

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 20th day of September, 2016 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

William D. Tate	Mayor
Darlene Freed	Mayor Pro Tem
Sharron Spencer	Council Member
Mike Lease	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member
Paul Slechta	Council Member

constituting a quorum, with the following members of the Planning and Zoning Commission:

Larry Oliver	Chairman
BJ Wilson	Vice Chairman
Monica Hotelling	Member
Jim Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Robert Rainwater	Alternate

constituting a quorum, and the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Matthew C.G. Boyle	Assistant City Attorney
Tara Brooks	City Secretary

Call to Order

Mayor Tate called the meeting to order at 6:01 p.m.

EXECUTIVE SESSION

Mayor Tate announced the City Council would recess to the City Council Conference Room to conduct a closed session regarding:

Item 1. Executive Session

- A. Real property relative to deliberation to the purchase, exchange, lease, sale or value of City facilities 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.

The City Council recessed to the City Council Conference Room and began the closed session at 6:05 p.m. The closed session ended at 7:06 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Section 551.072 or Section 551.087.

City Manager Bruno Rumbelow requested City Council consider an Economic Development Agreement with Coury Collection LLC for the rail station hotel and authorize the City Manager to execute same and all associated documents and to take all other necessary action.

Motion was made to approve an Economic Development Agreement with Coury Collection LLC for the rail station hotel and authorize the City Manager to execute same and all associated documents and to take all other necessary action.

Motion: Freed
Second: Slechta
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

REGULAR MEETING

Call to Order

Mayor Tate called the meeting to order at 7:32 p.m. in the City Council Chambers.

Item 2. Invocation and Pledge of Allegiance.

Commissioner Gary Martin delivered the Invocation and led the Pledge of Allegiance.

Mayor Tate announced City Council would consider Items 11, 12 and 13 next.

Item 11. Mayor Tate to present a proclamation to the Daughters of the American Revolution, Captain Molly Corbin Chapter, recognizing Constitution Week.

Mayor Tate and Council Member Spencer presented the proclamation declaring September 17 – 23 Constitution Week to Leslie Schwab and the Daughters of the American Revolution, Captain Molly Corbin Chapter.

Item 12. Mayor Tate to present a proclamation to the Grapevine Citizen's Fire Academy Alumni Association recognizing 15 years of service to the City.

Mayor Tate presented the proclamation recognizing the Grapevine Citizen's Fire Academy Alumni Association to Leslie Hillhouse, Carla Ulrichherring, Judith Russell, Tamara Cole, Dian Brostoski and Kathleen Thompson.

Item 13. Ray Harris and Jeff Barnhart with Lake Grapevine Runners and Walkers Club to present a check to the City for restoration of the parks due to flooding.

Ray Harris and Jeff Barnhart announced the 5K Race that was held on July 30, 2016 had 545 registered runners. The race raised \$8,250 for the restoration of the Lake Parks.

JOINT PUBLIC HEARINGS

Mayor Tate announced the Public Hearings for Items 3, 4, and 5 would all be conducted simultaneously. Mayor Tate opened the Public Hearings for CU16-22, PD16-07, CU16-23, PD16-08, Z16-07, CU16-24, PD 16-09 and the Final Plat of Lots 1A1 and 1A2, Block 1, The Bluffs of Grapevine.

Development Services Assistant Director Ron Stombaugh and Applicant Mike Patel with Silver Lake Crossings Development presented these items concurrently.

Applicant Mike Patel presented the Master Plan for the three sites.

The presentations were made in the following order: Item 4 (Marriott Courtyard/Towneplace Suites/Hilton Garden Inn), Item 5 (Silver Lake Apartments) and Item 3 (Renaissance Hotel).

Item 4. Conditional Use Permit **CU16-23** and Planned Development Overlay **PD16-08** (Marriott Courtyard/Towneplace Suites/Hilton Garden Inn)

Development Services Assistant Director Stombaugh reported the applicant was requesting a conditional use permit to amend the previously approved site plan of CU13-33 (Ordinance No. 2013-060) for a planned commercial center in conjunction with a 300 room co-branded hotel to allow on-premise alcoholic beverages sales, building height in excess of 50 feet, and a 20 foot pylon sign, specifically to allow for a 150 room expansion, an increase in height for the expansion, and to increase the size of the planned commercial center. The applicant was also requesting a planned development overlay to deviate from, but not be limited to, a reduction in the amount of parking provided below that required by ordinance and reduction of the amount of open space required. The subject property is located at 2200 Bass Pro Court and is zoned "CC" Community Commercial District.

