



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, JANUARY 19, 2021

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 19th day of January, 2021 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
BJ 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	City Manager
Jennifer Hibbs	Assistant City Manager

Matthew C.G. Boyle  
Tara Brooks

City Attorney  
City Secretary

### Call to Order

Mayor Tate called the meeting to order at 7:00 p.m. in the City Council Chambers.

### 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. Real property relative to deliberation of 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.
- 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, 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 7:05 p.m. The closed session ended at 7:24 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.072 or 551.087.

City Manager Bruno Rumbelow stated there was no action necessary.

## **REGULAR MEETING**

Mayor Tate called the regular meeting to order at 7:30 p.m.

### Item 2. Invocation and Pledge of Allegiance

Commissioner Dennis Luers delivered the Invocation and led the Pledge of Allegiance.

### JOINT PUBLIC HEARINGS

Item 3. Zoning Application **Z20-04**, Planned Development Overlay **PD20-04**, and **Final Plat** Lots 1-14 and 15X, Block 1 and Lots 1-7, Block 2 Tillery Commons (Tillery Commons)

The public hearing for this item was tabled from the December 15, 2020 meeting.

Development Services Assistant Director Ron Stombaugh reported the applicant was requesting to rezone 4.95 acres from “PO” Professional Office District to “R-TH” Townhouse District for the development of 21 detached townhomes; requesting a planned development overlay to deviate from, but not limited to deviation from the side yard setback requirements, allowing front entry garages for lots less than 40 feet in width and allowing all townhomes to be detached with no common wall; and being a replat of Lot 1, Block 1, Dove Road Addition. The subject property is located at 301 North Dove Road.

Applicant Kosse Maykus presented the plans for the development and answered questions from the Commission and Council.

Jeff Avery, 1314 Worthington Street, Grapevine spoke in favor of this request.

Mary Schoenborn, 1319 Hilltop Drive, Grapevine spoke in opposition to this request, specifically regarding the traffic on Dove Road.

One letter of concern and one letter of support were 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: O'Dell  
Second: Coy  
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal  
Nays: None  
Approved: 7-0

#### Item 4. Conditional Use Permit **CU20-25** (Ferrari's Brewpub)

Mayor Tate declared the public hearing opened.

Development Services Assistant Director Stombaugh reported the applicant was requesting a conditional use permit to amend the previously approved site plans of CU16-19 SPRC, CU15-37 (Ordinance No. 2015-057) for a planned commercial center with the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), a 20-foot pole sign, outside dining, and outdoor speakers/television monitors, specifically to revise the floor plan, revise the exterior

elevations and allow the addition of a brewpub in conjunction with a restaurant. The subject property is located at 1200 William D. Tate Avenue and is currently zoned "CC" Community Commercial District.

Applicant Gavin Secchi presented this item and answered questions from the Commission and Council.

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

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

Motion: Freed  
Second: O'Dell  
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 5. Citizen Comments

There were no requests to speak during Citizen Comments.

#### CITY COUNCIL PUBLIC HEARING

#### Item 6. City Council to conduct a public hearing relative to the adoption of the Youth Programs Standards of Care.

Mayor Tate declared the public hearing open.

Parks and Recreation Director Kevin Mitchell presented this item to Council in conjunction with item 7, and answered questions from Council. Mr. Mitchell reported there were no changes from the standards that were approved in 2020.

No one spoke during the public hearing.

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

## NEW BUSINESS

Item 7. Consider **Ordinance No. 2021-001** amending the Code of Ordinances Chapter 16 Parks and Recreation Section 16-19 by adopting the Youth Programs Standards of Care and take any necessary action.

Parks and Recreation Director Mitchell presented this item to Council in conjunction with item 6.

Motion was made to approve Ordinance No. 2021-001 amending the Code of Ordinances, Chapter 16, Parks and Recreation Section 16-19 by adopting the Youth Programs Standards of Care.

