

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Workshop on this the 19th day of June, 2001 at 6:30 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
Ted R. Ware	Mayor Pro Tem
Sharron Spencer	Council Member
C. Shane Wilbanks	Council Member
Clydene Johnson	Council Member
Roy Stewart	Council Member
Darlene Freed	Council Member

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

Roger Nelson	City Manager
Bruno Rumbelow	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Linda Huff	City Secretary

CALL TO ORDER

Mayor Tate called the meeting to order at 6:45 p.m.

ITEM 1. DISCUSS, TRAFFIC CALMING AND TXDOT TRAFFIC SIGNAL MAINTENANCE

Public Works Director Jerry Hodge and Traffic Engineer Ramana Chinnakotla presented two traffic related initiatives. They highlighted a program where the City could assume the responsibility for the maintenance and operations of state signals in Grapevine. The program would allow for better synchronization of all signals in Grapevine, as well as improved response times when there are problems with signals. Discussion ensued relative to the State's responsibilities for failed equipment, if the City were to take over the maintenance of all signals in Grapevine. Staff was directed to further research the program.

The Traffic Calming Program was presented as a means to reduce cut-through traffic and speeding on residential streets. Mr. Chinnakotla previewed speed control measures, i.e. landscaped traffic islands or speed cushions, that have been utilized in other cities to reduce the speed and volume of traffic through residential neighborhoods. Discussion ensued relative to implementation of a pilot program in the City to address residents traffic concerns.

There was no action taken by the City Council.

ITEM 2. DISCUSS BUILDING PERMITS AND FEES

Development Services Director H. T. Hardy briefed the City Council regarding the proposal to amend Chapter 7 of the Grapevine Code of Ordinances relative to permit fees. He stated that the City has not had an increase in Building Permit fees since 1987 and proposes adoption of the fee schedule from the 1994 Uniform Building Code.

There was no action taken by the City Council.

ADJOURNMENT

Mayor Pro Tem Ware, seconded by Council Member Stewart, offered a motion to adjourn the workshop at 7:25 p.m. The motion prevailed by the following vote:

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 6th day of July, 2001.

APPROVED:

/s/William D. Tate  
Mayor

ATTEST:

/s/Linda Huff  
City Secretary

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Special Session (Executive Session) on this the 19th day of June, 2001 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
Ted R. Ware	Mayor Pro Tem
Sharron Spencer	Council Member
C. Shane Wilbanks	Council Member
Clydene Johnson	Council Member

Roy Stewart  
Darlene Freed

Council Member  
Council Member

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

Roger Nelson  
Bruno Rumbelow  
John F. Boyle, Jr.  
Linda Huff  
Melisa Leal  
Jennifer Hibbs

City Manager  
Assistant City Manager  
City Attorney  
City Secretary  
Assistant to the City Manager  
Assistant to the City Manager

CALL TO ORDER

Mayor Tate called the meeting to order at 8:50 p.m.

ITEM 1. EXECUTIVE SESSION

Mayor Tate announced the City Council would conduct a closed session regarding (A) real property relative to former Grapevine Middle School property 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 and expand in the City; with which businesses the City is conducting economic development negotiations under Sections 551.072 and 551.086, 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 Roger Nelson stated there was no action necessary relative to (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 551.086, Texas Government Code.

**Note:** Item (A) real property relative to former Grapevine Middle School property was not discussed in closed session.

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

ADJOURNMENT

Council Member Wilbanks, seconded by Council Member Johnson, offered a motion to adjourn the meeting at 9:25 p.m. The motion prevailed by the following vote:

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 6th day of July, 2001.

APPROVED:

/s/William D. Tate  
Mayor

ATTEST:

/s/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 19th day of June, 2001 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
Clydene Johnson	Council Member
Roy Stewart	Council Member
Darlene Freed	Council Member

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

Larry Oliver	Chairman
Herbert Fry	Vice Chairman
Chris Coy	Member
Kevin Busbee	Member
Betty Nicholson	Member
Rob Undersander	1st Alternate
Bill Bimmerman, Jr.	2nd Alternate

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

Roger Nelson	City Manager
Bruno Rumbelow	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Linda Huff	City Secretary
Melisa Leal	Assistant to the City Manager
Jennifer Hibbs	Assistant to the City Manager

CALL TO ORDER

Mayor Tate called the meeting to order at 7:33 p.m.

