

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 16th day of August, 2022 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
Chris Coy	Council Member
Duff O'Dell	Council Member
Paul Slechta	Council Member
Leon Leal	Council Member

constituting a quorum, with Council Member Sharron Rogers begin 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
Traci Hutton	Member
Jason Parker	Member
Mark Assaad	Alternate Member

constituting a quorum, with Commissioner Dave Hallberg 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

City Council did not hold an executive session.

REGULAR MEETING

Mayor Tate called the regular meeting to order at 7:30 p.m.

Item 2. Invocation and Pledge of Allegiance

Commissioner Jason Parker gave the invocation and lead the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

Item 3. Conditional Use Permit **CU22-31** (Dutch Bros Coffee) and **Amended Final Plat** for Lot 2RA, Block 1, Mustang Square

Mayor Tate declared the public hearing open.

Director of Planning Services Erica Marohnic reported the applicant, Dunaway Associates, LLC, was requesting to amend the previously approved site plan of CU21-16 (Ordinance No. 2021-54) to allow for a 950 square foot restaurant with drive through, outdoor dining, and outdoors speakers. The subject property is located at 3115 Ira E. Woods Avenue and is currently zoned "CC", Community Commercial District.

The applicant representatives, Chris Biggers and Eric Nunnally, answered questions from the Commission.

No one spoke during the public hearing. There was one letter of opposition provided to the Commission and Council.

Motion was made to close the public hearing.

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

Motion was made to close the public hearing.

Motion: O'Dell
Second: Freed
Ayes: Tate, Freed, Coy, 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 4. Citizen Comments

Debi Meek, 1025 Brownstone Drive, Grapevine requested police officers be placed at all schools.

Item 5. Staff to make a presentation on the life of Beverly D. Roberts Horton.

Mayor Tate described the life of Beverly D. Roberts Horton a long time Grapevine resident who passed away on March 6, 2022 at the age of 84. Mrs. Horton bequeathed her entire estate to the Grapevine Animal Shelter.

City Manager Bruno Rumbelow described how the City plans on honoring Mrs. Horton including naming the meeting room at the Animal Shelter in her name.

Council Member Duff O'Dell thanked Mrs. Horton on behalf of the Animal Shelter and described some of the plans for the use of the donation.

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 19. Conditional Use Permit **CU22-31** (Dutch Bros Coffee)

Chairman Oliver reported the Commission approved the conditional use permit with a vote of 7-0.

Motion was made to approve Conditional Use Permit CU22-31 (Dutch Bros Coffee) and Ordinance No. 2022-053.

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

ORDINANCE NO. 2022-053

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU22-31 TO ALLOW FOR THE DEVELOPMENT OF A 950 SQUARE FOOT RESTAURANT WITH A DRIVE THROUGH, OUTSIDE DINING, AND OUTDOOR SPEAKERS, FOR BLOCK 1, LOT 2RA, MUSTANG SQUARE (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 20. Amended Final Plat for Lot 2RA, Block 1, Mustang Square

Chairman Oliver reported the 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 2RA, Block 1, Mustang Square.

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

City Council continued the meeting in the published order.

Item 6. Republic Services to present plans for Automated Side Load collection routes with solid waste contract renewal.

Public Works Director Bryan Beck introduced Jeri Harwell, Municipal Sales Manager, and Steve Carr, Director of Municipal Services – South Area, from Republic Services who described the changes planned as it relates to changing their fleet to Automated Side Load trucks to eliminate the need for staff to ride on the back of the trucks. Ms. Harwell and Mr. Carr answered questions from Council.

OLD BUSINESS

Item 7. Conditional Use Permit **CU22-30** (H3 Headquarters)

Director of Planning Services Marohnic reported Dunaway Associates LLC, was requesting a conditional use permit to amend the previously approved site plan, this request is specifically to allow a construction trade office with storage yard. The subject property is located at 1039 East Dallas Road and is currently zoned "LI", Light Industrial District. The public hearing and first reading of this item were held on July 19, 2022. At their August 1, 2022 Meeting, the Board of Zoning Adjustment approved a special exception request to allow the existing metal building to remain, as developed, within the west side yard and north rear yard.

