

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Workshop on this the 17th day of December, 2013 at 6:15 p.m. in the City Council Conference Room, Second Floor, 200 South Main Street, with the following members present to-wit:

William D. Tate	Mayor
C. Shane Wilbanks	Mayor Pro Tem
Sharron Spencer	Council Member
Roy Stewart	Council Member
Darlene Freed	Council Member
Mike Lease	Council Member
Chris Coy	Council Member

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

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Jodi C. Brown	City Secretary

CALL TO ORDER

Mayor Tate called the workshop to order at 6:16 p.m.

ITEM 1. COMMUNITY ACTIVITIES CENTER EXPANSION

City Manager Bruno Rumbelow reviewed the impact to the programs at the Community Activities Center (CAC) during the renovation and expansion of the building, and the advantages and cost savings of relocating CAC programs and services during the 10 month period. Assistant Parks Director Kevin Mitchell reviewed the floor plan, time period of renovations and pool component construction, safety and parking issues.

Following discussion, it was the consensus of the Council to close and relocate the CAC programs and services during the 10 month renovation phase which would begin in March 2014.

There was no formal action taken by the City Council.

ITEM 2. RELOCATION OF ELECTION POLLING LOCATION

As requested at the November 19, 2013 Workshop, City Secretary Jodi Brown presented information on temporarily relocating the City's election polling location from the Community Activities Center (CAC) to either the Convention Center or the Library Program

Room due to the future improvements and expansion of the CAC. Following discussion, it was the consensus of the Council to conduct the upcoming 2014 elections at the Convention Center for the convenience and safety of the voters.

There was no formal action taken by the City Council.

ITEM 3. MONTHLY FINANCIAL UPDATE

Administrative Services Director John McGrane presented the monthly financial update, noting that sales tax collections are as budgeted and that the holiday sales tax report was due out in February; difference in franchise fees is due to an early posting in FY2012; hotel and motel occupancy tax collection is up and the average room rate for October 2013 was \$122.85. The City's unemployment rate dropped to 4.8% which remains below the state average.

There was no action taken by the City Council.

ADJOURNMENT

Mayor Pro Tem Wilbanks, seconded by Council Member Coy, offered a motion to adjourn the workshop at 6:46 p.m. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of January, 2014.

APPROVED:



William D. Tate  
Mayor



ATTEST:



Jodi C. Brown  
City Secretary

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The City Council and the Grapevine 4B Economic Development Corporation Board of Directors of the City of Grapevine, Texas met in Executive Session on this the 17th day of December, 2013 at 7:00 p.m. in the City Council Conference Room, Second Floor, 200 South Main Street, with the following members present to-wit:

C. Shane Wilbanks	Mayor Pro Tem/4B Vice President
Sharron Spencer	Council Member/4B Member
Roy Stewart	Council Member
Darlene Freed	Council Member/4B Member
Mike Lease	Council Member
Chris Coy	Council Member
Martin Honeycutt	4B Member
Matt Carnes	4B Member
Cory Halliburton	4B Member

constituting a quorum, with Mayor/4B President William D. Tate absent, with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Matthew Boyle	Assistant City Attorney
Jodi C. Brown	City Secretary

CALL TO ORDER

Mayor Pro Tem Wilbanks called the meeting to order at 7:01 p.m.

ITEM 1. EXECUTIVE SESSION

Mayor Pro Tem Wilbanks announced the City Council and the Grapevine 4B Economic Development Board of Directors would conduct a closed session regarding:

(A) Real property relative to deliberation or the exchange, lease or value of real property relative to economic development pursuant to Section 551.072, Texas Government Code; and

(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 or expand in the City; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

Upon reconvening in open session in the Council Chambers, Mayor Pro Tem Wilbanks asked if there was any action necessary relative to the closed session. City Manager Bruno Rumbelow stated there was no action necessary as a result of the Executive Session.

NOTE: Item (B) Conference with City Manager and Staff under Section 551.087, Texas Government Code was not discussed.

ITEM 2. PUBLIC HEARING, PROPOSED ISSUANCE OF REVENUE BONDS

Mayor Pro Tem Wilbanks declared the City Council and Grapevine 4B Economic Development Corporation joint public hearing open.

