

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 18th day of December, 2018 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 Rogers	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
Monica Hotelling	Member
Jim Fechter	Member
Beth Tiggelaar	Member
Gary Martin	Member
Dennis Luers	Member
Robert Rainwater	Alternate Member
Traci Hutton	Alternate Member

constituting a quorum, with Vice Chairman BJ Wilson being absent, and the following members of the City Staff:

Bruno Rumbelow	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 6:30 p.m.

Item 1. Executive Session

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

- A. Consultation with and legal advice from the City Attorney regarding pending or contemplated litigation (short term/transient rentals), pursuant to Section 551.071, Texas Government Code.

- B. Real property relative to deliberation to the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, and the 185 acres) pursuant to Section 551.072, Texas Government Code.
- C. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 6:33 p.m. The closed session ended at 7:17 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.071, 551.072 or 551.087. City Manager Bruno Rumbelow stated there was no action necessary.

## **REGULAR MEETING**

### Call to Order

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers.

### Item 2. Invocation and Pledge of Allegiance

Chairman Larry Oliver delivered the Invocation and led the Pledge of Allegiance.

Deputy Mayor Pro Tem Freed joined the meeting at 7:32 p.m.

### PRESENTATIONS

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

Mayor Tate recognized Coach Bryan Humphreys and Gabriella Tomanka, Anna Takahashi, Lauren Chaszewski, Jillian Corey and Amanda Berry for winning the 5A State Championship.

Bryan Humphreys highlighted the academic achievements of the team and presented a plaque of the gold State medal to Mayor Tate.

### JOINT PUBLIC HEARINGS

#### Item 4. Conditional Use Permit **CU18-25** (Enclave II), **Preliminary Plat** of Lots 1 and 2, Block 1, Carter Addition and **Final Plat** of Lots 1 and 2 Block 1, Carter Addition

Mayor Tate stated the public hearing was opened on November 20, 2018 and tabled to tonight's meeting.

Development Services Assistant Director Ron Stombaugh reported the applicant was requesting a conditional use permit to establish a Master Site Development Plan to include, but not be limited to, the development of a 303 room Holiday Inn and Staybridge Suites co-branded hotel and a 275 unit multi-family complex. The subject property is located at 2103 Anderson Gibson Road and is currently zoned "HCO" Hotel Corporate Office District.

Applicant Kenneth Fambro gave a presentation and answered questions from the Commission and Council.

Development Services Assistant Director Stombaugh answered questions from the Commission.

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

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

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

**Item 5. Entertainment and Attraction Overlay EA18-01 (Stand Rock Hotel and Waterpark), Preliminary Plat of Lots 1 and 2, Block 1, Stand Rock Addition and Final Plat of Lot 1, Block 1, Stand Rock Addition**

Mayor Tate declared the Public Hearing open.

Development Services Assistant Director Stombaugh reported the applicant was requesting an entertainment and attraction overlay to allow, but not be limited to, a hotel and water park with on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), building height in excess of 50 feet, skill and coin-operated machines in excess of eight machines, and three pylon-type signs. The hotel portion of the project will consist of 495 rooms and the timeshare portion will consist of 166 units. The subject property is located at 3509 North Grapevine Mills Boulevard and is currently zoned "CC" Community Commercial District.

Applicants Stu Zadra and Pete Helleland gave a presentation and answered questions from the Commission and Council.

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

Convention and Visitors Bureau Director P.W. McCallum and Development Services Assistant Director Stombaugh answered questions from Council.

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

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

Item 6. Zoning Change Application **Z18-06** (312 West Wall Street)

The applicant requested to withdraw this request. The letter of request was included in the meeting packet.

Motion was made to accept the letter to withdraw the application.

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

Motion was made to accept the letter to withdraw the application.

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

Item 7. Conditional Use Permit **CU18-29** (Cinemark)

Mayor Tate declared the Public Hearing open.

Development Services Assistant Director Stombaugh reported the applicant was requesting a conditional use permit to amend the previously approved site plan of SU94-02 (Ordinance No. 94-84) to allow a maximum of forty-five skill or coin-operated machines

with a redemption center and specifically to allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a multi-screen movie theater. The property is located at 911 West State Highway 114 and is currently zoned "CC" Community Commercial District.