INVOCATION

Commissioner Nicholson delivered the Invocation.

ITEM 1. PUBLIC HEARING, CONDITIONAL USE APPLICATION CU01-20  
FINAL PLAT LOTS 1R2, 2, 3, 4 AND 5, BLOCK 1, GRAPEVINE MILLS  
ADDITION, PHASE 1, REPLAT OF LOT 1R1, BLOCK 1, GRAPEVINE  
MILLS ADDITION

Mayor Tate declared the public hearing open.

Development Services Director Hardy reported The Mills Corporation requested withdrawal without prejudice of Conditional Use Application CU01-20 and the application for the final plat of Lots 1R2, 2, 3, 4 and 5, Block 1, Grapevine Mills Addition, Phase 1 being a replat of Lot 1R1, Block 1, Grapevine Mills Addition. The conditional use application requests an amendment to the site plan approved by Ordinance No. 2000-128 to revise the lot configuration of property located at 3000 Grapevine Mills Parkway. The property is zoned "CC" Community Commercial District Regulations for a planned commercial center in excess of 1,000,000 square feet of gross leasable space. The public hearings for the applications were tabled at the May 15, 2001 meeting for the applicant to resolve the building code issue relative to the fire resistance rating of walls adjacent to property lines. The applicant has not resolved the issue.

Commissioner Coy, seconded by Commissioner Nicholson, offered a motion for withdrawal without prejudice of the applications. The motion prevailed by the following vote:

Ayes: Oliver, Coy, Fry, Busbee, Nicholson, Undersander & Bimmerman  
Nays: None  
Absent: Martin & Murray

Council Member Freed, seconded by Council Member Johnson, offered a motion for withdrawal without prejudice of the applications. The motion prevailed by the following vote:

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

ITEM 2. PUBLIC HEARING, ZONING APPLICATION Z01-08 MR. FRANK ROLFE

Mayor Tate declared the public hearing open.

Development Services Director Hardy reported Zoning Application Z01-08 had been filed by Mr. Frank Rolfe requesting rezoning of approximately 0.192 acres from “R-MH” Manufactured Home District Regulations to “R-7.5” Single Family District Regulations. The property is located at 1225 Lipscomb Street and is being rezoned to bring the site into compliance with the use of the property. The applicant has submitted a request to the Board of Zoning Adjustment for a variance to the side yard setback.

Mr. Martin Pitcher 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 Busbee, seconded by Commissioner Fry, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Oliver, Coy, Fry, Busbee, Nicholson, Undersander & Bimmerman  
Nays: None  
Absent: Martin & Murray

Council Member Stewart, 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, Johnson, Stewart & Freed  
Nays: None

ITEM 3. PUBLIC HEARING, ZONING APPLICATION Z01-10 CARPET WORLD

Mayor Tate declared the public hearing open.

Development Services Director Hardy reported Zoning Application Z01-10 had been filed by Carpet World requesting rezoning of approximately 8.0534 acres from “CC” Community Commercial District Regulations to “BP” Business Park District for a proposed retail/warehouse facility. The proposed development containing a 350,000 square foot building will be adjacent to Stacy’s Furniture and will serve as a warehouse for his home furnishings business, as well as some associated retail businesses and other related office functions. The property is located at the northwest corner of South Main Street and Mustang Drive.

Mr. Jerry L. Pittman, 346 Pebblebrook, on behalf of the applicant, 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. City Secretary Huff reported the Council and the Commission had been copied the two letters of approval for the zoning case.

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

- Ayes: Oliver, Coy, Fry, Busbee, Nicholson, Undersander & Bimmerman
- Nays: None
- Absent: Martin & 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, Johnson, Stewart & Freed
- Nays: None

ITEM 4. PUBLIC HEARING, CONDITIONAL USE APPLICATION CU01-26  
BAYLOR MEDICAL CENTER AT GRAPEVINE

Mayor Tate declared the public hearing open.