City Manager Rumbelow noted the City Council and the Grapevine 4B Economic Development Corporation were conducting a public hearing to receive comments on the proposed issuance of up to \$19.5 million in revenue bonds in support of the acquisition of approximately 185 acres of land at the intersection of State Highway 121, Grapevine Mills Boulevard, and Grapevine Mills Parkway, and then reviewed a presentation on the tract's history, purchase, and funding options.

Mayor Pro Tem Wilbanks asked if anyone wished to speak. The following people spoke in support of the proposed bonds: Carl Young, 4113 Meadow Drive; Curtis Ratliff, 220 Blevins Street; Paul Slechta, 2703 Pebble Stone; and Mark Terpening, 516 Dunn Court. Ross Bannister, 424 Ball Street, spoke in opposition to the action being taken to purchase the land.

Following discussions of the Council and 4B Board, 4B Board Member Freed offered a motion to close the joint public hearing. The motion was seconded by 4B Board Member Honeycutt and prevailed by the following vote:

Ayes: Wilbanks, Spencer, Freed, Honeycutt, Carnes & Halliburton  
Nays: None  
Absent: Tate

NOTE: The 4B Board then considered Items 3.A.-3.C. which only required action of the 4B Board. There being no further 4B Board business to consider, the 4B Board meeting was adjourned.

ITEM 4. RESOLUTION, AUTHORIZE EXECUTION OF REAL ESTATE CONTRACT

Mayor Pro Tem Wilbanks called for a motion to consider and act on a resolution authorizing the City Manager to execute a real estate contract along with any and all associated documents for the acquisition of the property (approximately 185 acres of land at the intersection of State Highway 121, Grapevine Mills Boulevard and Grapevine Mills Parkway).

Council Member Stewart, seconded by Council Member Lease, offered a motion to approve the resolution. The motion prevailed by the following vote:

Ayes: Wilbanks, Spencer, Stewart & Lease  
Nays: Freed & Coy  
Absent: Tate

RESOLUTION NO. 2013-102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A REAL ESTATE CONTRACT AND PROVIDING AN EFFECTIVE DATE

ADJOURNMENT

There being no further business to consider from the Council's portion of the Executive Session Special Agenda, Mayor Pro Tem Wilbanks declared the meeting adjourned at 8:16 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of January, 2014.

APPROVED:



C. Shane Wilbanks  
Mayor Pro Tem



ATTEST:



Jodi C. Brown  
City Secretary

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The City Council and the Planning & Zoning Commission of the City of Grapevine, Texas met in Regular Joint Session on this the 17th day of December, 2013 at 7:30 p.m. in the City Council Chambers, Second Floor, 200 South Main Street, with the following members of the City Council present to-wit:

William D. Tate	Mayor
C. Shane Wilbanks	Mayor Pro Tem
Sharron Spencer	Council Member
Roy Stewart	Council Member
Darlene Freed	Council Member
Mike Lease	Council Member
Chris Coy	Council Member

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

Larry Oliver	Chairman
Herbert Fry	Vice Chairman
Betty "BJ" Wilson	Member
Monica Hotelling	Member
Jim Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Theresa Mason	Alternate

constituting a quorum, with Commissioner Dennis Luers absent, with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Jodi C. Brown	City Secretary

CALL TO ORDER

Mayor Tate called the meeting to order at 8:22 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner Herbert Fry delivered the Invocation and led the Pledge of Allegiance.

ITEM 1. PRESENTATION, PUBLIC WORKS AND PARKS & RECREATION DEPARTMENTS

Mayor Tate expressed gratitude to the Staff of the Public Works and Parks & Recreation Departments, on behalf of the citizens and City Council, for their dedication and efforts during the recent December ice storm.

ITEM 2. PUBLIC HEARING, AM13-06 PROPOSED AMENDMENTS TO APPENDIX D, SECTION 42 SUPPLEMENTARY DISTRICT REGULATIONS

Mayor Tate declared the public hearing open.

Planning and Development Manager Ron Stombaugh stated the proposed amendments to the Code of Ordinances, Appendix D, Section 42 Supplementary District Regulations were a result of a change in the Texas Alcoholic Beverage Code. Under House Bill 2818 (83rd Legislature), a city may consider the issuance of a Wine and Beer Retailer's Permit (BG permit), if previous Local Option Elections approved the legal sale of beer and wine for off-premise consumption and the legal sale of mixed beverages for on-premise consumption, without the expense of conducting a new Local Option Election.

