

AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR JOINT CITY COUNCIL
and
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, APRIL 19, 2016
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 of City Council Meeting - City Council Chambers
6:30 p.m.	Executive Session - City Council Conference Room
7:30 p.m.	Joint Regular Meeting - City Council Chambers

CALL TO ORDER: 6:30 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 of the purchase, exchange, lease, sale or value of City facilities 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 Gary Martin

JOINT PUBLIC HEARINGS

3. Zoning Application **Z16-04**, Conditional Use Permit **CU16-09**, and a Planned Development Overlay **PD16-03** (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 454 unit multi-family project. The applicant is also

requesting a conditional use permit to vary from the district standards relative to density, front yard setback, building height, building separation, and off-street parking requirements. A planned development overlay request is also proposed to include, but not be limited to, deviation from unit size, building length, and proximity to off-street parking. The subject property is located at 3535 Corporate Drive.

4. Conditional Use Permit **CU16-07** (Gaylord Texan) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by RHP Property GT, LP requesting to amend the previously approved site plan of CU13-30 (Ordinance No. 2013-57) for a planned commercial center with a hotel and convention center, specifically to allow a nine-story, 344,000 square foot hotel and ballroom expansion comprised of a 90,500 square feet of conference area and 303 rooms. The subject property is located at 1501 Gaylord Trail and is zoned “PCD” Planned Commerce Development.
5. Conditional Use Permit **CU16-08** (Rifle Distillery) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Justin Jackson requesting a conditional use permit to allow the manufacture, possession, storage, sales, and on-premise consumption of alcoholic spirits in conjunction with a distillery. The property is located at 541 Industrial Boulevard #C and is zoned “LI” Light Industrial.

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

6. 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

7. Chief Financial Officer to present monthly financial update.

NEW BUSINESS

8. Consider additional funding for the Public Safety Building project, and an **ordinance** appropriating funds and amending the 2016 Capital Improvement Plan, and take any necessary action.

9. Consider a professional services contract with Pacheco Koch for professional civil engineering, land surveying, and landscape architectural services for two dog parks 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.

10. Consider declaring certain items as surplus property and authorizing sale through public auction. Chief Financial Officer recommends approval.
11. Consider renewal of an annual contract with McGriff, Seibels and Williams Insurance Services for insurance consultant services for group health benefits. Chief Financial Officer recommends approval.
12. Consider a **resolution** authorizing the purchase of pool maintenance services for Dove Waterpark from Sunbelt Pools through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard). Parks and Recreation Director recommends approval.
13. Consider a **resolution** authorizing the purchase of trash and recycle bins for Oak Grove ballfields from Adrite through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard). Parks and Recreation Director recommends approval.
14. Consider a **resolution** authorizing the purchase of two traffic control cabinets from Consolidated Traffic Controls, Inc. through an Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC). Public Works Director recommends approval.
15. Consider a **resolution** authorizing annual contracts, with renewals, for cold milling machining to primary vendors Dustrol, Inc. and Tex Op Construction, LP through an Interlocal Cooperative Agreement with Tarrant County, Texas. Public Works Director recommends approval.
16. Consider the award of an informal request for quote from Palmer of Texas for a new caustic storage tank and removal of the old tank. Public Works Director recommends approval.
17. Consider an Engineering Services Contract with Freese and Nichols, Inc. for the Water and Wastewater Impact Fee Update and an **ordinance** appropriating funds and amending the 2016 Capital Improvement Plan. Public Works Director recommends approval.

18. Consider renewal of a ground lease with the First United Methodist Church of Grapevine for a parking lot on the northeast corner of Franklin Street and Church Street. Public Works Director recommends approval.
19. Consider the minutes of the April 5, 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

