

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 15th day of June, 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
Duff O'Dell	Council Member
Paul Slechta	Council Member
Leon Leal	Council Member

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

Larry Oliver	Chairman
B.J. Wilson	Vice Chairman
Monica Hotelling	Member
Beth Tiggelaar	Member
Traci Hutton	Member
David Hallberg	Alternate Member
Jason Parker	Alternate Member

constituting a quorum, with Commission Members Jim Fechter and Dennis Luers being absent, and 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 7:02 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, sewer easements, 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 7:27 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 Manager Bruno Rumbelow stated no action was necessary.

### **REGULAR MEETING**

Mayor Tate called the regular meeting to order at 7:32 p.m.

#### Item 2. Invocation and Pledge of Allegiance

Commissioner Traci Hutton delivered the Invocation and led the Pledge of Allegiance.

#### JOINT PUBLIC HEARINGS

#### Item 3. Zoning Change Application **Z21-02** (Grapevine Parr Lane) and **Preliminary Plat** for Lots 1-27 and 28x, Block 1, Grapevine Parr Lane Addition

Mayor Tate declared the public hearing opened.

Development Services Assistant Director Ron Stombaugh reported the applicant, Toll Brothers, was requesting to rezone 21.670 acres from "R-20" Single Family District to "R-12.5" Single Family District. The subject property is located at 2926 W T Parr Lane. Mr. Stombaugh stated that more than 20% of the property owners within 200 feet of the subject property were in opposition to this development, therefore, a super majority of City Council was required for approval.

Applicant Representative Demarius Seals presented this item and answered questions from the Commission and Council.

Development Services Assistant Director Stombaugh answered questions from Council.

Applicant Representative Mike Boswell answered questions from Council.

Bob Potysman, 2944 Parr Road, Grapevine, spoke in opposition to this item.

Peter Gootos, 3245 Parr Road, Grapevine, spoke in opposition to this item.  
Gerry L. Woods, 3305 Stonecrest Drive, Grapevine, spoke about concerns with traffic.  
Michael Brodigan, 3401 Stonecrest Drive, Grapevine, spoke about concerns with traffic.  
Ramzi Gillespie, 3317 Stonecrest Drive, Grapevine, spoke about concerns with traffic.  
John Yanasy Jr., 3417 Stonecrest Drive, Grapevine, addressed concerns he had with the development.  
George Benson, 3113 Stonecrest Drive, Grapevine spoke in opposition to this item.

Development Services Assistant Director Stombaugh answered questions from Council.

Lindsay Gowin, 3405 Stonecrest Drive, Grapevine, spoke in opposition to this item.  
Ben Johnson, 3509 Windsor Forest, Grapevine, spoke in favor of this item.  
Ron Robbins, 3913 Meadow Drive, Grapevine, spoke in favor of this item.  
John Balderrea, 3802 Shady Meadow Drive, Grapevine, spoke about concerns with drainage.

Twelve letters in opposition and one letter in support were provided to the Commission and Council.

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

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

Item 4. Zoning Change **Z21-03** (Inari Medical), **Preliminary Plat** for Lot 1, Block 1, Rogers Addition, and **Final Plat** for Lot 1, Block 1, Rogers Addition

The applicant, Brown Company Partners, submitted a letter requesting to withdraw the zoning change application, the preliminary plat, and the final plat.

Motion was made to accept the request to withdraw.

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

Council Member Rogers abstained from this item and filed an Affidavit of Conflict of Interest with the City Secretary.

Motion was made to accept the request to withdraw.

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

Item 5. Conditional Use Permit **CU21-09** (Rockin S Express Grill)

Mayor Tate declared the public hearing opened.

Development Services Assistant Director Stombaugh reported the applicant, Silver Lake Marina, was requesting a conditional use permit to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor dining and outdoor speakers in conjunction with a restaurant. The subject property is located at 2500 Fairway Drive #200 and is currently zoned "GU" Governmental Use District.

Applicant Representative Jeff Rose presented this item and answered questions from the Council.

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

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

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

No one spoke during citizen comments.

PRESENTATIONS

Item 7. Mayor Tate to present a proclamation declaring July as Park and Recreation Month.

