

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council and the Grapevine 4B Economic Development Corporation Board of the City of Grapevine, Texas met in Executive Session on this the 18th day of March, 2008 at 7:00 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/4B President
Ted R. Ware	Mayor Pro Tem
Sharron Spencer	Council Member/4B Board Member
C. Shane Wilbanks	Council Member/4B Vice President
Darlene Freed	Council Member/4B Board Member
Chris Reyher	Board Member
Martin Honeycutt	Board Member
Matt Carnes	Board Member

constituting a quorum, with Council Members Roy Stewart and Mike Lease absent, with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
H. T. Hardy	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Linda Huff	City Secretary

CALL TO ORDER

Mayor Tate called the joint meeting to order at 7:00 p.m.

ITEM 1. EXECUTIVE SESSION

Mayor Tate announced the City Council and Grapevine 4B Economic Development Corporation Board would conduct a closed session regarding:

(A) real property relative to property acquisition regarding the commuter rail pursuant to Section 551.072.

NOTE: Board Members Reyher, Honeycutt and Carnes left the Executive Session after the discussion of (A) real property. The City Council continued with the Executive Session.

The following was not discussed, Item (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 and expand in the City; with which businesses the City is conducting economic development negotiations under Section 551.087, Texas Government Code.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to the closed session. City Manager Bruno Rumbelow stated there was no action necessary relative to (A) real property and (B) conference with City Manager under Sections 551.072 and 551.087, Texas Government Code.

NOTE: City Council continued with the Regular City Council meeting in open session in the City Council Chambers.

ADJOURNMENT

Council Member Wilbanks, seconded by Council Member Freed, offered a motion to adjourn the meeting at 8:05 p.m. The motion prevailed by the following vote:

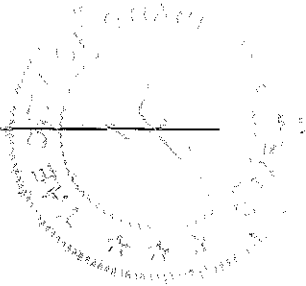
- Ayes: Tate, Ware, Spencer, Wilbanks & Freed
- Nays: None
- Absent: Stewart & Lease

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 1st day of April, 2008.

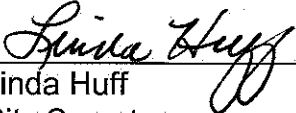
APPROVED:



William D. Tate
Mayor



ATTEST:



Linda Huff
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 18th day of March, 2008 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
Ted R. Ware	Mayor Pro Tem
Sharron Spencer	Council Member
C. Shane Wilbanks	Council Member
Darlene Freed	Council Member

constituting a quorum, with Council Members Roy Stewart and Mike Lease absent, with the following members of the Planning & Zoning Commission:

Larry Oliver	Chairman
Herbert Fry	Vice Chairman
Chris Coy	Member
Betty "BJ" Wilson	Member
Mark Lowery	Member
Monica Hotelling	Member
Jim Fechter	Alternate
Gary Martin	Alternate

constituting a quorum, with Commissioner Danette Murray absent, with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
H. T. Hardy	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Linda Huff	City Secretary

CALL TO ORDER

Mayor Tate called the meeting to order at 7:39 p.m.

INVOCATION

Commissioner Fry delivered the Invocation.

ITEM 1. PUBLIC HEARING, CONDITIONAL USE APPLICATION CU08-01 GAYLORD
TEXAN RESORT & CONVENTION CENTER ON LAKE GRAPEVINE

Mayor Tate stated the public hearing should be tabled to a date certain since severe weather had closed DFW Airport leaving Council Members Stewart and Lease stranded in Birmingham, Alabama and Gaylord personnel unable to make their flights.

Planning & Development Manager Ron Stombaugh reported that Conditional Use Application CU08-01 had been filed by Gaylord Texan Resort & Convention Center on Lake Grapevine requesting a conditional use permit to amend the site plan approved by Ordinance No. 2007-69 for the addition of a hotel wing with guest rooms, conference area and parking. The subject property is located at 1501 Gaylord Trail and is zoned "PCD" Planned Commerce Development District. The public hearing was tabled at the February 19, 2008 meeting.