20. Zoning Application **Z16-04** (Grapevine Bluffs) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
21. Conditional Use Permit **CU16-09** (Grapevine Bluffs) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
22. Planned Development Overlay **PD16-03** (Grapevine Bluffs) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
23. **Final Plat** of Lot 1, Block 1, Grapevine Bluffs Addition – Consider the recommendation of the Planning and Zoning Commission regarding an application submitted by JLB Realty LLC for property located at 3535 Corporate Drive.
24. Conditional Use Permit **CU16-07** (Gaylord Texan) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
25. Conditional Use Permit **CU16-08** (Rifle Distillery) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
26. **Final Plat** of Lots 1 and 2, Block 1, Kimball Glen – Consider the recommendation of the Planning and Zoning Commission regarding an application submitted by Avery Custom Homes for property located at 2316 North Kimball Road and zoned “R-7.5” Single Family Residential.
27. **Preliminary Plat** of Lots 1 and 2, Block 1, Mercedes Benz Addition – Consider the recommendation of the Planning and Zoning Commission regarding an application submitted by Seefried Properties, Inc. for property located south of Lakeside Parkway and Enterprise Road to Denton Creek and zoned “LI” Light Industrial.

28. **Final Plat** of Lot 1, Block 1, Mercedes Benz Addition – Consider the recommendation of the Planning and Zoning Commission regarding an application submitted by Seefried Properties, Inc. for property located south of Lakeside Parkway and Enterprise Road to Denton Creek and zoned “LI” Light Industrial.

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 April 15, 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, APRIL 19, 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 Gary Martin
3. Zoning Application **Z16-04**, Conditional Use Permit **CU16-09**, and a Planned Development Overlay **PD16-03** (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 454 unit multi-family project. The applicant is also requesting a conditional use permit to vary from the district standards relative to density, front yard setback, building height, building separation, and off-street parking requirements. A planned development overlay request is also proposed to include, but not be limited to, deviation from unit size, building length, and proximity to off-street parking. The subject property is located at 3535 Corporate Drive.
4. Conditional Use Permit **CU16-07** (Gaylord Texan) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by RHP Property GT, LP requesting to amend the previously approved site plan of CU13-30 (Ordinance No. 2013-57) for a planned commercial center with a hotel and convention center, specifically to allow a nine-story, 344,000 square foot hotel and ballroom expansion comprised of a 90,500 square feet of conference area and 303 rooms. The subject property is located at 1501 Gaylord Trail and is zoned “PCD” Planned Commerce Development.

5. Conditional Use Permit **CU16-08** (Rifle Distillery) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Justin Jackson requesting a conditional use permit to allow the manufacture, possession, storage, sales, and on-premise consumption of alcoholic spirits in conjunction with a distillery. The property is located at 541 Industrial Boulevard #C and is zoned “LI” Light Industrial.

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

6. Zoning Application **Z16-04** (Grapevine Bluffs) – Consider the application and make a recommendation to the City Council.
7. Conditional Use Permit **CU16-09** (Grapevine Bluffs) – Consider the application and make a recommendation to the City Council.
8. Planned Development Overlay **PD16-03** (Grapevine Bluffs) – Consider the application and make a recommendation to the City Council.
9. **Final Plat** of Lot 1, Block 1, Grapevine Bluffs Addition – Consider an application submitted by JLB Realty LLC for property located at 3535 Corporate Drive and make a recommendation to the City Council.
10. Conditional Use Permit **CU16-07** (Gaylord Texan) – Consider the application and make a recommendation to the City Council.
11. Conditional Use Permit **CU16-08** (Rifle Distillery) – Consider the application and make a recommendation to the City Council.
12. **Final Plat** of Lots 1 and 2, Block 1, Kimball Glen – Consider an application submitted by Avery Custom Homes for property located at 2316 North Kimball Road and zoned “R-7.5” Single Family Residential and make a recommendation to the City Council.
13. **Preliminary Plat** of Lots 1 and 2, Block 1, Mercedes Benz Addition – Consider an application submitted by Seefried Properties, Inc. for property located south of Lakeside Parkway and Enterprise Road to Denton Creek and zoned “LI” Light Industrial and make a recommendation to the City Council.

14. **Final Plat** of Lot 1, Block 1, Mercedes Benz Addition – Consider an application submitted by Seefried Properties, Inc. for property located south of Lakeside Parkway and Enterprise Road to Denton Creek and zoned “LI” Light Industrial and make a recommendation to the City Council.
15. Consider the minutes of the March 15, 2016 Planning and Zoning Commission meeting, March 24, 2016 workshop and March 29, 2016 workshop.

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 April 15, 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.