

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 17th day of August, 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, and with the following members of the Planning and Zoning Commission:

Larry Oliver	Chairman
Monica Hotelling	Vice-Chairman
Jim Fechter	Member
Dennis Luers	Member
Traci Hutton	Member
David Hallberg	Member
Jason Parker	Alternate

constituting a quorum with Commission Member Beth Tiggelaar 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 6:30 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. 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. This item was not discussed.
- 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. This item was not discussed.

The City Council recessed to the City Council Conference Room and began the closed session at 6:35 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 no action was necessary.

REGULAR MEETING

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

Item 2. Invocation and Pledge of Allegiance

Commissioner Dennis Luers delivered the Invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 3. Zoning Change Application **Z21-05** (Ferguson Place)

Mayor Tate declared the public hearing opened.

Development Services Assistant Director Ron Stombaugh reported the applicant, was requesting to rezone 13.045 acres from “R-20” Single Family District to “R-7.5” Single Family District for the development of two open space lots and 29 residential lots. The subject property is located at 2531, 2523, 2521, 2529, and 2587 Lonesome Dove Road and 1591 South Gravel Circle.

Applicant Kosse Maykus presented the proposed plan and answered questions from the Commission and Council.

Jeff Cook, 3389 Foxfire Lane, Grapevine spoke in support of this request.

Mike Faulkner, 2299 Lonesome Dove Road, Grapevine spoke in support of this request.

David T. Drennan, 3525 South Gravel Circle, Grapevine spoke in support of this request.

Danielle Schug, 2415 Taylor Street, Southlake spoke in opposition to this request.

David Montgomery, 3337 Van Zandt Court, Grapevine spoke in opposition to this request.

Sue Harding, 3813 Sandlin, Grapevine addressed concerns about South Gravel Circle.

There were three letters of support, 12 letters in opposition and 1 letter of concern provided to the Commission and Council.

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

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

Item 4. Conditional Use Permit **CU21-08** (Main Street Bread Baking Company)

Mayor Tate reported the applicant had requested to withdraw this application.

Motion was made to accept the request to withdraw.

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

Motion was made to accept the request to withdraw.

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

Nays: None
Approved: 7-0

Item 5. Conditional Use Permit **CU21-20** (Cracker Barrel)

Mayor Tate declared the public hearing opened.

Development Services Assistant Director Stombaugh reported the applicant was requesting a conditional use permit to amend the previously approved site plan of CU05-65 (Ordinance No. 2006-05) for a planned commercial center, specifically to allow for the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with an existing restaurant. The subject property is located at 2700 Grapevine Mills Parkway and is currently zoned "CC" Community Commercial District.

Applicant, Catherine Chamtree, with CBOCS Texas, LLC presented the proposed conditional use permit 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: Fechter
Second: Hotelling
Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Luers, Hutton, and Hallberg
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

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

Item 6. Conditional Use Permit **CU21-19** (809 South Dooley Street), a **Preliminary Plat** of Lot 1, Block 1, TRG Dooley Addition, and a **Final Plat** of Lot 1, Block 1, TRG Dooley Addition

Mayor Pro Tem Freed recused herself from this item and submitted an Affidavit of Conflict of Interest to the City Secretary. Mayor Pro Tem Freed left the Council Chambers at 8:44 p.m.

Mayor Tate declared the public hearing opened.

Development Services Assistant Director Stombaugh reported the applicant was Company requesting a conditional use permit to establish a Transit District Overlay to

allow for a multifamily complex and a replat of Lot 1, Block 1, Marson and Stone Addition; Lots 1 and 2, Block 1, Skiles Addition; Lot 1, Block 1, G and L Addition; and two unplatted tracts of land. The subject property is located at 809 and 829 South Dooley Street, and 507, 515, 605, and 611 East Dallas Road and is currently zoned "LI" Light Industrial District.

Applicants, Bill Dahlstom and Adam Brown with Trinsic, presented this item and answered questions from the Commission and Council.

Mayor Tate called for a break at 9:29 p.m. and reconvened the meeting at 9:38 p.m.

Dan Wendeln, 504 Dooley Court, Grapevine spoke in opposition to the request.

Courtney Fussell, 500 Dooley Court, Grapevine spoke in opposition to the request.

Vielka Heitz, 508 Dooley Court, Grapevine spoke in opposition to the request.

Larry Johnson, 517 Dooley Court, Grapevine spoke in opposition to the request.

Four letters in opposition to the proposed conditional use permit were provided to the Commission and Council.

Motion was made to close the public hearing.

Motion: Parker
Second: Hallberg
Ayes: Oliver, Hotelling, Fechter, 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, Coy, 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.

Mayor Pro Tem Freed returned to the meeting at 9:47 p.m.

Item 7. Citizen Comments

Daniel J. Bennett, 408 Pemberton, presented a letter that was written by Senator Jane Nelson to the Tarrant Appraisal District.

NEW BUSINESS

Item 8. Consider **Resolution No. 2021-011** approving the use of the proposed ad valorem tax rate of 0.271811 per \$100 to calculate property tax revenue for the Fiscal Year 2022 Budget and take any necessary action.

Chief Financial Officer Greg Jordan presented this item and answered questions from Council.

Motion was made to approve Resolution No. 2021-011 approving the proposed ad valorem tax rate.

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

RESOLUTION NO. 2021-011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE PROPOSED TAX RATES FOR TAX YEAR 2021 ON PROPERTY WITHIN THE CITY; AND PROVIDING AN EFFECTIVE DATE

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.

