

AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR JOINT CITY COUNCIL
&
PLANNING & ZONING COMMISSION MEETING*
TUESDAY, JANUARY 20, 2015
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

5:45 p.m. Dinner - City Council Conference Room
6:15 p.m. Call to Order - City Council Chambers
6:15 p.m. Executive Session - City Council Conference Room
6:30 p.m. Workshop - City Council Chambers
7:30 p.m. Joint Public Hearings - City Council Chambers*
7:30 p.m. Regular Meeting - City Council Chambers

CALL TO ORDER: 6:15 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. Deliberate the sale, exchange, or value of real property (Parks and Recreation park land) 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.

WORKSHOP: 6:30 p.m. - City Council Chambers

2. Discuss Commuter Rail Station/Dallas Road Corridor Study.

REGULAR MEETING: 7:30 p.m. - City Council Chambers

INVOCATION AND PLEDGE OF ALLEGIANCE: Commissioner Betty "BJ" Wilson

JOINT PUBLIC HEARINGS

3. Conditional Use Application **CU14-45** and Planned Development Overlay **PD14-03** (The Gatehouse in Grapevine) - City Council and Planning & Zoning Commission to conduct a public hearing relative to applications submitted by John Fegan for property located at 670 Westport Parkway. The conditional use and planned development overlay applications request to amend the site plan approved by Ordinance No. 2012-39 and Ordinance No. 2012-40 for the addition of a 1,683 square foot chapel, a mail kiosk, a community center deck and additional parking for a non-profit institution being utilized as a women's shelter. The subject property is zoned "CC" Community Commercial District Regulations.
4. Historic Landmark Subdistrict **HL14-07** (705 East Texas Street) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by Neal Cooper for property located at 705 East Texas Street requesting designation as a historical landmark subdistrict. The subject property is zoned "R-7.5" Single Family District Regulations.
5. Historic Landmark Subdistrict **HL14-08** (622 Estill Street) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by Copper Street Homes for property located at 622 Estill Street requesting designation as a historical landmark subdistrict. The subject property is zoned "R-7.5" Single Family District Regulations.
6. **AM14-06 proposed amendments** - City Council and Planning & Zoning Commission to conduct a public hearing relative to amendments to the Grapevine Code of Ordinances, Appendix D, Comprehensive Zoning Ordinance No. 82-73, as amended, Section 23A Grapevine Vintage District Regulations relative to breweries and distilleries and Section 42 Supplementary District Regulations relative to distilleries.

END OF JOINT PUBLIC HEARINGS

Planning & Zoning Commission to recess to Planning & 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 **ordinance** providing for the issuance of City of Grapevine, Texas General Obligation Refunding Bonds, Series 2015, in the aggregate principal amount not to exceed \$16,500,000; providing for the award of the sale thereof in accordance with specified parameters; levying a tax in payment thereof; authorizing the execution and delivery of a purchase contract, a paying agent/registrars agreement and an escrow agreement relating to such bonds; approving the preparation of an official statement; and enacting other provisions relating thereto and a take any necessary action.
9. Consider an **ordinance** authorizing the issuance and sale of City of Grapevine, Texas Combination Tax and Revenue Certificates of Obligation, Series 2015, in an aggregate principal amount not to exceed \$12,500,000; providing for the award of the sale thereof in accordance with specified parameters; levying a tax in payment thereof; prescribing the form of said certificates; approving the execution and delivery of a purchase agreement; approving the preparation of an official statement; enacting other provisions relating thereto and take any necessary action.
10. Consider an **ordinance** providing for the issuance of City of Grapevine, Texas Combination Tax and Tax Increment Reinvestment Zone Number Two Revenue Refunding Bonds, Series 2015, in the aggregate principal amount not to exceed \$22,750,000; providing for the award of the sale thereof in accordance with specified parameters; levying a tax in payment thereof; authorizing the execution and delivery of a purchase contract, a paying agent/registrars agreement and a deposit agreement relating to such bonds; approving the preparation of an official statement; 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.

11. Consider a **resolution** authorizing an extension of the contract for court fees and fines collection services with Linebarger Goggan Blair & Sampson, LLP for a two-year period. Administrative Services Director recommends approval.
12. Consider a one-year extension of Conditional Use Permit **CU13-34** for property located at 3955 Grapevine Mills Parkway. The conditional use permit granted the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only), gasoline service and outside dining in

conjunction with a convenience store. The subject property is zoned "CC" Community Commercial District Regulations. Development Services Director recommends approval.

