

AGENDA  
CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT CITY COUNCIL  
and  
PLANNING AND ZONING COMMISSION MEETING\*  
TUESDAY, AUGUST 18, 2015  
GRAPEVINE CITY HALL, SECOND FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

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6:30 p.m.	Dinner - City Council Conference Room
7:00 p.m.	Call to Order - City Council Chambers
7:00 p.m.	Executive Session - City Council Conference Room
7:30 p.m.	Joint Public Hearings - City Council Chambers*
7:30 p.m.	Regular Meeting - City Council Chambers

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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 or the exchange, lease, sale or value of City owned properties (Parks and Recreation Department) 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

INVOCATION AND PLEDGE OF ALLEGIANCE: Commissioner Monica Hotelling

JOINT PUBLIC HEARINGS

2. Conditional Use Permit **CU15-29** and Special Use Permit **SU15-03** (Round 1) - City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by Round 1. The applicant is requesting a conditional use permit to amend the previously approved site plans of CU99-25 (Ord. 99-81) and SU99-09 (Ord. 99-82) for a planned commercial center,

specifically to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and a special use permit to allow skill oriented games in excess of eight machines and eight billiard tables in conjunction with a bowling alley entertainment complex. The property is located at 3000 Grapevine Mills Parkway and is zoned "CC" Community Commercial District.

3. Conditional Use Permit **CU15-30** (A J's On Main) - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by A J Gillinger. The applicant is requesting a conditional use permit to amend the previously approved site plan of CU95-12 (Ord. 95-31) to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), specifically to allow additional outside dining in conjunction with a restaurant. The property is located at 651 South Main Street and is zoned "CBD" Central Business District.
4. Conditional Use Permit **CU15-31** (Mesa Grill) - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Raul Reyes. The applicant is requesting a conditional use permit to amend the previously approved site plan of CU07-31 (Ord. 2007-58) to allow the the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, specifically to revise the floor plan, allow outside dining and outdoor speakers. The property is located at 1000 Texan Trail #130 and is zoned "CC" Community Commercial District.
5. Conditional Use Permit **CU15-33** (Bethel Center) and **Final Plat** of Lots 1A and 1B, Block 1, Bethel Center being a replat of Lot 1, Block 1, Bethel Center - City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by Florida Bethel. The applicant is requesting a conditional use permit to amend the previously approved site plan of CU99-29 (Ord. 99-89) for a planned commercial center, specifically to subdivide the lot into two lots. The property is located at 1700 State Highway 121 and is zoned "CC" Community Commercial District.
6. Conditional Use Permit **CU15-34** (Gaylord Paradise Springs Pool Complex) - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by RHP Property GT LP. The applicant is requesting a conditional use permit to amend the previously approved site plan of CU13-03 SPRC and CU11-13 (Ord. 2011-26) for a planned commercial center in conjunction with a hotel convention center and pool/waterpark complex, to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), specifically to allow the addition of an additional pool, water slides, play structure, pool deck and cabanas. The property is located at 1000 Gaylord Trail and is zoned "PCD" Planned Commerce Development District.

7. Conditional Use Permit **CU15-35** (White Line Storage) - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Deotte, Inc. The applicant is requesting a conditional use permit to allow for the development of a 116,450 square foot mini-warehouse facility and a 32 foot pole sign. The property is located at 2850 State Highway 121 and is zoned "CC" Community Commercial District.
8. Conditional Use Permit **CU15-36** (History Maker Homes) and a **Final Plat** of Lots 2A1 and 2A2, Block 2A, Grapevine Station being a replat of Lot 2A, Block 2A, Grapevine Station - City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by Bennett Benner Partners. The applicant is requesting a conditional use permit to amend the previously approved site plan of CU14-28 (Ord. 2014-41) for a planned business park, specifically to allow for the development of a 28,050 square foot office/showroom. The property is located at 1038 Texan Trail and is zoned "BP" Business Park District.
9. Conditional Use Permit **CU15-37** (Ferrari's) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Accent Graphics. The applicant is requesting a conditional use permit to amend the previously approved site plan of CU07-28 SPRC, CU06-32 (Ord. 2006-56) to allow a 20 foot pole sign. The property is located at 1200 William D. Tate Avenue and is zoned "CC" Community Commercial District. **The applicant has requested to table the public hearing to the September 15, 2015 Joint City Council and Planning and Zoning Commission meeting.**
10. **Final Plat** of Lots 3R1 and 3R2, Block A, Shamrock Ventures Addition being a replat of Lot 3R, Block A, Shamrock Ventures Addition - City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by George Hill with Sempco Surveying. The property is located at 1207 West Wall Street and is zoned "R-7.5" Single Family Residential. **The applicant has requested to table the public hearing to the September 15, 2015 Joint City Council and Planning and Zoning Commission meeting.**

#### END OF JOINT PUBLIC HEARINGS

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

11. 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

12. Doug and Laurie Evans to present information on the 29<sup>th</sup> Annual GrapeFest.
13. Mayor Tate to present a proclamation for National Preparedness Month.
14. Emergency Management Coordinator to present Grapevine Lake flooding update.

