



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, OCTOBER 20, 2020

GRAPEVINE CITY HALL, COUNCIL CHAMBERS  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine City Council meeting was conducted by telephone. Members of City Council and the Planning and Zoning Commission were present in person in the City Council Chambers, Second Floor, 200 South Main Street.

Members of the public were invited to participate by telephone by a number posted on the agenda. The meeting was live streamed on the City's website.

The City Council of the City of Grapevine, Texas met in Regular Session on this the 20th day of October, 2020 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
Chris Coy	Council Member
Duff O'Dell	Council Member
Paul Slechta	Council Member
Leon Leal	Council Member

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

Larry Oliver	Chairman
B.J. Wilson	Vice Chairman
Monica Hotelling	Member
Jim Fechter	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Traci Hutton	Member
David Hallberg	Alternate Member

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

Bruno Rumbelow  
Matthew Butler  
Tara Brooks

City Manager  
Assistant City Attorney  
City Secretary

Item 1. Call to Order

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

Item 2. Invocation and Pledge of Allegiance

Commissioner Jim Fechter delivered the Invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 3. Zoning Change Application **Z20-03**, Conditional Use Permit **CU20-21**, Planned Development Overlay **PD20-031** (Elan Grapevine, The Preserve Phase II)

Mayor Tate declared the public hearing open.

Development Services Assistant Director Ron Stombaugh reported the applicant was requesting to rezone approximately 47 acres from “PCD” Planned Commerce Development District to “R-MF” Multifamily District for the development of a multifamily apartment complex. The applicant is also requesting a conditional use permit to increase the building height, reduce required parking, and front yard setback and a planned development overlay to deviate from, but not limited to, building separation. The subject property is located at 4501 State Highway 360.

Applicants Bill Dahlstom and Andrew Ord, representing Graystar, presented the proposed plan. Mr. Ord answered questions from the Commission and Council.

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

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

Motion: Coy  
Second: Freed  
Ayes: Tate, Freed, Rogers, Coy, O’Dell, Slechta and Leal

Nays: None  
Approved: 7-0

The Planning and Zoning Commission recessed to the Planning and Zoning Commission Conference Room, Second Floor, to consider published agenda items.

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

Item 4. Citizen Comments

There were no requests to speak during Citizen Comments.

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.

Council Member Rogers requested item 14 be removed from consent. This item was considered after the remaining consent agenda items.

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

Item 5. Consider the purchase of acoustical panels from Rice Drywall for the Animal Services Facility.

Police Chief Mike Hamlin recommended approval of the purchase of acoustical panels for an estimated amount of \$32,370.

Motion was made to approve the consent agenda as presented.

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

Item 6. Consider the purchase of an LED lighting package from Horn Electric for the Animal Services Facility.

Police Chief Hamlin recommended approval of the purchase of an LED lighting package for an estimated amount of \$49,600.

Motion was made to approve the consent agenda as presented.

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

Item 7. Consider a professional services contract for medical physicals with Huguley Assessment Center.

Fire Chief Darrell Brown recommended approval of the professional services contract for medical physicals for Fire Department personnel for an amount not to exceed \$50,000.

Motion was made to approve the consent agenda as presented.

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

Item 8. Consider the renewal of an annual contract for enterprise sourcing services with Ion Wave Technologies, Inc.

Chief Financial Officer Greg Jordan recommended approval of the contract for eProcurement and contract management services for an amount not to exceed \$22,000.

Motion was made to approve the consent agenda as presented.

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

Item 9. Consider the emergency purchase of a bypass pump for the wastewater treatment plant from Global Pump Solutions.

Public Works Director Bryan Beck recommended approval of the emergency purchase of a bypass pump for an amount not to exceed \$44,832. The pump at the Wastewater Treatment Plant failed several times in September and had to be replaced on September 24, 2020.

Motion was made to approve the consent agenda as presented.

Motion: Slechta

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

Item 10. Consider the award of an informal request for quote for vehicle lighting and equipment from Wildfire Truck and Equipment Sales.

Public Works Director Beck recommended approval of the award of an informal request for quote for an estimated amount of \$31,063 to purchase vehicle lighting and equipment for the Fire, Parks, and Water Utilities departments.

Motion was made to approve the consent agenda as presented.

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

Item 11. Consider **Ordinance No. 2020-050** abandoning a 10-foot wide utility easement on Lot 1A1, Block 1, The Bluffs at Grapevine Addition located at 1776 State Highway 26.

Public Works Director Beck recommended approval of the abandonment of a 10-foot wide utility easement on Lot 1A1, Block 1, The Bluffs at Grapevine Addition that is no longer needed.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2020-050

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ABANDONING AND VACATING A 10-FOOT UTILITY EASEMENT ON LOT 1A1, BLOCK 1, THE BLUFFS AT GRAPEVINE ADDITION TO THE CITY OF GRAPEVINE, TEXAS AS HEREINAFTER DESCRIBED; AND DECLARING AN EMERGENCY

Item 12. Consider **Ordinance No. 2020-051** abandoning a 10-foot wide utility easement on Lot 1A1, Block 1, The Bluffs at Grapevine Addition located at 1776 State Highway 26.

