

AGENDA  
CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT CITY COUNCIL  
&  
PLANNING & ZONING COMMISSION MEETING\*  
TUESDAY, SEPTEMBER 16, 2014  
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 - City Council Chambers  
7:00 p.m. Executive Session - City Council Conference Room  
7:30 p.m. Joint Public Hearings - City Council Chambers\*  
7:30 p.m. 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. Deliberate the sale, exchange, or value of real property (Public Works right-of-way and drainage) 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

**INVOCATION AND PLEDGE OF ALLEGIANCE:** Commissioner Jim Fechter

**JOINT PUBLIC HEARINGS**

2. Conditional Use Application **CU14-38** (Umbra Winery) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by Umbra Winery requesting a conditional use permit to

allow a winery with on- and off-premise consumption of alcoholic beverage sales (wine only). The subject property is located at 415 South Main Street and is zoned "CBD" Central Business District.

3. Planned Development Overlay **PD14-01** (Glade Hill) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by Contrast Glade Hill Development for a planned development overlay to include but not be limited to deviation from the building coverage standards. The subject property is located at 4800 Glade Hill Drive and is zoned "R-5.0" Zero Lot Line District Regulations.
4. **Final plat** of Lots 5R-A, 6R, 7R, 8R, 13R, 14R, 15R and 16R, Block 4, Placid Peninsula being a replat of Lots 5R, 6, 7, 8, 13, 14, 15, 16, a portion of Lot 3, and Tract A, Block 4, Placid Peninsula - City Council and Planning & Zoning Commission to conduct a public hearing relative an application submitted by Dove Pond Joint Venture. The subject property is located north of Dove Pond Drive and west of Redbird Lane and is zoned "R-7.5" Single Family District Regulations.

#### END OF JOINT PUBLIC HEARINGS

Planning & Zoning Commission to recess to Planning & 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 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.

#### OLD BUSINESS

6. Consider the Planning and Zoning Commission recommendation of a 5-2 vote to approve on first reading Historic Landmark Subdistrict **HL14-05** submitted by the Historic Preservation Commission for designation of property located at 1400 South Main Street as a historic landmark subdistrict and a subsequent **ordinance**, if applicable. The subject property is zoned "HC" Highway Commercial District. **This item was tabled at the July 15, 2014 meeting.**

#### NEW BUSINESS

7. Consider the award of an informal request for Christmas decorations from Baker Design Group 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.

8. Consider changing the time of the October 7, 2014 City Council meeting to 5:30 p.m. to allow the City Council to attend neighborhood National Night Out functions. City Secretary recommends approval.
9. Consider an Interlocal Agreement with the Grapevine Housing Authority for services of the Executive Director and for facility maintenance services. Administrative Services Director recommends approval.
10. Consider renewal of an annual agreement with Temporaries of Texas, Inc. for temporary employment services. Administrative Service Director recommends approval.
11. Consider the award of an informal request for quote for email software to EST Group. City Manager recommends approval.
12. Consider the renewal of an annual contract with One Safe Place Media Corporation for managed data storage services. City Manager recommends approval.
13. Consider the award of Bid 419-2014 to Brazos Technology Corporation for electronic handheld ticket writers. Police Chief recommends approval.
14. Consider a **resolution** authorizing an amendment to the Tower/Ground Lease Agreement with New Cingular Wireless PCS, LLC for the purpose of installing, operating, and maintaining a communications facility on the Barton Water Tower, 211 West Texas Street, and authorizing the City Manager to execute the amendment. Public Works Director recommends approval.
15. Consider the renewal of annual contracts with Lowery Sand & Gravel Company, Inc., Big Sandy Sand Company, Hanson Aggregates LLC, DFW Materials, Neese Materials, Inc. and Martin Marietta Materials formerly TXI for aggregate materials. Public Works Director recommends approval.
16. Consider renewal of an annual contract with Multiple Cable Systems, Inc. for traffic conduit installation services. Public Works Director recommends approval.
17. Consider a **resolution** formally appointing Council Member Duff O'Dell to the Industrial Development Corporation. City Secretary recommends approval.

