



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, JULY 21, 2020

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

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine City Council meeting was conducted by telephone. Members of City Council and the Planning and Zoning Commission were present in person in the City Council Chambers, Second Floor, 200 South Main Street.

Members of the public were invited to participate by telephone by a number posted on the agenda. The meeting was live streamed on the City's website.

The City Council of the City of Grapevine, Texas met in Regular Session on this the 21st day of July, 2020 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
B.J. Wilson	Vice Chairman
Monica Hotelling	Member
Jim Fechter	Member
Beth Tiggelaar	Member
Traci Hutton	Alternate Member
David Hallberg	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
Tara Brooks

Assistant City Attorney
City Secretary

Call to Order

Mayor Tate called the meeting to order at 7:15 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, 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 7:17 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 there was no action necessary.

REGULAR MEETING

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

Item 2. Invocation and Pledge of Allegiance

Vice-Chairman B.J. Wilson delivered the Invocation and led the Pledge of Allegiance.

Mayor Tate announced that City Attorney John F. Boyle, Jr. passed away on July 20, 2020. He lauded the work Mr. Boyle has done as City Attorney for the last forty plus years and expressed condolences to the Boyle family.

JOINT PUBLIC HEARINGS

Item 3. Planned Development Overlay **PD20-01** (Pecan Ridge Addition) and **Preliminary Plat** of Lots 1-8, Block A, Pecan Ridge Addition

Development Services Assistant Director Ron Stombaugh stated the applicant requested to withdraw this item.

Motion was made to accept the withdrawal of PD20-01 and the Preliminary Plat of Lots 1-8, Block A, Pecan Ridge Addition.

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

Motion was made to accept the withdrawal of PD20-01 and the Preliminary Plat of Lots 1-8, Block A, Pecan Ridge Addition.

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

Item 4. Conditional Use Permit **CU20-05** (City of Grapevine Golf Course Clubhouse)

Development Services Assistant Director Stombaugh reported the applicant, Thiel & Thiel Inc., was requesting a conditional use permit to allow for the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), outside dining, and outdoor speakers in conjunction with a golf course clubhouse for property located at 3800 Fairway Drive and that is currently zoned "GU" Governmental Use District.

Trish Hammond with Thiel & Thiel was available to answer questions. There were not any questions from the Commission or Council.

No one spoke during the public hearing and there was not any correspondence to report.

Motion was made to close the public hearing.

Motion: Fechter
Second: Wilson
Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, 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

Item 5. Zoning Change Application **Z20-01** and Conditional Use Permit **CU20-12** (El Super Express)

Development Services Assistant Director Stombaugh reported the applicant, Rafeal Mora Deniz, was requesting to rezone 1.18 acres from "LI" Light Industrial District to "CC" Community Commercial District. The applicant was also requesting a conditional use permit to amend the previously approved site plan of CU95-34 (Ordinance No. 1996-00) to allow for the possession, retail sale, storage, and off-premise consumption of alcoholic beverages (beer and wine only), and outside seating in conjunction with a convenience store located at 2151 Ira E. Woods Avenue.

The applicant, Daniel Mora Deniz, answered questions from the Commission.

There was no one who wished to speak. There was one letter received in support of the request.

Motion was made to close the public hearing.

Motion: Tiggelaar

Second: Wilson

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

Nays: None

Approved: 7-0

Motion was made to close the public hearing.

Motion: Freed

Second: O'Dell

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

Nays: None

Approved: 7-0

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 requested to speak during Citizen Comments.

PRESENTATIONS

Item 7. Emergency Management Coordinator to present update on COVID-19 pandemic.

Emergency Management Coordinator Matt Feryan updated Council on the latest statistics involving COVID-19 cases, fatalities and testing, and described some of the activities and changes to department practices throughout the City as a result of the pandemic.

Mr. Feryan answered questions from Council.

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be 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. Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

Item 8. Consider the purchase of roof rehabilitation and restoration services and from Weatherproofing Services for the Palace Arts Center – Lancaster and **Ordinance No. 2020-029** appropriating funds.

Convention and Visitors Director P.W. McCallum recommended approval of the purchase of roof rehabilitation and restoration services of the Palace Arts Center for a total amount not to exceed \$80,187.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

ORDINANCE NO. 2020-029

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$80,187 IN THE HERITAGE FOUNDATION FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 9. Consider the award of an annual contract for drug testing and occupational health services with Concentra Health Services.

Human Resources Director Rachel Huitt recommended approval of the award of an annual contract for pre-employment drug testing, essential job function screenings, injury care and related services for an annual estimated amount of \$50,000.

Motion was made to approve the consent agenda as presented.

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

Item 10. Consider the purchase of additional virtual desktop infrastructure server storage from Unique Digital.

Chief Technology Officer Tessa Allberg recommended approval of the purchase of additional storage for the server environment to reallocate space for the creation of the upgraded Virtual Desktop Infrastructure environment in an amount not to exceed \$59,258.