13. Consider renewal of annual contracts with Austin Masonry Construction Inc., as primary vendor, and Chibli Stone Works, as the secondary vendor, for masonry construction and repair services. Parks and Recreation Director recommends approval.
14. Consider renewal of an annual contract with VMC Landscape Services for grounds management services. Parks and Recreation Director recommends approval.
15. Consider rejecting all bids submitted for the Denton Creek Lift Station Renovation and Recoating Project and authorization for Staff to take any necessary action. Public Works Director recommends approval.
16. Consider the minutes of the January 6, 2015 City Council meetings as published. 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.

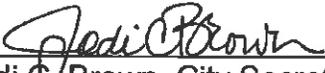
PLANNING & ZONING COMMISSION RECOMMENDATIONS

17. Conditional Use Application **CU14-45** (The Gatehouse in Grapevine) - Consider the recommendation of the Planning & Zoning Commission and a subsequent **ordinance**, if applicable.
18. Planned Development Overlay **PD14-03** (The Gatehouse in Grapevine) - Consider the recommendation of the Planning & Zoning Commission and a subsequent **ordinance**, if applicable.
19. Historic Landmark Subdistrict **HL14-07** (705 East Texas Street) - Consider the recommendation of the Planning & Zoning Commission and a subsequent **ordinance**, if applicable.
20. Historic Landmark Subdistrict **HL14-08** (622 Estill Street) - Consider the recommendation of the Planning & Zoning Commission and a subsequent **ordinance**, if applicable.
21. **AM14-06 proposed amendments** - Consider the recommendation of the Planning & Zoning Commission relative to amending the Grapevine Code of Ordinances, Appendix D, Comprehensive Zoning Ordinance No. 82-73, as amended, Section 23A Grapevine Vintage District Regulations and Section 42 Supplementary District Regulations and a subsequent **ordinance**, if applicable.

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 January 16, 2015 by 5:00 p.m.



Jodi C. Brown, City Secretary



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CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING & ZONING COMMISSION MEETING
TUESDAY, JANUARY 20, 2015
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

7:00 p.m. Briefing Session - Planning & Zoning Commission Conference Room
7:00 p.m. Workshop Session - Planning & Zoning Commission Conference Room
7:30 p.m. Joint Public Hearings - City Council Chambers
7:30 p.m. Regular Session - Planning & Zoning Commission Conference Room

CALL TO ORDER: 7:00 p.m. - Planning & Zoning Commission Conference Room

BRIEFING SESSION

1. Planning & 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 PUBLIC HEARINGS: 7:30 p.m. - City Council Chambers

INVOCATION AND PLEDGE OF ALLEGIANCE: Commissioner Betty "BJ" Wilson

2. Conditional Use Application **CU14-45** and Planned Development Overlay **PD14-03** (The Gatehouse in Grapevine) - City Council and Planning & Zoning Commission to conduct a public hearing relative to applications submitted by John Fegan for property located at 670 Westport Parkway. The conditional use and planned development overlay applications request to amend the site plan approved by Ordinance No. 2012-39 and Ordinance No. 2012-40 for the addition of a 1,683 square foot chapel, a mail kiosk, a community center deck and additional parking for a non-profit institution being utilized as a women's shelter. The subject property is zoned "CC" Community Commercial District Regulations.
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5. **AM14-06 proposed amendments** - City Council and Planning & Zoning Commission to conduct a public hearing relative to amendments to the Grapevine Code of Ordinances, Appendix D, Comprehensive Zoning Ordinance No. 82-73, as amended, Section 23A Grapevine Vintage District Regulations relative to breweries and distilleries and Section 42 Supplementary District Regulations relative to distilleries.

END OF JOINT PUBLIC HEARINGS

Planning & Zoning Commission to recess to Planning & Zoning Commission Conference Room, Second Floor to consider published agenda items.

REGULAR SESSION: 7:30 p.m. (Immediately following Joint Public Hearings) - Planning & Zoning Commission Conference Room

NEW BUSINESS

6. Conditional Use Application **CU14-45** (The Gatehouse in Grapevine) - Consider the application and make a recommendation to the City Council.
7. Planned Development Overlay **PD14-03** (The Gatehouse in Grapevine) - Consider the application and make a recommendation to the City Council.
8. Historic Landmark Subdistrict **HL14-07** (705 East Texas Street) - Consider the application and make a recommendation to the City Council.
9. Historic Landmark Subdistrict **HL14-08** (622 Estill Street) - Consider the application and make a recommendation to the City Council.
10. **AM14-06 proposed amendments** - Consider amendments to the Grapevine Code of Ordinances, Appendix D, Section 23A Grapevine Vintage District Regulations and Section 42 Supplementary District Regulations and make a recommendation to the City Council.
11. Consider the minutes of the December 20, 2014 Planning & Zoning Commission meetings and take any necessary action.

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

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Jodi C. Brown, City Secretary

