

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 18th day of July, 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

constituting a quorum, with Council Member Leon Leal being absent, and with the following members of the Planning and Zoning Commission:

Larry Oliver	Chairman
Monica Hotelling	Vice Chairman
Beth Tiggelaar	Member
Dennis Luers	Member
David Hallberg	Member
Traci Hutton	Member
Jason Parker	Member
Mark Assaad	Alternate Member

constituting a quorum, Alternate Member 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

Item 1. Executive Session

Mayor Tate called the meeting to order at 6:31p.m.

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 6:34 p.m. The closed session ended at 7:30 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 there was no action needed.

## **REGULAR MEETING**

Mayor Tate called the regular meeting to order at 7:34 p.m.

### Item 2. Invocation and Pledge of Allegiance

Mayor Pro Tem Darlene Freed gave the invocation and led the Pledge of Allegiance.

### JOINT PUBLIC HEARINGS

### Item 3. Zoning Change Application **Z23-01**, Concept Plan **CP23-01** (Oak Hill), **Preliminary Plat** for Lots 1-21, Block 1, Oak Hill and **Final Plat** for Lots 1-21, Block 1, Oak Hill

Mayor Tate declared the public hearing open.

Planning Services Director Erica Marohnic reported the applicant, had requested to table Zoning Change Application **Z23-01**, Concept Plan **CP23-01**, **Preliminary Plat** for Lots 1-21, Block 1, Oak Hill and **Final Plat** for Lots 1-21, Block 1, Oak Hill to the August 15, 2023 Joint Meeting.

Motion was made to table Zoning Change Application **Z23-01**, Concept Plan **CP23-01**, **Preliminary Plat** for Lots 1-21, Block 1, Oak Hill and **Final Plat** for Lots 1-21, Block 1, Oak Hill to the August 15, 2023 Joint Meeting.

Motion: Hutton

Second: Tiggelaar

Ayes: Oliver, Hotelling, Tiggelaar, Luers, Hallberg, Hutton, and Parker

Nays: None  
Approved: 7-0

Motion was made to table Zoning Change Application **Z23-01**, Concept Plan **CP23-01**, **Preliminary Plat** for Lots 1-21, Block 1, Oak Hill and **Final Plat** for Lots 1-21, Block 1, Oak Hill to the August 15, 2023 Joint Meeting.

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

Item 4. Zoning Change Application **Z23-05**, Planned Development **PD23-03** (Dove Station) and a **Final Plat** of Lots 1-19, 20X and 21X, Block 1 and Lot 1, Block 2, Dove Station

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting to rezone 3.78 acres from "GU", Governmental Use District to "R-5.0", Zero-Lot-Line District; a planned development overlay to deviate from, but not be limited to, a reduction of setbacks, a reduction of required distance between buildings, and an increase in building coverage and impervious lot coverage; and a replat of Lots 1 and 2, Block 10, Parra Linda Estates, Section IV. The subject property is located at 3051 Dove Road.

Applicant Eason Maykus with Hat Creek Development presented this request and answered questions from the Commission and Council.

Public Works Acting Deputy Director John Robertson answered questions from Council.

Applicant Civil Engineer Keith Hamilton from Hamilton Duffy answered questions from Council.

Debi Meek, 1025 Brownstone, Grapevine spoke in favor of this request.

Kyle Crow, 976 Meadow Bend Loop South, Grapevine spoke in favor of this request.

Michael Brand, 2002 Harwell Street, Grapevine spoke in opposition to this request.

Linda Crain, 2832 Longhorn Trail, Grapevine enumerated her concerns for the project including windows on the houses that would look into her yard, the existing fence, the easement at the rear of her property and the drainage.

Roger Mayhew, 3034 Panhandle Drive, Grapevine stated he was in favor of this development with a few concerns including the existing fence and the easement along the property line.

Laura Devendorf, 2826 Longhorn Trail, Grapevine, stated she was in favor of residential, but had concerns about the lot sizes, the existing fence and traffic.

There were seventeen letters in support and eight letters in opposition to this request that were provided to the Commission and Council.

Motion was made to close the public hearing.

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

Item 5. Historic Landmark Subdistrict **HL23-01** (404 East Franklin Street)

Mayor Tate declared the public hearing open.

Planning Services Director Marohnic reported the applicant was requesting to designate the property at 404 East Franklin Street as a Historical Landmark subdivision and to adopt the 404 East Franklin Street Historic District Preservation Criteria.

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

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

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

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 6. Citizen Comments

John Edelman, 2713 Peninsula Drive, Grapevine spoke in opposition to item no. 29 regarding the vacation of the Final Plat of Lots 1-R and 2-R, Block 6, Placid Peninsula Second Addition.

Mr. Edelman provided letters to the City Secretary from nine other citizens with the same concerns as he described.

