



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 19, 2021

GRAPEVINE CITY HALL, COUNCIL CHAMBERS
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine City Council and Planning and Zoning Commission will conduct the meeting scheduled at 7:30 pm on January 19, 2021 in the Council Chambers at 200 South Main Street, by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The Mayor, Members of City Council and Planning and Zoning Commission Members may attend this meeting in person.

There will be no public access to the location described above. The meeting will be livestreamed on the City’s website at www.grapevinetexas.gov.

This supplemental written notice, the meeting agenda, and the agenda packet are posted online at www.grapevinetexas.gov.

The public toll-free dial-in number to participate in the joint telephonic meeting is 1-210-469-4097. The audio conference PIN is 341 713 198#.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. Starting at 5:00 pm on Monday, January 18, 2021, citizens can submit a Citizen Appearance request form from the City’s website at <https://www.grapevinetexas.gov/89/Agendas-Minutes>. During the meeting, the names of those that have submitted a form will be called on to speak in the order the forms were received. The deadline to submit requests will be 5:00 pm on Tuesday, January 19, 2021.

Written comments can also be submitted via email to Susan Batte at sbatte@grapevinetexas.gov. All comments will be provided to City Council and the Planning and Zoning Commission and made part of the record.

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. – 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 of the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, and the 185 acres) 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 Dennis Luers

JOINT PUBLIC HEARINGS

3. Zoning Application **Z20-04**, Planned Development Overlay **PD20-04**, and **Final Plat** Lots 1-14 and 15X, Block 1 and Lots 1-7, Block 2 Tillery Commons (Tillery Commons) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kosse Maykus requesting to rezone 4.95 acres from “PO” Professional Office District to “R-TH” Townhouse District for the development of 21 detached townhomes; requesting a planned development overlay to deviate from, but not limited to deviation from the side yard setback requirements, allowing front entry garages for lots less than 40 feet in width and allowing all townhomes to be detached with no common wall; and being a replat of Lot 1, Block 1, Dove Road Addition. The subject property is located at 301 North Dove Road. *This item and the public hearing were tabled from the December 15, 2020 joint meeting.*
4. Conditional Use Permit **CU20-25** (Ferrari’s Brewpub) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Blake Architects requesting a conditional use permit to amend the previously approved site plans of CU16-19 SPRC, CU15-37 (Ordinance No. 2015-057) for a planned commercial center with the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), a 20-foot pole sign, outside dining, and outdoor speakers/television monitors, specifically to revise the floor plan, revise the exterior elevations and

allow the addition of a brewpub in conjunction with a restaurant. The subject property is located at 1200 William D. Tate Avenue and is currently zoned "CC" Community Commercial District.

Planning and Zoning Commission to recess to the 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

5. Any person who is not scheduled on the agenda may address the City Council under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the City Secretary. A member of the public may address the City Council regarding an item on the agenda either before or during the Council's consideration of the item, upon being recognized by the Mayor or upon the consent of the City Council. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments.

CITY COUNCIL PUBLIC HEARING

6. City Council to conduct a public hearing relative to the adoption of the Youth Programs Standards of Care.

NEW BUSINESS

7. Consider **Ordinance No. 2021-001** amending the Code of Ordinances Chapter 16 Parks and Recreation Section 16-19 by adopting the Youth Programs Standards of Care and take any necessary action.

PRESENTATIONS

8. Parks and Recreation Director to present naming options for the former senior center building located at 421 Church Street.

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.

9. Consider the renewal of an annual contract for Sharepoint maintenance from Entrance Consulting. Police Chief recommends approval.
10. Consider the minutes of the January 5, 2021 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

11. Zoning Application **Z20-04** (Tillery Commons) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-002**, if applicable, and take any necessary action.
12. Planned Development Overlay **PD20-04** (Tillery Commons) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-003**, if applicable, and take any necessary action.
13. **Final Plat** of Lots 1-14 and 15X, Block 1 and Lots 1-7, Block 2 Tillery Commons – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
14. Conditional Use Permit **CU20-25** (Ferrari's Brewpub) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2021-004**, if applicable, 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 January 15, 2021 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
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.

This meeting can be adjourned and reconvened, if necessary, the following regular business day.



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JANUARY 19, 2021

GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine City Council and Planning and Zoning Commission will conduct the meeting scheduled at 7:30 pm on January 19, 2021 in the Council Chambers at 200 South Main Street, by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The Mayor, Members of City Council and Planning and Zoning Commission Members may attend this meeting in person.

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Written comments can also be submitted via email to Susan Batte at sbatte@grapevinetexas.gov. All comments will be provided to City Council and the Planning and Zoning Commission and made part of the record.

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

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

BRIEFING SESSION

The public toll-free dial-in number to participate in the briefing session telephonic meeting is 1-210-469-4097. The audio conference PIN is 644 913 891#.

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

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2. Invocation and Pledge of Allegiance: Commissioner Dennis Luers

JOINT PUBLIC HEARINGS

3. Zoning Application **Z20-04**, Planned Development Overlay **PD20-04**, and **Final Plat** Lots 1-14 and 15X, Block 1 and Lots 1-7, Block 2 Tillery Commons (Tillery Commons) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kosse Maykus requesting to rezone 4.95 acres from “PO” Professional Office District to “R-TH” Townhouse District for the development of 21 detached townhomes; requesting a planned development overlay to deviate from, but not limited to deviation from the side yard setback requirements, allowing front entry garages for lots less than 40 feet in width and allowing all townhomes to be detached with no common wall; and being a replat of Lot 1, Block 1, Dove Road Addition. The subject property is located at 301 North Dove Road. *This item and the public hearing were tabled from the December 15, 2020 joint meeting.*
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REGULAR SESSION: 7:30 p.m. (Immediately following Joint Public Hearings) – Planning and Zoning Conference Room

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CITIZEN COMMENTS

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or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

NEW BUSINESS

6. Zoning Application **Z20-04** (Tillery Commons) – Consider the application and make a recommendation to City Council.
7. Planned Development Overlay **PD20-04** (Tillery Commons) – Consider the application and make a recommendation to City Council.
8. **Final Plat** Lots 1-14 and 15X, Block 1 and Lots 1-7, Block 2 Tillery Commons – Consider the application and make a recommendation to City Council.
9. Conditional Use Permit **CU20-25** (Ferrari’s Brewpub) – Consider the application and make a recommendation to City Council.
10. Consider the minutes of the December 15, 2020 Regular Planning and Zoning Commission meetings.

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 January 15, 2021 by 5:00 p.m.

Tara Brooks

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