

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 20th day of June, 2023 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:

Monica Hotelling	Vice Chairman
Beth Tiggelaar	Member
Dennis Luers	Member
Traci Hutton	Member
David Hallberg	Member
Jason Parker	Member

constituting a quorum, with Chairman Larry Oliver and Alternate Members Mark Assaad and Jeremiah Radandt being absent, and with 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 5:00 p.m. in the City Council Conference Room.

Item 1. Members of City Council to conduct board and commission interviews of new applicants.

City Council interviewed nine applicants that have not served or do not currently serve on a board or commission.

No action was taken by Council.

Item 2. Members of City Council to discuss board and commission appointments.

City Council discussed the applications to the boards and commissions.

No action was taken by Council.

City Council relocated from the City Council Conference Room to the Council Chambers at 7:02 pm.

Item 3. Executive Session

While in the Council Chambers, Mayor Tate announced the City Council would recess to the City Council Conference Room to conduct a closed session regarding:

- A. Consultation with and legal advice from the City Attorney regarding pending litigation (Muns, et al. v. Grapevine – Cause No. 348-303736-18), pursuant to Section 551.071, Texas Government Code.
- B. 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.
- C. 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 7:04 p.m. The closed session ended at 7:33 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.071, 551.072 or 551.087.

City Manager Bruno Rumbelow stated no action was necessary.

**REGULAR MEETING**

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

Item 4. Invocation and Pledge of Allegiance

Vice Chairman Monica Hotelling gave the invocation and led the Pledge of Allegiance.

## JOINT PUBLIC HEARINGS

### Item 5. Conditional Use Permit **CU23-09** and Special Use Permit **SU23-01** (EVA Esports)

Planning Services Director Erica Marohnic announced the applicant had requested to withdraw the conditional use permit and special use permit.

Motion was made to accept the withdrawal of Conditional Use Permit **CU23-09** and Special Use Permit **SU23-01**.

Motion: Hutton  
Second: Parker  
Ayes: Hotelling, Tiggelaar, Luers, Hutton, Hallberg, and Parker  
Nays: None  
Approved: 6-0

Motion was made to accept the withdrawal of Conditional Use Permit **CU23-09** and Special Use Permit **SU23-01**.

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

### Item 6. Conditional Use Permit **CU23-06** (Rock & Brews)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting to amend their currently approved conditional use permits to revise the building elevations and the floor plan to remove the "to-go" area; to relocate the cooler, freezer, and utility room; reduce the outdoor dining area; and add landscaping. The subject property is located at 520 West State Highway 114 and is currently zoned "HC", Highway Commercial.

Director Marohnic answered questions from Council.

Applicant, Clay Christy with ClayMoore Engineering, highlighted the changes from the previous requests and answered questions from the Commission.

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

Motion was made to close the public hearing.

Motion: Luers  
Second: Tiggelaar  
Ayes: Hotelling, Tiggelaar, Luers, Hutton, Hallberg, and Parker  
Nays: None  
Approved: 6-0

Motion was made to close the public hearing.

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

Item 7. Special Use Permit **SU23-02** (Fellowship Church)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting a special use permit to allow for a 7,591 square foot building addition to the existing church structure. The subject property is located at 2450 State Highway 121 and is currently zoned "CC", Community Commercial.

Applicant, Ray Thomas with Parkhill, presented this item and answered questions from the Commission and Council.

Dennis Powers from Fellowship Church answered questions for the Commission and Council.

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

Motion was made to close the public hearing.

Motion: Hutton  
Second: Hallberg  
Ayes: Hotelling, Tiggelaar, Luers, Hutton, Hallberg, and Parker  
Nays: None  
Approved: 6-0

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 8. Zoning Change Application **Z23-06** (218 West Peach Street)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting to rezone 0.131 acres from "R-MF-1", Multifamily District to "R-5.0", Zero-Lot-Line District. This is the first reading of this item. The Board of Zoning Adjustment will consider this item at the July 10 meeting. The second reading of this item will go before Council at the July 18 meeting.

Applicant Cheyene Haddad presented this item.

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

Motion was made to close the public hearing.

Motion: Luers  
Second: Hutton  
Ayes: Hotelling, Tiggelaar, Luers, Hutton, Hallberg, and Parker  
Nays: None  
Approved: 6-0

Motion was made to close the public hearing.

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

**Item 9. Final Plat for Lot 2, Block 1, Wright Addition**

Mayor Tate announced he would abstain from this item and filed an Affidavit of Conflict of Interest with the City Secretary.

