

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 19th day of October, 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	Member
Jim Fechter	Member
Beth Tiggelaar	Member
Traci Hutton	Member
David Hallberg	Member
Jason Parker	Alternate Member
Gabe Griess	Alternate Member

constituting a quorum with Commissioner 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 7:00 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, Public Works, redevelopment, economic development 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 7:33 p.m.

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

City Manager Bruno Rumbelow stated no action was necessary.

## **REGULAR MEETING**

Mayor Tate called the regular meeting to order at 7:35 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 **CU21-16** (Sonic)

Mayor Tate declared the public hearing opened.

Director of Planning Services Erica Marohnic reported the applicant, SRI Operating Company, was requesting a conditional use permit to allow a 1,283 square foot restaurant with a drive through, outside dining, outdoor speakers and a 20-foot pole sign. The subject property is located at 3115 Ira E. Woods Avenue and is currently zoned "CC" Community Commercial District.

Applicant David Norris with Foresite Group 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: Fechter  
Second: Tiggelaar  
Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Hutton, Hallberg, and Parker  
Nays: None  
Approved: 7-0

Motion was made to close the public hearing.

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

Item 4. Conditional Use Permit **CU21-24** (Classic Chevrolet Parts Warehouse Expansion)

Mayor Tate declared the public hearing opened.

Director of Planning Services Marohnic reported the applicant, Speed Fab Crete, was requesting a conditional use permit to amend the previously approved site plan CU18-16 (Ordinance No. 2018-053) for a planned commercial center, specifically to allow a 17,680 square foot expansion to the existing parts distribution building. The subject property is located at 2501 William D. Tate Avenue, Building F and is currently zoned "CC" Community Commercial District.

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

Motion was made to close the public hearing.

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

Item 5. Conditional Use Permit **CU21-25** (Dutch Bros. Coffee) and **Final Plat** Lots 4R1 and 4R2, Block 1, Opryland Second Addition

Mayor Tate declared the public hearing opened.

Director of Planning Services Marohnic reported the applicant, Nunnally Studio Architects, was requesting a conditional use permit to amend the previously approved site plan CU18-19 (Ordinance No. 2018-064) for a planned commercial center, to allow a 950 square foot restaurant with a drive through, outside dining and outdoor speakers and a replat of Lot 4, Block 1, Opryland Second Addition. The subject property is located at 801 East Northwest Highway and is currently zoned "CC" Community Commercial District.

Applicants Tony Scardino with Dutch Bros. Coffee and Eric Dudley with The Nunnally Studio Architect answered questions from the Commission and Council.

No one spoke during the public hearing. There were two letters in support provided to the Commission and Council.

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

Motion: Coy  
Second: O'Dell  
Ayes: Tate, Freed, Coy, Rogers, 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 6. Citizen Comments

No one spoke during citizen comments.

#### NEW BUSINESS

Item 7. Consider Change Order No. 1 with Red River Construction and Contract Amendment No. 1 with Garver LLC for dewatering improvements at the Wastewater Treatment Plant, **Ordinance No. 2021-053** to appropriate funds and take any necessary action.

Public Works Director Bryan Beck presented this item to Council and specifically described the changes to the gate entrance.

Motion was made to approve Change Order No. 1 with Red River Construction and Contract Amendment No. 1 with Garver LLC for dewatering improvements at the Wastewater Treatment Plant, **Ordinance No. 2021-053** to appropriate funds and take any necessary action.

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

### ORDINANCE NO. 2021-053

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$335,000.00 IN THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY 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. Mayor Pro Tem Freed requested Item 12 be removed from the consent agenda. This item was considered after the remaining 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 8. Consider an annual contract for Laserfiche support services with MCCI, LLC.

Chief Financial Officer Greg Jordan recommended approval of the contract for Laserfiche support services for an estimated amount of \$145,325.

Motion was made to approve the consent agenda as presented.

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

#### Item 9. Consider the renewal of the annual policy with Aetna Inc. for post-65 retiree health insurance.

Chief Financial Officer Jordan recommended approval of the renewal of the annual policy for Medicare Advantage PPO (Part C) and Medicare Rx Plan (Part D) in annual estimated amount of \$300,000.

Motion was made to approve the consent agenda as presented.

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

Item 10. Consider an annual contract with Retiree First for post-65 retiree health insurance.

Chief Financial Officer Jordan recommended approval of the annual contract for Medicare Supplement (Part F) for an annual estimated amount of \$360,000.

Motion was made to approve the consent agenda as presented.

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

Item 11. Consider the award of an informal request for quote for Christmas lighting at City Hall from First Choice Christmas Lights.

Parks and Recreation Director Kevin Mitchell recommended approval of the award of an informal request for quote for Christmas lighting for City Hall for an amount not to exceed \$28,000.

