



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, AUGUST 18, 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 18th day of August, 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	City Manager
Jennifer Hibbs	Assistant City Manager

Matthew C.G. Boyle
Tara Brooks

Assistant City Attorney
City Secretary

Call to Order

Mayor Tate called the meeting to order at 7:31 p.m. in the City Council Chambers.

Item 1. Invocation and Pledge of Allegiance

Vice-Chairman B.J. Wilson delivered the Invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 2. Conditional Use Permit **CU20-01** and Planned Development Overlay **PD20-02**
(Dove Road Country Store)

Development Services Assistant Director Ron Stombaugh reported the applicant, Crown Architecture & Development LLC, was requesting a conditional use permit to allow for the possession, storage, retail sales, and off-premise consumption of alcoholic beverages (beer and wine only) and gasoline services in conjunction with a convenience store. The applicant is also requesting a planned development overlay to deviate from, but not be limited to, a reduction in front yard setback requirements and eliminating the south and east landscape buffer adjacent to the Corp of Engineers property. The subject property is located at 1414 North Dove Road and is currently zoned "CN" Neighborhood Commercial District.

Applicant, A.K. Pirani, gave a presentation and answered questions from the Commission and Council.

Development Services Director Scott Williams answered questions from Council.

Jonathan Armenta, 1408 Savannah Court, Grapevine spoke in opposition to this item.

There was one letter in opposition and four letters of concern provided to the Commission and Council.

Motion was made to close the public hearing.

Motion: Luers

Second: Freed

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg

Nays: None

Approved: 7-0

Motion was made to close the public hearing.

Motion: Coy

Second: O'Dell

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

Item 3. Conditional Use Permit **CU20-14** (Grapevine Volkswagen)

Development Services Assistant Director Stombaugh reported the applicant, Principle Auto, was requesting a conditional use permit to establish an automobile dealership with sales and service of new and used vehicles and a 40-foot pole sign. The subject property is located at 2351 William D. Tate Avenue and is currently zoned "CC" Community Commercial District.

The applicant, Ken Clayton, presented the proposed project.

No one spoke during the public hearing. There was one letter in support and one letter in opposition to the request provided to the Commission and Council.

Motion was made to close the public hearing.

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

Item 4. Conditional Use Permit **CU20-15** (Marriott Courtyard/Townplace Suites/Hilton Garden Inn)

Development Services Assistant Director Stombaugh reported the applicant, Grapevine Metro Hotel GP LLC, was requesting a conditional use permit to amend the previously approved site plan of CU19-16 (Ordinance No. 2019-037) for a master site development plan, specifically to allow additional surface parking for the existing Marriott Courtyard/TownePlace Suites/Hilton Garden Inn hotel complex. The subject property is located at 2200 Bass Pro Court and is currently zoned "CC" Community Commercial District.

Applicant Mike Patel presented this item and answered questions from the Council and Commission.

Council discussed this item.

Development Services Assistant Director Stombaugh answered questions from Council.

No one spoke during the public hearing and there was one letter in opposition.

Motion was made to close the public hearing.

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

Item 5. Conditional Use Permit **CU20-16** (Wine Fusion Winery)

Development Services Assistant Director Stombaugh reported the applicant, Wine Fusion Winery LLC, was requesting a conditional use permit to amend the previously approved site plan of CU15-18 (Ordinance No. 2015-028) specifically to allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outdoor dining in conjunction with a restaurant in the Central Business District. The subject property is located at 603 South Main Street #304 and is currently zoned "CBD" Central Business District.

Danielle Kaufman presented the proposed changes to her business.

Nicholas Kaufman answered questions from Council.

Council discussed this item.

No one spoke during the public hearing. There were 23 letters received in support of the permit request.

Motion was made to close the public hearing.

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

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 6. Citizen Comments

There were no requests to speak during Citizen Comments.

NEW BUSINESS

Item 7. Consider **Resolution No. 2020-015** approving the use of the proposed ad valorem tax rate of 0.282601 per \$100 to calculate property tax revenue for the Fiscal Year 2021 Budget and take any necessary action.

Chief Financial Officer Greg Jordan presented this item and answered questions from Council. Senate Bill 2 added a requirement that Council must approve the tax rate that will be used to calculate the property tax revenue for the budget. The vote on the adoption of the tax rate will be held during the regular City Council meeting scheduled for September 15, 2020.

Motion was made to approve Resolution No. 2020-015 approving the use of the proposed ad valorem tax rate of 0.282601 per \$100 to calculate property tax revenue for the Fiscal Year 2021 Budget.

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

RESOLUTION NO. 2020-015

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE PROPOSED TAX RATES FOR TAX YEAR 2020 ON PROPERTY WITHIN THE CITY; 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. No one requested 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 8. Consider the renewal of an annual contract for fiber internet access and video services from Spectrum Enterprises.

Chief Technology Officer Tessa Allberg recommended approval of the annual contract for fiber internet access and video services for the Public Safety Building for an estimated annual amount of \$30,169.

Motion was made to approve the consent agenda as presented.

