



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, JULY 21, 2020

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 July 21, 2020 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 telephonic meeting is 1-210-469-4097. The audio conference PIN is 212 901 780#.

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, July 20, 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, July 21.

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.

6:45 p.m.	Dinner – City Council Conference Room
7:15 p.m.	Call to Order of City Council Meeting – City Council Chambers
7:15 p.m.	Executive Session – City Council Conference Room
7:30 p.m.	Joint Regular Meeting – City Council Chambers

CALL TO ORDER: 7:15 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. Planned Development Overlay **PD20-01** (Pecan Ridge Addition) and **Preliminary Plat** of Lots 1-8, Block A, Pecan Ridge Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by SWC Building LP requesting a planned development overlay to deviate from, but not limited to, lot depth, ROW width and radius, and front yard setback. The subject property is located at 1708 Dunn Street and is currently zoned “R-7.5” Single Family District.
4. Conditional Use Permit **CU20-05** (City of Grapevine Golf Course Clubhouse) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Thiel & Thiel Inc. requesting a conditional use permit to allow for the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), outside dining, and outdoor speakers in conjunction with a golf course clubhouse. The subject property is located at 3800 Fairway Drive and is currently zoned “GU” Governmental Use District.
5. Zoning Change Application **Z20-01** and Conditional Use Permit **CU20-12** (El Super Express) – City Council and Planning and Zoning Commission to conduct a public

hearing relative to an application submitted by Rafeal Mora Deniz requesting to rezone 1.18 acres from "LI" Light Industrial District to "CC" Community Commercial District. The applicant is also requesting a conditional use permit to amend the previously approved site plan of CU95-34 (Ordinance No. 1996-00) to allow for the possession, retail sale, storage, and off-premise consumption of alcoholic beverages (beer and wine only), and outside seating in conjunction with a convenience store. The subject property is located at 2151 Ira E. Woods Avenue.

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 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.

PRESENTATIONS

7. Emergency Management Coordinator to present update on COVID-19 pandemic.

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 the purchase of roof rehabilitation and restoration services and from Weatherproofing Services for the Palace Arts Center – Lancaster and **Ordinance No. 2020-029** appropriating funds. Convention and Visitors Director recommends approval.
9. Consider the award of an annual contract for drug testing and occupational health services with Concentra Health Services. Human Resources Director recommends approval.

10. Consider the purchase of additional virtual desktop infrastructure server storage from Unique Digital. Chief Technology Officer recommends approval.
11. Consider the purchase of two hosts for new virtual desktop infrastructure (VDI) environment server storage from General Datatech, LP. Chief Technology Officer recommends approval.
12. Consider the purchase of Koha integrated library system by Bywater Solutions, and procurement of all integrated library system requirements to replace the current integrated library system. Library Director recommends approval.
13. Consider the purchase of communications equipment and services for the Grapevine Public Safety Dispatch Center from Motorola Solutions for the Police Department. Police Chief recommends approval.
14. Consider the renewal of an annual contract for preventative roof maintenance with Tremco/Weatherproofing Technologies, Inc. Public Works Director recommends approval.
15. Consider the renewal of annual contracts for equipment rental services to Fox Rental and RDO Equipment. Public Works Director recommends approval.
16. Consider a sole source purchase of a pump repair at Dove 2 Lift Station from Precision Pump Systems. Public Works Director recommends approval.
17. Consider the minutes of the July 7, 2020 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

18. Planned Development Overlay **PD20-01** (Pecan Ridge Addition) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-033**, if applicable, and take any necessary action.
19. **Preliminary Plat** of Lots 1-8, Block A, Pecan Ridge Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
20. Conditional Use Permit **CU20-05** (City of Grapevine Golf Course Clubhouse) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-030**, if applicable, and take any necessary action.

21. Zoning Change Application **Z20-01** (El Super Express) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-031**, if applicable, and take any necessary action.
22. Conditional Use Permit **CU20-12** (El Super Express) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-032**, 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 July 17, 2020 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary



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, JULY 21, 2020

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

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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 124 325 909#.

1. Conduct Oaths of Office for reappointed Commission Members.
2. Elect a Chairman and Vice-Chairman.

3. 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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4. Invocation and Pledge of Allegiance: Commissioner Dennis Luers

JOINT PUBLIC HEARINGS

5. Planned Development Overlay **PD20-01** (Pecan Ridge Addition) and **Preliminary Plat** of Lots 1-8, Block A, Pecan Ridge Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by SWC Building LP requesting a planned development overlay to deviate from, but not limited to, lot depth, ROW width and radius, and front yard setback. The subject property is located at 1708 Dunn Street and is currently zoned “R-7.5” Single Family District.
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7. Zoning Change Application **Z20-01** and Conditional Use Permit **CU20-12** (El Super Express) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Rafeal Mora Deniz requesting to rezone 1.18 acres from “LI” Light Industrial District to “CC” Community Commercial District. The applicant is also requesting a conditional use permit to amend the previously approved site plan of CU95-34 (Ordinance No. 1996-00) to allow for the possession, retail sale, storage, and off-premise consumption of alcoholic beverages (beer and wine only), and outside seating in conjunction with a convenience store. The subject property is located at 2151 Ira E. Woods Avenue.

REGULAR SESSION: 7:30 p.m. (Immediately following Joint Public Hearings) –
Planning and Zoning Conference Room

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 124 325 909#.

CITIZEN COMMENTS

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NEW BUSINESS

9. Planned Development Overlay **PD20-01** (Pecan Ridge Addition) – Consider the application and make a recommendation to City Council.
10. **Preliminary Plat** of Lots 1-8, Block A, Pecan Ridge Addition – Consider the application and make a recommendation to City Council.
11. Conditional Use Permit **CU20-05** (City of Grapevine Golf Course Clubhouse) – Consider the application and make a recommendation to City Council.
12. Zoning Change Application **Z20-01** (El Super Express) – Consider the application and make a recommendation to City Council.
13. Conditional Use Permit **CU20-12** (El Super Express) – Consider the application and make a recommendation to City Council.
14. Consider the minutes of the May 19, 2020 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

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 July 17, 2020 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary

