



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 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 15th day of September, 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
Matthew Butler
Tara Brooks

Assistant City Attorney
Assistant 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, the former Senior Center located at 421 Church Street, Silver Lake 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 7:32 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.

Regarding Section 551.072, City Manager Bruno Rumbelow requested Council authorize the City Manager to accept the donation of the Silver Lake Park tract from Grapevine Equity Partners, LLC and authorize the City Manager to execute all necessary documents and to take all other necessary action.

Motion was made to authorize the City Manager to accept the donation of the Silver Lake Park tract from Grapevine Equity Partners, LLC and authorize the City Manager to execute all necessary documents and to take all other necessary action.

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

REGULAR MEETING

Call to Order

Mayor Tate called the regular meeting to order at 7:36 p.m. in the City Council Chambers.

Item 2. Invocation and Pledge of Allegiance

Commissioner Monica Hotelling delivered the Invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 3. Conditional Use Permit **CU20-17** (Kimu Sushi)

Mayor Tate declared the public hearing open.

Development Services Assistant Director Ron Stombaugh reported the applicant was requesting a conditional use permit to amend the previously approved site plan of CU10-25A (Ordinance No. 2011-02) for a planned commercial center in excess of 1,000,000 square feet, specifically to allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer and wine only) in conjunction with an existing restaurant for property located at 3000 Grapevine Mills Parkway #327 which is currently zoned "CC" Community Commercial District.

Applicant Sui Ling was available to answer questions, but there were no questions from the Commission or Council.

No one spoke during the public hearing and there was not any correspondence to report.

Motion was made to close the public hearing.

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

Item 4. Conditional Use Permit **CU20-18** (Bull Lion Ranch and Vineyard)

Mayor Tate declared the public hearing open.

Development Services Assistant Director Stombaugh reported the applicant was requesting a conditional use permit to allow for a winery to allow for the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (wine only) for property located at 530 South Main Street #100 which is currently zoned "CBD" Central Business District.

Applicant Chuck Tordiglione introduced his business and answered questions from the Commission and Council.

No one spoke during the public hearing and there was not any correspondence to report.

Motion was made to close the public hearing.

Motion: Luers
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 5. Conditional Use Permit **CU20-19** (Wise Guys Pizzeria)

Mayor Tate declared the public hearing open.

Development Services Assistant Director Stombaugh reported the applicant was requesting a conditional use permit to amend the previously approved site of CU15-49 (Ordinance No. 2016-06) for a planned commercial center, specifically to revise the floor plan and allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing restaurant for property located at 322 South Park Boulevard which is currently zoned "CC" Community Commercial District.

Applicant Kevin McNamara answered questions from the Commission and Council.

No one spoke during the public hearing.

Two letters in support of the permit request were 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: Rogers

Second: Freed

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

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 **Ordinance No. 2020-042** adopting an ad valorem tax rate of \$0.282601 per \$100 valuation for Tax Year 2019 and Fiscal Year 2021 and take any necessary action.

Chief Financial Officer Greg Jordan presented this item to Council and reported how this proposed tax rate compared to other cities.

Motion was made approve Ordinance No. 2020-042 adopting an ad valorem tax rate of \$0.282601 per \$100 valuation for Tax Year 2019 and Fiscal Year 2021.

Motion: O'Dell

Second: Rogers

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

Nays: None

Approved: 7-0

ORDINANCE NO. 2020-042

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, SETTING THE ANNUAL TAX RATE FOR TAX YEAR 2020 LEVYING TAXES TO BE ASSESSED

ON ALL TAXABLE PROPERTY WITHIN THE LIMITS OF THE CITY OF GRAPEVINE, TEXAS; PROVIDING PENALTIES AND INTEREST FOR THE DELINQUENT TAXES; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 8. Consider **Ordinance No. 2020-043** amending Chapter 25, Utilities and Services, Article III. Solid Waste Disposal, Section 25-97, Service Rates – Schedules to reflect adjustments to the commercial and residential solid waste and recycling collection rates, and take any necessary action.

Public Works Director Bryan Beck presented this item to Council. Republic has requested a total combined rate increase of 4.21% resulting in a \$0.64 monthly increase for residential service to be effective October 1. Mr. Beck answered questions from Council.

Motion was made to approve Ordinance No. 2020-043 amending Chapter 25, Utilities and Services, Article III. Solid Waste Disposal, Section 25-97, Service Rates – Schedules to reflect adjustments to the commercial and residential solid waste and recycling collection rates.