Motion was made to approve the second reading of Conditional Use Permit **CU22-30** (H3 Headquarters) and Ordinance No. 2022-047.

Motion: Freed

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

ORDINANCE NO. 2022-047

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU22-30 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN TO ALLOW A CONSTRUCTION TRADE OFFICE IN A DISTRICT ZONED "LI" LIGHT INDUSTRIAL DISTRICT FOR BLOCK 1, LOT 1, ESTHER MOORE ADDITION (1039 EAST DALLAS 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 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

NEW BUSINESS

Item 8. Consider **Resolution No. 2022-008** approving the use of the proposed ad valorem tax rate of 0.271775 per \$100 to calculate property tax revenue for the Fiscal Year 2023 Budget, and take any necessary action.

Chief Financial Officer Greg Jordan presented this item to Council. Per the requirements in the Texas Property Tax Code, the proposed rates are:

No New Revenue Rate - 0.272033 per \$100
Voter Approval Rate - 0.286439 per \$100
Proposed Rate - 0.271775 per \$100

Mr. Jordan answered questions from Council.

Motion was made to approve Resolution No. 2022-008 approving the use of the proposed ad valorem tax rate of 0.271775 per \$100.

Motion: Slechta
Second: Freed

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

RESOLUTION NO. 2022-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE PROPOSED TAX RATES FOR TAX YEAR 2022 ON PROPERTY WITHIN THE CITY; AND PROVIDING AN EFFECTIVE DATE

Item 9. Consider **Resolution No. 2022-009** to provide the early redemption of the 2012 PFFCO and 2012 GO Refunding bonds, and take any necessary action.

Chief Financial Officer Jordan presented this item to Council. There is sufficient funds in the Fiscal Year 2023 budget to call these bonds in the amount of \$935,000. By calling the bonds early, the City will save approximately \$40,000 in interest costs.

Motion was made to approved Resolution No. 2022-009 to provide the early redemption of the 2012 PFFCO and 2012 GO Refunding bonds.

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

RESOLUTION NO. 2022-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, CALLING CERTAIN OUTSTANDING OBLIGATIONS FOR REDEMPTION AND DEFEASANCE; AUTHORIZING THE DEPOSIT OF FUNDS WITH THE PAYING AGENT/REGISTRAR; AND RESOLVING OTHER MATTERS RELATED THERETO

Item 10. Consider an interlocal agreement for the Grapevine Police Department to provide detention services for the City of Coppell and Town of Addison, and take any necessary action.

Police Chief Mike Hamlin presented this item and answered questions from Council. Staff proposed an interlocal agreement with the City of Coppell and Town of Addison to allow those cities to house their arrestees in the Grapevine detention facility. Under the interlocal agreements, the City of Grapevine will pay approximately 42%, Addison will pay 42% and Coppell will pay 16% of the annual budget for detention services. Staff estimates a return of approximately \$447,515 to the Police Department budget.

Motion was made to approve the interlocal agreement for the Grapevine Police Department to provide detention services for the City of Coppell and the Town of Addison.

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

Item 11. Consider calling a public hearing to create and amend definitions in Section 12, *Definitions*; amend uses and use-specific standards in Section 25, "CC", *Community Commercial District*, Section 26, "HC", *Highway Commercial District*, Section 29, "HCO", *Hotel and Corporate Office District*, and Section 32, "BP", *Business Park District*; create ability to amend use-specific and other development standards through Section 41, *Planned Development Overlay*; and amend Section 56, *Off-Street Parking Requirements* of the Zoning Ordinance relative to the *Hotel and Motel Use*.

Director of Planning Services Marohnic requested City Council call a Joint Public Hearing with the Planning and Zoning Commission be held at the September 20, 2022 meeting to consider amendments to the Zoning Ordinance relative to Hotel and Motel Uses.

Council discussed this item.

Motion was made to call a Joint Public Hearing to be held during the September 20, 2022 meeting to consider the proposed amendments to the Zoning Ordinance.