Staff presented to Council during a work session on December 3, 2013 proposed amendments to codify the Wine and Beer Retailer's Permit. Based on Council direction, additional wording has been placed within Section 42 Supplementary District Regulations prohibiting the holder of the Wine and Beer Retailer's Permit from offering any other alcoholic beverage on site other than beer and/or wine and requiring holders of this permit within the "GV" Grapevine Vintage District or the "CBD" Central Business District to offer wine by the bottle or case for purchase for off-premise consumption. An establishment seeking approval of a BQ permit would be required to process a conditional use permit application.

Mayor Tate invited guests present to comment regarding the application. No one wished to speak and there was no correspondence to report.

Commissioner Hotelling, seconded by Commissioner Wilson, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin & Tiggelaar  
Nays: None

Council Member Coy, seconded by Council Member Freed, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy  
Nays: None

ITEM 3. PUBLIC HEARING, CONDITIONAL USE APPLICATION CU13-19A LA BUENA VIDA VINEYARDS

Mayor Tate declared the public hearing open.

Planning and Development Manager Stombaugh stated that Conditional Use Application CU13-91A had been submitted by Virginia Puente (La Buena Vida Vineyards) requesting a conditional use permit for the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (beer and wine only) and outside dining in conjunction with a restaurant. The subject property is located at 416 East College Street and is zoned "GV" Grapevine Vintage District Regulations. The public hearing was tabled at the September 17 and November 19, 2013 meetings. Proposed amendments to the Grapevine Code of Ordinances, Chapter 4 relative to Alcoholic Beverages, will require holders of a Beer and Wine Retailer's Permit to comply with the City's 50/50 Food and Alcohol reporting.

Ms. Gina Puente requested favorable consideration of the application and answered questions relative to noise, hours of operation, and indoor and outdoor music.

Mayor Tate invited guests present to comment regarding the application. Mr. Charles Weinstein, 405 East College Street, spoke in opposition to the applicant and submitted a petition in opposition from surrounding neighbors. One letter of support and one letter in opposition had been copied to the Council and Commission.

Commissioner Fechter, seconded by Commissioner Wilson, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin & Tiggelaar  
Nays: None

Council Member Stewart, seconded by Council Member Coy, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy  
Nays: None

ITEM 4. PUBLIC HEARING, CONDITIONAL USE APPLICATION CU13-30  
TRAVELER TRADER HOTEL STORES

Mayor Tate declared the public hearing open.

Planning and Development Manager Stombaugh stated that Conditional Use Application CU13-30 had been submitted by Traveler Trader Hotel Stores requesting a conditional use permit to amend the site plan approved by Ordinance No. 2011-18 for the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with two gift shops within the Gaylord Texan Hotel. The subject property is located at 1501 Gaylord Trail #1241 and #1271 and is zoned "PCD" Planned Commerce Development District.

Ms. Sara Brown requested favorable consideration of the application.

There were no questions from the City Council or the Planning & Zoning Commission.

Mayor Tate invited guests present to comment regarding the application. No one wished to speak and there was no correspondence to report.

Commissioner Fry, seconded by Commissioner Hotelling, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin & Tiggelaar

Nays: None

Council Member Lease, seconded by Mayor Pro Tem Wilbanks, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

ITEM 5. PUBLIC HEARING, CONDITIONAL USE APPLICATION CU13-31 TEXAS GUN EXPERIENCE

Mayor Tate declared the public hearing open.

Planning and Development Manager Stombaugh stated that Conditional Use Application CU13-31 had been submitted by Texas Gun Experience requesting a conditional use permit to amend the site plan approved by Ordinance No. 2000-62, as amended, for a planned commercial center to allow a 20,822 square foot indoor shooting range. The subject property is located at 1901 South Main Street and is zoned "CC" Community Commercial District Regulations.

Mr. Bob Williams, representing the applicant, requested favorable consideration of the application, and answered questions relative to indoor gun range regulations, noise abatement and the building's exterior.