Council Member O'Dell requested item 9 be removed from the consent agenda. This item was considered separately after the other consent agenda items.

Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

Item 10. Consider a contract with Virgin Pulse for a comprehensive wellness management program.

Chief Financial Officer Jordan recommended approval of the contract for a comprehensive wellness program for an estimated amount of \$30,000.

Motion was made to approve the consent agenda as presented.

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

Item 11. Consider a contract for Employee Assistance Program (EAP) with Optum.

Chief Financial Officer Jordan recommended approval of the contract for the Employee Assistance Program for an estimated amount of \$17,500.

Motion was made to approve the consent agenda as presented.

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

Item 12. Consider an annual policy for Medical and Prescription Stop Loss Insurance with HCC.

Chief Financial Officer Jordan recommended approval of the annual policy for Medical and Prescription Stop Loss Insurance for an estimated amount of \$860,000.

Motion was made to approve the consent agenda as presented.

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

Item 13. Consider the purchase and installation of new playground equipment and shade structure at Panhandle Park from Child's Play, Inc.

Parks and Recreation Director Kevin Mitchell recommended approval of the purchase and installation of new playground equipment and shade structure at Panhandle Park for an amount not to exceed \$147,698.

Motion was made to approve the consent agenda as presented.

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

Nays: None
Approved: 7-0

Item 14. Consider approving and ratifying the emergency purchase, repair and replacement of a 12" water line servicing the north east section of the City from North Texas Contracting, Inc and **Ordinance No. 2021-039** appropriating the funds.

Public Works Director Bryan Beck recommended approval and ratification of the emergency purchase of the repair and replacement of a water line between Kubota Drive and Freeport Parkway. Erosion exposed the City's water line which required the line to be taken out of service and replaced. Ordinance No. 2021-039 appropriates \$186,752 in the Utility Enterprise Capital Fund.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2021-039

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
GRAPEVINE, TEXAS, AUTHORIZING THE
APPROPRIATION OF \$186,752.00 IN THE UTILITY
ENTERPRISE CAPITAL FUND; DECLARING AN
EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 15. Consider the purchase and installation of lab casework at the Water Treatment Plant from Southwest Solutions Group.

Public Works Director Beck recommended approval of the purchase and installation of lab cabinets at the Water Treatment Plant for an amount not to exceed \$28,982.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider the purchase of a 2021 F150 Pickup truck from Sam Packs Five Star Ford and **Ordinance No. 2021-040** appropriating the funds.

Public Works Director Beck recommended approval of the purchase of a truck for the Water Treatment Plant for a total amount not to exceed \$31,729. Ordinance No. 2021-040 appropriates the funds in the Utility Enterprise Capital Fund.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2021-040

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$31,729.00 IN THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 17. Consider the purchase of two 2022 Ford F750 with service body and crane from Chastang Ford.

Public Works Director Beck recommended approval of the purchase of two Ford F750 trucks with service body and cranes for use in the Utility Department for a total amount not to exceed \$353,302.

Motion was made to approve the consent agenda as presented.

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

Item 18. Consider the minutes of the August 3, 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: Slechta
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta, and Leal
Nays: None
Approved: 7-0

Council considered item 9 next.

Item 9. Consider Paid Quarantine Leave Policy for First Responders.

Chief Financial Officer Jordan recommended approval of the Paid Quarantine Leave Policy for First Responders in accordance with House Bill 2073 that mandated paid quarantine leave for specific employees. Chief Financial Officer Jordan answered questions from Council.

Motion was made to approve the Paid Quarantine Leave Policy.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 19. Zoning Change Application **Z21-05** (Ferguson Place)

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

Motion was made to approve Zoning Change Application Z21-05 and Ordinance No. 2021-041.

Motion: Slechta

Second: Coy

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

Nays: None

Approved: 7-0

ORDINANCE NO. 2021-041

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z21-05 ON A TRACT OF LAND OUT OF THE L. LINCOLN SURVEY, ABSTRACT 981, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (2587, 2531, 2523, 2521 AND 2529 LONESOME DOVE ROAD AND 1591 SOUTH GRAVEL CIRCLE) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "R-20" SINGLE FAMILY 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

Item 20. Conditional Use Permit **CU21-20** (Cracker Barrel)

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 CU21-20 and Ordinance No. 2021-042.

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

ORDINANCE NO. 2021-042

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU21-20 AMENDING THE SITE PLAN APPROVED BY ORDINANCE NO. 2006-005 FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW THE POSSESSION, STORAGE, RETAIL SALE AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN CONJUNCTION WITH AN EXISTING RESTAURANT LOCATED AT LOT 1RA, BLOCK A GRAPEVINE VINEYARDS (CRACKER BARREL) (2700 GRAPEVINE MILLS PARKWAY) 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 21. Conditional Use Permit **CU21-19** (809 South Dooley Street)

Chairman Oliver reported the Planning and Zoning Commission denied the conditional use permit with a vote of 7-0.

Motion was made to deny Conditional Use Permit CU21-19.

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

Item 22. **Preliminary Plat** of Lot 1, Block 1, TRG Dooley Addition

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

Motion was made to deny the Preliminary Plat of Lot 1, Block 1, TRG Dooley Addition.

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

Item 23. **Final Plat** of Lot 1, Block 1, TRG Dooley Addition

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

Motion was made to deny the Final Plat of Lot 1, Block 1, TRG Dooley Addition.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 9:58 p.m.

Motion: Coy

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 7th day of September, 2021.

APPROVED:



William D. Tate
Mayor

ATTEST:


Tara Brooks
City Secretary

