

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 15th day of February, 2022 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, and with the following members of the Planning and Zoning Commission:

Larry Oliver	Chairman
Jim Fechter	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Traci Hutton	Member
David Hallberg	Member
Gabe Griess	Alternate Member

constituting a quorum, with Vice Chairman Member Monica Hotelling being absent and the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
Matthew C.G. Boyle	City Attorney
Tara Brooks	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 7:03 p.m. The closed session ended at 7:27 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 no action was required.

### **REGULAR MEETING**

Mayor Tate called the regular meeting to order at 7:31 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. Conditional Use Permit **CU21-23** (Grapevine Station North) and **Amended Final Plat** of Lots 6A and 7A, Block 1, Opryland Second Addition

Mayor Tate declared the public hearing open.

Director of Planning Services Erica Marohnic reported the applicant, Kirkman Engineering was requesting to amend the previously approved site plan of CU18-19 for a planned commercial center, to allow for a 5,230 sq. ft. multi-tenant building with outdoor dining and a drive through and to amend the final plat to abandon an access easement. The subject property is located at 845 East Northwest Highway and is currently zoned "CC" Community Commercial District.

Applicant Chris Leighton did not have a presentation, but 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: Hutton  
Ayes: Oliver, Fechter, Tiggelaar, Luers, Hutton, Hallberg and Griess  
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 **CU21-27** (Wash Your Stuff)

Mayor Tate declared the public hearing open.

Director of Planning Services Marohnic reported the applicant, BRKH, LLC, was requesting an amendment to the previously approved site plan of CU03-48 to allow for the development of a car wash facility, specifically to revise and renovate the facility. The subject property is located at 2201 Ira E. Woods Avenue and is currently zoned "CC" Community Commercial District.

Applicant Islam Shahin presented this item and answered questions for the Commission and Council.

Planner II Albert Triplett answered questions from the Commission.

No one spoke during the public hearing and there was one letter of concern provided to the Commission and Council.

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

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

Item 5. Conditional Use Permit **CU22-08** (Mac's – An American Grill)

Mayor Tate declared the public hearing open.

Director of Planning Services Marohnic reported the applicant, CMP Commercial Construction was requesting to amend the previously approved site plan of CU14-11 to allow the possession, storage, retail sales and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and an expansion in conjunction with an existing restaurant. The subject property is located at 909 South Main Street Building A, Suite 110 and is currently zoned "MXU" Mixed Use District.

Applicant Rena Frost did not have a presentation but answered questions from the Council.

Planner II Triplett answered questions from the Council.

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

Motion was made to close the public hearing.

Motion: Hutton

Second: Luers

Ayes: Oliver, Fechter, Tiggelaar, Luers, Hutton, Hallberg and Griess

Nays: None

Approved: 7-0

Motion was made to close the public hearing.

Motion: Coy

Second: Rogers

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

Nays: None

Approved: 7-0

Item 6. Conditional Use Permit **CU22-10** (ServPro) and **Final Plat** of Lot 1, Block 1, ServPro Addition

Mayor Tate declared the public hearing open.

Director of Planning Services Marohnic reported the applicant, ClayMoore Engineering, was requesting a conditional use permit to allow outdoor storage in conjunction with a proposed 31,324 sq. ft. building. The subject property is located at 2045 Grayson Drive and is currently zoned "LI" Light Industrial District.

Applicant Clay Cristy with ClayMoore Engineering 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: Luers  
Second: Fechter  
Ayes: Oliver, Fechter, Tiggelaar, Luers, Hutton, Hallberg and Griess  
Nays: None  
Approved: 7-0

Motion was made to close the public hearing.

Motion: Rogers  
Second: Coy  
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 7. Citizen Comments

No one spoke during citizen comments.

#### NEW BUSINESS

Item 8. Consider an engineering contract with Provenance Engineering LLC for design of the Train 2 and Train 3 Improvements at the Wastewater Treatment Plant, **Ordinance No. 2022-008** appropriating the funds, and taking any other necessary action.

Public Works Director Bryan Beck presented this item to Council and described the wastewater treatment process. The proposed engineering contract for the design of the Train 2 and Train 3 Improvements is for an estimated cost of \$358,050.

Motion was made to approve the engineering contract for the design of the Train 2 and Train 3 Improvements at the Wastewater Treatment Plant and the ordinance appropriating funds.

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

ORDINANCE NO. 2022-008

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$358,050.00 IN THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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 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 9. Consider an annual contract for utility bill printing, mailing and offset printing services with DataProse, Inc.

Chief Financial Officer Jordan recommended approval of the annual contract for utility bill printing, mailing and offset printing services for an annual estimated amount of \$90,000.

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 approval for the purchase of fiber optic cable from Senior Consultants, Inc.

Public Works Director Beck recommended approval of the purchase of fiber optic cable for an amount not to exceed \$284,200.