Mayor Tate invited guests present to comment regarding the application. No one wished to speak and one letter of support and one letter of concern were copied to the Council and Commission.

Commissioner Fechter, seconded by Commissioner Wilson, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin & Tiggelaar

Nays: None

Mayor Pro Tem Wilbanks, seconded by Council Member Lease, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy  
Nays: None

NOTE: Council Member Freed left the dais at 9:18 p.m.

ITEM 6. PUBLIC HEARING, CONDITIONAL USE APPLICATION CU13-32 THE PEAVLER GROUP

Mayor Tate declared the public hearing open.

NOTE: Council Member Freed returned to the Chambers at 9:20 p.m.

Planning and Development Manager Stombaugh stated that Conditional Use Application CU13-32 had been submitted by Homeyer Engineering (The Peavler Group) requesting a conditional use permit to amend the site plan approved by Ordinance No. 2012-56, as amended, for a planned commercial center to allow a 8,325 square foot office building. The subject property is located at 2215 Westgate Plaza and is zoned "CC" Community Commercial District Regulations.

Mr. Steve Homeyer requested favorable consideration of the application and answered questions relative to parking, intended use and occupancy.

Mayor Tate invited guests present to comment regarding the application. No one wished to speak and there was no correspondence to report.

Commissioner Wilson, seconded by Commissioner Fry, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin & Tiggelaar  
Nays: None

Council Member Stewart, seconded by Council Member Coy, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy  
Nays: None

ITEM 7. PUBLIC HEARING, CONDITIONAL USE APPLICATION CU13-33 SILVER LAKE CROSSINGS

Mayor Tate declared the public hearing open.

Planning and Development Manager Stombaugh stated that Conditional Use Application CU13-33 had been submitted by Grapevine Metro Hotels GP LLC (Silver Lake Crossings) requesting a conditional use permit to establish a planned commercial center and a 20-foot pylon sign. The subject property is located at 2200 and 2250 Bass Pro Court and is zoned "CC" Community Commercial District Regulations.

Mr. Mike Patel requested favorable consideration of the application and answered questions regarding the requested pylon sign and sign location.

Mayor Tate invited guests present to comment regarding the application. No one wished to speak and one letter of support was copied to the Council and Commission.

Commissioner Wilson, seconded by Commissioner Tiggelaar, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin & Tiggelaar

Nays: None

Council Member Lease, seconded by Council Member Freed, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

ITEM 8. PUBLIC HEARING, PLANNED DEVELOPMENT OVERLAY PD13-02 THE SOURCE

Mayor Tate declared the public hearing open.

Planning and Development Manager Stombaugh stated that Planned Development Overlay PD13-02 had been submitted by Biatwic LLC (The Source) requesting a planned development overlay to allow a residential component in the Central Business District. The subject property is located at 520 South Main Street and is zoned "CBD" Central Business District.

Mr. Nandu Madireddi requested favorable consideration of the application.

Mayor Tate invited guests present to comment regarding the application. The following spoke in opposition to the request: Ross Bannister, 424 Ball Street and Joe Lipscomb, 210 West College Street. Two letters of opposition were copied to the Council and Commission.

Commissioner Wilson, seconded by Commissioner Martin, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin & Tiggelaar  
Nays: None

Council Member Stewart, seconded by Council Member Coy, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy  
Nays: None

RECESS AND RECONVENE

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

The City Council recessed briefly and then reconvened in the Council Chambers to consider published business. All members of the Council were present upon reconvening.

ITEM 9A. CITIZENS COMMENTS, RAY HARRIS

Mr. Ray Harris, 2975 Peninsula Drive, expressed his support of closing the Community Activities Center to expedite construction and renovations.

ITEM 9. CONTRACT AWARD, ENGINEERING SERVICES, WALL-FARRAR NATURE PARK, PHASE 1

Parks & Recreation Director Doug Evans presented a professional services contract for engineering services with MHS Planning & Design for the preparation of plans and specifications for Phase 1 of the Wall-Farrar Nature Park in the amount of \$35,765.40. Mr. Evans reviewed the background on the nature park, grant submittal for funding and the park's concept plan.