Mayor Tate presented the proclamation to Parks and Recreation Director Kevin Mitchell. Mr. Mitchell thanked Council for their support.

OLD BUSINESS

Item 8. Consider an Interlocal Agreement with the Trinity River Authority of Texas for the construction of the proposed Bear Creek Interceptor Segment 09BC-1 Phase 2, and take any necessary action.

Public Works Director Bryan Beck presented this item and answered questions from Council. The Trinity River Authority (TRA) plans on laying a sanitary sewer pipe from Bark Park along State Highway 360 to east of Parr Park. The TRA will contribute \$476,200 to the City's tree mitigation fund and \$378,624.63 for park mitigation.

City Council discussed this item.

Motion was made to approve the Interlocal Agreement with the Trinity River Authority of Texas for the construction of the Bear Creek Interceptor Segment 09BC-1 Phase 2.

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

NEW BUSINESS

Item 9. Consider Mayor's appointments of Council Liaisons to the City's Boards and Commissions and to Council Committees, and take any necessary action.

Mayor Tate stated he would not make any changes to the appointments of the Council Liaisons to the City's Boards and Commissions or to the Council Committees. The appointments were as follows:

William D. Tate      Crime Control and Prevention District Board  
                            Grapevine 4B Economic Development Corporation Board  
                            Industrial Development Corporation  
                            Tax Increment Finance District Boards - One and Two

Paul Slechta	<ul style="list-style-type: none"> <li>Golf Course Advisory Board</li> <li>Historic Preservation Commission</li> <li>Parks and Recreation Advisory Board</li> <li>Crime Control and Prevention District Board</li> <li>Facilities Committee</li> <li>Industrial Development Corporation</li> <li>Open Space Review Committee</li> <li>Tax Increment Finance District Boards – One and Two</li> <li>U. S. Army Corps of Engineers Liaison</li> </ul>
Sharron Rogers	<ul style="list-style-type: none"> <li>Board of Zoning Adjustment</li> <li>Convention and Visitors Advisory Board</li> <li>Planning and Zoning Commission - 1<sup>st</sup> Alternate</li> <li>Crime Control and Prevention District Board</li> <li>Economic Development Corporation</li> <li>Facilities Committee</li> <li>Grapevine 4B Economic Development Corporation Board</li> </ul>
Leon Leal	<ul style="list-style-type: none"> <li>Building Board of Appeals</li> <li>Metroport Teen Court Advisory Board</li> <li>Board of Zoning Adjustment - 1<sup>st</sup> Alternate</li> <li>Senior Citizens Advisory Board - 1<sup>st</sup> Alternate</li> <li>Audit Committee</li> <li>Crime Control and Prevention District Board</li> <li>Economic Development Corporation</li> <li>Facilities Committee</li> <li>Tax Increment Finance District Boards – One and Two</li> <li>Utility Committee</li> </ul>
Darlene Freed	<ul style="list-style-type: none"> <li>Library Advisory Board</li> <li>Building Board of Appeals - 1<sup>st</sup> Alternate</li> <li>Golf Course Advisory Board – 1<sup>st</sup> Alternate</li> <li>Parks and Recreation Advisory Board - 1<sup>st</sup> Alternate</li> <li>Crime Control and Prevention District Board</li> <li>DFW Airport Board Liaison</li> <li>Grapevine 4B Economic Development Corporation Board</li> </ul>
Chris Coy	<ul style="list-style-type: none"> <li>Planning and Zoning Commission</li> <li>Audit Committee</li> <li>Crime Control and Prevention District Board</li> <li>Economic Development Corporation</li> <li>Grapevine 4B Economic Development Corporation Board</li> <li>Grapevine Colleyville Independent School District Board Liaison</li> <li>Impact Fee Committee (Ex-Officio)</li> <li>Tax Increment Finance District Boards – One and Two</li> <li>Utility Committee</li> </ul>

Duff O'Dell                   Animal Shelter Advisory Committee  
Heritage Foundation Advisory Board  
Housing Authority Advisory Board  
Senior Citizens Advisory Board  
Crime Control and Prevention District Board  
Impact Fee Committee (Ex-Officio)  
Industrial Development Corporation  
Tax Increment Finance District Boards – One and Two

Council did not take action on this item.