Mr. Patel answered questions from the Planning and Zoning Commission and City Council.

Karen Whittlesey, 2009 Anderson Gibson Road, Grapevine spoke in opposition to this request.

Caitlin Jones, 855 East Ash Lane, Euless, Texas (owner of Fireside Pies) spoke in favor of this request.

There was no correspondence to report.

Motion was made to close the public hearing.

Motion: Martin
Second: Hotelling
Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar, and Luers
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: Spencer
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

Item 5. Zoning Application **Z16-07**, Conditional Use Permit **CU16-24**, Planned Development Overlay **PD16-09**, and a **Final Plat** of Lots 1A1 and 1A2, Block 1, The Bluffs at Grapevine Addition (Silver Lake Apartments)

Development Services Assistant Director Stombaugh reported the applicant was requesting to rezone 13.58 acres from "CC" Community Commercial District to "R-MF" Multi-Family District for the development of a 359 unit multi-family complex. The applicant also requested a conditional use permit to vary from the district standards relative to density, height, front yard setback and parking. The applicant also requested a planned development overlay to deviate from, but not be limited to, standards relative to building length, building setback relative to parking/vehicle use areas and landscape setback. The subject property is located at 1775 State Highway 26. The property will be platted as Lots 1A1 and 1A2, Block 1, The Bluffs at Grapevine Addition.

Mr. Patel, Miller Sylvan with JPI and Kimberly Cole with Huitt-Zollars answered questions from the Commission and Council.

Karen Whittlesey, 2009 Anderson Gibson Road, Grapevine spoke in opposition to this request.

Caitlin Jones, 855 East Ash Lane, Euless, Texas (owner of Fireside Pies) spoke in favor of this request.

There were three letters of support provided to the Commission and City Council.

Motion was made to close the public hearing.

Motion: Martin
Second: Hotelling
Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar, and Luers
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: Spencer
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

Item 3. Conditional Use Permit **CU16-22** and Planned Development Overlay **PD16-07**
(Renaissance Hotel)

Development Services Assistant Director Stombaugh reported the applicant was requesting a conditional use permit to establish a 300 room hotel to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, outdoor patio seating, outdoor speakers and an increase in height. The applicant is requesting a planned development overlay to deviate from, but not be limited to, a reduction in the amount of parking provided below that required by ordinance. The subject property is located at 2225 Bass Pro Court and is zoned "CC" Community Commercial District. The property will be platted as Lot 2, Block 1, Silver Lake Crossings Addition.

Mr. Patel and Jim Suggs with Callison Arts answered questions from the Commission and Council.

Karen Whittlesey, 2009 Anderson Gibson Road, Grapevine spoke in opposition to this request.

Caitlin Jones, 855 East Ash Lane, Euless, Texas (owner of Fireside Pies) spoke in favor of this request.

There was no correspondence to report.

Motion was made to close the public hearing.

Motion: Martin
Second: Hotelling
Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar, and Luers
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: Spencer
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

Item 6. Conditional Use Permit **CU16-11** and Planned Development Overlay **PD16-06** (Gateway 48)

Mayor Tate declared the public hearing open.

Development Services Assistant Director Stombaugh reported the applicant was requesting to amend the previously approved site plan of CU95-01 (Ordinance 95-009) to allow the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a convenience store with gasoline sales, a car wash and two, 20-foot pole signs, specifically to allow a new car wash, vacuum station, a 195 square foot restroom expansion, revised floor plan and revised exterior elevations. A planned development overlay was also proposed to deviate from, but not be limited to, a reduction to the side yard setback and reduced perimeter landscaping. The subject property is located at 5351 William D. Tate Avenue and is zoned "CC" Community Commercial District.

Applicant Walt McMennamy presented this item and answered questions from the Commission and Council.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.

Motion: Wilson
Second: Hotelling
Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar, and Luers
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: Freed
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

Item 7. Conditional Use Permit **CU16-20** (GCISD Offices)

Mayor Tate declared the public hearing open.

Development Services Assistant Director Stombaugh reported the applicant was requesting a conditional use permit to allow for a public non-profit educational institutional

use in the "R-20" Single Family District. The subject property is located at 4344 and 4340 Heritage Avenue and is zoned "R-20" Single Family District.