Development Services Director Hardy reported Conditional Use Application CU01-26 had been filed by Baylor Medical Center at Grapevine requesting a conditional use permit to amend the site plan approved by Ordinance No. 2000-121 to add a sixth floor to the facility and to locate a generator on the lower level of the existing parking garage. The property is located at 1650 West College Street and is zoned "PCD" Planned Commerce Development District, "PO" Professional Office District Regulations and "CC" Community Commercial District Regulations. The one story addition, if approved, would allow a maximum height of 76 feet with an equipment screen maximum height of 85 feet, 6 inches.

Ms. Tina Larsen, representing Baylor Medical Center at Grapevine, 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 Coy, seconded by Commissioner Busbee, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Oliver, Coy, Fry, Busbee, Nicholson, Undersander & Bimmerman  
Nays: None  
Absent: Martin & Murray

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

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

ITEM 5. PUBLIC HEARING, CONDITIONAL USE APPLICATION CU01-27  
CLASSIC HUMMER

Mayor Tate declared the public hearing open.

Development Services Director Hardy reported Conditional Use Application CU01-27 had been filed by Classic Hummer requesting a conditional use permit to establish an automotive dealership with sales and repair of new and used vehicles. The 7.7 acre property is located at 2501 William D. Tate Avenue and is zoned "CC" Community Commercial District Regulations. The proposed dealership will contain three buildings for a total of 41,000 square feet, as well as two twenty foot pole signs (one north of the main entrance off William D. Tate Avenue and one north of the William D. Tate/Prospect Parkway intersection). The applicant proposes to relocate his fleet sales office from the Classic Chevrolet location at William D. Tate Avenue and State Highway 114 to the site, as well as the parts inventory warehouse for his GM product line.

Mr. Ron Hamm and Mr. Tom Durant requested favorable consideration of the application.

Questions from the City Council and the Planning & Zoning Commission related to plans for canopies in the future, preservation of the tree line southeast of the property, and plans for additional parking at the rear of the property. Mr. Durant responded there were no canopies planned for the site as it would place limitations on display abilities; the goal is to preserve trees along Prospect Parkway and not have to remove any trees, if possible; and the trees beyond the proposed abandonment of the road would be maintained. Once the road is abandoned, additional parking is proposed for that area.

Mayor Tate invited guests present to comment regarding the application. The following spoke in support of the proposed development:

1. Mr. Bob Mundlin, 1658 Royal Oaks Court, Southlake
2. Mr. Jerry L. Pittman, 346 Pebblebrook
3. Mr. Steve Sims, 975 William D. Tate Avenue

4. Mr. Ron Stacy, 330 North Shady Oaks, Southlake

City Secretary Huff reported the Council and the Commission had been copied the one letter of approval for the application.

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

Ayes: Oliver, Coy, Fry, Busbee, Nicholson, Undersander & Bimmerman  
Nays: None  
Absent: Martin & Murray

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

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

ITEM 6. PUBLIC HEARING, CONDITIONAL USE APPLICATION CU01-28 TIRE STORE

Mayor Tate declared the public hearing open.

Development Services Director Hardy reported Conditional Use Application CU01-28 had been filed by Tire Store requesting a conditional use permit to allow an automotive repair facility. Primary use would be an automotive tire store with minor repair related to the tire services. No outside storage of vehicles is proposed on the property located at 2115 Ira E. Woods Avenue and zoned "CC" Community Commercial District Regulations. The applicant has submitted a request to the Board of Zoning Adjustment for two variances relative to required setbacks.

Mr. Trent Petty, representing the applicant, requested favorable consideration of the application.

Questions from the City Council and the Planning & Zoning Commission related to tire storage and automotive repair services to be offered at the location. Mr. Petty stated there would not be any outside storage of tires, or vehicles overnight, and that automotive repair would be associated with tire services and oil changes.

Mayor Tate invited guests present to comment regarding the application. No one wished to speak. City Secretary Huff reported the Council and the Commission had been copied the one letter of approval and the one letter of protest for the application.