Mayor Pro Tem Freed declared the public hearing open.

Acting Assistant Public Works Director John Robertson reported the applicant was requesting to replat a portion of Block 13, Original Town of Grapevine. The property is located at 417 West Wall Street and is currently zoned "CN", Commercial Neighborhood.

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

Motion was made to close the public hearing.

Motion: Tiggelaar  
Second: Hutton  
Ayes: Hotelling, Tiggelaar, Luers, Hutton, Hallberg, and Parker  
Nays: None  
Approved: 6-0

Motion was made to close the public hearing.

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

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 10. Citizen Comments

No one was present who wished to speak during citizen comments.

OLD BUSINESS

Item 11. Conditional Use Permit **CU23-08** (Vine Academy) and the second reading of Ordinance No. 2023-030

Mayor Tate announced he would abstain from this item and filed an Affidavit of Conflict of Interest with the City Secretary.

Planning Services Director Marohnic reported the applicant was requesting a conditional use permit to allow a private school of educational type to operate within the former Mt. Horum Baptist Church. The subject property is located at 417 West Wall Street and is currently zoned "CN", Neighborhood Commercial District. The public hearing and first reading of this item were held at the May 16, 2023 meeting. The Planning and Zoning Commission recommend approval of the conditional use permit on May 16. The Board of Zoning Adjustment approved a special exception to allow vehicle parking within the front yard at their June 5 meeting.

Motion was made to approve Conditional Use Permit CU23-08 (Vine Academy) and the second reading of Ordinance No. 2023-030.

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

ORDINANCE NO. 2023-030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU23-08 TO ALLOW A PRIVATE SCHOOL OF EDUCATIONAL TYPE FOR BLOCK 1, LOT 2, WRIGHT ADDITION (417 WEST WALL STREET) IN A DISTRICT ZONED "CN", NEIGHBORHOOD COMMERCIAL ZONING 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 12. Zoning Change Application **Z23-04** (226 North Lucas Drive) and the second reading of **Ordinance No. 2023-032**

Planning Services Director Marohnic reported the applicant was requesting to rezone 0.512 acres from “CC”, Community Commercial District to “R-7.5”, Single-Family District. The public hearing and first reading of this item were held at the May 16, 2023 meeting. The Planning and Zoning Commission recommend approval of the zoning change on May 16. The Board of Zoning Adjustment voted to allow the existing dwelling and the accessory buildings to remain as developed, with a two-foot encroachment into the required side yard, to allow vehicle parking in the front yard, and a variance to allow for a reduction in the minimum lot depth at their June 5 meeting.

Motion was made to approve Zoning Change Application **Z23-04** (226 North Lucas Drive) and the second reading of Ordinance No. 2023-032.

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

ORDINANCE NO. 2023-032

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z23-04 FOR BLOCK 2, LOTS 1A AND 1B, W.C. LUCAS ADDITION AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (226 NORTH LUCAS DRIVE) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM “CC”, COMMUNITY COMMERCIAL DISTRICT TO “R-7.5”, SINGLE-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

## NEW BUSINESS

Item 13. Consider the renewal of an annual contract for the Parks and Recreation Department's magazine print services with Texas Monthly, and take any necessary action.

Parks and Recreation Assistant Director Trent Kelley presented this item to Council. The Go Grapevine magazine is sent to over 23,000 households each year. Texas Monthly will assist in design, layout, production and delivery for an annual amount not to exceed \$191,985.

Motion was made to approve the renewal of the contract for magazine print services with Texas Monthly.

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

Mayor Tate announced Council would consider the recommendations of the Planning and Zoning Commission next.

## PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 24. Conditional Use Permit **CU23-06** (Rock & Brews)

Vice Chairman Hotelling reported the Commission approved the conditional use permit with a vote of 6-0.

Motion was made to approve Conditional Use Permit **CU23-06** (Rock & Brews) and **Ordinance No. 2023-033**.

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

### ORDINANCE NO. 2023-033

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE



PERMIT CU23-06 TO REVISE BUILDING ELEVATIONS AND THE FLOOR PLAN TO REMOVE THE “TO-GO” AREA; TO RELOCATE THE COOLER, FREEZER, AND UTILITY ROOM; REDUCE OUTDOOR DINING AREA; AND ADD LANDSCAPING FOR BLOCK 1R, LOT 1R4, PAYTON-WRIGHT ADDITION (520 WEST STATE HIGHWAY 114) IN A DISTRICT ZONED “HC”, HIGHWAY 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 25. Special Use Permit **SU23-02** (Fellowship Church)

Vice Chairman Hotelling reported the Commission approved the special use permit with a vote of 6-0.