Commissioner Fry, seconded by Commissioner Wilson, offered a motion to table the public hearing to March 25, 2008 at 7:00 p.m. The motion prevailed by the following vote:

Ayes: Oliver, Coy, Fry, Wilson, Lowery, Hotelling & Martin

Nays: None

Absent: Murray

Council Member Wilbanks, seconded by Council Member Spencer, offered a motion to table the public hearing to March 25, 2008 at 7:00 p.m. The motion prevailed by the following vote:

Ayes: Tate, Ware, Spencer, Wilbanks & Freed

Nays: None

Absent: Stewart & Lease

Mayor Tate announced this would be the only notice that surrounding property owners would receive regarding the special meeting on Tuesday, March 25, 2008.

ITEM 2. PUBLIC HEARING, CONDITIONAL USE APPLICATION CU08-02 FLORIDA BETHEL

Mayor Tate declared the public hearing open that was continued from the February 19, 2008 meeting.

Planning & Development Manager Stombaugh reported that Conditional Use Application CU08-02 had been filed by Florida Bethel requesting a conditional use permit to amend the site plan approved by Ordinance No. 99-175 requesting addition of a 6,240 square foot retail building on property located at 1700 North State Highway 26. The subject property is zoned "CC" Community Commercial District Regulations. The public hearing was continued to allow the applicant to resubmit the site plan without the drive through window on the subject property.

Mr. Mike Twichell requested favorable consideration of the application noting the drive through window had been eliminated.

There were no questions from the 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 Coy, seconded by Commissioner Wilson, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Oliver, Coy, Fry, Wilson, Lowery, Hotelling & Martin
Nays: None
Absent: Murray

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

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

ITEM 3. PUBLIC HEARING, CONDITIONAL USE APPLICATION CU08-04 1ST CHOICE SELF STORAGE

Mayor Tate declared the public hearing open.

Planning & Development Manager Stombaugh reported Conditional Use Application CU08-04 had been filed by 1st Choice Self Storage requesting a conditional use permit to amend the site plan approved by Ordinance No. 2006-42 for additional storage buildings on property located at 2713 Ira E. Woods Avenue. The subject property is zoned "CC" Community Commercial District Regulations. Phase 2 development will include a four building, 40,900 square foot mini-storage warehouse addition.

Mr. Brad Boswell requested favorable consideration of the application.

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

Ayes: Oliver, Coy, Fry, Wilson, Lowery, Hotelling & Martin
Nays: None
Absent: Murray

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

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

ITEM 4. PUBLIC HEARING, FINAL PLAT OF LOTS 1 AND 2, BLOCK 1, SOUTH CHURCH STREET ADDITION, REPLAT OF A PORTION OF LOT 1, BLOCK 11, CITY OF GRAPEVINE

Mayor Tate declared the public hearing open.

Senior Civil Engineer Scott Dyer reported that the application filed by Ms. Kimberly Schuld was for the final plat of Lots 1 and 2, Block 1, South Church Street Addition being a replat of a portion of Lot 1, Block 11, City of Grapevine. The 0.37 acre property is located at 320 South Church Street and is zoned "R-7.5" Single Family District Regulations. The property is being platted for construction of a single family home on Lot 2.

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

Ayes: Oliver, Coy, Fry, Wilson, Lowery, Hotelling & Martin
Nays: None
Absent: Murray

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

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

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

ITEM 5. AUTHORIZE ENGINEERING SERVICES CONTRACT, 2008 INFLOW AND INFILTRATION PROJECT

Public Works Director Matt Singleton recommended approval to enter into an engineering services contract with GSWW, Inc., for the 2008 Inflow and Infiltration Project in the amount of \$165,800.00. The project is for rehabilitation of existing sanitary sewer lines in the Lakeview area and is necessitated by aging infrastructure resulting in increased infiltration and inflow of surface water and groundwater. The construction budget is estimated by GSWW to be approximately \$3.6 million.