Applicant Paula Barbaroux with the Grapevine-Colleyville Independent School District answered questions from the Commission and Council.

No one spoke during the public hearing and there were two letters of support provided to the Commission and Council.

Motion was made to close the public hearing.

Motion: Hotelling
Second: Wilson
Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar, and Luers
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

Item 8. Zoning Application Z16-08 (Bradley Powers Addition)

Mayor Tate declared the public hearing open.

Development Services Assistant Director Stombaugh reported the applicant was requesting to rezone 0.543 acres from "CN" Neighborhood Commercial District to "R-5.0" Zero Lot Line District for the development of three single family lots. The subject property is located at 204 and 206 South Church Street and is zoned "CN" Neighborhood Commercial District. This was the first reading of this application. The second reading will be considered after application is heard by the Board of Zoning Adjustment relative to the size of one of the proposed lots.

Applicant John Bradley answered questions from City Council.

No one spoke during the public hearing and there was one letter of support provided to the Commission and Council.

Motion was made to close the public hearing.

Motion: Martin
Second: Fechter
Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar, and Luers
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: O'Dell
Second: Freed
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

Item 9. Final Plat of Lots 1R1, 1R2 and 1R3, Block 1, First United Methodist Church of Grapevine Addition

Mayor Tate declared the public hearing open.

Manager of Engineering John Robertson reported the applicant was requesting to replat Lot 1R, Block 1, First United Methodist Church of Grapevine Addition into three lots. One lot will be for the church property and the other two lots will be residential. The subject property is located at the northwest corner of College Street and Church Street and is zoned "R-7.5" Single Family District.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.

Motion: Wilson
Second: Luers
Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar, and Luers
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: Lease
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

RECESS AND RECONVENE

Mayor Tate announced the Planning and Zoning Commission would recess to the Planning and Zoning Conference Room to consider published business.

The City Council remained in session in the Council Chambers to consider published business.

Mayor Tate called for a break at 10:08 p.m. Mayor Tate reconvened the meeting at 10:17 p.m.

Item 10. Citizen Comments.

Carl Young, 4113 Meadow Drive, Grapevine thanked Curtis Bergthold with Public Works for assistance with a utility line at Living Word Lutheran Church.

Aram Azadpour, PO Box 2044, Grapevine spoke about wrongful police convictions.

PRESENTATIONS

Item 14. Parks and Recreation Director and Pacheco Koch to present concept plans for Bear Creek Dog Park.

Parks and Recreation Director Kevin Mitchell presented the concept plans for Bear Creek Dog Park and answered questions from Council.

Item 15. BRW Architects to present needs assessment study for Fire House No. 1 and Fire House No. 4.

Fire Chief Darrell Brown introduced Fred Clifford with BRW Architects who presented the needs assessment study for Fire House No. 1 and Fire House No. 4.

NEW BUSINESS

Item 16. Consider the award of an informal request for quote for backlit sign arms for various street locations and take any necessary action.

City Manager Rumbelow presented this item to Council. This purchase will be for mounting arms for backlit street name signs on traffic signal poles at ten intersections for an amount not to exceed \$19,500.

Motion was made to approve the award of an informal request for quote for backlit sign arms.

Motion: Coy

Second: Spencer

Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta

Nays: None

Approved: 7-0

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. No items were requested to be removed.

Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

Item 17. Consider the award of RFB 440-2016 as a multiple award annual contract to Abacus Corporation and Temporaries of Texas, Inc. for temporary employment services.

City Manager Rumbelow recommended approval of the multiple award of annual contracts for temporary employment services in an estimated annual amount of \$250,000.

Motion was made to approve the consent agenda as presented.

Motion: Lease
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 6-0

Item 18. Consider a Joint Election Agreement with Tarrant County Elections Administrator to provide election services and equipment for the November 8, 2016 Local Option Election.

City Secretary Tara Brooks recommended approval of the Joint Election Agreement for election services for the November 8, 2016 Local Option Election in an estimated amount of \$23,903.

Motion was made to approve the consent agenda as presented.

Motion: Lease
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 6-0

Item 19. Consider renewal of annual contracts with Unum and Voya Financial for insurance placement for employees.