Council Member Freed, seconded by Mayor Pro Tem Wilbanks, offered a motion to award the contract as presented. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy  
Nays: None

ITEM10. CONTRACT AWARD, LANDSCAPE AND SIGNAGE MASTER PLAN, DFW CONNECTOR CORRIDOR

Assistant Parks Director Kevin Mitchell recommended award of a Landscape Architecture Contract to Shrickel, Rollins and Associates, Inc. for the landscape and signage master plan and construction documents for Phase 1 of the DFW Connector Corridor in the amount of \$219,400.00, authorization of a 10% project contingency, and authorization for Staff to execute the contract. Mr. Mitchell stated that several areas throughout the DFW Connector corridor were not included in the Texas Department of Transportation's

landscape plan for the project. The consultant presented concept plans to the Council at the December 3 meeting. The City has \$580,000.00 allocated for DFW Connector Landscape enhancements; of this amount, \$380,000.00 was awarded in two separate grants through the Governor's Community Achievement Award and \$200,000.00 is budgeted in the FY 2014 Quality of Life Fund.

Council Member Lease, seconded by Council Member Coy, offered a motion to award the contract as recommended. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

### CONSENT AGENDA

The next order of business for the City Council was to consider the consent agenda items, which were deemed to need little or no discussion and were acted upon as one business item. Mayor Tate asked if there was any member of the audience or the City Council who wished to remove an item from the consent agenda for full discussion. There were none.

#### Item 11. Ordinance, Conditional Use Application CU13-27 Hansom Hank's

Development Services Director recommended approval of the second and final reading of an ordinance relative to Conditional Use Application CU13-27 submitted by Anna Hoard (Hansom Hank's) requesting a conditional use permit to amend the site plan approved by Ordinance No. 2000-69, as amended, for a convenience store with gasoline sales, the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) and to revise the location of the gasoline pumps. The subject property is located at 3613 Ira E. Woods Avenue and is zoned "HC" Highway Commercial District. The City Council approved the conditional use application on first reading during the November 19 meeting and the variance request was approved by the Board of Zoning Adjustment at the December 2, 2013 meeting.

Motion by Council Member Stewart, seconded by Council Member Coy, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

#### ORDINANCE NO. 2013-55

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 CU13-27 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO.

2000-69 TO REVISE THE SITE LAYOUT OF A CONVENIENCE STORE WITH GASOLINE SALES AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN A DISTRICT ZONED "HC" HIGHWAY 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) AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; AND PROVIDING AN EFFECTIVE DATE

Item 12. Resolution, Authorize Purchase of Concrete Box Culverts

Public Works Director recommended approval of a resolution authorizing the purchase of concrete box culverts for the Rustic Lane Drainage Improvements Project in an amount not to exceed \$353,694.80 from Hanson Pipe and Precast, Inc. through an Interlocal Agreement with Tarrant County, Texas.

Motion by Council Member Stewart, seconded by Council Member Coy, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy  
Nays: None

RESOLUTION NO. 2013-103

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE CONCRETE BOX CULVERTS THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 13. Resolution, Authorize Purchase of Dump Trucks

Public Works Director recommended approval of a resolution authorizing the purchase of two dump trucks in an amount not to exceed \$280,158.00 from Grande Truck Center through an Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston

Area Council (H-GAC). The purchase of the dump trucks for the Public Works and Parks & Recreation Departments was approved in the FY2014 Budget.

Motion by Council Member Stewart, seconded by Council Member Coy, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

**RESOLUTION NO. 2013-104**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE 2014 MACK DUMP TRUCKS THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT FOR COOPERATIVE PURCHASING AND PROVIDING AN EFFECTIVE DATE

**Item 14. Resolution, Authorize Excavator and Pneumatic Roller/Compactor Purchase**

Public Works Director recommended approval of a resolution authorizing the purchase of a new excavator and pneumatic roller/compactor in an amount not to exceed \$287,227.00 through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard). The equipment purchase was approved in the FY2014 Budget.

