



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, MARCH 16, 2021

GRAPEVINE CITY HALL, COUNCIL CHAMBERS  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS

The City Council of the City of Grapevine, Texas met in Regular Session on this the 16th day of March, 2021 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
BJ Wilson	Vice Chairman
Monica Hotelling	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Traci Hutton	Member
David Hallberg	Alternate Member
Jason Parker	Alternate Member

constituting a quorum, with Commissioner Jim Fechter being absent, and the following members of the City Staff:

Bruno Rumbelow	City Manager
Matt Butler	Assistant 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, Fire (2801 Panhandle Drive, 2627 Briarwood Drive), 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 7:04 p.m. The closed session ended at 7:26 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 Manger Bruno Rumbelow stated there was no action necessary.

## **REGULAR MEETING**

Mayor Tate called the regular meeting to order at 7:31 p.m.

## 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 **CU21-04** (Principle Volkswagen/Vantas/Karma)

Mayor Tate declared the public hearing opened.

Development Services Assistant Director Ron Stombaugh reported the applicant, Windrose Land Surveying, was requesting a conditional use permit to amend the previously approved site plan of CU20-14 (Ordinance No. 2020-37), specifically to allow the addition of a sales building for Vantas/Karma automobiles. The subject property is located at 2351 William D. Tate Avenue #100 and is currently zoned "CC" Community Commercial District.

Applicant Tyler Barnett presented this item and 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: Wilson

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

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

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 4. Citizen Comments

There were no requests to speak during Citizen Comments.

#### PRESENTATIONS

#### Item 5. Pattillo, Brown and Hill, LLC, the City's auditing firm, to present the annual audit report in compliance with the City Charter, Article 3, Section 3.14.

Internal Audit Director Nicole Bradshaw introduced Todd Pruitt from Pattillo, Brown and Hill, LLC who reported that the auditing firm has issued an unmodified opinion, there were no material weaknesses in internal controls, and there were no findings of questioned costs in regards to federal grant compliance.

Ms. Bradshaw and Mr. Pruitt answered questions from Council.

Council did not take any action on this item.

OLD BUSINESS

Item 6. Conditional Use Permit **CU21-01** (HTeaO)

Planner Albert Triplett reported Council held the public hearing and approved the first reading of this item on February 23, 2021. Rogue Architects was requesting a conditional use permit to allow a drive through restaurant with outside dining and a 20-foot pole sign. The subject property is located at 1113 West Northwest Highway and is currently zoned “HC” Highway Commercial District. The Board of Zoning Adjustment approved special exceptions for this development at their March 1, 2021 meeting.

Motion was made to approve Conditional Use Permit CU21-01 (HTeaO) and Ordinance No. 2021-009.

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

ORDINANCE NO. 2021-009

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU21-01 TO ALLOW A DRIVE THROUGH RESTAURANT WITH OUTSIDE DINING AND A TWENTY FOOT POLE SIGN IN A DISTRICT ZONED “HC” HIGHWAY COMMERCIAL DISTRICT FOR LOT 1, BLOCK 1, HTEAO NO.1 GRAPEVINE (1113 WEST NORTHWEST HIGHWAY) 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

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 15. Conditional Use Permit **CU21-04** (Principle Volkswagen/Vantas/Karma)

Planner Triplett 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 CU21-04 for Principle Volkswagen/Vantas/Karma and Ordinance No. 2021-012.

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

ORDINANCE NO. 2021-012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU21-04 AMENDING THE SITE PLAN OF CU20-14 (ORDINANCE NO. 2020-037) TO ALLOW THE ADDITION OF SALES BUILDING FOR AN AUTOMOTIVE DEALERSHIP (VANTAS/KARMA) 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 16. **Preliminary Plat** for Lots 1-3, Block 1, Ground Addition

Planner Triplett reported the Planning and Zoning Commission approved the preliminary plat with a vote of 7-0.

Motion was made to approve the Statement of Findings and Preliminary Plat for Lots 1-3, Block 1, Ground Addition.

Motion: Coy

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

**Item 17. Final Plat for Lots 1-3, Block 1, Ground Addition**

Planner Triplett 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 Lots 1-3, Block 1, Ground Addition

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

**Item 18. Final Plat for Lots 1A and 2, Block 1, Grace Hill Addition**

Planner Triplett 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 Lots 1A and 2, Block 1, Grace Hill Addition.

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

City Council continued with the rest of their published agenda.

**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 an item 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 7. Consider appointing Paula Wilbanks to serve an unexpired term as a Regular Member and appointing Jim Niewald to serve the term for unexpired Alternate Member on the Historic Preservation Commission.

Council Member Paul Slechta recommended changing Paula Wilbanks from an Alternate Member to a Regular Member to fill an unexpired term and Jim Niewald as an Alternate Member to serve Mrs. Wilbanks' unexpired term.

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 8. Consider the renewal of a contract for the purchase of various products with Amazon Business.

Chief Financial Officer Greg Jordan recommended approval of the contract to allow for departments to purchase products from Amazon Business.

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 award of an informal request for quote for the purchase of fourteen desktop computers from Xidax, LLC and **Ordinance No. 2021-011** appropriating funds.

Library Director Ruth Chiego recommended approval of the award of an informal request for quote to purchase computers for the Grapevine Public Library Esports Academy funded by a grant from the Texas State Library and Archives Commission and the Institute of Museum and Library Services, and to approve Ordinance No. 2021-011 authorizing the appropriation for the expenditure of \$27,279.

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

ORDINANCE NO. 2021-011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF REVENUE IN THE AMOUNT \$75,000 IN THE GRANT FUND TO BE RECEIVED FROM THE TSLAC GRANT AND AUTHORIZING THE APPROPRIATION OF \$27,279 IN EXPENDITURES FOR FOURTEEN DESKTOP COMPUTERS FOR USE IN CONJUNCTION WITH APPROVED GRANT EXPENDITURES; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 10. Consider the renewal of an annual contract for the purchase of swimming pool chemicals with DCC, Inc.

Parks and Recreation Director Kevin Mitchell recommended approval of the renewal of the annual contract for the purchase of swimming pool chemicals to be used at Dove Waterpark, Pleasant Glade Pool, and The REC aquatic facilities for an annual estimated amount of \$45,000.

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 11. Consider an annual contract for trade services from Humphrey & Associates, Inc.

Public Works Director Bryan Beck recommended approval of an annual contract to establish fixed annual pricing for electrical repairs, switch gear maintenance, and infrared testing for an annual estimated amount of \$55,000.

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 12. Consider an annual contract for HVAC preventive maintenance services with The Brandt Companies, LLC.

Public Works Director Beck recommended approval of the annual contract for HVAC preventive maintenance services for an estimated amount of \$62,717.



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 13. Consider approval of a contract for roofing, waterproofing and moisture control services from Weatherproofing Services.

Public Works Director Beck recommended approval of the contract for roofing, waterproofing, and moisture control services for an amount not to exceed \$40,000.

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 14. Consider the minutes of the rescheduled February 23 and March 2, 2021 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: Rogers  
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 7:53 p.m.

Motion: O'Dell  
Second: Slechta  
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 April, 2021.

APPROVED:



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William D. Tate  
Mayor

ATTEST:



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Tara Brooks  
City Secretary

