



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, OCTOBER 18, 2016

GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

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.	Joint Regular Meeting - City Council Chambers

CALL TO ORDER: 6:45 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. Pending or contemplated litigation relative to Clear Channel Outdoor Inc. v. The City of Grapevine, Cause No. 236-287939-16 pursuant to Section 551.071, Texas Government Code.
 - B. Real property relative to deliberation of the purchase, exchange, lease, sale or value of City facilities pursuant to Section 551.072, Texas Government Code.
 - C. 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 Beth Tiggelaar

JOINT PUBLIC HEARING

3. Zoning Application **Z16-07**, Conditional Use Permit **CU16-24**, Planned Development Overlay **PD16-09**, and a **Final Plat** of Lots 1A1 and 1A2, Block 1, The Bluffs at Grapevine Addition (Jefferson Silver Lake Apartments, fka Silver

Lake Apartments) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Newcrest Image requesting to rezone 13.58 acres from “CC” Community Commercial District to “R-MF” Multi-Family District for the development of a 359 unit multi-family complex. The applicant is requesting a conditional use permit to vary from the district standards relative to density, height, front yard setback and parking. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, standards relative to building length, building setback relative to parking/vehicle use areas and landscape setback. The subject property is located at 1775 State Highway 26. The property will be platted as Lots 1A1 and 1A2, Block 1, The Bluffs at Grapevine Addition. *City Council and the Planning and Zoning Commission tabled this item at their September 20, 2016 meeting. The first public hearing was held on September 20, 2016.*

4. Conditional Use Permit **CU16-25** and Planned Development Overlay **PD16-10** (Pizza Hut) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Glenn Engineering requesting a conditional use permit to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a restaurant with drive-through service, outdoor seating and outdoor speakers. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, standards relative to landscaping. The subject property is located at 701 East Northwest Highway and is zoned “CC” Community Commercial District.
5. Conditional Use Permit **CU16-26** (Texas Gun Experience) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by DFW Shooting Sports requesting a conditional use permit to amend previously approved site plan CU00-26 (Ordinance No. 2000-62) for a planned commercial center, specifically to allow for a two-story 34,900 square foot indoor shooting range and office space. The subject property is located at 1901 South Main Street and is zoned “CC” Community Commercial District. *The applicant has requested to table this item to the November 15, 2016 meeting.*
6. Conditional Use Permit **CU16-28** (Daylight Golf) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Daylight Golf requesting a conditional use permit to amend the previously approved site plan CU03-17 (Ordinance No. 2003-31) for a planned commercial center to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) specifically to revise the exterior elevations and floor plan and to allow outdoor seating, outdoor speakers, a 40-foot pole sign and a 20-foot pole sign in conjunction with a restaurant. The subject property is located at 1041 West State Highway 114 and is zoned “CC” Community Commercial District.
7. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM16-01** – 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 retail alcohol beverage package sales (beer, wine and alcoholic beverages) and any other additions, deletions, or changes to various sections, articles and provisions contained in said Ordinance No. 82-73.

8. **Final Plat** of Lots 1-3, Block A, Bradley Powers Addition – City Council and Planning and Zoning Commission to conduct a Public Hearing relative to an application submitted by John Bradley to replat of a portion of Lot 13, Original Town of Grapevine. The subject property is located at 204 and 206 South Church Street.
9. **Final Plat** of Lot 3, Block 4, DFW Trade Center – City Council and Planning and Zoning Commission to conduct a Public Hearing relative to an application submitted by James DeOtte requesting to replat of a portion of Block A, Tract 4, DFW Trade Center Addition and a minor plat of unplatted property. The subject property is located at the north corner of Patriot Drive and State Highway 121 and is zoned “BP” Business Park District.

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

10. 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.

NEW BUSINESS

11. Consider the award of RFB 438-2016 to Apex Landscape and Irrigation, LLC for the State Highway 114 Landscape Enhancements Project Phase II, an **ordinance** transferring funds to the Grant 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.

12. Zoning Application **Z16-08** (Bradley Powers Addition) – Consider the second reading of an application submitted by John Bradley requesting to rezone 0.543 acres from “CN” Neighborhood Commercial District to “R-5.0” Zero Lot Line District

for the development of three single family lots. The subject property is located at 204 and 206 South Church Street and is zoned "CN" Neighborhood Commercial District. The public hearing and first reading were held on September 20, 2016.

13. Consider a one-year extension of Planned Development Overlay **PD15-04** (Stone Bridge Oaks). The planned development overlay granted an emergency only access gate in the Stone Bridge Oaks located on southbound State Highway 360 frontage road. The subject property is located at 4632 Trevor Trail and is zoned "R-TH" Townhouse District and "R-5.0" Zero Lot Line District. Development Services Director recommends approval.
14. Consider renewal of an annual contract with Ion Wave Technologies, Inc. for enterprise sourcing services. Chief Financial Officer recommends approval.
15. Consider the award of an annual contract with OneBeacon Government Risk Insurance Company for property and casualty insurance coverage. Chief Financial Officer recommends approval.
16. Consider the award of an annual contract with Aetna Inc. for post-65 retiree health insurance. Chief Financial Officer recommends approval.
17. Consider a **resolution** adopting the Public Agencies Retirement Services Post-Retirement Health Care Plan Trust and an **ordinance** appropriating funds from the trust and agency unappropriated fund balance. Chief Financial Officer recommends approval.
18. Consider renewal of an enterprise license agreement for geographic information software with ESRI, Inc. Chief Technology Officer recommends approval.
19. Consider the award of an informal request for quote for 72 inch corrugated pipe replacement at the Police Department gun range crossing from Contech Engineered Solutions. Public Works Director recommends approval.
20. Consider a **resolution** for a sole source replacement of a bus engine for a Convention and Visitors Bureau shuttle bus from Southwest International Trucks. Public Works Director recommends approval.
21. Consider a **resolution** supporting the Regional Transportation Council's updated Clean Vehicle Fleet program. Public Works Director recommends approval.
22. Consider an annual contract renewal with BIS Consulting for dedicated server hosting for the Public Works Department. Public Works Director recommends approval.
23. Consider the minutes of the October 4, 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