Applicant Matt Dunn gave a presentation and answered questions from Council.

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

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

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

Item 8. **Final Plat** for Lots 1 and 2, Block 36, Original Town of Grapevine

Mayor Tate declared the Public Hearing open.

Manager of Engineering John Robertson reported the City was requesting to plat a portion of Block 36 into two lots. The property is located at 212 East Texas Street and is currently zoned "CBD" Central Business District.

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

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

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

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 announced Council would take a break at 8:59 p.m. Mayor Tate reopened the meeting at 9:03 p.m.

Item 9. Citizen Comments

No one spoke during the citizen comments portion of the meeting.

NEW BUSINESS

Item 10. Consider **Resolution No. 2018-091** authorizing the legislative agenda for the 86th session of the Texas State Legislature and take any necessary action.

City Manager Rumbelow presented this item and answered questions from Council.

Council discussed this item.

Motion was made to approve the resolution authorizing the legislative agenda for the 86th session of the Texas State Legislature, adding an item to align with the school district's agenda relating to school finance reform.

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

RESOLUTION NO. 2018-091

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ADOPTING A LEGISLATIVE AGENDA FOR THE 86TH SESSION OF THE LEGISLATURE OF THE STATE OF TEXAS AND PROVIDING AN EFFECTIVE DATE

Item 11. Consider **Resolution No. 2018-092** authorizing the purchase of pickleball courts at Dove Park from The Playground, Shade and Surfacing Depot, LLC and take any necessary action.

Parks and Recreation Director Kevin Mitchell presented this item to Council. The pickleball courts will be located in Dove park where the sand volleyball court is currently located. Sand volleyball will be moved to the Oak Grove Soccer Complex and will be renamed beach volleyball. The purchase of the courts will be for a total amount not to exceed \$124,777.

Council discussed this item.

Motion was made to approve the resolution authorizing the purchase of pickleball courts.

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

RESOLUTION NO. 2018-092

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE PICKLEBALL COURTS AT DOVE PARK THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT AND PROVIDING AN EFFECTIVE DATE

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. There were no requests to remove any items from the consent agenda.

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

Item 12. Consider **Resolution No. 2018-093** authorizing the City Investment Policy pursuant to the provisions of the Public Funds Investment Act, Chapters 2256, Texas Government Code.

Chief Financial Officer Greg Jordan recommended approval of the resolution approving the City Investment Policy.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2018-093

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE CITY'S

INVESTMENT POLICY AND PROVIDING AN EFFECTIVE  
DATE

Item 13. Consider renewal of an annual contract for flood insurance coverage with Western World Insurance Company.

Chief Financial Officer Jordan recommended approval of the renewal of the annual contract for flood insurance coverage in the estimated annual amount of \$65,000. Western World Insurance will provide flood property damage coverage for the Lake Parks and the Golf Course. However, it will only provide business income insurance coverage for the Lake Parks.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

Item 14. Consider the renewal of an annual contract for emergency medical continuing education for the Fire Department with Best EMS.

Fire Chief Darrell Brown recommended approval of the renewal for the contract for emergency medical continuing education in an amount of \$23,634. BEST EMS will provide a minimum of 48 continuing education hours per firefighter, per year, as required by the State Department of State Health Services.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

Item 15. Consider **Resolution No. 2018-094** authorizing the purchase of a fairway mower and utility vehicle from Professional Turf Products.

Golf Director Russell Pulley recommended approval of the resolution authorizing the purchase of golf course equipment for a total amount not to exceed \$84,931.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

RESOLUTION NO. 2018-094

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 FAIRWAY MOWER AND UTILITY VEHICLE THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 16. Consider **Resolution No. 2018-095** authorizing an interlocal agreement for purchasing with Dallas Metrocare Services.

Human Resources Director Rachel Huitt recommended approval of the resolution authorizing an interlocal agreement for purchasing.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

RESOLUTION NO. 2018-095

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO ENTER INTO AN INTERLOCAL AGREEMENT WITH DALLAS METROCARE SERVICES AND PROVIDING AN EFFECTIVE DATE

Item 17. Consider **Resolution No. 2018-096** authorizing an annual contract for an integrated human resources and payroll system with Paycom.