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

Item 12. Consider calling a public hearing to amend Section 26, "HC" *Highway Commercial District* of the Zoning Ordinance to consider reduction in required buffer yards between new commercial uses and adjacent residential zoning districts on the south side of East Northwest Highway, between Jenkins Street and Dooley Street.

Director of Planning Services Marohnic requested City Council call a Joint Public Hearing with the Planning and Zoning Commission to be held during the September 20, 2022 meeting to consider changes to Section 26 of the Zoning Ordinance.

Motion was made to call a Joint Public Hearing to be held during the September 20, 2022 to consider the proposed amendments to the Zoning Ordinance.

Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Coy, O'Dell, Slechta, and Leal
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. There were not any requests to remove 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 13. Consider the purchase of a rotary deck mower and tractor from Zimmerer Kubota & Equipment.

Golf Director Robert Singletary recommended approval of the purchase of a rotary deck mower and a tractor for use at the Grapevine Golf Course for a total amount not to exceed \$93,363.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider **Resolution No. 2022-010** for the purpose of participating in the State of Texas Motor Vehicle Crime Prevention Authority (MVCPA) Grant Program for lease of automatic license plate readers and consider **Ordinance No. 2022-051** to appropriate the funds.

Police Chief Hamlin recommended approval of the resolution authorizing participation in the MCVPA Grant Program to lease nine automatic license plate readers for approximately \$24,000 and an ordinance to appropriate the funds. The grant will provide \$20,000 and Crime Control and Prevention District funds will supply the additional \$4,000.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2022-010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE ACCEPTANCE ON BEHALF OF THE CITY OF GRAPEVINE, TEXAS FOR THE PURPOSE OF PARTICIPATING IN THE STATE OF

TEXAS, TEXAS MOTOR VEHICLE CRIME PREVENTION AUTHORITY (MVCPA) GRANT PROGRAM, HEREINAFTER REFERRED TO AS THE "GRANT PROGRAM"; CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; AND CERTIFYING THAT THE APPLICANT'S FIDUCIARY MATCHING SHARE IS READILY AVAILABLE; AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NO. 2022-051

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF REVENUE IN THE AMOUNT OF \$20,000 IN THE GRANT FUND TO BE RECEIVED FROM THE MVCPA GRANT PROGRAM AND AUTHORIZING THE APPROPRIATION OF \$20,000 IN THE GRANT FUND FOR LEASE OF AUTOMATIC LICENSE PLATE READERS; AUTHORIZING THE APPROPRIATION OF \$4,000 IN THE CCPD FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 15. Consider annual contracts for the purchase of concrete and related concrete materials with 1st Choice Remodeling, NG Concrete, City Concrete, Burnco Concrete, Wheat Lumber Company, Ready Cable and White Cap.

Public Works Director Beck recommended approval of the agreements authorizing the purchase of concrete and related materials for an estimated amount of \$45,000.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider Change Order #1 for water line lowering on the 47th and 48th Year CBDG project for reconstruction of the 600 and 700 blocks of East Worth Street (from Austin to Ruth Streets) and **Ordinance No. 2022-052** to appropriate the funds.

Public Works Director Beck recommended approval of the change order to the agreement with McClendon Construction Company for an estimated amount of \$115,000 to lower the water line in the 600 and 700 blocks of East Worth Street as part of the 47th and 48th Year CBDG project.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

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

ORDINANCE NO. 2022-052

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$115,000 IN THE UTILITY ENTERPRISE CAPITAL PROJECTS FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 17. Consider the approval for the purchase of a new pump for Dove 1 Lift Station and repair of pump for Hilton Lift Station from Global Pump Solutions.

Public Works Director Bryan Beck recommended approval of a new pump for Dove 1 Lift Station for an amount not to exceed \$28,446.54 and repair a pump at the Hilton Lift Station for approximately \$16,879.68.

Motion was made to approve the consent agenda as presented.

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

Item 18. Consider the minutes of the August 2, 2022 Regular City Council meeting.

City Secretary Tara Brooks recommend approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:46 p.m.

Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Coy, 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 September, 2022.

APPROVED:



William D. Tate
Mayor

ATTEST:



Tara Brooks
City Secretary