Motion by Council Member Stewart, seconded by Council Member Coy, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

**RESOLUTION NO. 2013-105**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE A NEW EXCAVATOR AND PNEUMATIC ROLLER / COMPACTOR THROUGH AN ESTABLISHED INTERLOCAL PARTICIPATION AGREEMENT AND PROVIDING AN EFFECTIVE DATE

**Item 15. Renew, Portable Toilet Rental Services Annual Contract**

Parks & Recreation Director recommended approval of the renewal of the Portable Toilet Rental Services Annual Contract with MMG Building and Construction Services, LLC through an Interlocal Agreement with the City of Fort Worth, Texas. This is the second annual renewal of the four optional, one-year renewals available and funding is limited to the budgeted amount by each department in an estimated amount of \$100,000.00.

Motion by Council Member Stewart, seconded by Council Member Coy, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy  
Nays: None

Item 16. Approve Adopt-An-Area Agreements, Hall-Johnson Road and Grapevine Lake Shoreline

Parks & Recreation Director recommended approval of Adopt-An-Area Agreements with the Boy Scouts of America, Troop 4 Grapevine for Hall-Johnson Road from Parr Road to Pool Road and with the Nichols/Carpenter Family for the shoreline from Dove Loop Boat Ramp west to McPherson Slough.

Motion by Council Member Stewart, seconded by Council Member Coy, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy  
Nays: None

Item 17. Consideration of Minutes

City Secretary recommended approval of the minutes of the November 19 and December 3, 2013 City Council meetings as published.

Motion by Council Member Stewart, seconded by Council Member Coy, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy  
Nays: None

RECESS AND RECONVENE

Mayor Tate announced that the City Council would take a brief recess. Upon reconvening in the Council Chambers, all members of the City Council were present.

ITEM 18. PLANNING & ZONING COMMISSION RECOMMENDATION  
AM13-06 PROPOSED AMENDMENTS TO APPENDIX D, SECTION 42  
SUPPLEMENTARY DISTRICT REGULATIONS  
AMEND GRAPEVINE CODE OF ORDINANCES, CHAPTER 4 ALCOHOLIC  
BEVERAGES

Chairman Oliver reported the Planning & Zoning Commission voted 7-0 for approval of AM13-06 amendments to the Grapevine Code of Ordinances, Appendix D, Comprehensive

Zoning Ordinance No. 82-73, as amended, Section 42 Supplementary District Regulations relative to the sale of alcoholic beverages.

Staff recommended approval of an ordinance amending the Grapevine Code of Ordinances, Chapter 4 Alcoholic Beverages relative to on- and off-premise sales to reflect the changes proposed in Appendix D of the Comprehensive Zoning Ordinance.

Council Member Freed, seconded by Council Member Stewart, offered a motion to accept the Commission's recommendation and approve the ordinance amending the Grapevine Code of Ordinances, Appendix D and Chapter 4. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy  
Nays: None

**ORDINANCE NO. 2013-56**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING CHAPTER 4 ALCOHOLIC BEVERAGES AND ORDINANCE NO. 82-73, AS AMENDED, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY PROVIDING FOR AMENDMENTS AND CHANGES TO ZONING REGULATIONS BY AMENDING SECTION 42 SUPPLEMENTARY DISTRICT REGULATIONS RELATIVE TO ALCOHOLIC BEVERAGES; 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 19. PLANNING & ZONING COMMISSION RECOMMENDATION**  
**CONDITIONAL USE APPLICATION CU13-19A LA BUENA VIDA**  
**VINEYARDS**

Chairman Oliver reported the Planning & Zoning Commission voted 7-0 to table Conditional Use Application CU13-19A La Buena Vida Vineyards to the February 18, 2014 meeting.

There was not action taken by the City Council.

**ITEM 20. PLANNING & ZONING COMMISSION RECOMMENDATION**  
**CONDITIONAL USE APPLICATION CU13-30 TRAVELER TRADER HOTEL**  
**STORES**

Chairman Oliver reported the Planning & Zoning Commission voted 6-1 for approval of Conditional Use Application CU13-30 submitted by Traveler Trader Hotel Stores requesting a conditional use permit to amend the site plan approved by Ordinance No. 2011-18 for the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with two gift shops within the Gaylord Texan Hotel. The subject property is located at 1501 Gaylord Trail #1241 and #1271 and is zoned "PCD" Planned Commerce Development District.