Janet Perkins, 2721 Lone Star Drove. Grapevine, spoke in opposition to item no. 29 regarding the vacation of the Final Plat of Lots 1-R and 2-R, Block 6, Placid Peninsula Second Addition.

Sandra Cavanaugh, 3574 Mercury Drive, Grapevine, spoke in opposition to item no. 29 regarding the vacation of the Final Plat of Lots 1-R and 2-R, Block 6, Placid Peninsula Second Addition.

City Attorney Matthew C.G. Boyle answered questions from Council about their legal ability to deny the plat vacation.

OLD BUSINESS

Item 7. Second Reading of Zoning Change Application **Z23-06** (218 West Peach Street) and **Ordinance No. 2023-035**

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. The public hearing and first reading of this item were held at the June 20, 2023 meeting. The Board of Zoning Adjustment approved a variance to allow for a reduction in the minimum lot depth at their July 10, 2023 meeting.

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

Motion: Freed  
Second: Slechta  
Ayes: Tate, Freed, Rogers, Coy, O’Dell, and Slechta  
Nays: None  
Approved: 6-0

ORDINANCE NO. 2023-035

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z23-06 FOR LOT 4, THE GRAPEVINE ELLIS SUBDIVISION AND

BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (218 WEST PEACH STREET) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "R-MF-1", MULTIFAMILY DISTRICT TO "R-5.0", ZERO-LOT-LINE 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 8. This item intentionally left blank.

Item 9. Consider **Ordinance No. 2023-036** amending the Grapevine Code of Ordinances, Chapter 16 Parks and Recreation to add a position to allow for an additional student ex-officio member to the Parks and Recreation Board, and take any necessary action.

City Secretary Tara Brooks presented this item to Council. In order to allow a student from both of the high schools that serve the citizens of the City, staff proposed adding a second student ex-officio member to the Parks and Recreation Board.

Motion was made to approve Ordinance No. 2023-036 amending the Grapevine Code of Ordinances, Chapter 16 Parks and Recreation to allow for an additional high school student to serve as an ex-officio member to the Parks and Recreation Board.

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

#### ORDINANCE NO. 2023-036

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE GRAPEVINE CODE OF ORDINANCES, CHAPTER 16 PARKS AND RECREATION RELATIVE TO THE STUDENT EX-OFFICIO MEMBER OF THE PARKS AND RECREATION BOARD; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Council Member Paul Slechta stepped out of the Chambers.

Item 10. Consider the appointments of members to the City's Boards and Commissions and take any necessary action.

City Secretary Brooks read the names of Council's recommendations for each board and commission.

Motion was made to appoint Jeff Agnew (Citizen), Sherri Olson (Citizen), Dee Johnson (Animal Welfare Representative), Lindsey Shipp (Veterinarian), and Kristina Valentine (Animal Shelter Staff) to the Animal Shelter Advisory Board.

Motion: Freed  
Second: Coy  
Ayes: Tate, Freed, Rogers, Coy, and O'Dell  
Nays: None  
Approved: 5-0

Motion was made to appoint John Borley and John Sheppard as regular members to the Board of Zoning Adjustment; appoint Jack Townsend as the alternate member; and appoint Andrew Muras to fulfill an unexpired term.

Motion: Rogers  
Second: Freed  
Ayes: Tate, Freed, Rogers, Coy, and O'Dell  
Nays: None  
Approved: 5-0

Council Member Slechta returned to the meeting.

Motion was made to appoint Kirby Kercheval, Shea Kirkman, Jerrold Sklar, and Becky St. John as regular members; and Dave Custable as the alternate member to the Building Board of Appeals.

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

Motion was made to appoint Iain Scouller (Local Attraction Representative), Corinna Wenks (Hotel (499 rooms or less) Representative), and Daniel Weinberger (citizen) as regular members and Citizens Debi Meek and Michael Oakley as alternate members to the Convention and Visitors Bureau Board. Mayor Tate appointed Joe Szymaszek as the Chairman.

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

Motion was made to appoint Dion Christison, Ronnie Hatley, Bryan Humphreys, and Jonathan Wall to the Golf Course Advisory Board.

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

Motion was made to appoint Sue Powers Franks, Frances Jensen, Stephanie Wright and Courtney Fray (Business Owner) to the Heritage Foundation Board. Mayor Tate appointed Melva Stanfield as the Chairman.

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

Motion was made to appoint J. Eric Gilliland, Jim Niewald, and Sean Shope as regular members and Taylor Bunn as the alternate member to the Historic Preservation Commission.

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

Motion was made to appoint Teri Rhodes Cantu and Linda Troeger as citizen representatives and Ron Moxom as the resident member to the Housing Authority Board of Commissioners.