Chief Financial Officer Greg Jordan recommended approval of the annual contracts for insurance placement services in the estimated annual amount of \$150,000. Unum will provide basic life/accidental death and dismemberment, long term disability, voluntary employee, dependent life/accidental death and dismemberment, and voluntary short term disability policies. Voya will provide voluntary critical illness and voluntary accident policies.

Motion was made to approve the consent agenda as presented.

Motion: Lease
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 6-0

Item 20. Consider renewal of annual application software licensing and extended support services agreement with STW, Inc. for financial software.

Chief Financial Officer Jordan recommended approval of the software licensing and extended support services agreement for financial software for an estimated amount of \$89,000.

Motion was made to approve the consent agenda as presented.

Motion: Lease
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 6-0

Item 21. Consider acceptance of receipt of insurance funds for IT equipment and an ordinance appropriating funds to the Capital Equipment Acquisition Fund.

Chief Financial Officer Jordan recommended approval of the receipt of \$71,832.01 from insurance funds and an ordinance appropriating the funds to the Capital Equipment Acquisition Fund. On August 5, 2016, the I.T. Data Center suffered water damage due to a leak from the HVAC condensate line. The leak caused irreparable damage to I.T. servers and other essential equipment. On August 16, 2016, the Council approved emergency purchases of the servers and equipment.

Motion was made to approve the consent agenda as presented.

Motion: Lease
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 6-0

ORDINANCE NO. 2016-077

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS; APPROPRIATING \$71,832.01 TO THE CAPITAL EQUIPMENT ACQUISITION FUND UNAPPROPRIATED FUND BALANCE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 22. Consider renewal of an annual contract for multimedia services from Swagit Productions, LLC for City Council and Planning and Zoning Commission meetings.

Chief Technology Officer Tessa Allberg recommended approval of the annual contract for multimedia services for an amount not to exceed \$16,200.00 for filming, live streaming and archiving of City Council and Planning and Zoning Commission meetings.

Motion was made to approve the consent agenda as presented.

Motion: Lease
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta

Nays: None
Approved: 6-0

Item 23. Consider renewal of an annual contract with One Safe Place Media Corporation for managed data storage services.

Chief Technology Officer Allberg recommended approval of an annual contract for managed data storage services for an amount of \$36,000.

Motion was made to approve the consent agenda as presented.

Motion: Lease
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 6-0

Item 24. Consider renewal of the contract for the Library ILS computer support and software from SIRSI Corporation.

Chief Technology Officer Allberg recommended approval of the contract for Library ILS computer support and software in an amount not to exceed \$59,481.12.

Motion was made to approve the consent agenda as presented.

Motion: Lease
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 6-0

Item 25. Consider renewal an annual contract for Laserfiche software support with MCCi.

Chief Technology Officer Allberg recommended approval of the renewal of the annual contract for Laserfiche software and support in an amount not to exceed \$27,602.60.

Motion was made to approve the consent agenda as presented.

Motion: Lease
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 6-0

Item 26. Consider approval to combine and renew an annual sole source contract with TASER International for digital evidence management services for the Police Department.

Police Chief Eddie Salame recommended approval of the annual sole source contract for digital evidence management services in an amount not to exceed \$99,224.94. This request was to renew and combine two contracts, one from 2014 and one from 2015, for ease of contract management, to extend the renewal options, to upgrade all current body

worn cameras with new high definition cameras and to increase the amount of available storage space.

Motion was made to approve the consent agenda as presented.

Motion: Lease
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 6-0

Item 27. Consider an ordinance abandoning a 10-foot wide sanitary sewer easement on Lot 1, Block 1, Wallcon Addition.

Public Works Director Stan Laster recommended approval of an ordinance abandoning a sanitary sewer easement on Lot 1, Block 1, Wallcon Addition located at 1111 East State Highway 114.

Motion was made to approve the consent agenda as presented.

Motion: Lease
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 6-0

ORDINANCE NO. 2016-078

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ABANDONING AND VACATING A 10-FOOT WIDE SANITARY SEWER EASEMENT IN THE CITY OF GRAPEVINE, TEXAS AS HEREINAFTER DESCRIBED

Item 28. Consider the minutes of the September 6, 2016 Regular City Council meeting.

City Secretary Brooks recommended approval of the minutes as presented.

Motion was made to approve the consent agenda as presented.