Council Member Spencer offered a motion to approve the engineering services contract with GSWW, Inc. as recommended by Staff. The motion was seconded by Council Member Freed and prevailed as follows:

Ayes: Tate, Ware, Spencer, Wilbanks & Freed

Nays: None

Absent: Stewart & Lease

ITEM 6. AUTHORIZE SANITARY SEWER OVERSIZING REIMBURSEMENT, TDM DEVELOPMENT, STONE BRIDGE OAKS DEVELOPMENT

Public Works Deputy Director Stan Laster recommended approval for authorization of sanitary sewer oversizing reimbursement to TDM Development for sanitary sewer through Stone Bridge Oaks Development in the amount of \$29,361.03. TDM Development is developing the Stone Bridge Oaks Addition on 23.577 acres of land located on the east side of Eules Grapevine Road between Hughes Road and Glade Road. TDM was required to oversize a sanitary sewer main to accommodate the City's Master Wastewater Plan. The City Code provides that the City refund private developments for the oversizing costs attributable to the difference in costs of lines necessary for their development compared to lines required by the City's Master Water and Wastewater Plans.

Mayor Pro Tem Ware made a motion authorizing the sanitary sewer oversizing reimbursement to TDM Development. Council Member Wilbanks seconded the motion. The vote was as follows:

Ayes: Tate, Ware, Spencer, Wilbanks & Freed

Nays: None

Absent: Stewart & Lease

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 7. Authorize Purchase, Utility Truck Body and Articulated Aerial device

Public Works Director recommended approval of the purchase of a Utility Truck Body and Articulated Aerial Device for the Traffic Division from Utility Truck Equipment Company in the amount of \$49,940.00.

Motion by Council Member Freed, seconded by Mayor Pro Tem Ware, to approve as recommended prevailed by the following vote:

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

Item 8. Authorize Purchase, 3,000 lb. Load Capacity Forklift

Public Works Director recommended approval of the purchase of a 3,000 lb. Load Capacity Forklift for the Wastewater Treatment Plant from Shoppas Material Handling in the amount of \$15,661.00.

Motion by Council Member Freed, seconded by Mayor Pro Tem Ware, to approve as recommended prevailed by the following vote:

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

Item 9. Authorize Purchase, Rough Terrain Forklift

Public Works Director recommended approval of the purchase of a Rough Terrain Forklift for Fleet Services from Equipment Support Services in the amount of \$49,464.00.

Motion by Council Member Freed, seconded by Mayor Pro Tem Ware, to approve as recommended prevailed by the following vote:

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

Item 10. Authorize Purchase, Passenger Bus

Parks & Recreation Director recommended approval of the purchase of a Passenger Bus for the Senior Activities Center from Capital Bus Sales in the amount of \$97,279.00.

Motion by Council Member Freed, seconded by Mayor Pro Tem Ware, to approve as recommended prevailed by the following vote:

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

Item 11. Authorize Purchase, Medium Duty Dump Truck

Public Works Director recommended approval of the purchase of a Medium Duty Dump Truck for the Street Division from Grande Truck Center in the amount of \$469,210.00.

Motion by Council Member Freed, seconded by Mayor Pro Tem Ware, to approve as recommended prevailed by the following vote:

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

Item 12. Consideration of Minutes

City Secretary recommended approval of the minutes of the March 4, 2008 City Council meetings as published.

Motion by Council Member Freed, seconded by Mayor Pro Tem Ware, to approve as recommended prevailed by the following vote:

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

ITEM 13. PLANNING & ZONING COMMISSION RECOMMENDATION
CONDITIONAL USE APPLICATION CU08-01 GAYLORD TEXAN RESORT
& CONVENTION CENTER ON LAKE GRAPEVINE

Planning & Development Manager Ron Stombaugh stated the case had been tabled until March 25, 2008 at 7:00 p.m.