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

Motion was made to appoint Lynda Brown, Sonia Duque-Miyashita and Daniela Bermea to the Library Board.

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

Motion was made to appoint Amond Cowans (Place 3), Renee Townsend (Place 4), Terry Musar (Place 5), Kelly McDowell (Place 6), and Kerri Stephens (Place 7) to the Parks and Recreation Board; and accepting the recommendation of Parks and Recreation Director



Chris Smith to appoint Audrey Torres and Avery Gaudet as the High School Ex-Officio Members. Mayor Tate appointed Christian Ross as Chairman.

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

Motion was made to appoint Larry Oliver and Jason Parker as regular members and Mark Assaad as 1st alternate and Ben Johnson as 2nd alternate to the Planning and Zoning Commission.

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

Motion was made to appoint Pam Price to the Senior Citizens Advisory Board.

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

### 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 for 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 11. Consider the renewal of a contract for diabetes reversal program with Virta Medical.

Human Resources Director Rachel Huitt recommended approval of the renewal of the contract with Virta Medical for the diabetes reversal program for an estimated annual amount of \$25,000.

Motion was made to approve the consent agenda as presented.

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

Item 12. Consider the purchase of Meraki advanced security licenses and support from ePlus Inc.

Chief Technology Officer Tessa Allberg recommended approval of the purchase of the maintenance renewal of the Meraki Wireless Access points, firewall licenses and support for an amount not to exceed \$66,066.56.

Motion was made to approve the consent agenda as presented.

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

Item 13. Consider the purchase of services to re-cable City Hall from Superior Fiber & Data Services, Inc.

Chief Technology Officer Allberg recommended approval of the purchase of services to replace the Cat5 and Cat6 ethernet cables throughout City Hall for an amount not to exceed \$145,768.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider the renewal of an annual software license for permitting from MyGov, LLC.

Chief Building Official Larry Gray and Planning Services Director Marohnic recommended approval of the renewal of the contract with MyGov, LLC to maintain permitting and code enforcement data, Electronic Plan Review (EPR) and GIS/Mapping modules for an annual estimated amount of \$39,480.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider for the purchase of Faster software upgrade for Fleet Management from Faster Asset Solutions.

Public Works Director Bryan Beck recommended approval of the upgrade to the Fleet Services maintenance software system for an amount not to exceed \$114,134.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider the purchase of a 2023 F550 with crane body from Chastang Enterprises.

Public Works Director Beck recommended approval of the purchase of a Ford F550 truck with crane body to be used by the Wastewater Division for a total amount not to exceed \$209,061.

Motion was made to approve the consent agenda as presented.

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

Item 17. Consider the purchase of a 2023 F250 with liftgate from Chastang Enterprises.

Public Works Director Beck recommended approval of the purchase of a Ford F250 truck to be used by the Wastewater Division for a total amount not to exceed \$76,923,

Motion was made to approve the consent agenda as presented.

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

Item 18. Consider the purchase of a 2024 GapVax sewer truck from Lonestar Freightliner Group LLC.

Public Works Director Beck recommended approval of the purchase of a combination sewer truck mounted onto a Wester Star Chassis for an amount not to exceed \$581,288. This truck will be used to clean sewer lines and digging around sewer lines.

Motion was made to approve the consent agenda as presented.

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

Nays: None  
Approved: 6-0

Item 19. Consider a contract for the purchase of pavement analysis services from Roadway Asset Services, LLC and **Ordinance No. 2023-037** appropriating the funds.

Public Works Director Beck recommended approval of the contract for pavement purchasing analysis for an estimated amount of \$170,000. This assessment and analysis will evaluate the conditions of the City's roadway and sidewalk network.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2023-037

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF THE ESTIMATED AMOUNT OF \$170,000 IN THE CAPITAL PROJECT STREET FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 20. Consider the minutes of the June 20, 2023 Regular City Council meeting.

City Secretary 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, and Slechta  
Nays: None  
Approved: 6-0

Mayor Tate called for a break at 8:56 p.m. Mayor Tate reconvened the meeting at 9:04 p.m.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 21. Zoning Change Application **Z23-01** (Oak Hill)

The applicant requested to table this item. The public hearing was continued to the August 15, 2023 meeting.

Item 22. Concept Plan **CP23-01** (Oak Hill)

The applicant requested to table this item. The public hearing was continued to the August 15, 2023 meeting.

Item 23. **Preliminary Plat** for Lots 1-21, Block 1, Oak Hill

The applicant requested to table this item. The public hearing was continued to the August 15, 2023 meeting.

Item 24. **Final Plat** for Lots 1-21, Block 1, Oak Hill

The applicant requested to table this item. The public hearing was continued to the August 15, 2023 meeting.