Human Resources Director Huitt recommended approval of the resolution authorizing an annual contract for human resources and payroll system in an estimated amount of \$190,000. This change will allow for the city to transition from six disparate systems to a single platform, and the funds from this migration will generate funding to help pay for the implementation and service fees to Paycom.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

RESOLUTION NO. 2018-096

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE AN INTEGRATED HUMAN RESOURCES AND PAYROLL SYSTEM THROUGH AN ESTABLISHED INTERLOCAL PARTICIPATION AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 18. Consider the award of Request for Bid RFB 481-2019 for the Bear Creek Pedestrian Bridge project to North Rock Construction.

Parks and Recreation Director Mitchell recommended approval of the award of the bid for the installation of the Bear Creek Pedestrian Bridge project for an amount not to exceed \$86,227.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

Item 19. Consider **Resolution No. 2018-097** authorizing the purchase of softball field equipment from Pioneer Athletics.

Parks and Recreation Director Mitchell recommended approval of the purchase of softball field equipment for a total amount not to exceed \$83,198. This purchase will provide miscellaneous new ancillary equipment for Oak Grove softball fields such as: windscreens, fence toppers, pitching rubbers, bases, home plates, "L" screens, square screens, safety pads, etc.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

RESOLUTION NO. 2018-097

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

Item 20. Consider **Resolution No. 2018-098** authorizing the purchase of picnic tables and playground equipment from Playground Solutions of Texas, Inc.

Parks and Recreation Director Mitchell recommended approval of the purchase of picnic tables and playground equipment for the new Oak Grove Softball complex for a total amount not to exceed \$110,620.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2018-098

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE PICNIC TABLES AND PLAYGROUND EQUIPMENT FOR THE OAK GROVE SOFTBALL COMPLEX THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 21. Consider **Resolution No. 2018-099** authorizing a sole source purchase of ballfield netting from America's Nationwide Netting, Inc.

Parks and Recreation Director Mitchell recommended approval of the purchase of ballfield netting for an amount not to exceed \$73,000.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2018-099

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE BALLFIELD NETTING FOR THE PARKS AND RECREATION DEPARTMENT FROM A SOLE SOURCE VENDOR AND PROVIDING AN EFFECTIVE DATE

Item 22. Consider **Resolution No. 2018-100** authorizing a sole source purchase of power panels from Hypower.

Parks and Recreation Director Mitchell recommended approval of the purchase of power panels at The Vineyards Campground and Cabins for an amount not to exceed \$74,863.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

#### RESOLUTION NO. 2018-100

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE POWER PANELS FOR THE PARKS AND RECREATION DEPARTMENT FROM A SOLE SOURCE VENDOR AND PROVIDING AN EFFECTIVE DATE

Item 23. Consider the award of an informal request for quote for heating and A/C systems from Smart Penguin A/C and Heating.

Parks and Recreation Director Mitchell recommended approval of the informal request for quote to install air conditioning and heating in the restrooms at the Vineyards Campground for an amount not to exceed \$38,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

Item 24. Consider the minutes of the December 4, 2018 Regular City Council meeting.

City Secretary Tara Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

Mayor Tate announced Council would take a break at 9:13 p.m. Mayor Tate reopened the meeting at 9:15 p.m.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 25. Conditional Use Permit **CU18-25** (Enclave II)

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the conditional use permit application with a vote of 7-0.

Motion was made to approve Conditional Use Permit CU18-25 (Enclave II) and Ordinance No. 2018-088.

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

ORDINANCE NO. 2018-088

AN ORDINANCE ISSUING CONDITIONAL USE PERMIT CU18-25 TO ESTABLISH A MASTER SITE DEVELOPMENT PLAN TO INCLUDE, BUT NOT BE LIMITED TO, THE DEVELOPMENT OF A 303 ROOM CO-BRANDED HOTEL ALONG WITH THE DEVELOPMENT OF 275 MULTIFAMILY UNITS IN A DISTRICT ZONED "HCO" HOTEL/CORPORATE OFFICE DISTRICT REGULATIONS FOR LOTS 1 AND 2, BLOCK 1, CARTER ADDITION (2103 ANDERSON-GIBSON ROAD) 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

Mayor Tate announced he would abstain from this vote and filed an Affidavit of Conflict of Interest with the City Secretary.