24. Conditional Use Permit **CU16-22** (Renaissance Hotel) – Consider the recommendation of the Planning and Zoning Commission relative to an application submitted by Newcrest Image requesting a conditional use permit to establish a 300 room hotel to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, outdoor patio seating, outdoor speakers and an increase in height on property located at 2225 Bass Pro Court and zoned “CC” Community Commercial District, and take any necessary action. *City Council and the Planning and Zoning Commission tabled this item at their September 20, 2016 meeting. The public hearing was held on September 20, 2016.*
25. Planned Development Overlay **PD16-07** (Renaissance Hotel) – Consider the recommendation of the Planning and Zoning Commission relative to an application submitted by Newcrest Image requesting a planned development overlay to deviate from, but not be limited to, a reduction in the amount of parking provided below that required by ordinance on property located at 2225 Bass Pro Court and zoned “CC” Community Commercial District, and take any necessary action. The public hearing was held on September 20, 2016. *City Council and the Planning and Zoning Commission tabled this item at their September 20, 2016 meeting. The public hearing was held on September 20, 2016.*
26. **Preliminary Plat** of Lot 2, Block 1, Silver Lake Crossing Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
27. **Final Plat** of Lot 2, Block 1, Silver Lake Crossing Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
28. Zoning Application **Z16-07** (Jefferson Silver Lake Apartments) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
29. Conditional Use Permit **CU16-24** (Jefferson Silver Lake Apartments) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
30. Planned Development Overlay **PD16-09** (Jefferson Silver Lake Apartments) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

31. **Final Plat** of Lots 1A1 and 1A2, Block 1, The Bluffs at Grapevine Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
32. Conditional Use Permit **CU16-25** (Pizza Hut) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
33. Planned Development Overlay **PD16-10** (Pizza Hut) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
34. Conditional Use Permit **CU16-26** (Texas Gun Experience) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action. *The applicant has requested to table this item to the November 15, 2016 meeting.*
35. Conditional Use Permit **CU16-28** (Daylight Golf) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
36. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM16-01** – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
37. **Final Plat** Lots 1-3, Block A, Bradley Powers Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
38. **Final Plat** of Lot 3, Block 4, DFW Trade Center – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
39. **Final Plat** of Lot 1, Block 1, Toce Addition – Consider the recommendation of the Planning and Zoning Commission relating to an application submitted by Michael Toce for property located at 402 Blevins Street and zoned “R-7.5” Single Family District 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 October 14, 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, OCTOBER 18, 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 Meeting with City Council - 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 and 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 MEETING WITH CITY COUNCIL: 7:30 p.m. - City Council Chambers

2. Invocation and Pledge of Allegiance: Commissioner Beth Tiggelaar

JOINT PUBLIC HEARING

3. Zoning Application **Z16-07**, Conditional Use Permit **CU16-24**, Planned Development Overlay **PD16-09**, and a **Final Plat** of Lots 1A1 and 1A2, Block 1, The Bluffs at Grapevine Addition (Jefferson Silver Lake Apartments, fka Silver Lake Apartments) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Newcrest Image requesting to rezone 13.58 acres from “CC” Community Commercial District to “R-MF” Multi-Family District for the development of a 359 unit multi-family complex. The applicant is requesting a conditional use permit to vary from the district standards relative to density, height, front yard setback and parking. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, standards relative to building length, building setback relative to parking/vehicle use areas and landscape setback. The subject property is located at 1775 State Highway 26. *City Council and the Planning and Zoning Commission tabled this item at their September 20, 2016 meeting. The first public hearing was held on September 20, 2016.*
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conjunction with a restaurant with drive-through service, outdoor seating and outdoor speakers. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, standards relative to landscaping. The subject property is located at 701 East Northwest Highway and is zoned "CC" Community Commercial District.

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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

OLD BUSINESS

10. Conditional Use Permit **CU16-22** (Renaissance Hotel) – Consider an application and submitted by Newcrest Image requesting a conditional use permit to establish a 300 room hotel to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, outdoor patio seating, outdoor speakers and an increase in height on property located at 2225 Bass Pro Court and zoned “CC” Community Commercial District, and make a recommendation to City Council. *City Council and the Planning and Zoning Commission tabled this item at their September 20, 2016 meeting. The public hearing was held on September 20, 2016.*
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NEW BUSINESS

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22. Amendments to Comprehensive Zoning Ordinance No. 82-73 **AM16-01** – Consider the amendment and make a recommendation to the City Council.
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26. Consider the minutes of the September 20, 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

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 October 14, 2016 by 5:00 p.m.

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City Secretary



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