Motion was made to approve the consent agenda as presented.

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

Item 13. Consider **Resolution No. 2021-015** establishing November 16, 2021 as the public hearing date to consider the amendment of land use assumptions and a capital improvements plan and the imposition of an impact fee for water and wastewater.

Public Works Director Beck recommended approval of Resolution No. 2021-015 establishing November 16, 2021 as the public hearing date to consider amendments to

the land use assumptions, capital improvements plan, and the imposition of impact fees for water and wastewater.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2021-015

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ESTABLISHING NOVEMBER 16, 2021 AS THE HEARING DATE TO CONSIDER AMENDMENTS TO THE IMPACT FEES FOR WATER AND WASTEWATER; PROVIDING FOR PUBLIC NOTICE OF THE HEARING IN ACCORDANCE WITH STATE LAW AND PROVIDING AN EFFECTIVE DATE

Item 14. Consider the purchase of a Kubota utility tractor from Kubota Tractor Corp.

Public Works Director Beck recommended approval of the purchase of a tractor for the Parks Department for a total amount not to exceed \$27,158.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider the purchase of a 175 KW generator and ATS switch for the Service Center from Cummins Sales and Service.

Public Works Director Beck recommended approval of the purchase of a generator and automatic transfer switch for a total amount not to exceed \$55,539.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider the minutes of the October 5, 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: Freed

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

Nays: None

Approved: 7-0

Item 12. Consider an Interlocal Agreement with Tarrant County for the rehabilitation and resurfacing of Oak Grove Loop, Snakey Lane and Hughes Road and Ordinance No. 2021-052 appropriating the funds.

Public Works Director Beck recommended approval of the agreement with Tarrant County to provide labor and equipment for the rehabilitation of Oak Grove Loop, Snakey Lane and Hughes Road for an estimated amount of \$810,000. Public Works Director Beck answered questions from Council specifically related to the timelines of the proposed projects.

Motion was made to approve the Interlocal Agreement with Tarrant County for the rehabilitation and resurfacing of Oak Grove Loop, Snakey Lane and Hughes Road and Ordinance No. 2021-052 appropriating the funds.

Motion: Freed

Second: Coy

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

Nays: None

Approved: 7-0

ORDINANCE NO. 2021-052

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$810,000.00 IN THE CAPITAL PROJECT STREETS FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Mayor Tate called for a break at 8:03 p.m. Mayor Tate reconvened the meeting at 8:08 p.m.



PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 17. Conditional Use Permit **CU21-16** (Sonic)

Chairman Oliver reported the Planning and Zoning Commission approved the conditional use permit with a vote of 7-0, with the condition that the pole sign be removed and a monument sign be placed instead.

Motion was made to approve Conditional Use Permit CU21-16 (Sonic) and **Ordinance No. 2021-054**, with the condition that the pole sign be removed and a monument sign be placed instead.

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

ORDINANCE NO. 2021-054

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU21-16 TO ALLOW THE DEVELOPMENT OF A 1,283 SQUARE FOOT RESTAURANT WITH A DRIVE THROUGH, OUTSIDE DINING, AND OUTSIDE SPEAKERS FOR LOT 2R, BLOCK 1, MUSTANG PLAZA (3115 IRA E. WOODS AVENUE) 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 18. Conditional Use Permit **CU21-24** (Classic Chevrolet Parts Warehouse Expansion)

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 CU21-24 (Classic Chevrolet Parts Warehouse Expansion) and **Ordinance No. 2021-055.**

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

ORDINANCE NO. 2021-055

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU21-24 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU18-16 (ORDINANCE NO. 2018-53) FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW A 17,680 SQUARE FOOT PARTS AND DISTRIBUTION WAREHOUSE EXPANSION 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 19. Conditional Use Permit **CU21-25** (Dutch Bros. Coffee)

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 CU21-25 (Dutch Bros. Coffee) and **Ordinance No. 2021-056.**

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

ORDINANCE NO. 2021-056

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU21-25 TO AMEND PREVIOUSLY APPROVED SITE PLAN OF CU18-19 (ORDINANCE NO. 2018-64) FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW THE DEVELOPMENT OF A 950 SQUARE FOOT RESTAURANT WITH A DRIVE THROUGH AND OUTSIDE SPEAKERS, FOR LOT 4R2, BLOCK 1, OPRYLAND SECOND ADDITION (801 EAST NORTHWEST HIGHWAY) 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 20. Final Plat Lots 4R1 and 4R2, Block 1, Opryland Second Addition

Chairman Oliver 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 for Lots 4R1 and 4R2, Block 1, Opryland Second Addition.

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 8:09 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 2nd day of November, 2021.

APPROVED:

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

ATTEST:

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