ITEM 14. PLANNING & ZONING COMMISSION RECOMMENDATION
CONDITIONAL USE APPLICATION CU08-02 FLORIDA BETHEL

Planning & Development Manager Stombaugh reported the Planning & Zoning Commission voted 7-0 for approval of Conditional Use Application CU08-02 filed by Florida Bethel granting a conditional use permit to amend the site plan approved by Ordinance No. 99-175 requesting addition of a retail building on property located at 1700 North State Highway 26. The subject property is zoned "CC" Community Commercial District Regulations.

Mayor Pro Tem Ware, seconded by Council Member Freed, offered a motion to accept the Commission's recommendation and approve the ordinance granting the conditional use

application. The motion prevailed by the following vote:

Ayes: Tate, Ware, Spencer, Wilbanks & Freed

Nays: None

Absent: Stewart & Lease

ORDINANCE NO. 2008-10

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 CU08-02 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 99-175 FOR DEVELOPMENT OF A RETAIL 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 15. PLANNING & ZONING COMMISSION RECOMMENDATION
CONDITIONAL USE APPLICATION CU08-04 1ST CHOICE SELF
STORAGE

Planning & Development Manager Stombaugh reported the Planning & Zoning Commission voted 7-0 for approval of Conditional Use Application CU08-04 filed by 1st Choice Self Storage granting a conditional use permit to amend the site plan approved by Ordinance No. 2006-42 for additional storage buildings on property located at 2713 Ira E. Woods Avenue. The subject property is zoned "CC" Community Commercial District Regulations.

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

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

ORDINANCE NO. 2008-11

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 CU08-04 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2006-42 FOR THE DEVELOPMENT OF ADDITIONAL STORAGE BUILDINGS 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 16. PLANNING & ZONING COMMISSION RECOMMENDATION
FINAL PLAT LOTS 1 AND 2, BLOCK 1, SOUTH CHURCH STREET
ADDITION

Planning & Development Manager Stombaugh reported the Planning & Zoning Commission voted 7-0 for approval of the Statement of Findings and the final plat of Lots 1 and 2, Block 1, South Church Street Addition. The 0.37 acre property is located at 320 South Church Street and is being platted for the construction of a single family home on Lot 2. The zoning is "R-7.5" Single Family Residential District.

Council Member Spencer, seconded by Council Member Freed, offered a motion to accept the Commission's recommendation and approve the Statement of Findings and the final plat of Lots 1 and 2, Block 1, South Church Street Addition. The motion prevailed by the following vote:

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

ITEM 17. PLANNING & ZONING COMMISSION RECOMMENDATION
FINAL PLAT LOT 1, BLOCK 1, J. POWERS ADDITION

Planning & Development Manager Stombaugh reported the Planning & Zoning Commission voted 7-0 for approval of the Statement of Findings and the final plat of Lot 1, Block 1, J. Powers Addition. The 0.124 acre property is located at 904 West Sunset Street and is zoned "R-7.5" Single Family Residential District. A single family home is planned for the site.

Council Member Freed, seconded by Mayor Pro Tem Ware, offered a motion to accept the Commission's recommendation and approve the Statement of Findings and the final plat of Lot 1, Block 1, J. Powers Addition. The motion prevailed by the following vote:

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

ADJOURNMENT

Council Member Wilbanks, seconded by Council Member Freed, offered a motion to adjourn the meeting at 8:05 p.m. The motion prevailed by the following vote:

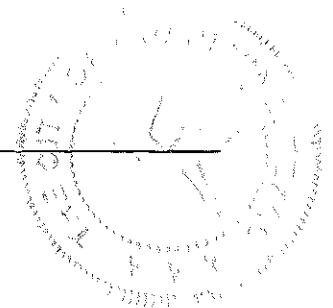
Ayes: Tate, Ware, Spencer, Wilbanks, Stewart, Freed & Lease
Nays: None

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 1st day of April, 2008.

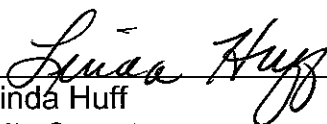
APPROVED:



William D. Tate
Mayor



ATTEST:



Linda Huff
City Secretary