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

ORDINANCE NO. 2020-043

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE GRAPEVINE CODE OF ORDINANCES, CHAPTER 25 UTILITIES AND SERVICES, ARTICLE III SOLID WASTE DISPOSAL, SECTION 25-97 SERVICE RATES--SCHEDULES; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 9. Consider changing the time of the October 6, 2020 City Council meeting to 5:30 p.m. to allow the City Council to attend neighborhood National Night Out functions, and take any necessary action.

Police Chief Mike Hamlin presented the changes to the National Night Out functions to adhere to COVID-19 safe distancing practices. The Police Department will host a National Night to Go at the Public Safety Building from 6:00 p.m. – 8:00 p.m.

Motion was made to change the start time of the October 6, 2020 City Council meeting to 5:30 p.m.

Motion: O'Dell
Second: Freed

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

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 10. Consider the renewal of an annual contract for Third-Party Administrative Services for the City's Self-Funded Health Plan with UMR.

Chief Financial Officer Jordan recommended approval of the renewal of the annual contract for Third-Party Administrative Services with UMR to process and pay medical claims on behalf of the City as well as providing utilization, case, disease, and maternity management services.

Motion was made to approve the consent agenda as presented.

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

Item 11. Consider the purchase of an owner-furnished self-contained breathing apparatus bottle fill station from August, Ind.

Fire Chief Darrell Brown recommended approval of the purchase of the bottle fill station to be located at Fire Station 3 for an estimated amount of \$40,050.

Motion was made to approve the consent agenda as presented.

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

Item 12. Consider the renewal for an annual sole source contract for defibrillator technical support services with Stryker Sales Corporation, Inc.

Fire Chief Brown recommended approval of the renewal of the contract for defibrillator technical support services for an estimated amount of \$21,960.

Motion was made to approve the consent agenda as presented.

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

Item 13. Consider the renewal of an annual contract for SIPS telephone services for the City VOIP system from Frontier Communications.

Chief Technology Officer Tessa Allberg recommended approval of the annual contract for telephone services for an annual estimated amount of \$18,516.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider the annual contract for law enforcement supplies, services and body cameras with Axon Enterprises, Inc.

Police Chief Hamlin recommended approval of the annual contract for law enforcement supplies, services and body cameras. The agreement includes body-worn camera and digital evidence management, in-car camera video management and replacement of Taser devices, associated hardware and maintenance. The estimated amount of these purchase is estimated at \$200,000.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider the purchase of backlit street name signs from Consolidated Traffic Controls, Inc.

Public Works Director Beck recommended approval of the purchase of eleven backlit street name signs for the Dallas Road/Cottonbelt Trail project for a total amount not to exceed \$25,442.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider the minutes of the September 1, 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: Coy
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

While waiting on the recommendations from the Planning and Zoning Commission, Fire Chief Brown answered questions from Council regarding the latest statistics on the COVID-19 pandemic.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 17. Conditional Use Permit **CU20-17** (Kimu Sushi)

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 CU20-17 for Kimu Sushi and Ordinance No. 2020-044.

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

ORDINANCE NO. 2020-044

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU20-17 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2011-02 FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS LEASABLE SPACE, SPECIFICALLY TO ALLOW FOR THE POSSESSION,

STORAGE, RETAIL SALES AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN CONJUNCTION WITH AN EXISTING RESTAURANT FOR LOT 1R3, BLOCK 1, GRAPEVINE MILLS ADDITION, PHASE 1 (3000 GRAPEVINE MILLS PARKWAY, #327) 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); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 18. Conditional Use Permit **CU20-18** (Bull Lion Ranch and Vineyard)

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 CU20-18 for Bull Lion Ranch and Vineyard and Ordinance No. 2020-045.

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

ORDINANCE NO. 2020-045

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU20-18 TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE ONLY) IN CONJUNCTION WITH A WINERY FOR LOT 3A, BLOCK 4, CITY OF GRAPEVINE ADDITION (530 SOUTH MAIN STREET, #100) IN A DISTRICT ZONED "CBD" CENTRAL BUSINESS 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 19. Conditional Use Permit **CU20-19** (Wise Guys Pizzeria)

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 CU20-19 for Wise Guys Pizzeria and Ordinance No. 2020-046.

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

ORDINANCE NO. 2020-046

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU20-19 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2016-06, AS AMENDED, TO REVISE THE FLOOR PLAN AND ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) IN CONJUNCTION WITH AN EXISTING RESTAURANT FOR LOT 5, BLOCK 1, PARK AND WALL ADDITION (322 SOUTH PARK BOULEVARD) 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 8:07 p.m.

Motion: O'Dell
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 6th day of October, 2020.

APPROVED:



William D. Tate
Mayor

ATTEST:



Tara Brooks
City Secretary