### 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 10. Consider **Ordinance No. 2021-021** designating GCISD Tax Assessor-Collector to perform duties imposed by Tax Code Chapter 26.

Chief Financial Officer Greg Jordan recommended designating the Grapevine Colleyville ISD Tax Assessor-Collector to serve as the City's Tax Assessor-Collector for the fiscal year 2022.

### ORDINANCE NO. 2021-021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING PERSON TO FULFILL DUTIES IMPOSED BY TAX CODE CHAPTER 26; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Motion was made to approve the consent agenda as presented.

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

Item 11. Consider the renewal of an annual contract for safety supplies with WW Grainger Industrial.

Chief Financial Officer Jordan recommended approval of the renewal of the annual contract for safety supplies for an annual estimated amount of \$40,000. Examples of safety supplies include gloves, safety vests, rubber boots, first aid kits, coveralls, safety flags, safety goggles, fire extinguishers, ear plugs, dust masks and safety fencing.

Motion was made to approve the consent agenda as presented.

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

Item 12. Consider the renewal of an annual contract for EMS billing services with Emergicon, LLC.

Fire Chief Darrell Brown recommended approval of an annual contract for EMS billing services for an annual estimated amount of \$75,000. The contract will include automated ambulance billing, accounts receivable, and delinquent account collection services.

Motion was made to approve the consent agenda as presented.

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

Item 13. Consider the award of an informal request for quote for traffic signal poles from Redwine Wallace & Associates.

Public Works Director Beck recommended approval of the informal request for quote for six traffic signal poles to be installed on Kubota Drive for a total amount not to exceed \$18,450.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider the contracts for ground based mosquito control services with Municipal Mosquito and Vector Disease Control International.



Public Works Director Beck recommended approval of the contracts for ground based mosquito control services for an annual estimated amount of \$35,641.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider the minutes of the June 1, 2021 Regular City Council meeting.

City Secretary Tara Brooks recommended approval of the minutes as presented.

Motion was made to approve the consent agenda as presented.

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 16. Zoning Change Application **Z21-02** (Grapevine Parr Lane)

Chairman Oliver reported the Planning and Zoning Commission approved the zoning application with a vote of 7-0.

City Council discussed this item.

City Attorney Matthew C.G. Boyle answered questions from Council.

Motion was made to deny Zoning Change Application Z21-02 (Grapevine Parr Lane).

Motion: Freed  
Second: Rogers  
Ayes: Tate, Freed, Rogers, O'Dell, Slechta and Leal  
Nays: None  
Approved: 6-0 (to deny)

Item 17. **Preliminary Plat** for Lots 1-27 and 28X, Block 1, Grapevine Parr Lane Addition

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

Motion was made to deny the Preliminary Plat for Lots 1-27 and 28X, Block 1, Grapevine Parr Lane Addition.

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

Item 18. Conditional Use Permit **CU21-09** (Rockin S Express Grill)

Chairman Oliver 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 CU21-09 (Rocking S Express Grill) and Ordinance No. 2021-023.

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

ORDINANCE NO. 2021-023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE ISSUING CONDITIONAL USE PERMIT CU21-09 TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) OUTDOOR SEATING AND OUTDOOR SPEAKERS IN CONJUNCTION WITH A RESTAURANT IN A DISTRICT ZONED "GU" GOVERNMENTAL USE DISTRICT FOR TRACT 1 AND 2A, GEORGE F. MARTIN SURVEY, ABSTRACT 1003 LOCATED AT 2500 FAIRWAY DRIVE, #200 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. Amended Final Plat for Lot 1-RA, Block 1, Silver Lake Crossings Addition and Lot 2-RA, Block 1, The Bluffs at Grapevine Addition

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

Motion was made to approve the Statement of Findings and Amended Final Plat for Lot 1-RA, Block 1, Silver Lake Crossing Addition and Lot 2-RA, Block 1, The Bluffs at Grapevine Addition.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 9:25 p.m.

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


Passed and approved by the City Council of the City of Grapevine, Texas on this the 6th day of July, 2021.

APPROVED:



\_\_\_\_\_  
William D. Tate  
Mayor

ATTEST:

  
\_\_\_\_\_  
Tara Brooks  
City Secretary