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

Ayes: Oliver, Coy, Fry, Busbee, Nicholson, Undersander & Bimmerman  
Nays: None  
Absent: Martin & Murray

Council Member Spencer, 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, Johnson, Stewart & Freed  
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 remained in session in the Council Chambers to consider published business.

ITEM 7. COUNCIL LIAISON APPOINTMENTS

Mayor Tate made the following Council liaison appointments:

William D. Tate Tax Increment Finance District Boards - One and Two

Ted R. Ware Historic Preservation Commission (1995)  
Facilities Committee (1995)  
Utility Committee (1989)  
Tax Increment Finance District Boards – One and Two  
Impact Fee Committee (Ex-Officio) (1988)  
Northwest Highway Communication Committee

Sharron Spencer Board of Zoning Adjustments (2001)  
Building Board of Appeals (2001)  
Housing Authority Advisory Board (1998)  
Library Board (1998)  
Facilities Committee (1985)  
Alternate Planning & Zoning Commission (2001)

Shane Wilbanks Golf Course Advisory Board (2001)  
Open Space Review Committee (1998)  
U. S. Army Corps of Engineer Liaison (1995)  
Tax Increment Finance District Boards – One and Two  
Utility Committee (1998)  
Alternate to Parks & Recreation Advisory Board (2001)

Roy Stewart Planning & Zoning Commission (2001)

Audit Committee (1998)  
 Facilities Committee (1996)  
 Impact Fee Committee (Ex-Officio) (1996)  
 Citizens Drainage Review Committee (1990)  
 Tax Increment Finance District Boards – One and Two  
 Alternate Board of Zoning Adjustment (2001)  
 Alternate Building Board of Appeals (2001)

Clydene Johnson Parks & Recreation Advisory Board (2001)  
 Heritage Foundation Advisory Board (1998)  
 Senior Citizens Advisory Board (2000)  
 Northwest Highway Communication Committee (1998)  
 Tax Increment Finance District Boards – One and Two  
 Alternate Golf Course Advisory Board (2001)

Darlene Freed Convention & Visitors Bureau Board (1998)  
 Teen Court Advisory Board (1998)  
 Audit Committee (1998)  
 Grapevine/Colleyville Independent School Board Liaison (1998)

Mayor Tate stated that the alternate liaison would attend meetings and act in the capacity of the liaison, if the liaison were absent. Brief discussion ensued relative to Senate Bill 569 that allows the cities of Grapevine, Irving, Euless and Coppell to share a rotating ex-officio seat on the Dallas/Fort Worth Airport Board. The first year will be the City of Irving, with the remaining cities as follows: Grapevine, Euless and Coppell. He stated that he would make the Airport Board liaison appointment at a later date.

ITEM 8. RESOLUTION, NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2001

Administrative Services Director Bill Gaither requested approval of a resolution directing publication of a Notice of Intention to issue City of Grapevine, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2001, in an amount not to exceed \$4,500,000.00 for the purpose of acquisition of the Palace Arts Center. The Certificate proceeds will provide permanent financing for the Palace Theatre Restoration Project. He reported that the six banks which originally participated in the bank financing agreement consortium on May 17, 2000 support the City's decision for permanent financing.

In order for the City to complete the refinancing of the Palace Theatre Restoration note and comply with State law, the City Attorney and Bond Counsel advised that the City should purchase the facility and then lease it back to the Heritage Foundation. To complete the transaction, the City will enter into a triple net lease with the Foundation. The Foundation will maintain, repair and operate the project. The term of the lease shall be concurrent with the City's Certificates of Obligation. The Foundation's rent for the project shall be equal to the City's combined principal and interest payments on the

Certificates of Obligation. As security for the lease payments, the Foundation will pledge all net revenues from operations of the Palace, all unencumbered private donations, all local and federal grants, and all net Foundation revenue from its projects, operations and festivals. After the CO's have been paid in full, the City will convey the theater back to the Foundation, to the extent authorized by law, for one dollar and other good and valuable consideration at that time.

