

AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR JOINT CITY COUNCIL
and
PLANNING AND ZONING COMMISSION MEETING*
TUESDAY, SEPTEMBER 15, 2015
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

6:00 p.m.	Dinner - City Council Conference Room
6:30 p.m.	Call to Order - City Council Chambers
6:30 p.m.	Executive Session - City Council Conference Room
7:20 p.m.	4B Economic Development Board Meeting
7:20 p.m.	Crime Control and Prevention District Board Meeting
7:30 p.m.	Joint Public Hearings - City Council Chambers*
7:30 p.m.	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 or the exchange, lease, sale or value of City owned properties (portion of 185 acres owned by City) 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 Jim Fechter

JOINT PUBLIC HEARINGS

2. **AM15-01 proposed amendments** – City Council and Planning and Zoning Commission to conduct a public hearing relative to amendments and changes to the Comprehensive Zoning Ordinance No. 82-73, same being Appendix D of the

Code of Ordinances as follows: Section 42, Supplementary District Regulations relative to off-premise advertising signage; and Section 60, Sign Standards relative to off-premise advertising signage and any other additions, deletions, or changes to various sections, articles and provisions contained in said Ordinance No. 82-73.

3. Conditional Use Permit **CU15-41** (Outfront Media) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Outfront Media, LLC to allow a converted digital billboard. The property is zoned “CC” Community Commercial District and is located at 1707 West State Highway 114.
4. Conditional Use Permit **CU15-38** (Kubota USA, Inc.) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kubota USA, Inc. requesting a conditional use permit to exceed the maximum permitted height of the building and to establish a sign adjacent to State Highway 121 service road. The property is zoned “CC” Community Commercial District and is located at 4000 Kubota Drive.
5. Zoning Application **Z15-04** and Conditional Use Permit **CU15-22** (The Preserve) – City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by Greystar GP II, LLC to rezone approximately 67.667 acres from “LI” Light Industrial District and “PCD” Planned Commerce Development District to “R-MF” Multifamily District. The applicant is also requesting a conditional use permit to exceed the height requirement in conjunction with a 714 unit multi-family development. The property is located at 4501 State Highway 360.
6. Planned Development Overlay **PD15-04** (Stone Bridge Oaks) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Stone Bridge Oaks Homeowner’s Association to amend the previously approved site plan of PD10-04 (Ord. 2010-33) specifically to allow an emergency only access gate on the southbound State Highway 360 frontage road. The property is zoned “R-TH” Townhouse District and “R-5.0” Zero Lot Line District and is located at 4632 Trevor Trail.
7. 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 zoned “CC” Community Commercial District and is located at 1200 William D. Tate Avenue. **This item was tabled from the August 18, 2015 Joint City Council and Planning and Zoning Commission meeting.**
8. **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 Sempco Surveying. The property is zoned "R-7.5" Single Family Residential is located at 1207 West Wall Street. **This item was tabled from the August 18, 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

9. 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

10. Emergency Management Coordinator to present Grapevine Lake flooding update.

NEW BUSINESS

11. Consider an **ordinance** adopting the Fiscal Year 2015-2016 Budget and take any necessary action.
12. Consider an **ordinance** adopting the tax rate for Fiscal Year 2015-2016 and take any necessary action.
13. Consider a contract with Goodwin and Marshall for the submission of a Conditional letter of Map revision to FEMA 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.

14. Consider a **resolution** authorizing and ratifying the emergency purchase of turf for the golf course that was made from Trinity Turf Nursery, Inc. City Manager recommends approval.

15. Consider a **resolution** for the purchase of incident dashboard software and training from Advanced Public Safety, a sole source vendor. City Manager recommends approval.
16. Consider renewal of an annual contract for multimedia services from Swagit Productions, LLC for City Council and Planning and Zoning Commission meetings. City Manager recommends approval.
17. Consider the award of a professional services contract for a comprehensive economic impact study of tourism to Grapevine to Tourism Economics. Convention and Visitor's Bureau Executive Director recommends approval.
18. Consider award of an annual contract with Munich Re for Medical and Prescription Stop Loss Insurance. Chief Financial Officer recommends approval.
19. Consider renewal of an annual contract with STW, Inc. for extended support services, licensing fees and special projects for the City's financial application software system. Chief Financial Officer recommends approval.
20. Consider a **resolution** for an annual sole source contract, with renewals, for defibrillator technical support services from Physio-Control, Inc. Fire Chief recommends approval.
21. Consider renewal of an annual agreement with Temporaries of Texas, Inc. for temporary employment services. Human Resources Director recommends approval.
22. Consider a **resolution** for the purchase of sports field lighting repair services from Musco Sports Lighting, LLC through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard). Parks and Recreation Director recommends approval.
23. Consider an **ordinance** amending Chapter 25, Utilities and Services, Article III, Solid Waste Disposal, Section 25-97, Service Rates – Schedules to reflect adjustments to the commercial and residential solid waste and recycling collection rates. Public Works Director recommends approval.
24. Consider a **resolution** for the purchase of water plant filter valve actuators from REXA, Inc., a sole source vendor. Public Works Director recommends approval.
25. Consider a **resolution** authorizing and ratifying the emergency rental of water filled traffic barriers for Public Works that was made from Buyers Barricades. Public Works Director recommends approval.
26. Consider a **resolution** for the purchase of a police Tahoe through an Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC). Public Works Director recommends approval.