Public Works Director Beck recommended approval of the abandonment of a 10-foot wide utility easement on Lot 1A1, Block 1, The Bluffs at Grapevine Addition that is no longer needed.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2020-051

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ABANDONING AND VACATING A 10-FOOT UTILITY EASEMENT ON LOT 1A1, BLOCK 1, THE BLUFFS AT GRAPEVINE ADDITION TO THE CITY OF GRAPEVINE, TEXAS AS HEREINAFTER DESCRIBED; AND DECLARING AN EMERGENCY

Item 13. Consider **Ordinance No. 2020-052** abandoning a 30-foot wide public access easement on Lots 1A1, 1A2 and 1A3, Block 1, The Bluffs at Grapevine Addition located at 1776 State Highway 26 and Bass Pro Drive.

Public Works Director Beck recommended approval of the abandonment of a 30-foot wide public access easement on Lots 1A1, 1A2 and 1A3, Block 1, the Bluffs at Grapevine Addition that is no longer needed.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2020-052

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ABANDONING AND VACATING A 30-FOOT WIDE ACCESS EASEMENT IN THE CITY OF GRAPEVINE, TEXAS AS HEREINAFTER DESCRIBED;

DECLARING AN EMERGENCY AND PROVIDING AN  
EFFECTIVE DATE

Item 15. Consider the minutes of the October 6, 2020 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: Slechta  
Second: Freed  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta  
Nays: None  
Abstains: Leal  
Approved: 6-0-1

Item 14. Consider changing the start time of the November 3, 2020 regular Council meeting to 6:00 pm to allow City Council to attend Meeting Professionals International (MPI) – World Education Congress (WEC) Grapevine.

City Secretary Brooks recommended changing the start time of the November 3, 2020 regular Council meeting to 6:00 p.m.

Convention and Visitors Bureau Director P.W. McCallum answered questions about the Meeting Professionals International – World Education Congress event.

Council discussed this item.

Motion was made to change the start time of the November 3, 2020 regular Council meeting to 6:00 p.m.

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 16. Zoning Change Application **Z20-03** (Elan Grapevine, The Preserve Phase II)

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the zoning change application by a vote of 7-0.

Motion was made to approve Zoning Change Application **Z20-03** and Ordinance No. 2020-053.

Motion: Freed  
Second: Coy

Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta  
Nays: Leal  
Approved: 6-1

ORDINANCE NO. 2020-053

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE 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 Z20-03 ON A TRACT OF LAND OUT OF THE S. CLARY SURVEY, ABSTRACT 323 AND THE G. MINTER SURVEY, ABSTRACT 1083 BEING LOT 2, BLOCK A, GLADE/360 ADDITION (4501 STATE HIGHWAY 360), 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 "PCD" PLANNED COMMERCE DEVELOPMENT DISTRICT TO "R-MF" MULTI-FAMILY 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); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 17. Conditional Use Permit **CU20-21** (Elan Grapevine, The Preserve Phase II)

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

Motion was made to approve Conditional Use Permit **CU20-21** and Ordinance No. 2020-054.

Motion: Rogers  
Second: O'Dell  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta  
Nays: Leal  
Approved: 6-1



ORDINANCE NO. 2020-054

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE ISSUING CONDITIONAL USE PERMIT CU20-21, TO EXCEED THE HEIGHT REGULATIONS, VARY FROM PARKING REQUIREMENTS, AND ALLOW FOR A REDUCTION IN THE FRONT YARD SETBACK IN A DISTRICT ZONED "R-MF" MULTI-FAMILY DISTRICT FOR LOT 2, BLOCK A, GLADE/360 ADDITION (4501 STATE HIGHWAY 360), 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 18. Planned Development Overlay **PD20-031** (Elan Grapevine, The Preserve Phase II)

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the planned development overlay by a vote of 7-0.

Motion was made to approve Planned Development Overlay **PD20-031** and Ordinance No. 2020-055.

Motion: O'Dell  
Second: Freed  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta  
Nays: Leal  
Approved: 6-1

ORDINANCE NO. 2020-055

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE ISSUING PLANNED DEVELOPMENT OVERLAY PD20-03 TO DEVIATE FROM, BUT NOT BE LIMITED TO, THE BUILDING SEPARATION REQUIREMENTS RELATIVE TO THE "R-MF" MULTIFAMILY DISTRICT FOR LOT 2, BLOCK A, GLADE/360 ADDITION (4501 STATE HIGHWAY 360) 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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:28 p.m.

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


Passed and approved by the City Council of the City of Grapevine, Texas on this the 3rd day of November, 2020.

APPROVED:



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

ATTEST:

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