The sale date is currently scheduled for July 17, 2001 and the anticipated closing date for the Palace acquisition is August 21, 2001.

Council Member Spencer asked that in response to a previous newspaper editorial that it be noted on the record whether the City is bailing out the Palace Theatre. City Manager Nelson responded that this is the permanent financing for the Palace Theatre converting the construction note over to long term permanent financing. He stated that a subsequent editorial had noted this would be paid for out of tax dollars. Mr. Nelson stated the Palace Theatre will not be funded through tax dollars, it will be funded through operating revenues, festival revenues, donations, and the fund balance of the Heritage Foundation itself. This is not an item that the tax payers of Grapevine would be paying for.

Council Member Spencer reiterated the statement that there will not be any ad valorem tax money spent to retire this debt. City Manager Nelson stated that is correct, even the issuance costs are going to be folded into the costs for the Heritage Foundation note. It was noted the Foundation's first obligation is to retire the debt of the Palace Theatre.

Council Member Spencer questioned whether the Heritage Foundation could fund all of the programs they have in progress, i.e. Heritage Center, Nash Farm and other programs. City Manager Nelson stated the revenues are there because of the operating revenues off the Palace Theatre, the Heritage Center is currently under a lease agreement and, long term, will be with the Convention & Visitors Bureau, and the revenues with the expansion of the Tarantula Steam Train. As the Nash Farm develops, Staff will become better at locating grants.

Council Member Spencer questioned what part the Palace Theatre donations raised play in the funding and what was the total cost of construction of the Palace Theatre. City Manager Nelson responded that with the design, construction and utilities the project was just under \$5 million. Administrative Services Director Gaither responded that some of the funds have been used for the construction and that the rest of money donated is in the bank and is sufficient to make the first annual payment for the debt. The fund raising is ongoing and the money that has been pledged to be contributed is over a 3 to 5 year period. Mr. Gaither noted that with the pledges on the books, there is not anticipated to be any problem with sufficient money to continue payment of the debt. City Manager Nelson stated that combining the revenues from GrapeFest, Main Street Days, and operations of the Palace Theatre the debt note is covered. He stated the fund balance is available to make the first payment, but the City will make the first payment from the festival revenues, not from the fund balance.

Mayor Tate noted that some major contributors did not want to donate a substantial amount of money to the Palace Theatre Project not knowing if the project would be completed. Therefore, the City guaranteed the completion and the success of the project by having permanent financing in place. The fund raising efforts will continue to ensure the success of the project. The ultimate plan was that the Foundation own the Palace Theatre; donations and revenues pay for the Theatre; and that the citizens enjoy the Theatre.

Council Member Freed, seconded by Mayor Pro Tem Ware, offered a motion to adopt the resolution authorizing the Notice of Intention to issue City of Grapevine, Texas Combination Tax and Revenue Certificates of Obligation. The motion prevailed by the following vote:

Ayes: Tate, Ware, Spencer, Wilbanks, Johnson, Stewart & Freed

Nays: None

RESOLUTION NO. 2001-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
GRAPEVINE, TEXAS, EXPRESSING INTENT TO FINANCE  
EXPENDITURE TO BE INCURRED

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 9. Award Contract, Resurface In-Line Hockey Rink, Randall & Blake, Inc.

Parks & Recreation Director recommended award of a contract to Randall & Blake, Inc. (RBI) to resurface the in-line hockey rink in the amount of \$78,695.80.

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

Ayes: Tate, Ware, Spencer, Wilbanks, Johnson, Stewart & Freed

Nays: None

Item 10. Ratify Change Order No. 1, Advanced Funding Agreement, TXDOT, State Highway 26 Surfacing and Restriping

Public Works Director recommended ratifying Change Order No. 1 to the Advanced Funding Agreement with TXDOT in the amount of \$70,606.25 for local participation in the surfacing and restriping of State Highway 26 between Mustang Drive and Kimball Road.

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

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

Item 11. Resolution, Declare Surplus Property, 204 South Dooley Street

Public Works Director recommended approval of a resolution declaring 204 South Dooley Street, owned by the City, as surplus property and authorizing the sale of said property.