Motion was made to approve the consent agenda as presented.

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

Item 11. Consider the purchase of two hosts for new virtual desktop infrastructure (VDI) environment server storage from General Datatech, LP.

Chief Technology Officer Allberg recommended approval of the purchase of two new server hosts for the upgrade of the virtual desktop environment to prepare for the migration to the new Virtual Desktop Infrastructure operating system environment for an amount not to exceed \$39,298.

Motion was made to approve the consent agenda as presented.

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

Item 12. Consider the purchase of Koha integrated library system by Bywater Solutions, and procurement of all integrated library system requirements to replace the current integrated library system.

Library Director Ruth Chiego recommended approval of the Koha integrated library operating system for an amount not to exceed \$70,000. The system will track

acquisitions, catalog, and will manage circulation, payments, subscriptions, and provide online public access.

Motion was made to approve the consent agenda as presented.

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

Item 13. Consider the purchase of communications equipment and services for the Grapevine Public Safety Dispatch Center from Motorola Solutions for the Police Department.

Police Chief Mike Hamlin recommended approval of the purchase of an additional public safety emergency radio communications console for \$53,830. An additional \$19,028 will be reimbursed through a grant associated with the purchase.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider the renewal of an annual contract for preventative roof maintenance with Tremco/Weatherproofing Technologies, Inc.

Public Works Director Bryan Beck recommended approval of the renewal of the annual contract for preventative roof maintenance for an amount not to exceed \$33,561. The preventative maintenance program will include inspection and evaluation to identify maintenance, repair or replacement requirements.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider the renewal of annual contracts for equipment rental services to Fox Rental and RDO Equipment.

Public Works Director Beck recommended approval of the renewal of the contracts for heavy equipment rental services for an estimated amount of \$30,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

Item 16. Consider a sole source purchase of a pump repair at Dove 2 Lift Station from Precision Pump Systems.

Public Works Director Beck recommended approval of the sole source purchase of a pump for an amount not to exceed \$21,379. The pump will be used to rebuild one of the vertical turbine pumps at the Dove 2 Lift Station.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

Item 17. Consider the minutes of the July 7, 2020 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: Coy

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

Nays: None

Approved: 7-0

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 18. Planned Development Overlay **PD20-01** (Pecan Ridge Addition)

This item was withdrawn. No action was taken by Council.

Item 19. **Preliminary Plat** of Lots 1-8, Block A, Pecan Ridge Addition

This item was withdrawn. No action was taken by Council.

Item 20. Conditional Use Permit **CU20-05** (City of Grapevine Golf Course Clubhouse) –

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the conditional use permit by a vote of 7-0.

Motion was made to approve Conditional Use Permit CU20-05 City of Grapevine Golf Course Clubhouse and Ordinance No. 2020-030.

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

ORDINANCE NO. 2020-030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE ISSUING CONDITIONAL USE PERMIT CU20-05 TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES), OUTSIDE DINING AND OUTDOOR SPEAKERS IN CONJUNCTION WITH A GOLF COURSE CLUBHOUSE FOR TRACTS 1, 1A, 3, 4, 4A, 4A1, AND 4B OF THE STEPHENS BURNLEY SURVEY, A-179 (3800 FAIRWAY DRIVE) IN A DISTRICT ZONED "GU" GOVERNMENTAL USE DISTRICT REGULATIONS 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. Zoning Change Application **Z20-01** (El Super Express)

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the zoning change request by a vote of 7-0.

Motion was made to approve Zoning Change Z20-01 El Super Express and Ordinance No. 2020-031.

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

ORDINANCE NO. 2020-031

AN ORDINANCE AMENDING ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z20-01 ON A TRACT OF LAND OUT OF THE THOMAS EASTER SURVEY, ABSTRACT NO. 474, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE LOCATED AT 2151 IRA E. WOODS AVENUE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "LI" LIGHT INDUSTRIAL DISTRICT REGULATIONS TO "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS; 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 22. Conditional Use Permit **CU20-12** (El Super Express)

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the conditional use permit by a vote of 7-0.

Motion was made to approve Conditional Use Permit CU20-12 El Super Express and Ordinance No. 2020-032.

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

ORDINANCE NO. 2020-032

AN ORDINANCE ISSUING CONDITIONAL USE PERMIT CU20-12 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 1996-09 TO ALLOW THE POSSESSION, STORAGE, RETAIL SALE AND OFF-PREMISE

CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY), SPECIFICALLY TO ALLOW OUTSIDE DINING IN CONJUNCTION WITH A CONVENIENCE STORE IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT LOCATED AT LOT 4R, BLOCK 1, DFW BUSINESS PARK ADDITION (2151 IRA E. WOODS AVENUE) 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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:13 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 4th day of August, 2020.

APPROVED:



William D. Tate
Mayor

ATTEST:



Tara Brooks
City Secretary

