AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR JOINT CITY COUNCIL
and
PLANNING AND ZONING COMMISSION MEETING*
TUESDAY, FEBRUARY 16, 2016
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

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
7:30 p.m.	Regular Meeting - City Council Chambers

CALL TO ORDER: 6:45 p.m.

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

2. Invocation and Pledge of Allegiance: Commissioner Monica Hotelling

JOINT PUBLIC HEARINGS

3. Zoning Application **Z15-10**, Conditional Use Permit **CU15-44**, and a Planned Development Overlay **PD15-06** (Grapevine Bluffs) – City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by JLB Realty, LLC requesting to rezone 8.853 acres from "MXU" Mixed Use District and 10.222 acres from "CC" Community Commercial District to "R-MF" Multi-Family District to allow a 472 unit multi-family project; a conditional use permit

to vary from the district standards relative to density, recreational open space, front yard setback, building height, off-street parking, and building separation; and a planned development overlay request to deviate from, but not be limited to, unit size, building length, and proximity to off-street parking. The subject property is located at 3535 Corporate Drive.

4. **Final Plat** of Lots 1 – 8, Block 1, Wall Street Township, being a replat of Lot 1A, Block 1, Adams Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kosse Maykus. The property is currently zoned "R-5.0" Zero Lot Line District and "HC" Highway Commercial District and is located between Northwest Highway, Wall Street and east of Austin Street.

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.

CITY COUNCIL PUBLIC HEARINGS

5. City Council to conduct a public hearing relative to the adoption of an **ordinance** adopting the Youth Programs Standards of Care, and take any necessary action.

6. City Council to conduct a public hearing relative to the proposed 42nd Year Community Development Grant (CDBG) Program street reconstruction project, regarding a street reconstruction project within the 200 and 300 blocks of South Austin Street, between Worth Street and Estill Street, and take any necessary action.

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.

PRESENTATIONS

8. Chief Financial Officer to present monthly financial update.

NEW BUSINESS

9. Consider future City Council Strategic Planning Retreat, and take any necessary action.

10. Consider a **resolution** authorizing the City to enter into a contract with Texas Coalition for Affordable Power (TCAP) to provide the City with electric power for the years of 2018 thru 2022, 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** appointing Council Member Paul Slechta to the Industrial Corporation Board. City Secretary recommends approval.

12. Consider a **resolution** authorizing the purchase of a sudden cardiac arrest alert system from Physio-Control, Inc. Fire Chief recommends approval.

13. Consider declaring certain items as surplus property and authorizing their sale through public auction. Chief Financial Officer recommends approval.

14. Consider a **resolution** authorizing the purchase of a Toro Groundsmaster 3380-D mower from Professional Turf Products, L.P. through a Cooperative Purchasing Agreement with the National Intergovernmental Purchasing Alliance. Director of Golf recommends approval.

15. Consider a **resolution** authorizing the purchase of a heavy duty utility truck from Luber Bros. through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard). Director of Golf recommends approval.

16. Consider a **resolution** authorizing an annual contract, with renewals, for baseball field material and services from MasterTurf Products and Services, Inc. Parks and Recreation Director recommends approval.

17. Consider renewal of an annual contract for pool maintenance services with Aloha Pool Service for City swimming pools. Parks and Recreation Director recommends approval.

18. Consider revised license agreements for six pipeline crossings of the DART Railroad Right-of-Way. Public Works Director recommends approval.

19. Consider renewal of an annual contract for lighting and ballasts with Facility Solutions Group, Inc. Public Works Director recommends approval.

20. Consider the award of an informal request for quote for filter media from Unifelt Corporation. Public Works Director recommends approval.

21. Consider the minutes of the February 2, 2016 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

22. Zoning Application **Z15-10** (Grapevine Bluffs) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.

23. Conditional Use Permit **CU15-44** (Grapevine Bluffs) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.

24. Planned Development Overlay **PD15-06** (Grapevine Bluffs) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.

25. **Final Plat** of Lot 1, Block 1, Grapevine Bluffs Addition, submitted by JLB Realty, LLC. The subject property is located at 3535 Corporate Drive and is currently zoned "MXU" Mixed Use District and "CC" Community Commercial District. The applicant has requested to rezone the property to "R-MF" Multi-Family District – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

26. **Final Plat** of Lots 1 – 8, Block 1, Wall Street Township – 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 February 12, 2016 by 5:00 p.m.

Tara Brooks

Tara Brooks, City Secretary

THE CITY OF GRAPEVINE, TEXAS

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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REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, FEBRUARY 16, 2016
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
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. 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

2. Invocation and Pledge of Allegiance: Commissioner Monica Hotelling

3. Zoning Application **Z15-10**, Conditional Use Permit **CU15-44**, and a Planned Development Overlay **PD15-06** (Grapevine Bluffs) – City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by JLB Realty, LLC requesting to rezone 8.853 acres from "MXU" Mixed Use District and 10.222 acres from "CC" Community Commercial District to "R-MF" Multi-Family District to allow a 472 unit multi-family project; a conditional use permit to vary from the district standards relative to density, recreational open space, front yard setback, building height, off-street parking, and building separation; and a planned development overlay request to deviate from, but not be limited to, unit size, building length, and proximity to off-street parking. The subject property is located at 3535 Corporate Drive.

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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

5. Zoning Application **Z15-10** (Grapevine Bluffs) – Consider the application and make a recommendation to the City Council.

6. Conditional Use Permit **CU15-44** (Grapevine Bluffs) – Consider the application and make a recommendation to the City Council.

7. Planned Development Overlay **PD15-06** (Grapevine Bluffs) – Consider the application and make a recommendation to the City Council.

8. **Final Plat** of Lot 1, Block 1, Grapevine Bluffs Addition, submitted by JLB Realty, LLC. The subject property is located at 3535 Corporate Drive and is currently zoned "MXU" Mixed Use District and "CC" Community Commercial District. The applicant has requested to rezone the property to "R-MF" Multi-Family District – Consider the application and make a recommendation to the City Council.

9. **Final Plat** of Lots 1 – 8, Block 1, Wall Street Township – Consider the application and make a recommendation to the City Council.

10. Consider the minutes of the January 19, 2015 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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Tara Brooks
City Secretary