18. Consider the minutes of the September 2 and September 10, 2014 City Council meetings as published. 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 & ZONING COMMISSION RECOMMENDATIONS

19. Conditional Use Application **CU14-38** (Umbra Winery) - Consider the recommendation of the Planning & Zoning Commission and a subsequent **ordinance**, if applicable.
20. Planned Development Overlay **PD14-01** (Glade Hill) - Consider the recommendation of the Planning & Zoning Commission and a subsequent **ordinance**, if applicable.
21. **Final plat** of Lots 5R-A, 6R, 7R, 8R, 13R, 14R, 15R and 16R, Block 4, Placid Peninsula - Consider the recommendation of the Planning & Zoning Commission and take any necessary action.
22. **Final plat** of Lot 1, Block 1, Cooley Addition - Consider the recommendation of the Planning & Zoning Commission and take any necessary action.

#### 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 September 12, 2014 by 5:00 p.m.

  
Jodi C. Brown, City Secretary



AGENDA  
CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING & ZONING COMMISSION MEETING  
TUESDAY, SEPTEMBER 16, 2014  
GRAPEVINE CITY HALL, SECOND FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

---

7:00 p.m. Briefing Session - Planning & Zoning Commission Conference Room  
7:30 p.m. Joint Public Hearings - City Council Chambers  
7:30 p.m. Regular Session - Planning & Zoning Commission Conference Room

---

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

**BRIEFING SESSION**

1. Oath of Office.
2. 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**

**INVOCATION AND PLEDGE OF ALLEGIANCE: Commissioner Jim Fechter**

3. Conditional Use Application **CU14-38** (Umbra Winery) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by Umbra Winery requesting a conditional use permit to allow a winery with on- and off-premise consumption of alcoholic beverage sales (wine only). The subject property is located at 415 South Main Street and is zoned "CBD" Central Business District.
4. Planned Development Overlay **PD14-01** (Glade Hill) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by Contrast Glade Hill Development for a planned development overlay to include but not be limited to deviation from the building coverage standards. The subject property is located at 4800 Glade Hill Drive and is zoned "R-5.0" Zero Lot Line District Regulations.
5. **Final plat** of Lots 5R-A, 6R, 7R, 8R, 13R, 14R, 15R and 16R, Block 4, Placid Peninsula being a replat of Lots 5R, 6, 7, 8, 13, 14, 15, 16, a portion of Lot 3, and Tract A, Block 4, Placid Peninsula. City Council and Planning & Zoning Commission to conduct a public hearing relative an application submitted by Dove Pond Joint Venture. The subject property is located north of Dove Pond Drive and west of Redbird Lane and is zoned "R-7.5" Single Family District Regulations.

END OF JOINT PUBLIC HEARINGS

Planning & Zoning Commission to recess to Planning & Zoning Commission Conference Room, Second Floor to consider published agenda items.

**REGULAR SESSION: 7:30 p.m.** (Immediately following Joint Public Hearings) - Planning & Zoning Commission Conference Room

NEW BUSINESS

6. Election of Officers.
7. Conditional Use Application **CU14-38** (Umbra Winery) - Consider the application and make a recommendation to the City Council.
8. Planned Development Overlay **PD14-01** (Glade Hill) - Consider the application and make a recommendation to the City Council.
9. **Final plat** of Lots 5R-A, 6R, 7R, 8R, 13R, 14R, 15R and 16R, Block 4, Placid Peninsula - Consider the application and make a recommendation to the City Council.
10. **Final plat** of Lot 1, Block 1, Cooley Addition - Consider the recommendation of the Planning & Zoning Commission and take any necessary action.
11. Consider the minutes of the August 19, 2014 Planning & Zoning Commission meetings and take any necessary action.

NOTE: Following the adjournment of the Planning & Zoning Commission meeting, a representative will present the recommendations of the Planning & 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 September 12, 2014 by 5:00 p.m.

  
Jodi C. Brown, City Secretary