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

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

RESOLUTION NO. 2001-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS DECLARING CERTAIN PROPERTY SURPLUS AND/OR SALVAGE, IN ACCORDANCE WITH EXHIBIT "A"; PROVIDING FOR THE AUTHORIZATION OF THE SALE OF SAID PROPERTY; AND PROVIDING AN EFFECTIVE DATE

Item 12. Consideration of Minutes

City Secretary recommended approval of the minutes of the June 5, 2001 City Council meetings as published.

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

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

EXECUTIVE SESSION

Mayor Tate announced the City Council would conduct a closed session regarding (A) real property relative to former Grapevine Middle School property 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 and expand in the City; with which businesses the City is conducting economic development negotiations under Sections 551.072 and 551.086, 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 Roger Nelson stated there was no action necessary relative to (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 551.086, Texas Government Code.

**Note:** Item (A) real property relative to former Grapevine Middle School property was not discussed.

ITEM 13. PLANNING & ZONING COMMISSION RECOMMENDATION

Chairman Oliver reported the Commission voted 7-0 for approval of Zoning Application Z01-08 filed by Mr. Frank Rolfe granting rezoning of approximately 0.192 acres located at 1225 Lipscomb Street from "R-MH" Manufactured Home District Regulations to "R-7.5" Single Family District Regulations.

Mayor Pro Tem Ware, seconded by Council Member Stewart, offered a motion to accept the Commission's recommendation and approve the first reading of the ordinance granting the rezoning. The motion prevailed by the following vote:

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

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING 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 OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z01-08 ON A TRACT OF LAND OUT OF THE THOMAS MAHON SURVEY, ABSTRACT NO. 1050, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "R-MH" MANUFACTURED HOME DISTRICT REGULATIONS TO "R-7.5" SINGLE-

FAMILY DISTRICT REGULATIONS; 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 A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH AN OFFENSE OCCURS OR CONTINUES AND PROVIDING AN EFFECTIVE DATE

ITEM 14. PLANNING & ZONING COMMISSION RECOMMENDATION  
ZONING APPLICATION Z01-10 CARPET WORLD

Chairman Oliver reported the Commission voted 5-2 for approval of Zoning Application Z01-10 filed by Carpet World granting rezoning of approximately 8.0534 acres located at the northwest corner of South Main Street and Mustang Drive from "CC" Community Commercial District Regulations to "BP" Business Park District.

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

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

ORDINANCE NO. 2001-47

AN ORDINANCE AMENDING 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 OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z01-10 ON A TRACT OF LAND OUT OF THE WILLIAM BRADFORD SURVEY, ABSTRACT NO. 131, AND J.B. FAY SURVEY, ABSTRACT NO. 530 DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS TO "BP" BUSINESS PARK DISTRICT; 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 A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH AN OFFENSE OCCURS OR CONTINUES; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

ITEM 15. PLANNING & ZONING COMMISSION RECOMMENDATION  
CONDITIONAL USE APPLICATION CU01-26 BAYLOR MEDICAL  
CENTER AT GRAPEVINE

Chairman Oliver reported the Commission voted 7-0 for approval of Conditional Use Application CU01-26 filed by Baylor Medical Center at Grapevine granting a conditional use permit to amend the site plan approved by Ordinance No. 2000-121 to add a sixth floor to the facility and locate a generator on the lower level of the existing parking garage. The property is located at 1650 West College Street.

Council Member Johnson, seconded by Mayor Pro Tem Ware, 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, Ware, Spencer, Wilbanks, Johnson, Stewart & Freed  
Nays: None

ORDINANCE NO. 2001-48

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 CU01-26 TO AMEND THE APPROVED SITE PLAN OF ORDINANCE NO. 2000-121 TO ADD A SIXTH FLOOR TO THE FIVE-FLOOR FACILITY AND LOCATE A NEW GENERATOR ON THE LOWER LEVEL OF THE EXISTING PARKING GARAGE IN A DISTRICT ZONED "PCD" PLANNED COMMERCE DEVELOPMENT DISTRICT, "PO" PROFESSIONAL OFFICE DISTRICT REGULATIONS AND "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  
CONDITIONAL USE APPLICATION CU01-27 CLASSIC HUMMER

