



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, DECEMBER 18, 2018

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

6:00 p.m.	Dinner – City Council Conference Room
6:30 p.m.	Call to Order of City Council Meeting – City Council Chambers
6:30 p.m.	Executive Session – City Council Conference Room
7:30 p.m.	Joint Regular Meeting – City Council Chambers

CALL TO ORDER: 6:30 p.m. – City Council Conference Room

EXECUTIVE SESSION:

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
 - A. Consultation with and legal advice from the City Attorney regarding pending litigation (Morrissey, et al. v. Grapevine – Cause No. 348-303736-18), pursuant to Section 551.071, Texas Government Code.
 - B. 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.
 - 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: Vice Chairman B.J. Wilson

PRESENTATIONS

3. Mayor Tate to recognize the Grapevine High School Lady Mustangs golf team for winning the 5A State Championship.

JOINT PUBLIC HEARINGS

4. Conditional Use Permit **CU18-25** (Enclave II), **Preliminary Plat** of Lots 1 and 2, Block 1 Carter Addition and **Final Plat** of Lots 1 and 2 Block 1, Carter Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by IHS Real Estates Holdings LLC requesting a conditional use permit to establish a Master Site Development Plan to include, but not be limited to, the development of a co-branded hotel and a multi-family complex. The subject property is located at 2103 Anderson Gibson Road and is currently zoned “HCO” Hotel Corporate Office District. **THE PUBLIC HEARING AND CONSIDERATION OF THESE ITEMS WERE TABLED AT THE NOVEMBER 20, 2018 JOINT MEETING.**
5. Entertainment and Attraction Overlay **EA18-01** (Stand Rock Hotel and Waterpark), **Preliminary Plat** of Lots 1 and 2, Block 1 Stand Rock Addition and **Final Plat** of Lot 1, Block 1 Stand Rock Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Stand Rock Grapevine requesting an entertainment and attraction overlay to allow, but not be limited to, a hotel and water park with on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), building height in excess of 50 feet, skill and coin-operated machines in excess of eight machines, and three pylon-type signs. The subject property is located at 3509 North Grapevine Mills Boulevard and is currently zoned “CC” Community Commercial District.
6. Zoning Change Application **Z18-06** (312 West Wall Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by MJ Wright and Associates requesting to rezone 0.264 acres from “HC” Highway Commercial District to “R-5.0” Zero Lot Line District for the development of one single family lot. **THE APPLICANT HAS REQUESTED TO WITHDRAW THIS ITEM.**
7. Conditional Use Permit **CU18-29** (Cinemark) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Tinseltown Grapevine and XD requesting a conditional use permit to amend the previously approved site plan of SU94-02 (Ordinance No. 94-84) to allow a maximum of forty-five skill or coin-operated machines with a redemption center and specifically to allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a multi-screen movie theater. The property is located at 911 West State Highway 114 and is currently zoned “CC” Community Commercial District.

8. **Final Plat** for Lots 1 and 2, Block 36 Original Town of Grapevine – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine requesting to plat a portion of Block 36 into two lots. The property is located at 212 East Texas Street and is currently zoned “CBD” Central Business 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

9. 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

10. Consider **Resolution No. 2018-091** authorizing the legislative agenda for the 86th session of the Texas State Legislature and take any necessary action.
11. Consider **Resolution No. 2018-092** authorizing the purchase of pickleball courts at Dove Park from The Playground, Shade and Surfacing Depot, LLC 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. Consider **Resolution No. 2018-093** authorizing the City Investment Policy pursuant to the provisions of the Public Funds Investment Act, Chapters 2256, Texas Government Code. Chief Financial Officer recommends approval.
13. Consider renewal of an annual contract for flood insurance coverage with Western World Insurance Company. Chief Financial Officer recommends approval.
14. Consider the renewal of an annual contract for emergency medical continuing education for the Fire Department with Best EMS. Fire Chief recommends approval.

