



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, OCTOBER 15, 2019

GRAPEVINE CITY HALL, COUNCIL CHAMBERS
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. Real property relative to deliberation to 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 Beth Tiggelaar

JOINT PUBLIC HEARINGS

3. Historic Landmark District **HL19-01** (619 South Church Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine requesting a designation as a historic landmark sub-district. The subject property is currently zoned “R-7.5” Single Family District.

4. Zoning Change Application **Z19-04**, Conditional Use Permit **CU19-28**, Planned Development Overlay **PD19-01** (Jefferson Shady Brook) and **Preliminary Plat** of Lot 1, Block 1, Jefferson Shady Brook – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by JPI Real Estate Acquisition requesting to rezone approximately 15 acres from “R-MH” Manufactured Home District and “R-MF-2” Multifamily District to “R-MF” Multifamily District for the development of a multifamily complex; a conditional use permit to exceed density, reduce the front yard setback, increase height, and reduce parking; and a planned development overlay to deviate from, but not limited to, reducing the side yard setback, increasing the overall percentage of units between 600-750 square feet, increasing maximum building length, and reducing building separation. The subject property is located at 427 and 431 North Scribner Street.
5. Conditional Use Permit **CU19-30** (Crush It Sports) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Masterplan requesting a conditional use permit to amend the previously approved site plan of CU94-22 (Ordinance No. 1994-80) for a planned commercial center allowing the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), specifically to revise the building elevations, allow outdoor speakers, outside dining, golf simulators and a forty-foot pole sign in conjunction with a restaurant. The subject property is located at 401 West State Highway 114 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

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 any action during Citizen Comments.

NEW BUSINESS

7. Consider **Resolution No. 2019-030** authorizing the Local Project Advance Funding Agreement with Texas Department of Transportation to establish funding participation levels for State Highway 26 Green Ribbon Project - Phase VI and take any necessary action.
8. Consider the award of a Landscape Architecture contract for landscape plan and construction documents for the State Highway 26 Green Ribbon Project - Phase

VI to Schrickel Rollins and Associates (dba Schrickel Rollins | Parkhill, Smith & Cooper), **Ordinance No. 2019-063** appropriating and transferring funds, and take any necessary action.

9. Consider a contract for a Guaranteed Maximum Price with Byrne Construction Services for the construction of Fire Stations 2 and 3, **Ordinance No. 2019-064** appropriating funds, 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 the purchase and installation of LED Christmas lights on South Main Street between Dallas Road and State Highway 114 from IlluminArt Inc. Convention and Visitors Bureau Director and Parks and Recreation Director recommend approval.
11. Consider the purchase of fiberglass Christmas decorations from Arnett Marketing, LLC. Convention and Visitors Bureau Director and Parks and Recreation Director recommend approval.
12. Consider the renewal of an annual contract for enterprise sourcing services with Ion Wave Technologies, Inc. Chief Financial Officer recommends approval.
13. Consider the renewal of annual contracts for post-65 retiree health insurance with Aetna Inc. and Group Administrative Concepts. Chief Financial Officer recommends approval.
14. Consider **Ordinance No. 2019-065** appropriating and transferring funds to Public Agencies Retirement Services (PARS) for the purpose of funding retiree healthcare through the City's Other Post-Employment Benefits Trust. Chief Financial Officer recommends approval.
15. Consider the renewal of annual contracts for railroad liability and physical damage insurance coverage with Westchester Insurance Company and RLI Insurance Company. Chief Financial Officer recommends approval.
16. Consider renewal of an Interlocal Agreement for the Metroport Teen Court program with the Cities of Colleyville, Southlake and Keller. Chief Financial Officer recommends approval.

17. Consider the renewal of an annual Enterprise License Agreement for Geographic Information Systems software with Esri, Inc. Chief Technology Officer recommends approval.
18. Consider the purchase and installation of playground equipment for Parkwood Park from Playground Solutions of Texas, Inc. Parks and Recreation Director recommends approval.
19. Consider **Ordinance No. 2019-046** amending the Grapevine Code of Ordinances Chapter 23 Traffic, Article V Parking, prohibiting stopping, standing, and parking restrictions on the south side of East Worth Street from Austin Street to Ruth Street. Public Works Director recommends approval. *This item was tabled from the August 2, 2019 City Council Meeting.*
20. Consider Amendment No. 1 to the contract for engineering services for the Wastewater Treatment Plant Ultraviolet Light Disinfection Improvement Project with Parkhill, Smith & Cooper, Inc. and **Ordinance No. 2019-066** appropriating and transferring funds. Public Works Director recommends approval.
21. Consider **Resolution No. 2019-031** authorizing the Local Project Advance Funding Agreement with the Texas Department of Transportation to establish funding participation levels for the Highway Safety Improvement Program. Public Works Director recommends approval.
22. Consider the award of an informal request for quote for a pump replacement valve from Legacy Contracting. Public Works Director recommends approval.
23. Consider the minutes of the October 1, 2019 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. Historic Landmark District **HL19-01** (619 South Church Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-067**, if applicable, and take any necessary action.
25. Zoning Change Application **Z19-04** (Jefferson Shady Brook) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-068**, if applicable, and take any necessary action.

26. Conditional Use Permit **CU19-28** (Jefferson Shady Brook) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-069**, if applicable, and take any necessary action.
27. Planned Development Overlay **PD19-01** (Jefferson Shady Brook) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-070**, if applicable, and take any necessary action.
28. **Preliminary Plat** of Lot 1, Block 1, Jefferson Shady Brook – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
29. Conditional Use Permit **CU19-30** (Crush It Sports) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-071**, 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 October 11, 2019 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, OCTOBER 15, 2019

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 HEARINGS

3. Historic Landmark District **HL19-01** (619 South Church Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine requesting a designation as a historic landmark sub-district. The subject property is currently zoned "R-7.5" Single Family 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

NEW BUSINESS

6. Historic Landmark District **HL19-01** (619 South Church Street) – Consider the application and make a recommendation to City Council.
7. Zoning Change Application **Z19-04** (Jefferson Shady Brook) – Consider the application and make a recommendation to City Council.
8. Conditional Use Permit **CU19-28** (Jefferson Shady Brook) – Consider the application and make a recommendation to City Council.
9. Planned Development Overlay **PD19-01** (Jefferson Shady Brook) – Consider the application and make a recommendation to City Council.
10. **Preliminary Plat** of Lot 1, Block 1, Jefferson Shady Brook – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU19-30** (Crush It Sports) – Consider the application and make a recommendation to City Council.
12. Consider the minutes of the September 17, 2019 Regular 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

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