Item 26. **Preliminary Plat** of Lots 1 and 2, Block 1, Carter Addition

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the preliminary plat with a vote of 7-0.

Motion was made to approve the Statement of Findings and the Preliminary Plat of Lots 1 and 2, Block 1, Carter Addition.

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

Mayor Tate announced he would abstain from this vote and filed an Affidavit of Conflict of Interest with the City Secretary.

Item 27. Final Plat of Lots 1 and 2, Block 1, Carter Addition

Development Services Assistant Director Stombaugh 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 1 and 2, Block 1, Carter Addition.

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

Mayor Tate announced he would abstain from this vote and filed an Affidavit of Conflict of Interest with the City Secretary.

Item 28. Entertainment and Attraction Overlay EA18-01 (Stand Rock Hotel and Waterpark)

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the entertainment and attraction overlay with a vote of 7-0.

Motion was made to approve Entertainment and Attraction Overlay EA18-01 (Stand Rock Hotel and Waterpark) and Ordinance No. 2018-089.

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

ORDINANCE NO. 2018-089

AN ORDINANCE ISSUING A PLANNED DEVELOPMENT  
OVERLAY BY GRANTING ENTERTAINMENT AND  
ATTRACTIONS OVERLAY EA18-01 TO INCLUDE, BUT

NOT BE LIMITED TO, A HOTEL AND WATER PARK WITH ON-PREMISE ALCOHOL BEVERAGE SALES (BEER, WINE, AND MIXED BEVERAGES), SKILL AND COIN OPERATED MACHINES IN EXCESS OF EIGHT MACHINES, BUILDING HEIGHT IN EXCESS OF 50 FEET AND THREE PYLON-TYPE SIGNS RELATIVE TO THE "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS FOR LOT 1, BLOCK 1, STAND ROCK ADDITION (3509 NORTH GRAPEVINE MILLS BOULEVARD) 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 29. Preliminary Plat of Lots 1 and 2, Block 1, Stand Rock Addition**

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved preliminary plat with a vote of 7-0.

Motion was made to approve the Statement of Findings and Preliminary Plat of Lots 1 and 2, Block 1, Stand Rock Addition.

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

**Item 30. Final Plat of Lot 1, Block 1 Stand Rock Addition**

Development Services Assistant Director Stombaugh 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 Final Plat of Lot 1, Block 1, Stand Rock Addition.

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

Item 31. Conditional Use Permit **CU18-29** (Cinemark)

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the conditional use permit application with a vote of 7-0.

Motion was made to approve Conditional Use Permit CU18-29 (Cinemark) and Ordinance No. 2018-090.

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

ORDINANCE NO. 2018-090

AN ORDINANCE ISSUING CONDITIONAL USE PERMIT CU18-29 AMENDING THE SITE PLAN APPROVED BY ORDINANCE NO. 1994-84 TO ALLOW A MAXIMUM OF FORTY-FIVE (45) SKILL OR COIN-OPERATED MACHINES WITH A REDEMPTION CENTER IN CONJUNCTION WITH A MOVIE THEATER, SPECIFICALLY TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) IN CONJUNCTION WITH A MULTI-SCREEN MOVIE THEATER IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT FOR LOT 1, BLOCK 1, CINEMARK ADDITION (911 WEST STATE HIGHWAY 114) 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 32. **Final Plat** for Lots 1 and 2, Block 36, Original Town of Grapevine

Development Services Assistant Director Stombaugh 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 Final Plat for Lots 1 and 2, Block 36, Original Town of Grapevine.

Motion: Coy

Second: Lease

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

Nays: None

Approved: 7-0

### ADJOURNMENT

Motion was made to adjourn the meeting at 9:17 p.m.

Motion: Coy

Second: Slechta

Ayes: Tate, Freed, Rogers, 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 15th day of January, 2019.

APPROVED:



\_\_\_\_\_  
William D. Tate  
Mayor

ATTEST:



\_\_\_\_\_  
Tara Brooks  
City Secretary