Motion: Lease
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 6-0

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 29. Conditional Use Permit **CU16-22** (Renaissance Hotel)

Chairman Larry Oliver reported the Planning and Zoning Commission voted to table this item to the October 18, 2016 Joint Meeting.

Motion was made to table CU16-22 (Renaissance Hotel) to the October 18, 2016 Joint Meeting.

Motion: Freed
Second: Spencer
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Item 30. Planned Development Overlay **PD16-07** (Renaissance Hotel)

Chairman Oliver reported the Planning and Zoning Commission voted to table this item to the October 18, 2016 Joint Meeting.

Motion was made to table PD16-07 (Renaissance Hotel) to the October 18, 2016 Joint Meeting.

Motion: Freed
Second: Spencer
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Item 31. **Preliminary Plat** of Lot 2, Block 1, Silver Lake Crossings Addition

Chairman Oliver reported the Planning and Zoning Commission voted to deny this item, waiving fees for resubmittal and allowing the applicant to bring it back for consideration on the October 18, 2016 Joint Meeting.

Motion was made to deny the preliminary plat subject to the recommendation of the Planning and Zoning Commission.

Motion: Freed
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Item 32. **Final Plat** of Lot 2, Block 1, Silver Lake Crossings Addition

Chairman Oliver reported the Planning and Zoning Commission voted to deny this item, waiving fees for resubmittal and allowing the applicant to bring it back for consideration on the October 18, 2016 Joint Meeting.

Motion was made to deny the final plat subject to the recommendation of the Planning and Zoning Commission.

Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Item 33. Conditional Use Permit **CU16-23** (Marriott Courtyard/Towneplace Suites/Hilton Garden Inn)

Mayor Tate completed an Affidavit of Conflict of Interest for this item and abstained from voting.

Chairman Oliver reported the Planning and Zoning Commission approved CU16-23 with a vote of 7-0.

Motion was made to approve CU16-23 (Marriott Courtyard/Towneplace Suites/Hilton Garden Inn).

Motion: Spencer
Second: Lease
Ayes: Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Abstains: Tate
Approved: 6-0-1

ORDINANCE NO. 2016-068

AN ORDINANCE ISSUING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 48 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING CONDITIONAL USE PERMIT CU16-23 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2013-060 FOR A PLANNED COMMERCIAL CENTER IN CONJUNCTION WITH A 300-ROOM CO-BRANDED HOTEL TO ALLOW FOR ON-PREMISE ALCOHOL BEVERAGE SALES, BUILDING HEIGHT IN EXCESS OF 50 FEET, AND A 20-FOOT PYLON SIGN, SPECIFICALLY TO ALLOW FOR A 150-ROOM EXPANSION, AN INCREASE IN HEIGHT FOR THE EXPANSION AND TO INCREASE THE SIZE OF THE PLANNED COMMERCIAL CENTER IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND

DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 34. Planned Development Overlay PD16-08 (Marriott Courtyard/Towneplace Suites/Hilton Garden Inn)

Mayor Tate completed an Affidavit of Conflict of Interest for this item and abstained from voting.

Chairman Oliver reported the Planning and Zoning Commission approved PD16-08 with a vote of 7-0.

Motion was made to approve PD16-08 (Marriott Courtyard/Towneplace Suites/Hilton Garden Inn).

Motion: Coy
Second: O'Dell
Ayes: Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Abstains: Tate
Approved: 6-0-1

ORDINANCE NO. 2016-069

AN ORDINANCE ISSUING A PLANNED DEVELOPMENT OVERLAY IN ACCORDANCE WITH SECTION 41 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING PLANNED DEVELOPMENT OVERLAY PD16-08 TO DEVIATE FROM, BUT NOT BE LIMITED TO, REDUCTION IN THE AMOUNT OF PARKING PROVIDED BELOW THAT REQUIRED BY ORDINANCE ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS PLANNED DEVELOPMENT OVERLAY PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 35. Zoning Application **Z16-07** (Silver Lake Apartments)

Chairman Oliver reported the Planning and Zoning Commission tabled this item to the October 18, 2016 Joint Meeting.

Motion was made to table Z16-07 (Silver Lake Apartments) to the October 18, 2016 Joint Meeting.

Motion: Freed
Second: Spencer
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Item 36. Conditional Use Permit **CU16-24** (Silver Lake Apartments)

Chairman Oliver reported the Planning and Zoning Commission tabled this item to the October 18, 2016 Joint Meeting.