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 11. Consider a contract for record keeping and audit services of the document control for the installation of ITS Fiber and ITS Equipment on State Highway 26 from State Highway 114 to State Highway 121 to SAM Construction Services, LLC and **Ordinance No. 2022-009** appropriating the funds.

Public Works Director Beck recommended approval for record keeping and audit services of the document control for installation of fiber and equipment for an estimated amount of \$50,000 and an ordinance appropriating funds in the Capital Projects Street Fund.

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

ORDINANCE NO. 2022-009

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$50,000 IN THE CAPITAL PROJECT STREETS FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 12. Consider the first amendment to the on-call traffic engineering services contract with Kimley-Horn and Associates and **Ordinance No. 2022-010** appropriating the funds.

Public Works Director Beck recommended approval of the first amendment to the on-call traffic engineering services contract for an amount estimated at \$350,000 and an ordinance to appropriate funds in the Capital Project Streets Fund, Utility Enterprise Capital Fund and the Storm Drainage Utility Fund.

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

ORDINANCE NO. 2022-010

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$150,000 IN THE CAPITAL PROJECT STREET FUND, \$100,000 IN THE UTILITY ENTERPRISE CAPITAL FUND AND \$100,000 IN THE STORM DRAINAGE

UTILITY FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 13. Consider the purchase and installation of two generators and transfer switches for the Bluffs and Russwood lift stations from Carlisle Power System, Inc.

Public Works Director Beck recommended approval of the purchase and installation of two generators and transfer switches for a total amount not to exceed \$25,547.

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 14. Consider year two of a three-year contract renewal for software updates, software support and software maintenance with Cartegraph OMS Software for the Public Works Department operations and asset management system.

Public Works Director Beck recommended approval of the contract for software updates, software support and software maintenance for the work order management system for the Public Works Department in an amount estimated to be \$66,950.

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 15. Consider the minutes of the February 1, 2022 Regular City Council meeting.

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

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

City Council took a break at 8:23 p.m. Mayor Tate reconvened the meeting at 8:25 p.m.



PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 16. Conditional Use Permit **CU21-23** (Grapevine Station North)

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 CU21-23 Grapevine Station North and Ordinance No. 2022-011.

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

ORDINANCE NO. 2022-011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU21-23 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU18-19 (ORDINANCE NO. 2018-64) FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW THE DEVELOPMENT OF A 5,230 SQUARE FOOT MULTI-TENANT STRUCTURE INCLUDING A RESTAURANT WITH A DRIVE THROUGH AND OUTDOOR DINING, FOR LOT 6A, BLOCK 1, OPRYLAND SECOND ADDITION (845 EAST NORTHWEST HIGHWAY) 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

Item 17. Amended Final Plat of Lots 6A and 7A, Block 1, Opryland Second Addition

Chairman Oliver reported the Planning and Zoning Commission approved the amended final plat with a vote of 7-0.

Motion was made to approve the Statement of Findings and Amended Final Plat of Lots 6A and 7A, Block 1, Opryland Second Addition.

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

Item 18. Conditional Use Permit **CU21-27** (Wash Your Stuff)

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 CU21-27 (Wash Your Stuff) and the first reading of Ordinance No. 2022-012.

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

ORDINANCE NO. 2022-012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU21-27 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU03-48 (ORDINANCE NO. 2003-83) SPECIFICALLY TO ADD AN AUTOMATIC WASH BAY FOR AN EXISTING CAR WASH IN A DISTRICT ZONED "HC" HIGHWAY COMMERCIAL A 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) AND PROVIDING AN EFFECTIVE DATE

Item 19. Conditional Use Permit **CU22-08** (Mac's – An American Grill)

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 CU22-08 (Mac's – An American Grill) and Ordinance No. 2022-013.

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

ORDINANCE NO. 2022-013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU22-08 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU14-11 (ORDINANCE NO. 2014-21) SPECIFICALLY TO EXPAND THE EXISTING RESTAURANT TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES, ON- AND -OFF PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) AND OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT IN A DISTRICT ZONED "MXU" MIXED USE 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

Item 20. Conditional Use Permit **CU22-10** (ServPro)

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 CU22-10 (ServPro) and Ordinance No. 2022-014.

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

ORDINANCE NO. 2022-014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU22-10 TO ALLOW OUTDOOR STORAGE IN CONJUNCTION WITH A 31,324 SQUARE FOOT BUILDING IN A DISTRICT ZONED "LI" LIGHT INDUSTRIAL 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

Item 21. Final Plat of Lot 1, Block 1, ServPro Addition

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 Final Plat of Lot 1, Block 1, ServPro Addition.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:27 p.m.

Passed and approved by the City Council of the City of Grapevine, Texas on this the 1st day of March, 2022.


APPROVED:



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William D. Tate  
Mayor

ATTEST:

  
Tara Brooks  
City Secretary