Council Member Stewart, seconded by Council Member Coy, offered a motion to accept the Commission's recommendation and approve the ordinance granting the conditional use permit. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy  
Nays: None

ORDINANCE NO. 2013-57

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, 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 CU13-30 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2011-18 FOR THE POSSESSION, STORAGE, RETAIL SALE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN CONJUNCTION WITH TWO GIFT SHOPS IN THE GAYLORD TEXAN IN A DISTRICT ZONED "PCD" PLANNED COMMERCE DEVELOPMENT 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) 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 21. PLANNING & ZONING COMMISSION RECOMMENDATION**  
**CONDITIONAL USE APPLICATION CU13-31 TEXAS GUN EXPERIENCE**

Chairman Oliver reported the Planning & Zoning Commission voted 6-1 for approval of Conditional Use Application CU13-31 with the stipulation that the applicant be allowed to file an application through the Site Plan Review Committee for an exterior masonry modification. The conditional use application was submitted by Texas Gun Experience requesting a conditional use permit to amend the site plan approved by Ordinance No. 2000-62, as amended, for a planned commercial center to allow a 20,822 square foot indoor shooting range. The subject property is located at 1901 South Main Street and is zoned "CC" Community Commercial District Regulations.

Council Member Spencer, seconded by Council Member Lease, offered a motion to accept the Commission's recommendation and approve the ordinance granting the conditional use permit. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

**ORDINANCE NO. 2013-58**

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 CU13-31 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2000-62, AS AMENDED, FOR A PLANNED COMMERCIAL CENTER FOR AN INDOOR SHOOTING RANGE IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS 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) 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 22. PLANNING & ZONING COMMISSION RECOMMENDATION  
CONDITIONAL USE APPLICATION CU13-32 THE PEAVLER GROUP

Chairman Oliver reported the Planning & Zoning Commission voted 7-0 for approval of Conditional Use Application CU13-32 submitted by Homeyer Engineering (The Peavler Group) requesting a conditional use permit to amend the site plan approved by Ordinance No. 2012-56, as amended, for a planned commercial center to allow an 8,325 square foot office building. The subject property is located at 2215 Westgate Plaza and is zoned "CC" Community Commercial District Regulations.

Council Member Coy, seconded by Council Member Freed, offered a motion to accept the Commission's recommendation and approve the ordinance granting the conditional use permit. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy  
 Nays: None

ORDINANCE NO. 2013-59

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 CU13-32 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2012-56, AS AMENDED, FOR A PLANNED COMMERCIAL CENTER, FOR AN OFFICE BUILDING IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS 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) 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 23. PLANNING & ZONING COMMISSION RECOMMENDATION  
CONDITIONAL USE APPLICATION CU13-33 SILVER LAKE CROSSINGS

Chairman Oliver reported the Planning & Zoning Commission voted 7-0 for approval of Conditional Use Application CU13-33 submitted by Grapevine Metro Hotels GP LLC (Silver Lake Crossings) requesting a conditional use permit to establish a planned commercial center and a 20-foot pylon sign. The subject property is located at 2200 and 2250 Bass Pro Court and is zoned "CC" Community Commercial District Regulations.

Mayor Pro Tem Wilbanks, seconded by Council Member Freed, offered a motion to accept the Commission's recommendation and approve the ordinance granting the conditional use permit. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy  
Nays: None

ORDINANCE NO. 2013-60

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 CU13-33 TO ESTABLISH A PLANNED COMMERCIAL CENTER AND ALLOW FOR A 20-FOOT PYLON SIGN IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS 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) 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 24. PLANNING & ZONING COMMISSION RECOMMENDATION  
PLANNED DEVELOPMENT OVERLAY PD13-02 THE SOURCE

Chairman Oliver reported the Planning & Zoning Commission voted 7-0 for denial of Planned Development Overlay PD13-02 submitted by Biatwic LLC (The Source) requesting

a planned development overlay to allow a residential component in the Central Business District. The subject property is located at 520 South Main Street and is zoned "CBD" Central Business District.

Council Member Freed, seconded by Council Member Lease, offered a motion to accept the Commission's recommendation for denial of the application. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

ADJOURNMENT

Council Member Coy, seconded by Council Member Spencer, offered a motion to adjourn the meeting at 10:26 p.m. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of January, 2014.

APPROVED:



William D. Tate  
Mayor



ATTEST:



Jodi C. Brown  
City Secretary