Item 25. Zoning Change Application **Z23-05** (Dove Station)

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

Motion was made to approve Zoning Change Z23-05 Dove Station and Ordinance No. 2023-039.

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

ORDINANCE NO. 2023-039

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z23-05 FOR BLOCK 2, LOTS 1-19, 20X, 21X, DOVE STATION ADDITION, BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (3051 DOVE ROAD) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "GU", GOVERNMENTAL USE DISTRICT TO "R-5.0", ZERO-LOT-LINE 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 26. Planned Development PD23-03 (Dove Station)**

Chairman Oliver announced the Planning and Zoning Commission approved the planned development overlay with a vote of 6-1 and stipulating 1) The masonry wall along Parra Linda Estates to the south will be maintained, repaired, and replaced as needed by the developer and homeowner's association (HOA); 2) There will be no rear facing, second story windows on units on Lots 1 – 10, Block 1, Dove Station; and 3) A minimum lot depth of 92 feet is allowed for Lots 8, 9, 15, and 16, Block 1, Dove Station, as shown on the site plan and plat.

Motion was made to approve Planned Development Overlay PD23-03 (Dove Station) and Ordinance No. 2023-040 stipulating 1) The masonry wall along Parra Linda Estates to the south will be maintained, repaired, and replaced as needed by the developer and homeowner's association (HOA); 2) There will be no rear facing, second story windows on units on Lots 1 – 10, Block 1, Dove Station; and 3) A minimum lot depth of 92 feet is allowed for Lots 8, 9, 15, and 16, Block 1, Dove Station, as shown on the site plan and plat.

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

ORDINANCE NO. 2023-040

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD23-03 TO DEVIATE FROM A REDUCTION OF BUILDING SETBACKS, A REDUCTION OF REQUIRED DISTANCE BETWEEN BUILDINGS, REDUCTION IN MINIMUM LOT DEPTH AND AN INCREASE IN BUILDING COVERAGE AND IMPERVIOUS LOT COVERAGE (3051 DOVE ROAD) 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

Public Works Acting Deputy Director Robertson confirmed there was not a preliminary plat for this development.

Item 27. Final Plat of Lots 1-19, 20X and 21X, Block 1 and Lot 1, Block 2, Dove Station

Chairman Oliver announced the Planning and Zoning Commission approved final plat with a vote of 6-1.

Motion was made to approve the Statement of Findings and the Final Plat of Lots 1-19, 20X and 21X, Block 1 and Lot 1, Block 2, Dove Station.

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

Item 28. Historic Landmark Subdistrict HL23-01 (404 East Franklin Street)

Chairman Oliver announced the Planning and Zoning Commission approved the historic landmark subdistrict with a vote of 7-0.

Motion was made to approve Historic Landmark Subdistrict **HL23-01** (404 East Franklin Street) and **Ordinance No. 2023-041**.

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

ORDINANCE NO. 2023-041

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL23-01 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA LEGALLY PLATTED AS BLOCK 30, PORTIONS OF LOTS 3 AND 4, CITY OF GRAPEVINE (404 EAST FRANKLIN STREET) AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "R-7.5", SINGLE-FAMILY DISTRICT REGULATIONS; PROVIDING FOR THE ADOPTION OF THE 404 EAST FRANKLIN STREET HISTORIC DISTRICT PRESERVATION CRITERIA; 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) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH AN OFFENSE OCCURS OR CONTINUES; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 29. **Vacation of Final Plat** for Lots 1-R and 2-R, Block 6, Placid Peninsula Second Addition – Consider the recommendation of the Planning and Zoning Commission relative to application submitted by Tom Domaszek requesting to vacate the amended final plat. The property is located at 3584 Mercury Drive and is currently zoned “R-7.5”, Single Family Residential District.

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

Motion was made to table consideration of the Vacation of the Final Plat of Lots 1-R and 2-R, Block 6, Placid Peninsula Second Addition.

Motion: Rogers

Council discussed this request. Council requested staff research the issues that were mentioned earlier during citizen comments.

Council Member Rogers withdrew her motion.

Motion was made to approve the Statement of Findings, and the Vacation of the Final Plat of Lots 1-R and 2-R, Block 6, Placid Peninsula Second Addition.

Motion: Coy

Second: Freed

Ayes: Tate, Freed, Rogers, Coy, O’Dell, and Slechta

Nays: None

Approved: 6-0

## ADJOURNMENT

Motion was made to adjourn the meeting at 9:09 p.m.

Motion: Coy

Second: Slechta

Ayes: Tate, Freed, Rogers, Coy, O’Dell, and Slechta

Nays: None

Approved: 6-0



Passed and approved by the City Council of the City of Grapevine, Texas on this the 1st day of August, 2023.

APPROVED:



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William D. Tate  
Mayor

ATTEST:



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Tara Brooks  
City Secretary