27. Consider renewal of annual contracts for aggregate materials with Big Sandy Sand Company; DFW Materials; Hanson Aggregates, LLC; Lowery Sand and Gravel Company, Inc.; Texas Sports Sands, Inc. (formerly Neese Materials, Inc.); and Martin Marietta Materials. Public Works Director recommends approval.
28. Consider award of an informal request for quotes for backlit street name sign mounting arms from Structural and Steel Products, Inc. Public Works Director recommends approval.
29. Consider changing the time of the October 6, 2015 City Council meeting to 5:30 p.m. to allow the City Council to attend neighborhood National Night Out functions. City Secretary recommends approval.
30. Consider a **resolution** adopting a master plan on the city-owned 185 acres. City Manager recommends approval.
31. Consider the minutes of the August 18, 2015 Regular City Council meeting and August 26, 2015 Special 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

32. **AM15-01 proposed amendments** – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
33. Conditional Use Permit **CU15-41** (Outfront Media) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
34. Conditional Use Permit **CU15-38** (Kubota USA, Inc.) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
35. **Preliminary Plat** of Grapevine 135 – Consider the recommendation of the Planning and Zoning Commission relative to an application submitted by David Sutton with Kubota USA, Inc. for property zoned “CC” Community Commercial Districted located north of Grapevine Mills Boulevard between Grapevine Mills Parkway (F.M. 2499) and State Highway 121, and take any necessary action.
36. **Final Plat** of Lots 1 and 2, Block 1, Kubota Addition – Consider the recommendation of the Planning and Zoning Commission relative to an application submitted by David Sutton with Kubota USA, Inc. for property zoned

“CC” Community Commercial Districted located north of Grapevine Mills Boulevard between Grapevine Mills Parkway (F.M. 2499) and State Highway 121, and take any necessary action.

37. Zoning Application **Z15-04** (The Preserve) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
38. Conditional Use Permit **CU15-22** (The Preserve) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
39. **Preliminary Plat** of Lots 1 and 2, Block A, Glade 360 Addition – Consider the recommendation of the Planning and Zoning Commission relative to an application submitted by Paul Gardner with Silvertree Partners for property zoned “LI” Light Industrial District and “PCD” Planned Commerce Development District with a requested zoning of “R-MF” Multifamily District. The property is located at 4501 State Highway 360, and take any necessary action.
40. **Final Plat** of Lots 1 and 2, Block A, Glade 360 Addition – Consider the recommendation of the Planning and Zoning Commission relative to an application submitted by Paul Gardner with Silvertree Partners for property zoned “LI” Light Industrial District and “PCD” Planned Commerce Development District with a requested zoning of “R-MF” Multifamily District. The property is located at 4501 State Highway 360, and take any necessary action.
41. Planned Development Overlay **PD15-04** (Stone Bridge Oaks) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
42. Conditional Use Permit **CU15-37** (Ferrari’s) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
43. **Final Plat** of Lots 3R1 and 3R2, Block A, Shamrock Ventures Addition – 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 September 11, 2015 by 5:00 p.m.



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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GRAPEVINE, TEXAS 76051

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

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

BRIEFING SESSION:

1. 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 Jim Fechter

2. **AM15-01 proposed amendments** – City Council and Planning and Zoning Commission to conduct a public hearing relative to amendments and changes to the Comprehensive Zoning Ordinance No. 82-73, same being Appendix D of the Code of Ordinances as follows: Section 42, Supplementary District Regulations relative to off-premise advertising signage; and Section 60, Sign Standards relative to off-premise advertising signage and any other additions, deletions, or changes to various sections, articles and provisions contained in said Ordinance No. 82-73.
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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

9. **AM15-01 proposed amendments** – Consider the application and make a recommendation to the City Council.

10. Conditional Use Permit **CU15-41** (Outfront Media) – Consider the application and make a recommendation to the City Council.
11. Conditional Use Permit **CU15-38** (Kubota USA, Inc.) – Consider the application and make a recommendation to the City Council.
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17. **Final Plat** of Lots 1 and 2, Block A, Glade 360 Addition – Consider and make a recommendation to the City Council relative to an application submitted by Paul Gardner with Silvertree Partner, for property zoned “LI” Light Industrial District and “PCD” Planned Commerce Development District with a requested zoning of “R-MF” Multifamily District. The property is located at 4501 State Highway 360.
18. Planned Development Overlay **PD15-04** (Stone Bridge Oaks) – Consider the application and make a recommendation to the City Council.
19. Conditional Use Permit **CU15-37** (Ferrari’s) – Consider the application and make a recommendation to the City Council.
20. **Final Plat** of Lots 3R1 and 3R2, Block A, Shamrock Ventures Addition – Consider the application and make a recommendation to the City Council.

21. Consider the minutes of the August 18, 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

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Tara Brooks

Tara Brooks, City Secretary



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