

AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR JOINT CITY COUNCIL
and
PLANNING AND ZONING COMMISSION MEETING*
TUESDAY, MARCH 15, 2016
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

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.

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 to the purchase, exchange, lease, sale or value of real property 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 Jim Fechter

JOINT PUBLIC HEARINGS

3. Zoning Application **Z16-02**, Conditional Use Permit **CU16-03**, and Planned Development Overlay **PD16-02** (Perry's Steakhouse and Grille) – City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by John T Evans Company requesting to rezone 3.8215 acres from “R-20” Single Family District to “CC” Community Commercial District; a conditional use permit to allow the possession, storage, retail sale and on-

premise consumption of alcoholic beverages (beer, wine and mixed beverages), outside dining, outdoor speakers, a 40-foot pole sign, and additional signage in conjunction with a restaurant; and a planned development overlay to deviate, but not be limited to, the landscape buffer on the north side of the property. The subject property is located at 2400 West State Highway 114.

4. Conditional Use Permit **CU16-01** (Main Street Bread Baking Company) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Fabien Goury requesting a conditional use permit to amend the previously approved site plan CU01-62 (Ordinance No. 2001-89) to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, specifically to modify the floor plan of the existing restaurant. The subject property is located at 318 South Main Street and is zoned “CBD” Central Business District.
5. Historical Landmark District **HL15-10** (Higgins-McGrue House) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Truwest Realty, Inc. requesting designation as a Historic Landmark Subdistrict. The subject property is located at 421 Washington Street and is zoned “R-5.0” Zero-Lot-Line Residential.
6. **Final Plat** of Lots 1-4, Block A and Lots 1-4, Block B, Kelley Addition – City Council and Planning and Zoning Commission to conduct a Public Hearing relative to the application submitted by Patrick Gray, VPG Investments, requesting to replat Lot 2, Block 1, Kelley Addition. The subject property is located north of Cory Street along Wildwood Lane and is zoned “R-7.5” Single Family Residential.

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

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. Mayor Tate to present a proclamation recognizing Severe Weather Awareness Week.

9. Pattillo, Brown and Hill, LLC, the City's auditing firm, to present to the City Council filing the annual audit report in compliance with the City Charter, Article 3, Section 3.14.
10. Chief Financial Officer to present monthly financial update.

NEW BUSINESS

11. Consider a contract with Brown Reynolds Watford Architects for a needs assessment of Fire Station 1 and Fire Station 4 and take any necessary action.
12. Consider approval of a temporary 5K race route starting and ending at The REC of Grapevine and take any necessary action.
13. Consider a **resolution** authorizing the purchase of a precast restroom for Lakeview Park from CXT Precast Products, Inc. through an Agreement for Cooperative Purchasing with the National Joint Powers Alliance (NJPA) and consider an **ordinance** appropriating funds to the Grant Fund and take any necessary action.
14. Consider a **resolution** authorizing the purchase of four precast concrete buildings from Public Restroom Company for The Vineyards Campground and Cabins and Meadowmere Park through an Interlocal Participation Agreement with the Local Government Purchasing Cooperative (Buyboard) and consider an **ordinance** appropriating funds to the Grant Fund and take any necessary action.
15. Consider the purchase of a modular building from Athens Park Homes for a gatehouse at the Vineyards Campground and Cabins and consider an **ordinance** appropriating funds to the Grant Fund and take any necessary action.
16. Consider a **resolution** authorizing the purchase of a greenhouse for the Botanical Gardens at Heritage Park from InSite Amenities through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard) and an **ordinance** appropriating funds to the Quality of Life Fund 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.

17. Consider a professional services contract for safety consulting with Commercial Risk Services. Chief Financial Officer recommends approval.

18. Consider renewal of an annual contract with Bound Tree Medical, LLC for emergency medical supplies through an Interlocal Cooperative Agreement with the City of Cedar Hill, Texas. Fire Chief recommends approval.
19. Consider the award of an informal request for quote to purchase fertilizer for the Grapevine Golf Course from Harrell's, LLC. Golf Director recommends approval.
20. Consider adopt-an-area agreements with Georjean Sheriff for Lakeview Park, Dave Buhr for Hall Johnson Road to State Highway 121 to Parr Park, Grapevine Elks Lodge for Bushong Road from Dooley Street to Ruth Wall Street, and Cub Scout Pack 817 for Hall Johnson Road between State Highway 121 and Hughes Road. Parks and Recreation Director recommends approval.
21. Consider renewal of an annual contract for swimming pool sanitation chemicals from DCC, Inc. through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard). Parks and Recreation Director recommends approval.
22. Consider a **resolution** for the purchase of Ford vehicles from Chastang Ford through an Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC) and through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard). Public Works Director recommends approval.
23. Consider an Interlocal Agreement with the City of Coppell to update an existing agreement approved in 1995 regarding a tract in Coppell that is approximately nine acres, adding provisions for Water and Wastewater service and clarifying Police and Fire response parameters for the area. Public Works Director recommends approval.
24. Consider renewal of an annual contract with HD Supply Waterworks for water meters and registers. Public Works Director recommends approval.
25. Consider renewal of an annual contract with Manning Concrete Sawing for concrete curb, gutter and flatwork services. Public Works Director recommends approval.
26. Consider renewal of an annual contract with DFW Materials for hauling of debris and aggregates. Public Works Director recommends approval.
27. Consider a **resolution** authorizing the purchase and installation of fan powered electric heating VAV (Variable Air Volume) boxes from Entech Sales and Service through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard). Public Works Director recommends approval.
28. Consider a **resolution** authorizing the purchase of HVAC preventive maintenance services, with renewals, from The Brandt Companies, LLC through an established

Cooperative Agreement with the State of Texas CO-OP Purchasing Program. Public Works Director recommends approval.