Motion: Coy

Second: Freed

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

Nays: None

Approved: 7-0

## ORDINANCE NO. 2021-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE GRAPEVINE CODE OF ORDINANCES BY AMENDING SECTION 16-19, ADOPTING THE YOUTH PROGRAMS STANDARDS OF CARE, CITY OF GRAPEVINE, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

## PRESENTATIONS

Item 8. Parks and Recreation Director to present naming options for the former senior center building located at 421 Church Street.

Parks and Recreation Director Mitchell presented this item to Council.

Council discussed the naming options.

Council did not take any action on this item.

## CONSENT AGENDA

Consent items are deemed to need little Council deliberation and were 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 not any requests to remove an item 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 9. Consider the renewal of an annual contract for Sharepoint maintenance from Entrance Consulting.

Police Chief Mike Hamlin recommended approval of the purchase of support and maintenance for the Police and Fire Departments' Sharepoint sites for an annual estimated amount of \$32,400.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

### Item 10. Consider the minutes of the January 5, 2021 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, Coy, O'Dell, Slechta, and Leal

Nays: None

Approved: 7-0

## PLANNING AND ZONING COMMISSION RECOMMENDATIONS

### Item 11. Zoning Application **Z20-04** (Tillery Commons)

Chairman Larry Oliver reported the Planning and Zoning Commission approved the zoning change with a vote of 7-0.

Motion was made to approve Zoning Application Z20-04 (Tillery Commons) and Ordinance No. 2021-002.

Motion: Slechta

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

ORDINANCE NO. 2021-002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, 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 Z20-04 ON A TRACT OF LAND OUT OF THE THOMAS MAHAN SURVEY, ABSTRACT 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 (301 NORTH DOVE ROAD); ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PO" PROFESSIONAL OFFICE DISTRICT TO "R-TH" TOWNHOUSE 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 12. Planned Development Overlay **PD20-04** (Tillery Commons)

Chairman Oliver reported the Planning and Zoning Commission approved the planned development overlay with a vote of 7-0, with the condition that there shall be no signs that indicate private/drive property.

Motion was made to approve Planned Development Overlay PD20-04 (Tillery Commons) and Ordinance No. 2021-003, with the condition that there shall be no signs that indicate private/drive property.

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

ORDINANCE NO. 2021-003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD20-04 TO DEVIATE FROM SIDE YARD SETBACK, GARAGE ENTRY LOCATION AND THE DEFINITION OF A TOWNHOUSE IN THE "R-TH" TOWNHOUSE DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS 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 13. Final Plat of Lots 1-14 and 15X, Block 1 and Lots 1-7, Block 2 Tillery Commons

Chairman Oliver 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 for Lots 1-14 and 15X, Block 1 and Lots 1-7, Block 2 Tillery Commons.

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

Item 14. Conditional Use Permit **CU20-25** (Ferrari's Brewpub)

Chairman Oliver reported the Planning and Zoning Commission approved the conditional use permit with a vote of 7-0.

Motion was made to approve Conditional Use Permit CU20-25 (Ferrari's Brewpub) and Ordinance No. 2021-004.

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



Nays: None  
Approved: 7-0

ORDINANCE NO. 2021-004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU20-25 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2015-57, AS AMENDED, FOR A PLANNED COMMERCIAL CENTER TO REVISE THE FLOOR PLAN, REVISE THE EXTERIOR ELEVATIONS AND ALLOW THE ADDITION OF A BREWPUB IN CONJUNCTION WITH A RESTAURANT FOR LOT 3R, BLOCK 1, TOWNE CENTER ADDITION NO. 2 (1200 WILLIAM D. TATE AVENUE) IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

ADJOURNMENT

Motion was made to adjourn the meeting at 8:51 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 2nd day of February, 2021.


APPROVED:



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William D. Tate  
Mayor

ATTEST:

  
Tara Brooks  
City Secretary