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

Item 9. Consider the renewal of an annual sole source contract for multimedia services for streaming and archiving of public meetings with Swagit Productions, LLC for City Council and Planning and Zoning Commission meetings.

City Secretary Tara Brooks recommended approval of the renewal of the agreement for streaming and archiving services of public meetings for an estimated annual amount of \$16,200.

Motion was made to approve the consent agenda as presented.

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

Item 10. Consider the minutes of the August 4, 2020 Regular City Council meeting.

City Secretary Brooks recommended approval of the minutes as presented.

Motion was made to approve the consent agenda as presented.

Motion: Rogers

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

Mayor Tate called for a break at 9:21 p.m. Mayor Tate reconvened the meeting at 9:55 p.m.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 11. Conditional Use Permit **CU20-01** (Dove Road Country Store)

Chairman Oliver 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 CU20-01 Dove Road Country Store and Ordinance No. 2020-035.

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

ORDINANCE NO. 2020-035

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU20-01 TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY), IN CONJUNCTION WITH A CONVENIENCE STORE WITH GASOLINE SALES IN A DISTRICT ZONED "CN" NEIGHBORHOOD 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);

DECLARING AN EMERGENCY AND PROVIDING AN
EFFECTIVE DATE

Item 12. Planned Development Overlay **PD20-02** (Dove Road Country Store)

Chairman Oliver 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 PD20-02 Dove Road Country Store and Ordinance No. 2020-036.

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

ORDINANCE NO. 2020-036

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING PLANNED DEVELOPMENT OVERLAY PD20-02 TO DEVIATE FROM FRONT YARD SETBACK AND LANDSCAPED BUFFERING REQUIREMENTS IN THE "CN" NEIGHBORHOOD COMMERCIAL DISTRICT AND LANDSCAPING 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 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. Conditional Use Permit **CU20-14** (Grapevine Volkswagen)

Chairman Oliver 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 CU20-14 Grapevine Volkswagen and Ordinance No. 2020-037.

Motion: Rogers

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

ORDINANCE NO. 2020-037

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU20-14 TO ESTABLISH AN AUTOMOTIVE DEALERSHIP WITH SALES AND SERVICE OF NEW AND USED VEHICLES AND 40-FOOT POLE SIGN 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 14. Conditional Use Permit **CU20-15** (Marriott Courtyard/Townplace Suites/Hilton Garden Inn)

Chairman Oliver reported the Planning and Zoning Commission approved the conditional use permit by a vote of 7-0 with the condition that an additional 13 spaces are provided with landscaping and concrete surfacing according to Code, and requiring this plan be approved by the Site Plan Review Committee.

Motion was made to approve Conditional Use Permit CU20-15 Marriott Courtyard/Townplace Suites/Hilton Garden Inn and Ordinance No. 2020-038 with the condition than an additional 13 spaces are provided with landscaping and concrete surfacing according to Code, and requiring this plan be approved by the Site Plan Review Committee.

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

ORDINANCE NO. 2020-038

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU20-15 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU19-16 (ORDINANCE NO. 2019-037) FOR A MASTER SITE DEVELOPMENT PLAN, SPECIFICALLY TO ALLOW ADDITIONAL SURFACE PARKING FOR THE EXISTING MARRIOTT COURTYARD, TOWNEPLACE SUITES, HILTON GARDEN IN HOTEL COMPLEX 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 15. Conditional Use Permit **CU20-16** (Wine Fusion Winery)

Chairman Oliver reported the Planning and Zoning Commission approved the conditional use permit by a vote of 6-1 stipulating the hours of operation would be 3:00 p.m. to 12:00 a.m. Monday-Friday and 10:00 a.m. to 12:00 a.m. Saturday and Sunday.

Motion was made to approve Conditional Use Permit CU20-16 Wine Fusion Winery and Ordinance No. 2020-039.

Motion: Slechta
Second: Coy

Council discussed this item.

Council Member Slechta amended his motion to approve CU20-16 (Wine Fusion Winery) stating the hours of operation may be 3:00 p.m. to 12:00 a.m. Monday-Friday and 10:00 a.m. to 12:00 a.m. Saturday and Sunday.

Council Member Coy amended his second.
Ayes: Coy, O'Dell, Slechta and Leal

Nays: Tate, Freed, and Rogers,
Approved: 4-3

ORDINANCE NO. 2020-039

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU20-16 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU15-18 (ORDINANCE NO. 2015-28), TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) AND OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT 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 16. Final Plat of Lot 1, Block 1, Miller Residence

Chairman Oliver reported the Planning and Zoning Commission approved the final plat of Lot 1, Block 1, Miller Residence that is located at 3712 Lakeridge Drive and is currently zoned "R-7.5" Single Family Residential District by a vote of 7-0.

Motion was made to approve the Statement of Findings and Final Plat of Lot 1, Block 1, Miller Residence.

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 10:07 p.m.

Motion: Rogers

Second: Coy
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 1st day of September, 2020.

APPROVED:



William D. Tate
Mayor

ATTEST:


Tara Brooks
City Secretary