29. Consider renewal of an annual contract for a preventative roof maintenance program with Tremco/Weatherproofing Technologies, Inc. through an established Cooperative Agreement with The Cooperative Purchasing Network (TCPN). Public Works Director recommends approval.
30. Consider the minutes of the March 1, 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

31. Zoning Application **Z16-02** (Perry's Steakhouse and Grille) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
32. Conditional Use Permit **CU16-03** (Perry's Steakhouse and Grille) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
33. Planned Development Overlay **PD16-02** (Perry's Steakhouse and Grille) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
34. **Final Plat** of Lot 1, Block 1, Grapevine Plaza No. 2 – Consider the recommendation of the Planning and Zoning Commission regarding an application submitted by John T. Evans Company for property at 2400 West State Highway 114, and take any necessary action.
35. Conditional Use Permit **CU16-01** (Main Street Bread Baking Company) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
36. Historic Landmark District **HL15-10** (Higgins-McGrue House) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
37. **Final Plat** of Lots 1-4, Block A and Lots 1-4, Block B, Kelley Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

38. **Preliminary Plat** of Lots 1 and 2, Block 1, Kimball Glen – Consider the recommendation of the Planning and Zoning Commission regarding an application submitted by Jeff Avery, Avery Custom Homes, for property at 2316 North Kimball Road and zoned “R-7.5” Single Family Residential, 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 Mach 11, 2016 by 5:00 p.m.

Tara Brooks

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.

AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MARCH 15, 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 Jim Fechter
3. Zoning Application **Z16-02**, Conditional Use Permit **CU16-03**, and Planned Development Overlay **PD16-02** (Perry's Steakhouse and Grille) – City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by John T Evans Company requesting to rezone 3.8215 acres from “R-20” Single Family District to “CC” Community Commercial District; a conditional use permit to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), outside dining, outdoor speakers, a 40-foot pole sign and additional signage in conjunction with a restaurant; and a planned development overlay to deviate, but not be limited to, the landscape buffer on the north side of the property. The subject property is located at 2400 West State Highway 114.
4. Conditional Use Permit **CU16-01** (Main Street Bread Baking Company) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Fabien Goury requesting a conditional use permit to amend the previously approved site plan CU01-62 (Ordinance No. 2001-89) to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, specifically to modify the floor plan of the existing restaurant. The subject property is located at 318 South Main Street and is zoned “CBD” Central Business District.

5. Historical Landmark District **HL15-10** (Higgins-McGrue House) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Truwest Realty, Inc. requesting designation as a Historic Landmark Subdistrict. The subject property is located at 421 Washington Street and is zoned “R-5.0” Zero-Lot-Line Residential.
6. **Final Plat** of Lots 1-4, Block A and Lots 1-4, Block B, Kelley Addition – City Council and Planning and Zoning Commission to conduct a Public Hearing relative to the application submitted by Patrick Gray, VPG Investments, requesting to replat Lot 2, Block 1, Kelley Addition. The subject property is located north of Cory Street along Wildwood Lane and is zoned “R-7.5” Single Family Residential.

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

7. Zoning Application **Z16-02** (Perry’s Steakhouse and Grille) – Consider the application and make a recommendation to the City Council.
8. Conditional Use Permit **CU16-03** (Perry’s Steakhouse and Grille) – Consider the application and make a recommendation to the City Council.
9. Planned Development Overlay **PD16-02** (Perry’s Steakhouse and Grille) – Consider the application and make a recommendation to the City Council.
10. **Final Plat** of Lot 1, Block 1, Grapevine Plaza No. 2 – Consider the application submitted by John T. Evans Company for property at 2400 West State Highway 114 and make a recommendation to the City Council.
11. Conditional Use Permit **CU16-01** (Main Street Bread Baking Company) – Consider the application and make a recommendation to the City Council.
12. Historic Landmark District **HL15-10** (Higgins-McGrue House) – Consider the application and make a recommendation to the City Council.
13. **Final Plat** of Lots 1-4, Block A and Lots 1-4, Block B, Kelley Addition – Consider the application and make a recommendation to the City Council.
14. **Preliminary Plat** of Lots 1 and 2, Block 1, Kimball Glen – Consider the application submitted by Jeff Avery, Avery Custom Homes, for property at 2316 North Kimball

Road and zoned "R-7.5" Single Family Residential and make a recommendation to the City Council.

15. Consider the minutes of the February 16, 2016 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.

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 March 11, 2016 by 5:00 p.m.


Tara Brooks
City Secretary