## OLD BUSINESS

15. Consider the Planning and Zoning Commission recommendation of a 5-2 vote to approve Conditional Use Permit **CU15-23** (Umbra Winery) relative to an application submitted by Umbra Winery to allow for the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a winery. The subject property is located at 201 East Franklin Street and is zoned "CBD" Central Business District. **This item was tabled at the July 21, 2015 Meeting.**

## NEW BUSINESS

16. Consider a **resolution** authorizing the purchase of shuttle shelters from InSite Amenities through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard) and take any necessary action.
17. Consider award of RFB 429-2015 to AALC, Inc. for the State Highway 114 Landscape Enhancements Project, consider an **ordinance** authorizing the transfer of \$211,097 from the Quality of Life Fund to the Grants Fund increasing the estimated receipts and appropriations in the Grants Fund by \$1,119,099.

## 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.

18. Consider a **resolution** authorizing the purchase of Cisco software maintenance from Netsync Network Solutions through a contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program. Information Technology Manager recommends approval.
19. Consider a **resolution** authorizing the purchase of a directional drill and vacuum excavator from Vermeer Texas-Louisiana, Inc. through an Interlocal Participation

Agreement with The Local Government Purchasing Cooperative (Buyboard).  
Public Works Director recommends approval.

20. Consider award of an informal request for quote for a fiber splicing trailer for the Public Works Department from Mohawk Ltd. Public Works Director recommends approval.
21. Consider for the award of an informal request for quote for a cement silo for the Public Works Department from Belgrade Steel Tank Co., Inc. Public Works Director recommends approval.
22. Consider renewal of annual contracts for water and wastewater chemicals with Brenntag Southwest, Inc., DPC Industries, Inc., Fort Bend Services, Inc. and Univar USA, Inc. and not renew the contract with Chemtrade Chemicals US LLC. Public Works Director recommends approval.
23. Consider the Second Amendment to the Interlocal Agreement with the City of Fort Worth for continued participation in their Environmental Collection Center and Household Hazardous Waste Program. Public Works Director recommends approval.
24. Consider the minutes of the August 4, 2015 City Council meeting 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 AND ZONING COMMISSION RECOMMENDATIONS

25. Conditional Use Permit **CU15-29** (Round 1) - Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
26. Special Use Permit **SU15-03** (Round 1) - Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
27. Conditional Use Permit **CU15-30** (A J's On Main) - Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
28. Conditional Use Permit **CU15-31** (Mesa Grill) - Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.

29. Conditional Use Permit **CU15-33** (Bethel Center) - Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
30. **Final Plat** of Lots 1A and 1B, Block 1, Bethel Center - Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
31. Conditional Use Permit **CU15-34** (Gaylord Paradise Springs Pool Complex) - Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
32. Conditional Use Permit **CU15-35** (White Line Storage) - Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
33. Conditional Use Permit **CU15-36** (History Maker Homes) - Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
34. **Final Plat** of Lots 2A1 and 2A1, Block 2A, Grapevine Station - Consider the recommendation of the Planning and Zoning Commission 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 14, 2015 by 5:00 p.m.

  
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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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7:00 p.m. Briefing Session – Planning and Zoning Commission Conference Room  
7:30 p.m. Joint Public Hearings – 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. Oath of Office.
2. 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 Monica Hotelling

3. Conditional Use Permit **CU15-29** and Special Use Permit **SU15-03** (Round 1) - City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by Round 1. The applicant is requesting a conditional use permit to amend the previously approved site plans of CU99-25 (Ord. 99-81) and SU99-09 (Ord. 99-82) for a planned commercial center, specifically to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and a special use permit to allow skill oriented games in excess of eight machines and eight billiard tables in conjunction with a bowling alley entertainment complex. The property is located at 3000 Grapevine Mills Parkway and is zoned "CC" Community Commercial District.
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#### END OF JOINT PUBLIC HEARINGS

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

12. Conditional Use Permit **CU15-29** (Round 1) - Consider the application and make a recommendation to the City Council.
13. Special Use Permit **SU15-03** (Round 1) - Consider the application and make a recommendation to the City Council.
14. Conditional Use Permit **CU15-30** (A J's On Main) - Consider the application and make a recommendation to the City Council.
15. Conditional Use Permit **CU15-31** (Mesa Grill) - Consider the application and make a recommendation to the City Council.
16. Conditional Use Permit **CU15-33** (Bethel Center) - Consider the application and make a recommendation to the City Council.

17. **Final Plat** of Lots 1A and 1B, Block 1, Bethel Center - Consider the application and make a recommendation to the City Council.
18. Conditional Use Permit **CU15-34** (Gaylord Paradise Springs Pool Complex) - Consider the application and make a recommendation to the City Council.
19. Conditional Use Permit **CU15-35** (White Line Storage) - Consider the application and make a recommendation to the City Council.
20. Conditional Use Permit **CU15-36** (History Maker Homes) - Consider the application and make a recommendation to the City Council.
21. **Final Plat** of Lots 2A1 and 2A1, Block 2A, Grapevine Station - Consider the application and make a recommendation to the City Council.
22. Consider the minutes of the July 21, 2015 Planning and Zoning Commission meeting and take any necessary action.

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

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 14, 2015 by 5:00 p.m.

  
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Tara Brooks, City Secretary



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