Chairman Oliver reported the Commission voted 4-3 for approval of Conditional Use Application CU01-27 filed by Classic Hummer with the stipulation that the trees located to the southeast of the existing Arlington Grapevine Road be preserved with no parking of vehicles to be allowed in this area and this area to remain as open space and that the two pole signs be changed to monument signs. Approval grants a conditional use permit to establish an automotive dealership with sales and repair of new and used vehicles on property located at 2501 William D. Tate Avenue.

Mayor Pro Tem Ware, seconded by Council Member Freed, offered a motion to accept the Commission's recommendation with the stipulations relative to the trees, parking and monument signs and approve the ordinance granting the conditional use permit. The motion prevailed by the following vote:

Ayes: Tate, Ware, Spencer, Stewart & Freed  
Nays: Wilbanks & Johnson

ORDINANCE NO. 2001-49

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 CU01-27 FOR AN AUTOMOTIVE DEALERSHIP WITH THE SALE AND REPAIR OF NEW AND USED VEHICLES 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 17. PLANNING & ZONING COMMISSION RECOMMENDATION  
FINAL PLAT LOT 1, BLOCK 1, CLASSIC HUMMER

Chairman Oliver reported the Commission voted 7-0 for approval of the Statement of Findings and the final plat of Lot 1, Block 1, Classic Hummer with the open space as stipulated in the conditional use permit. The 7.778 acre property is located east of State Highway 121 and west of Stone Myers Parkway on the north side of Prospect Parkway. The site is being platted for development of a Hummer Dealership.

Council Member Stewart, 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 Lot 1, Block 1, Classic Hummer. The motion prevailed by the following vote:

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

ITEM 18. PLANNING & ZONING COMMISSION RECOMMENDATION  
CONDITIONAL USE APPLICATION CU01-28 TIRE STORE

Chairman Oliver reported the Commission voted 7-0 for approval of Conditional Use Application CU01-28 filed by Tire Store granting a conditional use permit for a tire store with automotive repair on property located at 2115 Ira E. Woods Avenue.

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

Ayes: Tate, Ware, Spencer, Wilbanks, Johnson, Stewart & Freed

Nays: None

ORDINANCE NO. \_\_\_\_\_

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 CU01-28 TO ALLOW THE ESTABLISHMENT OF AN AUTOMOTIVE REPAIR FACILITY 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 AND PROVIDING AN EFFECTIVE DATE

ITEM 19. PLANNING & ZONING COMMISSION RECOMMENDATION  
FINAL PLAT LOT 1, BLOCK 1, SHAMROCK SHORES ADDITION

Chairman Oliver reported the Commission voted 6-0-1 for approval of the Statement of Findings and the final plat of Lot 1, Block 1, Shamrock Shores Addition. The 0.239 acre property is located on the west side of Killarney Street, a private street easement, and is being platted for the development of a single family residence.

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, Shamrock Shores Addition. The motion prevailed by the following vote:

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

ITEM 20. PLANNING & ZONING COMMISSION RECOMMENDATION  
FINAL PLAT LOT 1, BLOCK 1, NELSON ADDITION

Chairman Oliver reported the Commission voted 7-0 for approval of the final plat of Lot 1, Block 1, Nelson Addition. The 1.61 acre property is located on the north side of Hall-Johnson Road, east of Pool Road and is being platted for the development of a single family residence.

Council Member Wilbanks, seconded by Council Member Johnson, offered a motion to accept the Commission's recommendation and approve the Statement of Findings and the final plat of Lot 1, Block 1, Nelson Addition. The motion prevailed by the following vote:

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

ADJOURNMENT

Council Member Wilbanks, seconded by Council Member Johnson, offered a motion to adjourn the meeting at 9:25 p.m. The motion prevailed by the following vote:

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 6th day of July, 2001.

APPROVED:

/s/William D. Tate  
Mayor

ATTEST:

/s/Linda Huff  
City Secretary