE CITY HALL, COUNCIL CHAMBERS
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

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

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. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, historic preservation (428 East Wall Street), 212 East Texas Street, 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 HEARINGS

3. Conditional Use Permit **CU19-36** (Tate Retail Center) and **Final Plat** and Lots 1, 2 and 3, Block 1, Tate Street Plaza No. 2 – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Burger Engineering requesting a conditional use permit to amend the previously

approved site plan CU12-10 (Ordinance No. 2012-17) allowing for a planned commercial center, specifically to adjust the property lines and to replat Lot 3R, Block 1, Tate Street Plaza And Lot 4-R-1, Block 1, Tate Street Plaza Revised. The subject property is located at 1231 William D. Tate Avenue and is currently zoned “CC” Community Commercial District.

4. Conditional Use Permit **CU19-37** (New Chick-Fil-A) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Burger Engineering requesting a conditional use permit to amend the previously approved site plans CU01-18, CU00-52, CU93-03 (Ordinance No. 1993-22) for a planned commercial center, specifically to adjust the property lines to allow for the development of a drive through and outside dining in conjunction with a restaurant. The subject property is located at 1235 William D. Tate Avenue and is currently zoned “CC” Community Commercial District.
5. Conditional Use Permit **CU19-38** (Existing Chick-Fil-A) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Burger Engineering requesting a conditional use permit to amend the previously approved site plan CU99-74 (Ordinance No. 1999-185) for a planned commercial center, specifically to adjust the property lines of an existing drive through restaurant. The subject property is located at 1245 William D. Tate Avenue and is currently zoned “CC” Community Commercial District.
6. Conditional Use Permit **CU19-41** (Grapevine Honda) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Cool Breeze Consultants requesting a conditional use permit to establish an automotive dealership with the sales and service of new and used vehicles and a 40-foot pole sign. The subject property is located at 2301 William D. Tate Avenue and is currently zoned “CC” Community Commercial District.
7. Conditional Use Permit **CU19-42** and Planned Development Overlay **PD19-03** (Brew and Batter) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ashton and Tracy Dierolf requesting a conditional use permit to allow for a restaurant and a planned development overlay to deviate from, but not be limited to, masonry requirements in the Central Business District. The subject property is located at 106 East Texas Street and is currently zoned “CBD” Central Business District.

Planning and Zoning Commission to recess to the 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 or on any other agenda item by completing a Citizen Appearance Request form with the City Secretary. A member of the public may address the City Council regarding an item on the agenda either before or during the Council's consideration of the item, upon being recognized by the Mayor or upon the consent of the City Council. 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 financial report.

NEW BUSINESS

10. Consider the purchase of a pumper fire apparatus from Siddons-Martin Emergency Group 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.

11. Consider the renewal of an annual contract for medical control services with Best EMS. Fire Chief recommends approval.
12. Consider the purchase of exercise equipment for The REC from Comm-Fit. Parks and Recreation Director recommends approval.
13. Consider the purchase of exercise equipment for The REC from Team Marathon Fitness. Parks and Recreation Director recommends approval.
14. Consider **Ordinance No. 2020-002** transferring funds from the Crime Control District Fund for leases and rentals to the Capital Equipment Fund and appropriating said funds for the purchase of a police vehicle. Police Chief recommends approval.
15. Consider the purchase of a Ford F550 with service body and crane from Chastang Ford. Public Works Director recommends approval.

16. Consider **Resolution No. 2020-002** approving the First Amendment to the Tower/Ground Lease Agreement with Clear Wireless LLC for the purpose of installing, operating, and maintaining communications facilities on the Barton Water Tower. Public Works Director recommends approval.
17. Consider the First Amendment to the contract for general engineering consulting services with Pacheco Koch Consulting Engineers, Inc. Public Works Director recommends approval.
18. Consider a Second Amendment to the contract for land acquisition services with Teague, Nall, and Perkins, Inc. Public Works Director recommends approval.
19. Consider the purchase of project management software from ProjectMates. Public Works Director recommends approval.
20. Consider the minutes of the January 7, 2020 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

21. Conditional Use Permit **CU19-36** (Tate Retail Center) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-004**, if applicable, and take any necessary action.
22. **Final Plat** and Lots 1, 2, 3, Block 1, Tate Street Plaza No. 2 – Consider the recommendation of the Planning and Zoning and take any necessary action.
23. Conditional Use Permit **CU19-37** (New Chick-Fil-A) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-005**, if applicable, and take any necessary action.
24. Conditional Use Permit **CU19-38** (Existing Chick-Fil-A) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-006**, if applicable, and take any necessary action.
25. Conditional Use Permit **CU19-41** (Grapevine Honda) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-007**, if applicable, and take any necessary action.

26. Conditional Use Permit **CU19-42** (Brew and Batter) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-008**, if applicable, and take any necessary action.
27. Planned Development Overlay **PD19-03** (Brew and Batter) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-009**, if applicable, and take any necessary action.
28. **Final Plat** of Lot 1, Block 1, Southland Addition – Consider the recommendation of the Planning and Zoning Commission relative to the application submitted by Alston Construction requesting to plat unplatted property into one lot. The subject property is located on the northeast corner of Kubota Drive and State Highway 121 and is currently zoned “CC” Community Commercial District.
29. **Final Plat** of Lots 1 and 2, Block 1, GHH Addition – Consider the recommendation of the Planning and Zoning Commission relative to the application submitted by Windrose Land Services requesting to plat unplatted property into two lots. The subject property is located at 717 and 721 East Wall Street and is currently zoned “R-7.5” 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 17, 2020 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
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.

This meeting can be adjourned and reconvened, if necessary, the following regular business day.



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JANUARY 21, 2020

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 HEARINGS

3. Conditional Use Permit **CU19-36** (Tate Retail Center) and **Final Plat** and Lots 1, 2 and 3, Block 1, Tate Street Plaza No. 2 – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Burger Engineering requesting a conditional use permit to amend the previously approved site plan CU12-10 (Ordinance No. 2012-17) allowing for a planned commercial center, specifically to adjust the property lines and to replat Lot 3R, Block 1, Tate Street Plaza And Lot 4-R-1, Block 1, Tate Street Plaza Revised. The subject property is located at 1231 William D. Tate Avenue and is currently zoned "CC" Community Commercial District.
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submitted by Burger Engineering requesting a conditional use permit to amend the previously approved site plan CU99-74 (Ordinance No. 1999-185) for a planned commercial center, specifically to adjust the property lines of an existing drive through restaurant. The subject property is located at 1245 William D. Tate Avenue and is currently zoned "CC" Community Commercial 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

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NEW BUSINESS

9. Conditional Use Permit **CU19-36** (Tate Retail Center) – Consider the application and make a recommendation to City Council.
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17. **Final Plat** of Lots 1 and 2, Block 1, GHH Addition – Consider the application and make a recommendation to City Council relative to the application submitted by Windrose Land Services requesting to plat unplatted property into two lots. The subject property is located at 717 and 721 East Wall Street and is currently zoned “R-7.5” Residential District.
18. Consider the minutes of the December 17, 2019 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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