Motion was made to approve Special Use Permit (Fellowship Church) and **Ordinance No. 2023-034.**

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

ORDINANCE NO. 2023 -034

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING SPECIAL USE PERMIT SU23-02 TO ALLOW A CHURCH IN A NON-RESIDENTIAL ZONING DISTRICT, THIS REQUEST IS SPECIFICALLY TO ALLOW A ONE-STORY, 7,591 SQUARE FOOT BUILDING EXPANSION TO THE EXISTING FELLOWSHIP CHURCH FOR BLOCK 1, LOT 1R1, FELLOWSHIP OF LAS COLINAS ADDITION (2450 STATE HIGHWAY 121) 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 SPECIAL 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 26. Zoning Change Application **Z23-06** (218 West Peach Street)

Vice Chairman Hotelling reported the Commission approved the zoning change with a vote of 6-0.

Motion was made to approve the first reading of Zoning Change Application **Z23-06** (218 West Peach Street) and **Ordinance No. 2023-035**.

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

Item 27. **Final Plat** for Lot 2, Block 1, Wright Addition

Mayor Tate announced he would abstain from this item and filed an Affidavit of Conflict of Interest with the City Secretary.

Vice Chairman Hotelling reported the Commission approved the final plat with a vote of 6-0.

Motion was made to approve the Statement of Findings and Final Plat for Lot 2, Block 1, Wright Addition.

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

Council continued with the agenda in the published order.

## 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. 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 14. Consider a fireworks permit for a fireworks display on Saturday, July 1, 2023 at Fellowship Church.

Fire Chief Darrell Brown recommended approval of a permit for a fireworks display on July 1, 2023 at Fellowship Church.

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 award of an informal request for quote for a replacement jet ski from Freedom Powersports.

Fire Chief Brown recommended approval of the award of an informal request for quote for the purchase of a jet ski for an amount not to exceed \$24,611.

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 16. Consider the contract for safety consultant services with Commercial Risk Services, Inc.

Human Resources Director Rachel Huitt and Public Works Director Bryan Beck recommended approval of the contract for safety consultant services to include education, compliance and best practice training for an annual amount not to exceed \$40,000.

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 17. Consider the renewal of an annual contract for swimming pool chemicals with DCC, Inc. and Sunbelt Pools.

Parks and Recreation Director Chris Smith recommended approval of the annual contract for the purchase of swimming pool chemicals in an annual estimated amount of \$80,000.

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 18. Consider the award of an informal request for quote for the purchase of Christmas decorations from Christmas Night Inc.

Parks and Recreation Director Smith recommended approval of the purchase of large oversized toy soldiers and nutcrackers to be placed throughout the Main Street/downtown area during the Christmas season for an amount not to exceed \$20,890.

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 19. Consider an annual contract for grounds maintenance equipment, irrigation parts, supplies and installations from Longhorn, Inc.

Golf Director Robert Singletary, Parks and Recreation Director Smith and Public Works Director Beck recommended approval for the grounds maintenance equipment, irrigation parts, supplies and installations for an annual estimated amount of \$88,000.

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 20. Consider the award of an informal request for quote for the purchase of fiber conduit from Terry-Durin Company.

Public Works Director Beck recommended approval of the award of an informal request for quote for the purchase of fiber conduit for an amount not to exceed \$31,552.

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 21. Consider the renewal of annual contracts for equipment rental services to Fox Rental, Herc Rentals and Kirby-Smith.

Public Works Director Beck recommended approval of the renewal of annual contracts for as-needed heavy equipment rental services for an annual estimated amount of \$70,000.

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 22. Consider the purchase of a Maverick tire changer with wheel lift from Hunter Equipment and Sales.

Public Works Director Beck recommended approval of the purchase of a Hunter Maverick tire changer and tire repair stand, for an estimated amount of \$28,403, to be used for replacing and repairing tires on fleet vehicles

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 23. Consider the minutes of the June 6, 2023 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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:15 p.m.

Motion: Slechta  
Second: Freed  
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 18th day of July, 2023.

APPROVED:



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William D. Tate  
Mayor

ATTEST:



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Tara Brooks  
City Secretary