15. Consider **Resolution No. 2018-094** authorizing the purchase of a fairway mower and utility vehicle from Professional Turf Products. Golf Director recommends approval.
16. Consider **Resolution No. 2018-095** authorizing an interlocal agreement for purchasing with Dallas Metrocare Services. Human Resources Director recommends approval.
17. Consider **Resolution No. 2018-096** authorizing an annual contract for an integrated human resources and payroll system with Paycom. Human Resources Director recommends approval.
18. Consider the award of Request for Bid RFB 481-2019 for the Bear Creek Pedestrian Bridge project to North Rock Construction. Parks and Recreation Director recommends approval.
19. Consider **Resolution No. 2018-097** authorizing the purchase of softball field equipment from Pioneer Athletics. Parks and Recreation Director recommends approval.
20. Consider **Resolution No. 2018-098** authorizing the purchase of picnic tables and playground equipment from Playground Solutions of Texas, Inc. Parks and Recreation Director recommends approval.
21. Consider **Resolution No. 2018-099** authorizing a sole source purchase of ballfield netting from America's Nationwide Netting, Inc. Parks and Recreation Director recommends approval.
22. Consider **Resolution No. 2018-100** authorizing a sole source purchase of power panels from Hypower. Parks and Recreation Director recommends approval.
23. Consider the award of an informal request for quote for heating and A/C systems from Smart Penguin A/C and Heating. Parks and Recreation Director recommends approval.
24. Consider the minutes of the December 4, 2018 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

25. Conditional Use Permit **CU18-25** (Enclave II) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2018-088**, if applicable, and take any necessary action.
26. **Preliminary Plat** of Lots 1 and 2, Block 1 Carter Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
27. **Final Plat** of Lots 1 and 2, Block 1 Carter Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
28. Entertainment and Attraction Overlay **EA18-01** (Stand Rock Hotel and Waterpark) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2018-089**, if applicable, and take any necessary action.
29. **Preliminary Plat** of Lots 1 and 2, Block 1 Stand Rock Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
30. **Final Plat** of Lot 1, Block 1 Stand Rock Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
31. Conditional Use Permit **CU18-29** (Cinemark) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2018-090**, if applicable, and take any necessary action.
32. **Final Plat** for Lots 1 and 2, Block 36 Original Town of Grapevine – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

ADJOURNMENT

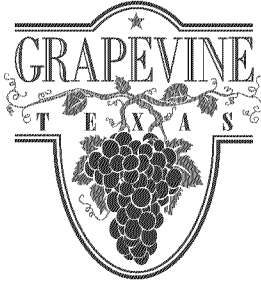
In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on December 14, 2018 by 5:00 p.m.

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.



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REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, DECEMBER 18, 2018

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: Vice Chairman B.J. Wilson

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU18-25** (Enclave II), **Preliminary Plat** of Lots 1 and 2, Block 1 Carter Addition and **Final Plat** of Lots 1 and 2, Block 1 Carter Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by IHS Real Estates Holdings LLC requesting a conditional use permit to establish a Master Site Development Plan to include, but not be limited to, the development of a co-branded hotel and a multi-family complex. The subject property is located at 2103 Anderson Gibson Road and is currently zoned "HCO" Hotel Corporate Office District. **THE PUBLIC HEARING AND CONSIDERATION OF THESE ITEMS WERE TABLED AT THE NOVEMBER 20, 2018 JOINT MEETING.**
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Planning and Zoning Commission to recess to Planning and Zoning Commission Conference Room, Second Floor, to consider published agenda items.

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

NEW BUSINESS

8. Conditional Use Permit **CU18-25** (Enclave II) – Consider the application and make a recommendation to City Council.
9. **Preliminary Plat** of Lots 1 and 2, Block 1 Carter Addition – Consider the application and make a recommendation to City Council.
10. **Final Plat** of Lots 1 and 2, Block 1 Carter Addition – Consider the application and make a recommendation to City Council.
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14. Conditional Use Permit **CU18-29** (Cinemark) – Consider the application and make a recommendation to City Council.
15. **Final Plat** for Lots 1 and 2, Block 36 Original Town of Grapevine – Consider the application and make a recommendation to City Council.
16. Consider the minutes of the November 20, 2018 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 November 16, 2018 by 5:00 p.m.

Tara Brooks

Tara Brooks
City Secretary



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