Motion was made to table CU16-24 (Silver Lake Apartments) to the October 18, 2016 Joint Meeting.

Motion: Freed
Second: Spencer
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Item 37. Planned Development Overlay **PD16-09** (Silver Lake Apartments)

Chairman Oliver reported the Planning and Zoning Commission tabled this item to the October 18, 2016 Joint Meeting.

Motion was made to table PD16-09 (Silver Lake Apartments) to the October 18, 2016 Joint Meeting.

Motion: Freed
Second: Spencer
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Item 38. **Final Plat** of Lots 1A1 and 1A2, Block 1, The Bluffs at Grapevine Addition

Chairman Oliver reported the Planning and Zoning Commission voted to deny this item, waiving fees for resubmittal and allowing the applicant to bring it back for consideration on the October 18, 2016 Joint Meeting.

Motion was made to deny the final plat subject to the recommendation of the Planning and Zoning Commission.

Motion: Coy

Second: Lease
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Item 39. Conditional Use Permit **CU16-11** (Gateway 48)

Chairman Oliver reported the Planning and Zoning Commission approved CU16-11 with a vote of 7-0.

Motion was made to approve CU16-11 (Gateway 48).

Motion: Freed
Second: Slechta
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

ORDINANCE NO. 2016-073

AN ORDINANCE ISSUING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 48 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING CONDITIONAL USE PERMIT CU16-11 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU95-01 (ORDINANCE NO. 95-09) TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN CONJUNCTION WITH A CONVENIENCE STORE WITH GASOLINE SALES, A CAR WASH AND TWO 20-FOOT POLE SIGNS, SPECIFICALLY TO ALLOW A NEW CAR WASH, VACUUM STATION, 195 SQUARE FOOT RESTROOM EXPANSION, REVISED FLOOR PLAN AND REVISED EXTERIOR ELEVATIONS IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND

DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 40. Planned Development Overlay PD16-06 (Gateway 48)

Chairman Oliver reported the Planning and Zoning Commission approved PD16-06 with a vote of 7-0.

Motion was made to approve PD16-06 (Gateway 48).

Motion: Freed
Second: Slechta
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

ORDINANCE NO. 2016-074

AN ORDINANCE ISSUING A PLANNED DEVELOPMENT OVERLAY IN ACCORDANCE WITH SECTION 41 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING PLANNED DEVELOPMENT OVERLAY PD16-06 TO DEVIATE FROM, BUT NOT BE LIMITED TO, A REDUCTION TO THE SIDE YARD SETBACK AND REDUCED PERIMETER LANDSCAPING ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS PLANNED DEVELOPMENT OVERLAY PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 41. Conditional Use Permit CU16-20 (GCISD Offices)

Chairman Oliver reported the Planning and Zoning Commission approved CU16-20 with a vote of 7-0.

Motion was made to approve CU16-20 (GCISD Offices).

Motion: Slechta
Second: Coy

Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

ORDINANCE NO. 2016-075

AN ORDINANCE ISSUING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 48 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING CONDITIONAL USE PERMIT CU16-20 TO ALLOW FOR A PUBLIC NON-PROFIT EDUCATIONAL INSTITUTIONAL USE IN A DISTRICT ZONED "R-20" SINGLE FAMILY DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 42. Zoning Application **Z16-08** (Bradley Powers Addition)

Chairman Oliver reported the Planning and Zoning Commission approved the first reading of Z16-08 with a vote of 7-0.

Motion was made to approve the first reading of Z16-08 (Bradley Powers Addition).

Motion: Freed
Second: Lease
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Item 43. **Final Plat** of Lots 1R1, 1R2 and 1R3, Block 1, First United Methodist Church of Grapevine Addition

Chairman Oliver reported the Planning and Zoning Commission approved the final plat with a vote of 7-0.

Motion was made to approve the Statement of Findings and the Final Plat of Lots 1R1, 1R2 and 1R3, Block 1, First United Methodist Church of Grapevine Addition.

Motion: Spencer
Second: Slechta
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

ADJOURNMENT

Motion was made to adjourn the meeting at 10:57 p.m.

Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 4th day of October, 2016.

APPROVED:



William D. Tate
Mayor

ATTEST:



Tara Brooks
City Secretary

